



Princeton Environmental Commission

Special Meeting Minutes

May 18, 2017

Witherspoon Hall-Meeting Room A
400 Witherspoon Street, Princeton, NJ 08540

Present

Board Members:

Heidi Fichtenbaum, Vice
Chair

Lisa Marcus-Levine

Tammy Sands

Zenon Tech-Czarny

Brian Walker

Staff:

Ben Strauss, Board Secretary

Guests:

Absent

Board Members:

Sophie Glovier, Chair

George DiFerdinando, Board
of Health Liaison

Steve Miller, Board of
Health Liaison

Haewon Park

Mia Sacks

Christine Symington,

Sustainable Princeton

Timothy Quinn, Council
Liaison

Karen Zemble

At 7:07 pm, Vice Chair Fichtenbaum calls the meeting to order by reading the opening statement: “Adequate notice of this meeting as required by Sections 3d and 4a of the Open Public Meetings Act has been provided and filed with the Princeton Clerk.”

I. Roll Call (7:30 p.m.)

Vice Chair Fichtenbaum calls roll.

II. Discussions and Decisions (8:00 pm)

Vice Chair Fichtenbaum describes Cap and Gown's development application. Cap and Gown, an eating club at Princeton University, wants to build an additional building, and some additional storage and gathering space. They will build the building on an already existing patio, over which they usually have a tent.

Vice Chair Fichtenbaum mentions that variances must first show a hardship. Cap and Gown described their hardship as their inability to construct the addition. Members do not consider that really a hardship, especially because the club has not been growing in membership. She also does not think that the hardship merits the environmental impacts of additional conditioned space.

Vice Chair Fichtenbaum mentions the amount of glass proposed in the building. She wants to propose triple-glazing for the glass. Otherwise, a lot of glass means a lot of energy to heat and cool the building, especially with the building west-facing and without geothermal or solar power to heat it. Members decide to include a recommendation for triple-glazed, argon-filled, 0.1 u-value, glass.

Members consider Cap and Gown's site's current lack of storm water management compared to its current percentage of impervious. Cap and Gown's plan currently calls for a pipe to pump water to the edge of site and then dump it there. Members consider that the plan does not increase the percentage of impervious cover on the site. Yet, given the lack of already existing storm water management, members want the new building to keep all rainfall within the site.

Members discuss the plan's mentions of a cistern for watering plants. They feel a cistern for watering plants could be just a rain barrel. Members want instead something engineering and sized to the right capacity for the project, especially given the site's Type C soils that have some water infiltration.

Members also briefly discuss the following: 1) Cap and Gown's 2010 eating area addition, 2) the Bike Advisory Committee's recommended bike storage, and 3) a recommendation for an EV charging station addition in the back parking lot.

Motion to adopt the memo

Result: Adopted [Unanimous]

Move: Tech-Czarny

Second: Marcus-Levine, Walker

Ayes: Fichtenbaum, Marcus-Levine, Sands, Tech-Czarny, Walker

III. Adjourn (10:00 pm)

At 7:48 pm, Vice Chair Fichtenbaum adjourned the committee to unanimous consent.