

**Princeton Environmental Commission  
Special Meeting Minutes  
Monday, September 12, 2022 at 7:00 p.m.  
Virtual Meeting  
Princeton, NJ 08540**

**Meeting opened** by Madam Chair Sands at 7:01.

**Land Acknowledgement:** *"We gather today on the land of the Lenni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We acknowledge the genocide and continuous displacement of indigenous peoples and the harm inflicted upon the indigenous communities and people of color across the country. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come. We further acknowledge the millions of enslaved Africans and their descendants on whose backs this nation was created."*

**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.

**Commissioners in Attendance:** Fichtenbaum, Marcus-Levine, Persky, Sands (Chair), Soos, Tech-Czarny (arrived at 7:25)

**Public in Attendance:** Jeffry Albert, and Micah and Caleb Feiring for discussion on Nassau 195, LLC Development Plan

- I. **Approval of Agenda** -Approval of the agenda with three additional items to address was motioned by Soos, Second by Zemble, approved unanimously. Additional items includes were: 1) appointing an organics collection liaison to support the municipal outreach plan; 2) providing clarification for comments to the Master Plan (MP) Request For Proposal (RFP) that was provided by the consultant; 3) inform commissions of the date comments are due for the Stormwater Mitigation Plan (SWMP) that was provided by the Flood and Storm Water Commission (FSWC).

- II. **Discussion & Decisions**

- a. Development Plans

- i. Nassau 195, LLC Preliminary/Final Major Site Plan  
195 Nassau Street/ 9-11 Charlton Street/ 13 Charlton Street  
Block 47.01, Lots 23, 26 & 27  
Zone AHO-1

Discussions occurred in relation to further advancing the goals of Princeton's Climate Action Plan, and the Green Building and Environmental Sustainability Element of the Master Plan. In addition, the project is greater than 25,000 sq. ft., which will require it to be

benchmarked per the New Jersey Clean Energy Act using portfolio manager.

Marcus-Levine to continue her follow up with Derek Bridger about the height variance to confirm M. Feiring's statement about allotted percentages permitted by the zoning ordinance.

Sands extended her appreciation to Micah and Caleb Feiring and Jeffry Albert for their attendance and valuable clarifications.

Motion to approve the 195 Nassau St. memo made by Fichtenbaum, seconded by Tech-Czarny, approved unanimously.

- ii. RB Homes, Inc./Major Site Plan with Variances  
Lincoln Ct. (aka 10, 14.5, 16, and 18 Vandeventer Avenue)  
Block 27.04, Lots 10, 22, 23, 70  
Zones CB and R-4

Discussions occurred in relation to the commission recommending that the project not be approved as delineated. Specifically related to the impervious surface, floor area ratio and environmental justice issues with the project.

Motion to approve the memo, and to deny the related variances was made by Zemble, and seconded by Fichtenbaum, approved unanimously.

**III. Appointing an Organics Collection Liaison** -Motion to appoint Soos as the liaison was moved by Zemble and seconded by Tech-Czarny, approved unanimously.

**IV. Clarification for MP RFP** -Sands explained that commissioners should provide comments in relation to the elements PEC would like to see included in the MP. Sands stated that comments should be provided by September 21st in order to provide them to Justin Lesko and Louise Wilson as they will present the MP update and process. Sands stated that this may be the only opportunity that PEC has to have our expertise heard since PEC representation has not been included in the subcommittees or process thus far.

**V. SWMP Comments** -Zemble stated that she has not had the opportunity to review the SWMP yet but that comments should be provide by September 20th. Sands

stated that in her quick review the SWMP looked like a solid draft and commended the FSWC subgroup for expert efforts.

- VI. Adjournment** -Motion to adjourn moved by Fichtenbaum and seconded by Tech-Czarny, approved unanimously.