

# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540



## Meeting Minutes - Draft

Tuesday, September 23, 2025

7:00 PM

<https://us02web.zoom.us/j/82629881622>  
Webinar ID: 826 2988 1622

Main Council Chambers

## Mayor and Council of Princeton

**I. JOIN MEETING - PLEASE CLICK LINK BELOW:**

<https://us02web.zoom.us/j/82629881622>

Webinar ID: 826 2988 1622

**Present:**

Council Member Brian McDonald, Council Member Michelle Pirone Lambros, Council Member Leticia Fraga, Council Member Leighton Newlin, Mayor Mark Freda, and Municipal Clerk Dawn M. Mount

**Absent:**

Council Member David Cohen, and Council Member Mia Sacks

**II. STATEMENT CONCERNING NOTICE OF MEETING**

Notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing public meetings, including the time, date and location of the meeting and clear and concise instructions to the public for accessing the meeting and making comments. In addition, the agenda and all related materials were posted electronically and made available to the public on Princeton's meeting portal in advance of the meeting.

**III. 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 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"

Councilman Leighton Newlin read the Land Acknowledgement.

**IV. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Chris Tash, Police Chief; Matthew Solovay, Captain; Deanna Stockton, Deputy Administrator/Municipal Engineer; Jim Purcell, Assistant Municipal Engineer; and Trishka W. Cecil, Municipal Attorney

**Present:**

Council Member Brian McDonald, Council Member Michelle Pirone Lambros, Council Member Leticia Fraga, Council Member Leighton Newlin, and Mayor Mark Freda

**Absent:**

Council Member David Cohen, and Council Member Mia Sacks

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. SWEARING IN CEREMONY-PROBATIONARY POLICE OFFICERS**

The Honor Guard entered into the Council Chambers.

Chief Christopher Tash offered welcoming remarks and presented brief biographies of each probationary police officer. Mayor Mark Freda and Council Member Leticia Fraga

administered the oath of office to each officer as family members held the Bible.

## VII. APPROVAL OF MINUTES

### 1. Mayor and Council of Princeton- Regular Meeting- June 9, 2025 7:00 p.m.

**RESULT:** APPROVED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leticia Fraga

**Aye:** Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

**Abstain:** Council Member McDonald

### 2. Mayor and Council of Princeton- Closed Session- June 17, 2025 3:30 p.m.

**RESULT:** APPROVED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

## VIII. ANNOUNCEMENTS/REPORTS

Council Member Brian McDonald announced several upcoming events. On Thursday, September 25, 2025, at the Princeton Public Library, the Princeton Environmental Commission and Sustainable Princeton will co-sponsor a greenhouse tour video screening followed by a discussion panel. On Saturday, greenhouse and garden tours will take place throughout Princeton; interested residents may visit Sustainable Princeton's website to reserve a space, with some availability still remaining. Also scheduled for Saturday are Princeton's Shredfest and the Mercer County Improvement Authority's Hazardous Waste Day at the Dempster Fire School in Hamilton, providing an opportunity for residents to safely dispose of paper and other unwanted items. Finally, next weekend, Sustainable Princeton, the Princeton Environmental Commission, the Shade Tree Commission, and the Municipality will host the planting of Princeton's first microforest at Quarry Park. The planting begins at 10:00 a.m. on October 4, 2025, with a rain date of October 5, 2025. Approximately 100 volunteer slots are available, 75 of which have already been filled, and additional volunteers are needed for two afternoon sessions to assist with planting more than 1,000 trees and shrubs.

Council Member Michelle Pirone Lambros announced that submissions for the kiosk design competition have closed. Applications were received from high school and college students as well as professionals. Winners will be announced shortly.

Council Member Leticia Fraga welcomed Professor Lanceman and his Princeton University freshman class, who were in attendance to observe local government proceedings.

Council Member Leighton Newlin reported that the Historic Preservation Commission has requested Council consideration of plaques to be installed at entrances to Princeton in recognition of the upcoming 250th anniversary of the American Revolution. Applications are being submitted for two official State historical markers.

Mayor Mark Freda announced that the Princeton Fire Department on Witherspoon Street will host an Open House on Sunday, October 5, 2025.

**Staff Reports:**

There were no additional staff reports or announcements.

1. Chief of Police Monthly Reports - July 2025 and August 2025-Presented by Capt. Solovay

Captain Matthew Solovay presented the July and August 2025 Chief of Police Monthly Reports. He highlighted the success of the annual Community Night Out held on August 5, 2025, and discussed trends showing a decline in speeding summons, noting statewide and nationwide factors contributing to the decrease. Captain Solovay emphasized the Police Department's continued commitment to roadway safety through traffic engineering, education, and enforcement.

**IX. PROCLAMATION**

1. Proclamation for Younity's 2025 Communities of Light

Mayor Mark Freda read the proclamation honoring Younity's 2025 Communities of Light.

**X. ORDINANCE INTRODUCTION**

1. An Ordinance by the Municipality of Princeton Regulating Parking and Amending Chapter 19 of the "Code of the Borough of Princeton, New Jersey, 1974" (Public Hearing: October 8, 2025)-Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVED:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

**XI. RESOLUTIONS**

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1. Resolution of the Mayor and Council of Princeton Approving Police Promotions for 2025

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

2. Resolution of the Mayor and Council of Princeton Authorizing the Mayor and Clerk to Accept Federal Agreement Modification No. 2 for Rosedale Road (County Route 604) & General Johnson Drive Intersection & Pathway Improvements - Federal Project No. TA-D00S(435) / State Job No.: 6500343 / Agreement No. 2021-DT-DLA-51

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

3. Resolution of the Mayor and Council of Princeton Authorizing a Professional Service Agreement with NV5 in an Amount Not to Exceed \$620,167.98 for Final Design Services of the Rosedale Road (County Route 604) & General Johnson Road Intersection and Pathway Improvement Project

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Bid Contract to Sunset Creations, Inc. for 2025 Fall Tree Planting for an Amount Not to Exceed \$62,845.00

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

5. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Remington & Vernick Engineers for Services to Create and Update Sanitary Sewer GIS Layers Using Existing Digital Drawing Files and Surveying for an Amount Not to Exceed \$102,330.00

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

6. Resolution of the Mayor and Council of Princeton Awarding a Contract for Extraordinary Unspecifiable Services to White Buffalo Inc. for an Amount Not to Exceed \$183,167.90 for Specialized Deer Management Services

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

7. Resolution of the Mayor and Council of Princeton Awarding a Goods and Services Agreement to White Buffalo Inc. to Conduct a Deer Population Survey for an Amount Not to Exceed \$22,897.60

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

8. Resolution of the Mayor and Council of Princeton Authorizing a Rights-of-Way Use Agreement with SQF, LLC

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

## **XII. CONSENT AGENDA**

1. Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

2. Resolution of the Mayor and Council of Princeton Authorizing a Shared Services Agreement for Health Officer Services between the Township of East Windsor and the Municipality of Princeton

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

3. Resolution of the Mayor and Council of Princeton Authorizing Adjustments of the Sewer Billing for BLK-7506 LT-3 for the Tax Year 2025 of \$598.40

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

4. Resolution of the Mayor and Council of Princeton Authorizing the Appointments to Boards, Commissions, and Committees

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

5. Resolution of the Mayor And Council of Princeton Authorizing Tax Exempt Status For Block-1504 Lot-3 Q0013 In Said Municipality

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

6. Resolution of the Mayor and Council of Princeton Authorizing Block 7301, Lot 1 Princeton Tax Map to be Added to the Princeton Tax Exemption List

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

7. Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$10,669.20 to RB Homes, Inc. for the Lincoln Court Major Site Plan, Block 27.01, Lots 17, 22, 23, and 70, Zones CB B and R4 B

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

8. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by Princeton University Concerts announcing their 2025 Fall Family Concerts, Monday, October 6th, 2025 and taken down on Monday, October 13th, 2025

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

9. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by Princeton University Concerts Announcing their 2026 Spring Family Concerts, Monday, March 2nd, 2026 and taken down on Monday, March 9th, 2026

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

10. Resolution of the Mayor and Council of Princeton Approving the Extension of the Placement of Pole Banners on University Place by McCarter Theater from September 9th, 2025 to September 30th, 2026

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

11. Resolution of the Mayor and Council of Princeton Authorizing the Arts Council of Princeton to Hold their Annual Hometown Halloween Parade on Friday, October 24, 2025

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Cohen, and Council Member Sacks

### **XIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. No immediate action will be taken on any public comment issue.

**IN-PERSON:**

Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak.

**ZOOM:**

To make a comment or ask a question during the meeting via zoom, raise your hand using one of the following alternatives:

1. Windows or Mac platform: Click on "Participants" at the bottom of the screen, then click on "raise hand" (Windows shortcut: Alt+Y; Mac shortcut: Option+Y).
2. Android or iOS device: Click on "raise hand" in the bottom left corner of your screen.
3. Telephone: Press #9

Mayor Mark Freda opened public comment for items not on the agenda, first to those attending the meeting in person then to those via "Zoom". Seeing no one, Mayor Freda closed public comment.

**XIV. ADJOURNMENT**

A motion to adjourn at 7:37 p.m. was made by Councilman Brian McDonald, seconded by Councilwoman Leticia Fraga, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk