

**PRINCETON ENVIRONMENTAL COMMISSION**  
**Minutes of the SPECIAL Meeting, March 17, 2021– 7:30 pm**  
**Virtual Zoom Meeting,**  
**Princeton, NJ 08540**

**I. Opening Statement**

Adequate notice of this SPECIAL meeting as required by Sections 3d and 4a of the Open Public Meetings Act has been provided and filed with the municipal Clerk.

**II. Sands opened the meeting at 7:33 p.m.**

**Present were:** Sands, Walker, Zemble, Soos, Tech-Czarny Marcus-Levine, Fichtenbaum, Watson and Persky (left early)

**Absent:** Symington/Jones, Niedergang, BOH Rep

**III. Discussion/Decisions:**

**a) Development Application:**

Landmark at Princeton  
Preliminary/Final Major Subdivision and Site Plan  
Snowden Lane  
Block 4502, Lot 5, Zone R-2

The Commission went over its memo regarding the above named development application and discussed (but not limited to) the following items: Submission Requirements; Revised Submission versus New Submission; Landscaping,

Climate

Action Plan; Green Building and Sustainability Element of the Master Plan; the Lighting Variance; Vegetation Plans; Executive Summary; Deed Restrictions; D&R Canal Commission Approval; Clustering of Homes; Riparian Buffers; Low Impact Development Strategies; Organic Best management practices; Exterior Lighting; Stormwater erosion; Shade Tree Commission recommendations; Soil Placement and recommending the denial of the Setback to Height Ratio Variance.

A motion was made and seconded and the Commission voted unanimously to approve the memo as amended at this meeting.

**b) Adjournment:** A motion was made and seconded and the PEC voted unanimously to adjourn the meeting at 9:30 p.m.

**Respectfully Submitted,**

**Debra Mercantini, Secretary**

**Date Approved: April 24, 2021**