



# Municipality of Princeton, NJ

## Mayor and Council of Princeton

### Meeting Agenda

400 Witherspoon St  
Princeton, NJ 08540

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Monday, June 22, 2026

7:00 PM

Main Council Chambers

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

<https://us02web.zoom.us/j/83142712619>  
Webinar ID 831 4271 2619

**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"

**IV. ROLL CALL**

**V. PLEDGE OF ALLEGIANCE**

**VI. APPROVAL OF MINUTES**

1. [0105](#) Meeting of the Mayor and Council of Princeton- Regular Meeting- January 27, 2026

**VII. ANNOUNCEMENTS/REPORTS**

1. [0106](#) Chief's May 2026 Monthly Report-presented by Capt. Lagomarsino
2. [0107](#) Update on Parking Ordinance Schedule

**VIII. PROCLAMATION**

1. [0108](#) Proclamation Honoring Lance Liverman for his Numerous Years of Service and Contributions to Princeton

2. [0109](#) Proclamation Honoring Captain William Shields for 55 Years of Service with the Princeton Fire Department
3. [0110](#) Proclamation Recognizing Princeton's Participation in the FIFA World Cup 2026™ and Celebrating the Spirit of Global Unity Through Sport

#### IX. SPECIAL IMPROVEMENT DISTRICT BUDGET

1. [0111](#) Public Hearing on the 2026-2027 Budget for the Princeton Special Improvement District
2. [R-26-172](#) Resolution of the Mayor and Council of Princeton Adopting the 2026-2027 Budget of the Princeton Special Improvement District- Roll Call
3. [R-26-173](#) Resolution of the Mayor and Council of Princeton Accepting the Assessment Roll of the 2026-2027 Special Improvement District of the Municipality of Princeton- Roll Call

#### X. ORDINANCE PUBLIC HEARING

Anyone wishing to comment on or ask a question about an ordinance(s) listed below for public hearing and adoption can do so by either in person or Zoom. In person use the sign-up sheet on the podium. To make a spoken comment, either click on "Participants" and use the "raise hand" function, or- if attending by telephone- press \*9. When it is your turn to speak the meeting host will unmute you and the Mayor will recognize you.

1. [ORD 26-21](#) An Ordinance of the Mayor and Council of Princeton Amending ORD-25-22 Establishing the Salaries and Compensation of Certain Personnel of the Municipality of Princeton- Roll Call
2. [ORD 26-22](#) An Ordinance by the Municipality of Princeton Increasing Princeton's Sewer Service Charges and Amending the "Code of the Borough of Princeton, New Jersey, 1974"- Roll Call
3. [ORD 26-23](#) Bond Ordinance Providing for Various Capital Improvements In and By Princeton, in the County of Mercer, New Jersey, Appropriating \$10,246,565 Therefor and Authorizing the Issuance of \$9,734,235 Bonds or Notes of Princeton to Finance Part of the Cost Thereof- Roll Call
4. [ORD 26-24](#) Bond Ordinance Providing for Various Sewer Improvements In and By Princeton, in the County of Mercer, New Jersey, Appropriating \$4,766,000 Therefor and Authorizing the Issuance of \$4,766,000 Bonds or Notes of Princeton to Finance the Cost Thereof- Roll Call
5. [ORD 26-25](#) Ordinance Appropriating \$1,212,000 from Sewer Connection Fees for Various Sewer Improvements and Equipment In and By Princeton, in the County of Mercer, New Jersey- Roll Call

6. [ORD 26-26](#) Bond Ordinance Providing for Various Capital Improvements for Open Space Purposes In and By Princeton, in the County of Mercer, New Jersey, Appropriating \$707,000 Therefor and Authorizing the Issuance of \$671,650 Bonds or Notes of Princeton to Finance Part of the Cost Thereof- Roll Call

## XI. RESOLUTIONS

1. [R-26-174](#) Resolution Authorizing Execution of Agreement with Habitat for Humanity of South Central New Jersey and Langan Engineering & Environmental Services for Payment for Portion of Professional Services in Connection with Princeton-Owned Properties
2. [R-26-175](#) Resolution of the Mayor and Council of Princeton Authorizing the Second and Final Change Order in the Amount -\$1,130,526.00, Resulting in a Final Contract Amount of \$679,153.000 for the Mini System #35 Sewer Rehabilitation Project, and Making a Final Payment in the Amount of \$13,583.06
3. [R-26-176](#) Resolution of the Mayor and Council of Princeton Authorizing a Memorandum of Understanding between Princeton and Mercer County for Engineering Improvements to the Signalized Intersection of Elm Road (CR 604) and Rosedale Road (CR 604)
4. [R-26-177](#) Resolution of the Mayor and Council of the Municipality of Princeton Awarding a Professional Services Agreement to One Water Consulting LLC for Continuation of Services in Furtherance of Stony Brook Watershed Management Plan for an Amount Not to Exceed \$57,117.09
5. [R-26-178](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to USA Architects for a Retrofit Study for Various Buildings on the Westminster Campus for an Amount Not to Exceed \$74,100.00
6. [R-26-179](#) Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order in the Amount of -\$370,735.79 and Authorizing a Final Payment of \$37,735.38, Resulting in a Final Contract Amount of \$1,344,829.21, and the Release of the Performance Bond for the Improvements to Alexander Street, Dickinson Street, and University Place project to Lucas Brothers Inc. and Acceptance of a Maintenance Bond in the Amount of \$201,724.38
7. [R-26-180](#) Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Grant Receivable and Appropriated Grant

8. [R-26-181](#) Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Capital Ordinances for General Capital Fund Improvements
9. [R-26-182](#) Resolution of the Mayor and Council of Princeton Authorizing Experience Princeton to hold a World Cup Watch Party and Bastille Day Celebration on Hulfish Street on Tuesday, July 14, 2026
10. [R-26-183](#) Resolution of the Mayor and Council of Princeton Authorizing Site License Agreements with Crown Castle Fiber LLC for a Small Cell Antenna at 153 Birch Avenue
11. [R-26-184](#) Resolution of the Mayor and Council of Princeton Authorizing Execution of “Agreement and Release” with Property Owner in Connection with Sewer Lateral Work at 30 Murray Place, Princeton, New Jersey
12. [R-26-185](#) Resolution of the Mayor and Council of Princeton Authorizing the Execution of License Agreement with Reformation, Inc. for Permission for Awning to Encroach into the Public Right of Way
13. [R-26-186](#) Resolution of the Mayor and Council of Princeton to Authorize a License Agreement with McCarter Theater Center

**XII. CONSENT AGENDA**

1. [R-26-187](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-26-188](#) Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$10,324.00 to the Not to Exceed Amount for the Professional Services Agreement with Subuhi Asheer, MPH, Firefly Research & Advocacy for a Community Needs Assessment for a New Not to Exceed Amount of \$40,940.00
3. [R-26-189](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159- Special Budget Item-National Opioid Settlement Proceeds \$2,591.36
4. [R-26-190](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159 - Special Budget Item- Clean Communities Grant \$73,373.08
5. [R-26-191](#) Resolution of the Mayor and Council of Princeton Authorizing a Person-to-Person Transfer of Plenary Retail Distribution License, 1114-44-025-007 heretofore issued to Plainsboro Liquors Inc. d/b/a Claridge Wine & Liquor, Princeton, NJ to Colts Neck Liquor, Inc., Princeton, NJ

- 6. [R-26-192](#) Resolution of the Mayor and Council of Princeton Authorizing Alcoholic Beverage Licenses for the Licensing Period July 1, 2026 to June 30, 2027
- 7. [R-26-193](#) Resolution of the Mayor and Council of Princeton Authorizing Appointments to Boards, Commissions and Committees
- 8. [R-26-194](#) Resolution of the Mayor and Council of Princeton Approving the Placement of Pole Banners on Nassau Street by Princeton University Art Museum, Saturday, September 5, 2026 and taken down on Saturday, January 30, 2027
- 9. [R-26-195](#) Resolution of the Mayor and Council of Princeton Approving Firefighter Membership Application for Jonathan A. Shor

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

We will now open the meeting for public comment 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. The Governing Body will use this public comment period as an opportunity to listen to resident concerns, but not to debate issues or engage in a question-and-answer session. Issues raised by members of the public may require review and/or further investigation prior to responding. All comments will be considered and are always welcomed.

**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. Anyone wishing to make any comments, please state your name and the town you live in for the record.

**ZOOM:**

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**XIV. ADJOURNMENT**



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0105

**Agenda Date:** 6/22/2026

**Agenda #:** 1.

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Meeting of the Mayor and Council of Princeton- Regular Meeting- January 27, 2026

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Tuesday, January 27, 2026**

**7:00 PM**

**<https://us02web.zoom.us/j/85400064254>**

**Webinar ID 854 0006 4254**

**Main Council Chambers**

**Mayor and Council of Princeton**

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

<https://us02web.zoom.us/j/85400064254> <[https](https://us02web.zoom.us/j/85400064254)  
Webinar ID 854 0006 4254

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Councilman Leighton Newlin read the Land Acknowledgement.

**IV. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Matthew Solovay, Police Chief, Deanna Stockton, Deputy Administrator/Municipal Engineer; and Trishka Cecil, Municipal Attorney

**Present:** Council Member Brian McDonald, Council Member David Cohen, Council Member Leticia Fraga, Council Member Leighton Newlin, Mayor Mark Freda, Council Member Mia Sacks, and Council Member Michelle Pirone Lambros

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. APPROVAL OF MINUTES**

- 1. Mayor and Council of Princeton- Regular Meeting- September 23, 2025

**RESULT:** APPROVED  
**MOVER:** Leticia Fraga  
**SECONDER:** Michelle Pirone Lambros

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

- 2. Mayor and Council of Princeton- Closed Session- October 7, 2025

**RESULT:** APPROVED

**MOVER:** Leticia Fraga

**SECONDER:** Michelle Pirone Lambros

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

## VII. ANNOUNCEMENTS/REPORTS

Councilman McDonald thanked the Department of Public Works for its efforts over the previous three days in clearing the approximately 11 inches of snowfall. He also expressed appreciation to the Recreation Department for its assistance and support in snow removal operations. He also noted he attended his first Recreation Commission meeting, during which two departing commission members were recognized. He stated that it is important to publicly express gratitude to individuals who have made meaningful contributions to the municipality and acknowledged the accomplishments of Mia Cahill and Tariq Parker. Lastly, Councilman McDonald mentioned that he adopted four stormwater drains through the municipality's storm drain adoption program and encouraged others to participate, noting that opportunities to join the program remain available.

Councilman Cohen had no reports or announcements.

Council President Pirone Lambros had no reports or announcements.

Councilwoman Sacks had no reports or announcements.

Councilwoman Fraga had no reports or announcements.

Councilman Newlin had no reports or announcements.

Mayor Freda announced Resolution 26-043 will be moved to the last resolution processed.

There were no staff reports or announcements.

### 1. Princeton Police Department December 2025 Chief's Monthly Report

Chief Matthew Solovay presented the December 2025 Chief's Monthly Report. He began by addressing an item brought to his attention by Councilman David Cohen regarding the motor vehicle crash statistics. Under the category, "Total Fatal Crashes for 2025", the report listed one (1) fatal crash. However, that same incident should also have been reflected in the category immediately above, "Crashes Involving Pedestrians," as the crash involved a pedestrian. Chief Solovay explained that the omission was an oversight. Upon reviewing the matter raised by Councilman Cohen, Chief Solovay discovered that there were actually two fatal motor vehicle collisions in 2025, both involving pedestrians. He explained that the second incident had not been omitted in error; rather, it was recorded in accordance with NJTR-1 police crash report guidelines, which take into consideration the length of time between the occurrence of the crash and when the victim succumbed to injuries.

Chief Solovay then highlighted several generous donations received from community members that enabled the department to reinstate the "Princeton PD Provides Your DD" program. Thanks to this support, the program was officially relaunched in time for New Year's Eve. He also noted that Princeton experienced its first winter weather event in early December and another event the previous weekend. As additional inclement weather is expected throughout the winter season, Chief Solovay reminded residents of two important requirements. During snow events, vehicles must be removed from municipal roadways to allow the Department of Public Works to safely and effectively plow and clear the streets. In addition, municipal ordinance requires property owners to clear snow and ice from sidewalks within 24 hours following the end of a winter storm to ensure safe pedestrian passage throughout the community.

Lastly, Chief Solovay reported that the department implemented a reorganization earlier in the month, including the assignment of additional personnel to both the Traffic Safety Bureau and the Community Relations Bureau. He stated that the enhanced staffing and focus will enable the department to proactively address traffic safety concerns across Princeton while continuing to strengthen trust, engagement, and partnerships with all members of the community.

### VIII. ORDINANCE INTRODUCTION

1. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled "Land Use and Zoning" of the Municipality of Princeton to Create the Affordable Housing District-10 (AH-10) in Furtherance of the Fair Housing Act-Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Leticia Fraga

**SECONDER:** Leighton Newlin

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

2. An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled "Land Use: of the Municipality of Princeton-Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

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

3. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled "Land Use" of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Leticia Fraga

**SECONDER:** Leighton Newlin

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

## IX. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Scarinci Hollenbeck LLC for Environmental Legal and Litigation Services for an Amount Not to Exceed \$150,000.00

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** David Cohen

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

2. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract with Interstate Waste Services of New Jersey, Inc. for Option #1 Solid Waste and Bulk Waste Collection Utilizing Contractor-Supplied 64-Gallon Carts for the Fourth Year of a Five-Year Term for an Amount Not to Exceed \$1,525,645.00

**RESULT:** ADOPTED

**MOVER:** Mia Sacks

**SECONDER:** Brian McDonald

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

3. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to KG Law Group, LLC to Serve as Municipal Prosecutor in 2026, for an Amount Not to Exceed \$78,000.00

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Leighton Newlin

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

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to the Law Office of Douglas Herring to Serve as the Public Defender for 2026 for an Amount Not to Exceed \$57,500.00

**RESULT:** ADOPTED  
**MOVER:** Leighton Newlin  
**SECONDER:** Michelle Pirone Lambros

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

5. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Princeton Hydro, LLC for Phase III of a Stormwater Utility Feasibility Study for an Amount Not to Exceed \$256,100.00

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Mia Sacks

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

6. Resolution of the Mayor and Council of Princeton Authorizing the Execution of a Professional Services Agreement for Special Counsel Services in Connection with Pending Litigation with Decotiis, Fitzpatrick, Cole & Giblin, LLP- Not to Exceed \$17,500.00

Resolution 26-043 was deferred and considered after all other resolutions had been addressed.

Mayor Mark Freda departed the meeting at 7:25 p.m., and Council President Pirone Lambros assumed responsibility for presiding over the remainder of the meeting.

Councilman Newlin inquired about the scope of services to be provided under the agreement.

Trishka Cecil, Municipal Attorney, explained the agreement is between the municipality and the DeCotiis Law Firm for the provision of special legal counsel services on a consulting basis in connection with the Marcou litigation.

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Brian McDonald

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

7. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Goods or Services through State of New Jersey Contracts and Cooperative Purchasing in 2026

**RESULT:** ADOPTED  
**MOVER:** Leighton Newlin  
**SECONDER:** Michelle Pirone Lambros

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

8. Resolution of the Mayor and Council of Princeton Authorizing the Execution of an Encroachment Agreement with the Rotary Club of the Princeton Corridor for Installation and Maintenance of Signage in Certain Areas of the Princeton Right of Way on Mercer Road and Great Road

**RESULT:** ADOPTED  
**MOVER:** Michelle Pirone Lambros  
**SECONDER:** Mia Sacks

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

9. Resolution of the Mayor and Council of Princeton Authorizing the Arts Council of Princeton to Hold an Outdoor Art Market/Street Fair on Saturday, May 2, 2026

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Michelle Pirone Lambros

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

## X. CONSENT AGENDA

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

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** David Cohen

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

2. Resolution of the Mayor and Council of Princeton Authorizing the Princeton High School Cross Country-Track & Field Boosters to Hold the Annual Princeton 5K on Saturday, March 21, 2026

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga

**SECONDER:** David Cohen

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

## **XI. 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:**

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### **ZOOM:**

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3. Telephone: Press #9

Council President Pirone Lambros opened public comment for items not on the agenda first to those attending the meeting in person, then to those attending via "Zoom".

### **In Person:**

Irfan Khawaja, Cuyler Road, commented on the proposed replacement of the kiosks on Nassau Street with electronic versions. He inquired how the municipality intended to regulate the content of the flyers, notices, or communications displayed on the kiosks.

Alex Rusk, McCabe Street, stated he was attending the meeting with several AP Government students from Robbinsville High School who had been assigned to attend council meetings throughout the region. He asked whether, at an appropriate time, the students could take a picture with the full Council.

### **Via "Zoom":**

There was no comments via "Zoom".

Seeing no one further, Council President Pirone Lambros closed public comment.

**XII. ADJOURNMENT**

A motion to adjourn at 7:25 p.m. was made by Councilman David Cohen, seconded by Councilman Leighton Newlin, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0106

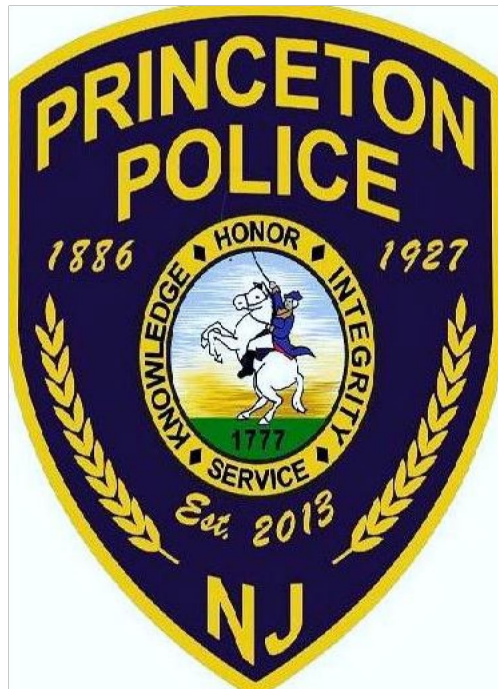
**Agenda Date:** 6/22/2026

**Agenda #:** 1.

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Chief's May 2026 Monthly Report-presented by Capt. Lagomarsino

**PRINCETON POLICE  
DEPARTMENT  
CHIEF'S MONTHLY REPORT**



**MAY  
2026**

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## **CRB Monthly Activity Report – May 2026**

### **May 16 – Wheels Rodeo**

Officers participated in the Wheels Rodeo event, providing bicycle and pedestrian safety education to children and families. Personnel conducted helmet fit checks, discussed safe riding practices, and reinforced traffic safety awareness. The event offered officers an opportunity to engage with community members in a positive setting while promoting injury prevention and safe recreational activities.

### **May 20 – Walk and Wheels Event with PTO**

Officers attended a meeting with the PTO, regarding the planning of the Walk and Wheels event. The event focused on mobility, accessibility, and safe travel practices for participants utilizing bicycles and other mixed mobility devices.

### **May 27 – CP School Evacuation Drill**

Officers assisted school administrators and staff during the Community Park School evacuation drill. Their involvement included traffic and perimeter management, observation of evacuation procedures, and evaluation of emergency response protocols. Officers provided feedback to school officials to help ensure preparedness and maintain a safe learning environment for students and staff.

### **May 28 – Hun School Traffic Safety Presentation**

Officers delivered a traffic safety presentation at Hun School focusing on responsible driving behaviors, pedestrian safety, distracted driving awareness, and applicable traffic laws. The presentation encouraged students to make safe decisions both as drivers and pedestrians while fostering positive interactions between law enforcement and the student population.

### **May 28 – Farmers Market Community Outreach Table**

Officers staffed a community outreach table at the local Farmers Market, engaging residents in discussions about public safety concerns, crime prevention strategies, and department services. The event provided an informal setting for community members to ask questions, share concerns, and build relationships with officers. Educational materials and safety resources were distributed throughout the event.

**Princeton Police Department**

**Detective Bureau**

**Monthly Report – May 2026**

<b>Cases Assigned This Month</b>	<b>Running Open Investigations</b>	<b>Cases Closed This Month</b>
<b>17</b>	<b>31</b>	<b>4</b>

**Juvenile Report**

<b>Juvenile Petition</b>	<b>Station House Adjustment</b>	<b>Curb Side Warnings</b>
<b>0</b>	<b>0</b>	<b>0</b>

**Background Investigations**

<b>Solicitor Permit</b>	<b>Firearms</b>	<b>IT</b>	<b>Police Officer</b>	<b>Megan’s Law Registrations</b>	<b>Crossing Guards</b>
<b>1</b>	<b>6</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>3</b>

**Comparison**

- May 2026: 17 cases assigned
- YTD 2026: 164 cases assigned
- May 2025: 41 cases assigned
- YTD: 2025: 230 cases assigned

**Firearms**

- May 2026: 6
- Total YTD 2026: 48
- Permit to Carry May 2026: 3
- Permit to Carry YTD 2026: 7
- May 2025: 6
- Total YTD 2025: 45
- Permit to Carry May 2025: 2
- Permit to Carry YTD 2025: 7

## ARRESTS

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD</u>
<b><u>2026</u></b>	13	13	8	12	17								<b>63</b>
<b><u>2025</u></b>	12	11	10	11	14	11	20	11	15	24	14	13	<b>166</b>
<b><u>2024</u></b>	15	14	14	12	11	15	11	15	14	13	14	12	<b>160</b>
<b><u>2023</u></b>	11	11	16	16	13	15	17	17	8	8	9	9	<b>150</b>
<b><u>2022</u></b>	16	7	19	9	17	15	11	12	10	15	11	10	<b>152</b>
<b><u>2021</u></b>	5	9	4	4	4	6	8	11	11	11	17	10	<b>100</b>

## **POLICE CALLS FOR SERVICE**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD</u>
<b><u>2026</u></b>	3,957	3,787	3,996	4,182	4,258								<b>20,180</b>
<b><u>2025</u></b>	2,971	3,135	3,116	3,688	3,401	3,311	3,285	3,130	3,302	3,182	3,114	3,228	<b>38,863</b>
<b><u>2024</u></b>	3,410	3,153	3,355	3,986	4,310	3,785	3,413	3,385	3,349	3,438	2,945	2,777	<b>41,306</b>
<b><u>2023</u></b>	3,116	2,989	3,011	2,925	3,335	2,897	2,617	2,737	2,899	2,969	2,700	2,655	<b>34,850</b>
<b><u>2022</u></b>	2,696	2,709	3,029	3,069	3,197	3,186	2,710	2,612	2,999	3,399	2,914	2,768	<b>35,288</b>
<b><u>2021</u></b>	1,772	1,760	2,193	2,301	2,582	2,569	2,658	2,865	3,048	3,133	2,770	2,494	<b>30,145</b>

## **MAY OFFENSES**

	<u><b>May 2021</b></u>	<u><b>May 2022</b></u>	<u><b>May 2023</b></u>	<u><b>May 2024</b></u>	<u><b>May 2025</b></u>	<u><b>May 2026</b></u>	<u><b>YTD 2026</b></u>
<b>Assault/Aggravated</b>	0	1	0	1	1	1	5
<b>Assault/Simple</b>	1	2	5	2	2	4	30
<b>Burglary</b>	1	2	0	3	2	0	2
<b>Burglary to Vehicle</b>	0	7	5	3	1	0	2
<b>Criminal Mischief</b>	3	8	12	8	9	8	26
<b>CDS Possession – Marijuana</b>	0	0	0	0	0	0	0
<b>CDS Possession – Heroin</b>	0	2	0	0	0	2	2
<b>DUI</b>	0	6	3	0	2	3	13
<b>Robbery</b>	0	0	0	0	0	0	1
<b>Sexual Assault</b>	1	0	0	0	0	1	4
<b>Theft</b>	2	16	18	14	16	6	49
<b>TOTAL</b>	<b>8</b>	<b>44</b>	<b>43</b>	<b>31</b>	<b>33</b>	<b>25</b>	<b>134</b>

## **MAY NON-CRIMINAL INCIDENTS**

<b><u>NON-CRIMINAL INCIDENTS</u></b>	<b><u>May 2021</u></b>	<b><u>May 2022</u></b>	<b><u>May 2023</u></b>	<b><u>May 2024</u></b>	<b><u>May 2025</u></b>	<b><u>May 2026</u></b>	<b><u>YTD 2026</u></b>
Alarms Auto	0	1	1	2	0	0	2
Alarms Burglar	0	0	0	0	0	0	1
Alarms Commercial Burglar	18	35	27	26	16	20	88
Alarms Commercial Fire	12	33	30	32	28	27	149
Alarms Fire	3	1	5	2	0	1	10
Alarms Medical	19	12	17	19	4	12	75
Alarms Other	4	2	3	5	16	5	31
Alarms Panic	9	4	7	3	2	4	17
Alarms Residential Burglar	27	30	43	50	47	29	160
Alarms Residential Fire	15	22	12	14	23	9	75
Animal Complaints	33	49	33	29	33	31	85
Emotionally Disturbed Person	5	12	15	22	17	21	69
Fire (Other) Gas, Odor of Smoke	20	4	11	14	13	15	64
Fire Commercial	0	0	0	0	1	1	4
Fire Dwelling	0	0	0	1	1	0	2
Fire Vehicle	0	1	0	0	2	0	1
Firearms Applicant	8	2	5	5	6	7	49
Foot Patrol	94	104	63	82	81	58	318
Medical Call	169	196	190	242	212	220	999
Missing Person	6	3	7	5	2	2	11
Motor Vehicle Stop	114	470	530	614	470	822	3759
MVC Involving Injury	6	5	6	9	11	6	36
MVC No Injury	35	50	48	58	48	59	245
MVC No Report	4	8	7	5	11	9	46
MVC With Bicycle	0	0	2	1	2	2	8
MVC With Deer	2	3	0	3	2	1	10
MVC With Pedestrian	2	0	0	2	3	0	1
Noise Complaint	30	12	26	21	25	33	103
School Crossing	192	103	248	5	12	8	88
School Detail	18	53	7	120	41	49	296
Urinating in Public	1	0	2	0	0	0	2
<b>Non-Criminal – TOTAL</b>	<b>846</b>	<b>1215</b>	<b>1345</b>	<b>1391</b>	<b>1129</b>	<b>1,451</b>	<b>6,804</b>

## **MAY SUMMONSES**

<u><b>SUMMONS TYPE</b></u>	<u><b>May 2021</b></u>	<u><b>May 2022</b></u>	<u><b>May 2023</b></u>	<u><b>May 2024</b></u>	<u><b>May 2025</b></u>	<u><b>May 2026</b></u>	<u><b>YTD 2026</b></u>
<b>All Other (ordinances/moving)</b>	25	78	109	149	119	218	693
<b>Careless Driving</b>	16	28	34	34	25	39	175
<b>Cell Phone</b>	0	12	7	4	0	1	8
<b>Driving While Intoxicated</b>	0	6	3	0	2	3	14
<b>Driving While Suspended</b>	2	11	12	10	9	20	68
<b>Failure to Exhibit Documents</b>	1	10	11	10	8	16	50
<b>Failure to Inspect</b>	1	10	12	19	10	11	67
<b>Failure to Wear Seatbelt</b>	0	1	1	2	4	6	13
<b>Failure to Yield to Pedestrian in Crosswalk</b>	2	6	5	2	2	5	20
<b>Maintenance of Lamps</b>	0	2	3	3	10	10	39
<b>Speeding</b>	27	53	38	61	18	145	431
<b>Uninsured Motorist</b>	0	5	7	3	5	8	22
<b>Unlicensed Driver</b>	1	8	8	6	9	12	38
<b>Unregistered Vehicle</b>	3	32	31	56	32	63	274
<b>Total Summonses</b>	<b>78</b>	<b>262</b>	<b>281</b>	<b>359</b>	<b>253</b>	<b>557</b>	<b>1912</b>

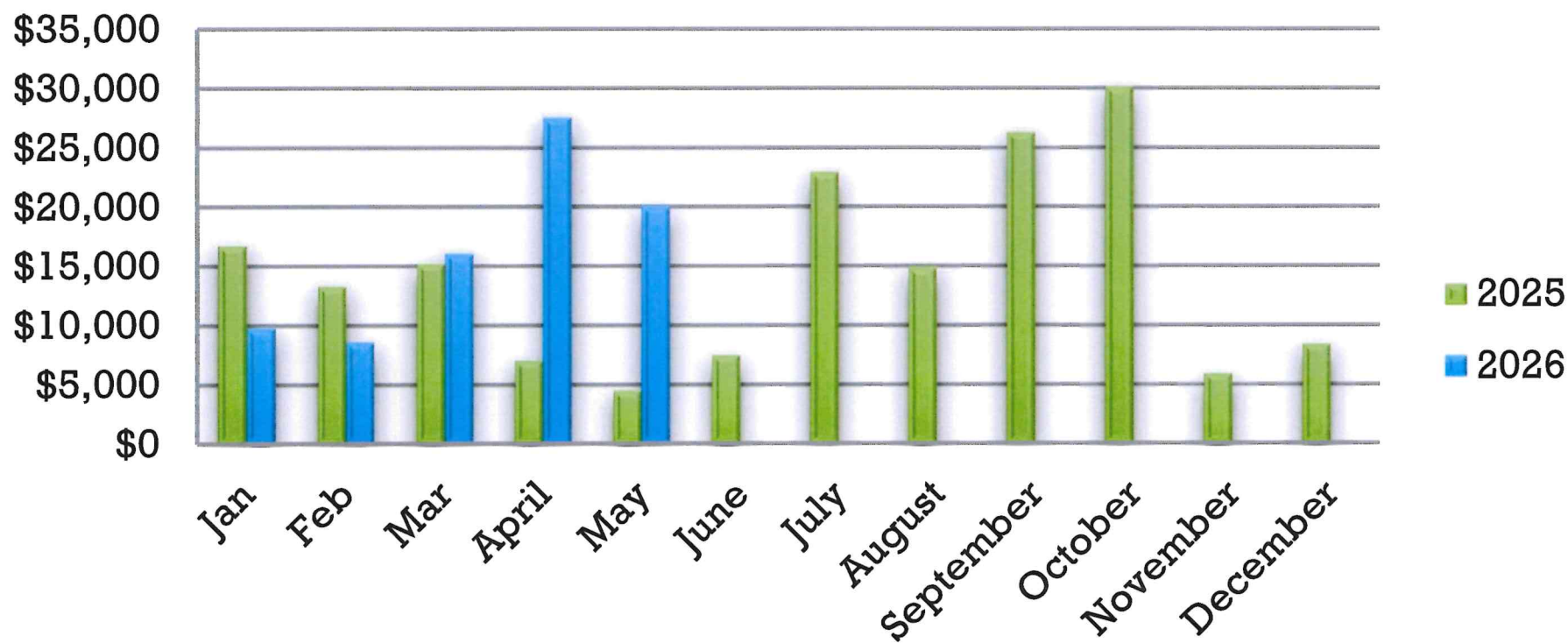
## **MAY PARKING VIOLATIONS**

<b><u>PARKING ORDINANCE</u></b>	<b><u>May 2021</u></b>	<b><u>May 2022</u></b>	<b><u>May 2023</u></b>	<b><u>May 2024</u></b>	<b><u>May 2025</u></b>	<b><u>May 2026</u></b>	<b><u>YTD 2026</u></b>
<b>Bus Zone</b>	0	1	1	0	1	1	1
<b>Loading Zone</b>	51	73	68	7	139	74	431
<b>Parking Within Designated Parking Stalls</b>	6	20	21	14	17	20	155
<b>No Parking Zones/Anytime</b>	4	84	75	60	90	82	383
<b>Park Between 2AM &amp; 6AM 1hr Limit</b>	0	0	537	208	113	134	575
<b>Parking Limit 2 hrs. Between 8AM &amp; 6PM</b>	1	10	14	13	18	34	275
<b>Park Between 2AM &amp; 6AM in Municipal Yard</b>	0	0	0	0	3	0	0
<b>Meters</b>	604	2198	1431	287	1348	1028	5419
<b>Meter Feeding</b>	0	0	0	8	0	0	1
<b>Parking in Handicap Space</b>	2	1	1	2	1	3	12
<b>All Others</b>	31	140	96	183	143	141	568
<b>Total - Parking Violations</b>	<b>699</b>	<b>2527</b>	<b>2244</b>	<b>1082</b>	<b>1873</b>	<b>1517</b>	<b>7817</b>

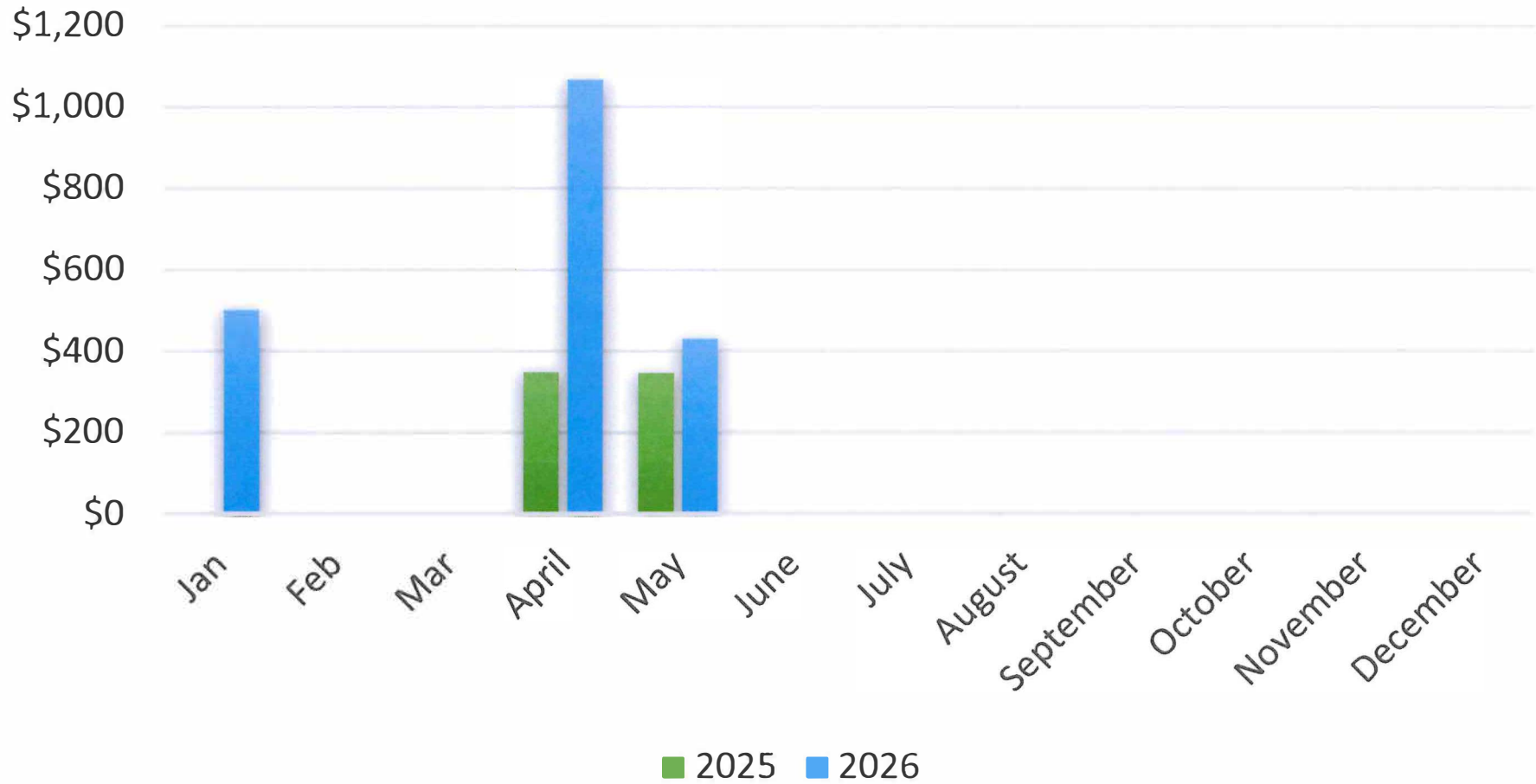
## **MAY ORDINANCE VIOLATIONS**

<b><u>ORDINANCE VIOLATION</u></b>	<b><u>May 2021</u></b>	<b><u>May 2022</u></b>	<b><u>May 2023</u></b>	<b><u>May 2024</u></b>	<b><u>May 2025</u></b>	<b><u>May 2026</u></b>	<b><u>YTD 2026</u></b>
Bicycles/Skateboards Prohibited	0	0	0	0	0	3	5
Consumption of Alcohol in Park	0	0	0	0	0	0	0
Construction After Hours	0	0	0	0	0	0	0
Disorderly Conduct	0	0	1	2	0	0	0
Dog Without a Leash	0	0	0	0	0	0	0
False Alarm – 2 <sup>nd</sup> Offense	2	2	0	1	3	0	0
False Alarm – 3 <sup>rd</sup> Offense	0	0	0	0	0	0	0
False Alarm – 4 <sup>th</sup> Offense	0	0	0	0	0	0	0
Failure to Register Alarm	0	0	0	4	0	1	2
Failure to Remove Snow	0	0	0	0	0	0	5
Idling Vehicle	0	0	0	0	0	0	0
In Park After Hours	0	0	0	0	0	0	0
Left Turn Prohibited	0	0	0	5	0	0	0
Littering	0	0	0	0	0	2	2
Noise Complaint	0	0	0	1	0	1	2
No U-turn	0	0	0	0	0	1	1
Open Container	1	0	0	7	2	0	2
Other	0	0	0	0	3	0	0
Overweight Vehicle	0	3	3	1	1	1	2
Urinating in Public	1	0	0	0	0	0	3
<b>TOTAL</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>21</b>	<b>9</b>	<b>9</b>	<b>24</b>

# Patrol Overtime



# Detective Overtime





# Princeton Police Department

1 Valley Road, Princeton, NJ 08540

Phone: 609-921-2100 Fax: 609-924-8197 Mun. Code: 1110

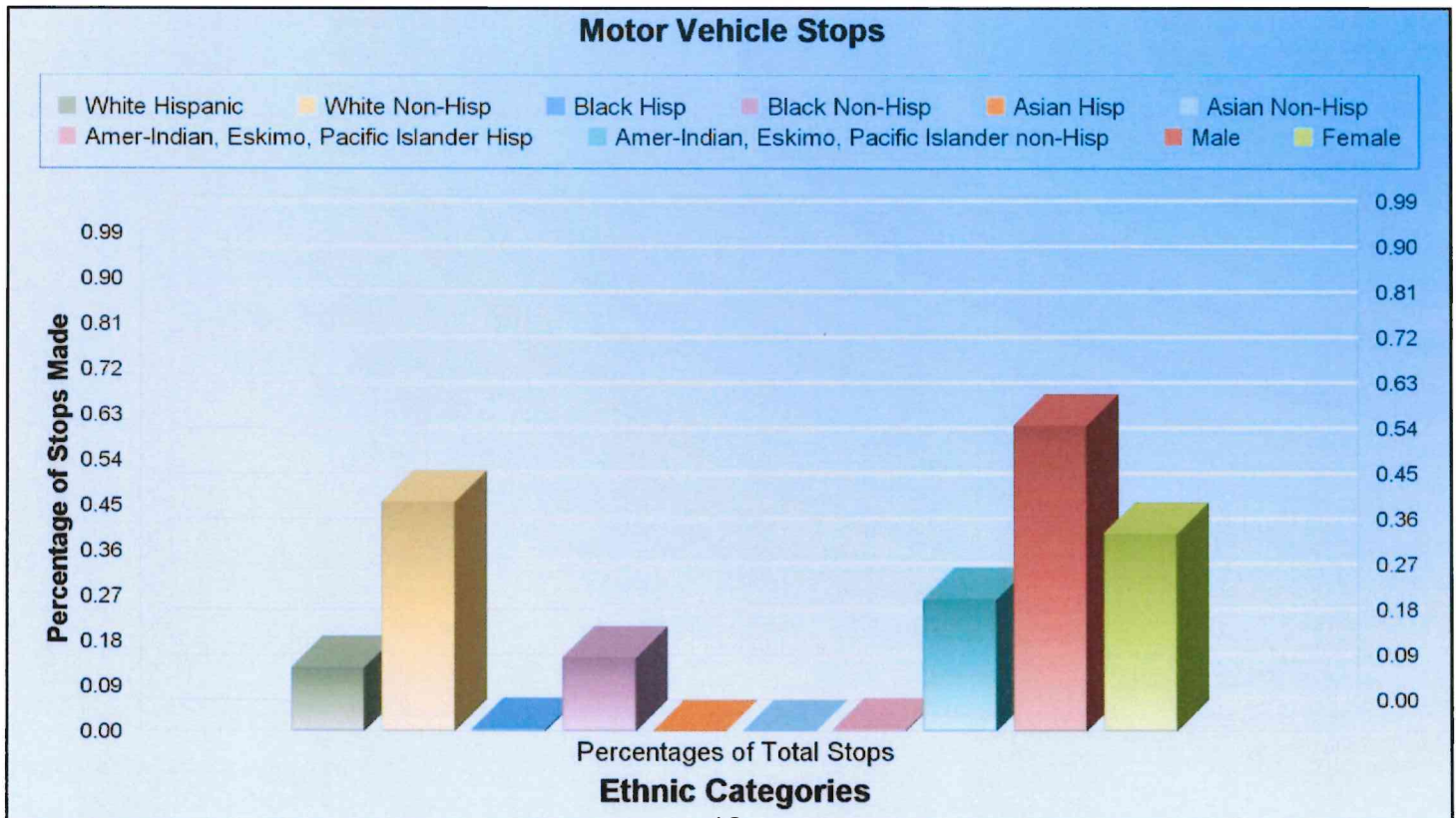
## Gender & Ethnicity Report - MV Stops

Total MV Stops: 822

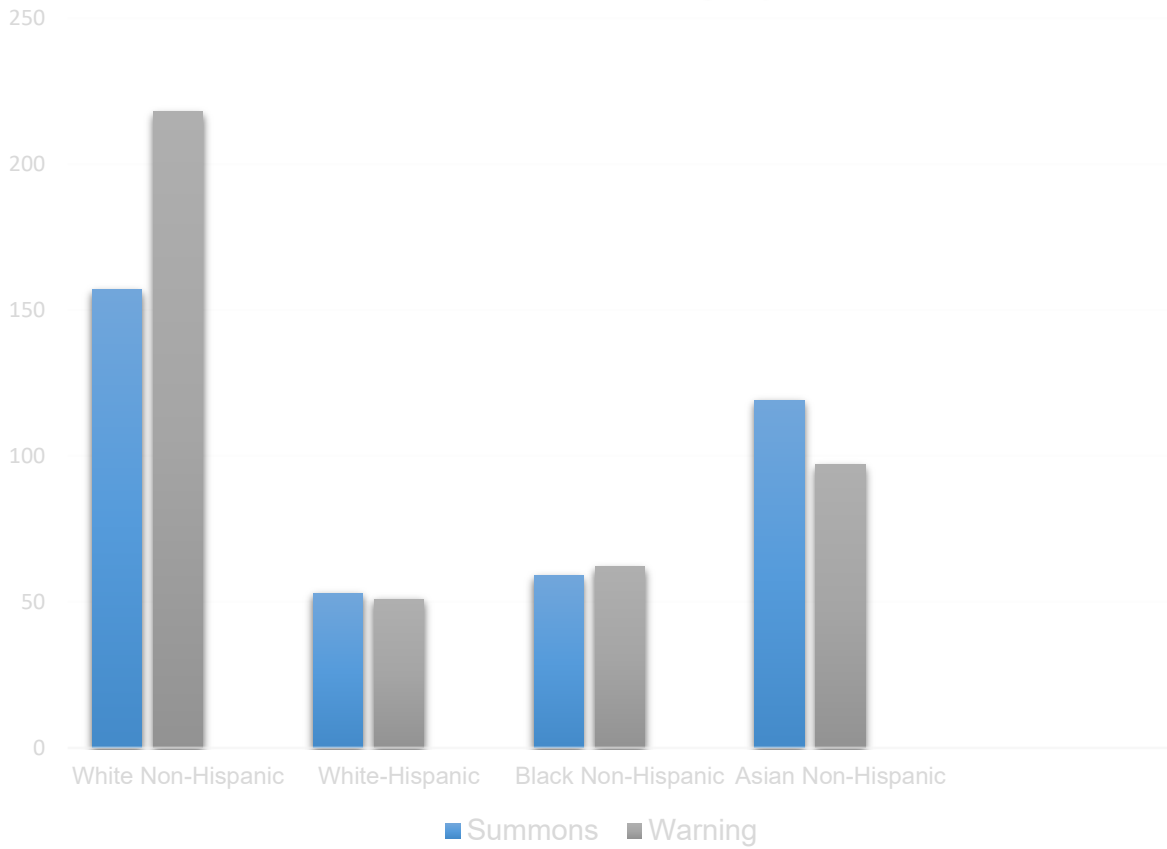


*Gender / Ethnic breakdown shown in percentages of overall number of MV Stops*

Race Code	Total #	Percentage
White Hisp.	104	12.65%
White Non Hisp.	375	45.62%
Black Hisp.	3	0.36%
Black Non-Hisp.	121	14.72%
Native Amer/Eskimo Hisp.	0	0.00%
Native Amer/Eskimo Non-Hisp.	0	0.00%
Asian Hisp.	3	0.36%
Asian Non-Hisp	216	26.28%
Male	499	60.71%
Female	323	39.29%



MAY 2026  
Summons vs. Warning by Race



**Native American or Eskimo** – a person having origins in any of the original peoples of the Americas and maintaining cultural identification through tribal affiliations or community recognition.

**Asian or Pacific Islander** – a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent or the Pacific Islands.

**Black** – a person having origins in any of the black racial groups of Africa

**White** – a person having origins in any of the original peoples of Europe, North Africa, or Middle East

**PRINCETON POLICE DEPARTMENT  
MAY YEAR-TO-DATE (2021 to 2026) MVC Report**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<b><u>VEHICLES INVOLVED</u></b>	360	423	534	518	522	504	<b><u>ROAD CONDITIONS</u></b>						
							Dry:	172	195	247	222	234	227
<b><u>INJURIES INVOLVED</u></b>	35	28	52	42	49	39	Wet:	19	32	41	48	32	18
							Snow:	14	4	0	11	14	27
<b><u>CRASHES WITH INJURIES</u></b>	30	25	39	35	43	36	Ice:	1	8	1	4	3	7
							Other:	0	1	0	0	0	2
<b><u>PROPERTY DAMAGE ACCIDENT</u></b>	29	28	39	18	26	22	<b><u>TOTAL:</u></b>	<b>206</b>	<b>240</b>	<b>289</b>	<b>285</b>	<b>283</b>	<b>281</b>
							<b><u>CRASHES INVOLVING DEER</u></b>	<b>12</b>	<b>11</b>	<b>7</b>	<b>11</b>	<b>8</b>	<b>9</b>
							<b><u>SUMMONS ISSUED</u></b>	<b>144</b>	<b>219</b>	<b>169</b>	<b>244</b>	<b>248</b>	<b>242</b>
<b><u>DAYLIGHT/DARKNESS</u></b>							<b><u>CRASHES INVOLVING PEDESTRIANS</u></b>						
Daylight:	166	179	237	236	225	238	Injury:	9	5	2	8	10	1
Darkness:	40	61	52	49	58	43	Non-Injury:	0	0	1	0	0	0
Unknown:	0	0	0	0	0	0	Fatal:	0	0	0	0	0	0
<b><u>TOTAL:</u></b>	<b>206</b>	<b>240</b>	<b>289</b>	<b>285</b>	<b>283</b>	<b>281</b>	Other:	0	0	0	0	0	0
<b><u>NUMBER OF CRASHES BY DAY</u></b>							<b><u>CRASHES INVOLVING BICYCLISTS</u></b>						
Unknown:	0	0	0	0	0	0	Injury:	0	2	6	3	5	5
Monday:	25	25	46	29	42	34	Non-Injury:	0	0	0	2	0	0
Tuesday:	41	41	52	52	53	36	Fatal:	0	0	0	0	0	0
Wednesday:	23	41	39	50	34	38	E-Bike Injury	0	0	0	0	0	1
Thursday:	26	39	56	59	45	43	<b><u>CRASHES INVOLVING MOTORCYCLES</u></b>						
Friday:	34	44	57	43	61	46	Injury:	0	0	0	0	3	1
Saturday:	34	33	14	27	32	45	Non-Injury:	0	0	0	0	0	0
Sunday:	23	17	25	25	16	39	Fatal: E-Moto 26-15259	0	0	0	0	0	1
<b><u>TOTAL:</u></b>	<b>206</b>	<b>240</b>	<b>289</b>	<b>285</b>	<b>283</b>	<b>281</b>	Other:	0	0	0	0	0	0
<b><u>TIMES OF DAY</u></b>							<b><u>FATAL CRASHES</u></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
0001 - 0100:	0	2	1	5	1	3	<b><u>PRIVATE PROPERTY LOCATIONS</u></b>	<b>25</b>	<b>43</b>	<b>20</b>	<b>20</b>	<b>26</b>	<b>38</b>
0101 - 0200:	3	2	0	1	2	3	<b><u>WEATHER CONDITIONS</u></b>						
0201 - 0300:	0	5	1	2	1	2	Overcast:	38	3	0	2	1	0
0301 - 0400:	0	0	0	1	0	0	Snow:	13	10	2	13	14	26
0401 - 0500:	0	0	0	1	1	1	Rain:	10	18	27	29	21	12
0501 - 0600:	0	1	3	4	2	2	Clear:	145	209	260	241	247	243
0601 - 0700:	1	4	5	4	2	5	<b><u>TOTAL:</u></b>	<b>206</b>	<b>240</b>	<b>289</b>	<b>285</b>	<b>283</b>	<b>281</b>
0701 - 0800:	10	16	12	12	11	16							
0801 - 0900:	6	12	22	23	18	26							
0901 - 1000:	12	11	15	20	13	19							
1001 - 1100:	13	14	11	21	13	14							
1101 - 1200:	18	12	16	17	15	14							
1201 - 1300:	19	15	19	18	29	24							
1301 - 1400:	24	15	19	21	23	16							
1401 - 1500:	20	13	27	22	16	21							
1501 - 1600:	16	33	29	31	25	25							
1601 - 1700:	13	16	32	23	29	19							
1701 - 1800:	17	20	28	19	30	19							
1801 - 1900:	12	12	11	8	19	14							
1901 - 2000:	8	16	17	12	13	12							
2001 - 2100:	6	8	8	9	8	11							
2101 - 2200:	2	7	5	6	6	9							
2201 - 2300:	4	4	5	4	5	3							
2301 - 2400:	2	2	3	1	1	3							
Unknown:	0	0	0	0	0	0							
<b><u>TOTAL:</u></b>	<b>206</b>	<b>240</b>	<b>289</b>	<b>285</b>	<b>283</b>	<b>281</b>							

## **USE OF FORCE** **2026**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
<b>Total Number of Use of Force Incidents</b>	0	0	0	0	0								<b>0</b>
<b>Persons against whom force was used</b>	0	0	0	0	0								<b>0</b>
<b>Total Number Officer use of Physical Force</b>	0	0	0	0	0								<b>0</b>
<b>Total Number Officer use of Mechanical Force</b>	0	0	0	0	0								<b>0</b>
<b>Total Officer Show of Force</b>	2	0	0	0	0								<b>2</b>
<b>Total Officer use of Deadly Force</b>	0	0	0	0	0								<b>0</b>

<b>January</b>	<b>26-03182 (SOF)</b>
<b>February</b>	-
<b>March</b>	-
<b>April</b>	-
<b>May</b>	-
<b>June</b>	
<b>July</b>	
<b>August</b>	
<b>September</b>	
<b>October</b>	
<b>November</b>	
<b>December</b>	

(These totals do not reflect the NJSP NIBRS criteria, totals are Princeton Police policy totals only.)



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0107

**Agenda Date:** 6/22/2026

**Agenda #:** 2.

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Parking Ordinance Modification - Potential Schedule and Next Steps



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0108

**Agenda Date:** 6/22/2026

**Agenda #:** 1.

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Proclamation Honoring Lance Liverman for his Numerous Years of Service and Contributions to Princeton



# Proclamation

Office of the Mayor  
Municipality of Princeton

## PROCLAMATION HONORING LANCE LIVERMAN FOR HIS NUMEROUS YEARS OF SERVICE & CONTRIBUTIONS TO PRINCETON

WHEREAS, lifelong Princeton resident Lance Liverman has dedicated decades of faithful service to the Municipality of Princeton, the Witherspoon-Jackson neighborhood, and the greater Princeton community through leadership, compassion, mentorship, and unwavering civic engagement; and

WHEREAS, Mr. Liverman served the residents of Princeton with distinction as an elected official and member of local government, always bringing a voice of integrity, fairness, and deep concern for the well-being of all people; and

WHEREAS, throughout his long and distinguished career of public and community service, Mr. Liverman has generously given his time and talents by serving on numerous boards, nonprofit organizations, commissions, committees, and civic initiatives that have strengthened and uplifted the Princeton community; and

WHEREAS, as a devoted leader, trustee, and steadfast pillar of the First Baptist Church of Princeton, Lance has helped strengthen the spiritual foundation of the community while serving as a mentor, counselor, and guiding presence to generations of Princeton families; and

WHEREAS, through his work in real estate and housing, Lance has demonstrated that business success and community compassion can walk hand in hand, consistently opening doors of opportunity while showing generosity and care to residents from all walks of life; and

WHEREAS, Lance Liverman has long been recognized throughout Princeton, within the historic Witherspoon-Jackson community and Princeton at large, as a trusted neighbor, humanitarian, bridge-builder, and one of the most respected and influential figures in the life of the municipality; and

WHEREAS, Lance Liverman's legacy has also been grounded in his love and devotion to family, together with his beloved wife Latanya and their three beautiful children, whose support and partnership have helped sustain his extraordinary commitment to service; and

WHEREAS, the Municipality of Princeton recognizes that the impact of Lance Liverman's life and work reaches far beyond titles and positions, reflecting instead a legacy of faith, humility, service, leadership, and love for community;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Municipality of Princeton do hereby honor and recognize Lance Liverman for his outstanding and enduring contributions to the civic, spiritual, cultural, and human fabric of Princeton, New Jersey, and extend to him the gratitude and appreciation of an entire community for a lifetime of righteous service.

BE IT FURTHER RESOLVED, that the Municipality of Princeton proudly celebrates Lance Liverman as a true son of Princeton whose legacy of leadership, compassion, integrity, and community stewardship will continue to inspire generations to come.

GIVEN UNDER MY HAND AND SEAL  
THIS 22<sup>ND</sup> DAY OF JUNE 2026



MARK FREDA  
Mayor



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0109

**Agenda Date:** 6/22/2026

**Agenda #:** 2.

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Proclamation Honoring Captain William Shields for 55 Years of Service with the Princeton Fire Department



# Proclamation

Office of the Mayor  
Municipality of Princeton

**WHEREAS**, the establishment of the town of Princeton in 1724 resulted in prioritizing both the protection of life and property, a small group of townsfolk, University professors, and students started a volunteer Princeton Fire Department in 1788, and

**WHEREAS**, with all volunteer organizations it takes a special breed of person to make a commitment to serve their community, and

**WHEREAS**, William D. Shields was born in Princeton, 1949, son of William E. and Cassie Shields, and

**WHEREAS**, William grew up on Charlton and Chestnut Streets and was influenced by family and friends to give back to the community, starting his service at the age of 16 when he joined the PFARS Cadet Corp, followed by joining the PFD at age 21, and

**WHEREAS**, William, in joining the PFD, became members with his father William E., Uncle Abe, then followed by brother Henry and son Patrick, and

**WHEREAS**, William, during his 55 years of service in Princeton Engine Co. #1, has held the ranks of Chief of PFD, Captain of Princeton Fire Police, and President of Engine Co. #1, and

**WHEREAS**, William has received numerous awards and commendations to include a citation for saving a victim from the John Street dwelling fire in the 1970's, and

**WHEREAS**, William continues to give back to the people of Princeton, particularly in serving as the chairperson of the Princeton September 11, 2001 Memorial Committee, coordinating the annual memorial ceremonies,

**NOW THEREFORE**, I, Mark Freda, by the virtue and authority vested in me as Mayor of the Municipality of Princeton, on behalf of the entire governing body do hereby deem it an honor to extend a heartfelt thank you to William D. Shields and his family on behalf of the Princeton community.

GIVEN UNDER MY HAND AND SEAL  
THIS 13<sup>th</sup> DAY OF JUNE 2026



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MARK FREDA  
Mayor



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0110

**Agenda Date:** 6/22/2026

**Agenda #:** 3.

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Proclamation Recognizing Princeton's Participation in the FIFA World Cup 2026™ and Celebrating the Spirit of Global Unity Through Sport



# Proclamation

Office of the Mayor  
Municipality of Princeton

## PROCLAMATION RECOGNIZING PRINCETON'S PARTICIPATION IN THE FIFA WELCOME WORLD CUP 2026™ AND CELEBRATING THE SPIRIT OF GLOBAL UNITY THROUGH SPORT

**WHEREAS**, the FIFA Welcome World Cup 2026™ will be one of the largest sporting events in history, bringing together nations, cultures, and communities from around the world in a celebration of athletic excellence, teamwork, and international friendship; and

**WHEREAS**, the State of New Jersey and the New York/New Jersey Host Committee will welcome visitors from across the globe as MetLife Stadium hosts multiple FIFA World Cup 2026™ matches, including the Final Match, generating significant economic, cultural, and tourism opportunities throughout the region; and

**WHEREAS**, thanks to the foresight of Governor Mikkie Sherrill and Lt. Governor Dale Cladwell, the funds for these celebrations were moved to numerous small towns and cities throughout NJ that help NJ downtowns boost their local economies, and

**WHEREAS**, Princeton is proud to be an internationally recognized community known for its rich history, cultural diversity, educational excellence, and welcoming spirit, making it an ideal destination for residents and visitors alike during this historic event; and

**WHEREAS**, Princeton recognizes the power of sports to unite people across borders, inspire young people, foster mutual understanding, and celebrate the values of inclusion, respect, and community; and

**WHEREAS**, Experience Princeton, Princeton's Special Improvement District (SID), has been awarded a grant through the State of New Jersey to host a series of FIFA Welcome World Cup 2026™ community celebrations, including three public watch parties and international food festival events that will bring residents and visitors together to experience the excitement of the tournament while showcasing Princeton's vibrant downtown, diverse cultures, and local businesses; and

**WHEREAS**, with the NJ State funding grant Experience Princeton will create a sustainable new campaign for our restaurants called Princeton's Global Food Passport! The Global Food Passport will highlight the diversity of culinary offerings with over 100 restaurants featuring cuisine from around the globe, and

**WHEREAS**, local businesses, cultural organizations, schools, community groups, and residents have embraced the opportunity to participate in World Cup-related events and activities that highlight Princeton as a welcoming destination and strengthen connections among people of all backgrounds; and

**WHEREAS**, these celebrations will provide opportunities to support local commerce, promote cultural exchange, encourage healthy lifestyles, and create lasting memories for residents and visitors during this extraordinary global event; and

**NOW, THEREFORE, BE IT PROCLAIMED**, that the Mayor and Council of the Municipality of Princeton, New Jersey, do hereby recognize and celebrate Princeton's participation in the FIFA World Cup 2026™ festivities and commend Experience Princeton for its leadership in securing state support to bring World Cup programming and community events to Princeton; and

**BE IT FURTHER PROCLAIMED**, that Princeton encourages all residents, businesses, organizations, and visitors to join in welcoming the world to our region and to participate in the watch parties, international food festivals, and other activities celebrating the spirit of the FIFA World Cup 2026™; and

**BE IT FURTHER PROCLAIMED**, that Princeton reaffirms its commitment to fostering a diverse, inclusive, and welcoming community and celebrates the unifying power of sport to bring people together in friendship, goodwill, and shared purpose

GIVEN UNDER MY HAND AND SEAL  
THIS 22<sup>ND</sup> DAY OF JUNE 2026

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MARK FREDA  
Mayor



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0111

**Agenda Date:** 6/22/2026

**Agenda #:** 1.

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Public Hearing on the 2026-2027 Budget for the Princeton Special Improvement District



Staff Report

File #: R-26-172

Agenda Date: 6/22/2026

Agenda #: 2.

**Resolution of the Mayor and Council of Princeton Adopting the 2026-2027 Budget of the Princeton Special Improvement District- Roll Call**

**WHEREAS**, pursuant to N.J.S.A 40:56-71 *et seq.*, and by the adoption of Ordinance 2022-03, the Municipality of Princeton established the Princeton Special Improvement District (SID) to be operated by the Princeton Business Partnership, Inc., (the “District Management Corporation”); and

**WHEREAS**, under N.J.S.A. 40:56-80, the District Management Corporation must “report to the governing body an estimate of the cost of operating and maintaining and annually improving the . . . special improvement district . . . for the next fiscal year, to be incurred under the plan,” including:

- 1) The costs charged against municipal funds for general street maintenance, if any.
- 2) The costs charged against properties within the SID in proportion to the benefits conferred by the annual improvements.
- 3) The costs, if any, to be assessed against properties in the SID;

and

**WHEREAS**, under N.J.S.A. 40:56-84a, the District Management Corporation is also required to submit a detailed annual budget for approval by resolution of the municipal governing body, including a report that explains how the budget contributes to the goals and objectives of the special improvement district; and

**WHEREAS**, under N.J.S.A. 40:56-84b, the budget must be introduced and approved on first reading by a resolution passed by not less than a majority of the full membership of the governing body; and

**WHEREAS**, under N.J.S.A. 40:56-84c-h, the budget must then be given a second reading and adopted, with or without amendments, by a resolution passed by not less than a majority of the full membership of the governing body, following a duly advertised public hearing to be held thereon not less than 28 days from the date on which the budget was introduced/approved; and

**WHEREAS**, the District Management Corporation adopted its 2026-2027 fiscal year budget, July 1, 2026 - June 30, 2027 on May 26, 2026 (see Exhibit A hereto) and submitted it to the Mayor and Council for approval; and

**WHEREAS**, the Mayor and Council at its regular meeting held on May 26, 2026 introduced and approved the budget by a vote of 5-0, subject to a public hearing prior to adoption, which hearing was scheduled for June 22, 2026 (see Resolution 26-152); and

**WHEREAS**, the public hearing having been duly advertised as required by N.J.S.A. 40:56-84d and e, the Mayor and Council conducted said hearing at its regular meeting held on June 22, 2026, at which time anyone from the public wishing to be heard was offered the opportunity to ask questions or make comments (there were none); and

**WHEREAS**, having reviewed the budget and no objections to said budget having been presented, the Mayor and Council find that it is appropriate and in the best interests of the public to adopt the budget as presented, without amendments;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Municipality of Princeton that:

1. The 2026-2027 fiscal year budget, July 1, 2026 - June 30, 2027, of the Princeton Special Improvement District, attached hereto as Exhibit A, is hereby adopted as presented, without amendments.
2. The Municipal Clerk shall immediately certify a copy of the assessment roll to the County Tax Board to be effective as of July 1, 2026.
3. This resolution shall take effect immediately.

# Princeton Business Partnership, Budget

07/01/26 - 06/30/27

2026-2027  
Preliminary Budget

Income	
5300 Investment income	3,500.00
Contributed income	12,500.00
4255 SID Assessments	481,000.00
4500 Government grants & contracts	87,500.00
<b>Total for Income</b>	<b>\$584,500.00</b>
Expenses	
Economic Development	
7005 Business Attraction, Recruitment & Rentention	50,000.00
7025 Transportation	5,000.00
<b>Total for 7001 Economic Development</b>	<b>\$55,000.00</b>
Streetscape and Supplemental Services	
7032 Storefront Improvements	10,000.00
7042 Seasonal Planting Programs	20,000.00
7050 Signage and Facades	20,000.00
7055 Seasonal Decorations	25,000.00
7060 Dohm Alley	5,000.00
<b>Total for 7030 Streetscape and Supplemental Services</b>	<b>\$ 80,000.00</b>
Marketing and Events	
7065 General Marketing	15,000.00
7070 Branding and Strategy	50,000.00
7071 Seasonal and Holiday Campaigns	10,000.00
7072 Gift Card - Yiftee	5,000.00
7075 Marketing, Website and Social Media	10,000.00
7076 Restaurant Week / Restaurant Destination Marketing	10,000.00
7080 Meetings and Promotions	15,000.00
7081 250th Anniversary	20,000.00
<b>Total for 7065 Marketing and Events</b>	<b>\$ 135,000.00</b>
<b>Program Expenses</b>	<b>\$270,000.00</b>
Administration	
7200 Payroll expenses	
7220 Salaries & wages	185,000.00
7230 Employee retirement plan	5,600.00
7250 FICA tax	32,000.00
7251 Unemployment	500.00
7255 Payroll Processing Fee	2,500.00
7260 Workers' compensation insurance	1,500.00
<b>Total for 7200 Payroll expenses</b>	<b>\$227,100.00</b>

**Contract & Professional fees**

7520 Accounting fees		6,000.00
7530 Legal fees		1,000.00
<b>Total for 7500 Contract &amp; professional fees</b>		<b>\$7,000.00</b>
8104 Office expenses		2,500.00
8106 Software & apps		3,500.00
8110 Office supplies		2,500.00
8130 Internet & TV services		1,000.00
8140 Shipping & postage		300.00
8530 Memberships & subscriptions		2,000.00
8611 Bank fees & service charges		150.00
<b>Total for 8104 Office expenses</b>		<b>\$11,950.00</b>
<b>Occupancy</b>		
8210 Rent		31,200.00
8220 Utilities		4,200.00
<b>Total for 8200 Occupancy</b>		<b>\$35,400.00</b>
8265 Repairs & Maintenance	\$	500.00
8310 Travel		2,000.00
8316 Hotels		1,500.00
8317 Taxis or shared rides		250.00
8342 Parking & tolls		250.00
<b>Total for 8310 Travel</b>		<b>\$2,000.00</b>
8520 Insurance		8,300.00
Board Development		2,500.00
Conferences, meetings		5,000.00
<b>Total for Expenses</b>		<b>\$604,650.00</b>
<b>Net Operating Income</b>		<b>-\$20,150.00</b>

The prior year surplus balance, expected to be approximately \$100,000, at the end of the current fiscal year will cover the anticipated negative net operating income stated above.

# Princeton Business Partnership, Budget

07/01/26 - 06/30/27

2026-2027  
Preliminary Budget

Income	
5300 Investment income	3,500.00
Contributed income	12,500.00
4255 SID Assessments	483,597.01
4500 Government grants & contracts	87,500.00
<b>Total for Income</b>	<b>\$587,097.01</b>
Expenses	
Economic Development	
7005 Business Attraction, Recruitment & Rentention	50,000.00
7025 Transportation	5,000.00
<b>Total for 7001 Economic Development</b>	<b>\$55,000.00</b>
Streetscape and Supplemental Services	
7032 Storefront Improvements	10,000.00
7042 Seasonal Planting Programs	20,000.00
7050 Signage and Facades	20,000.00
7055 Seasonal Decorations	25,000.00
7060 Dohm Alley	5,000.00
<b>Total for 7030 Streetscape and Supplemental Services</b>	<b>\$ 80,000.00</b>
Marketing and Events	
7065 General Marketing	15,000.00
7070 Branding and Strategy	50,000.00
7071 Seasonal and Holiday Campaigns	10,000.00
7072 Gift Card - Yiftee	5,000.00
7075 Marketing, Website and Social Media	10,000.00
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7080 Meetings and Promotions	15,000.00
7081 250th Anniversary	20,000.00
<b>Total for 7065 Marketing and Events</b>	<b>\$ 135,000.00</b>
<b>Program Expenses</b>	<b>\$270,000.00</b>
Administration	
7200 Payroll expenses	
7220 Salaries & wages	185,000.00
7230 Employee retirement plan	5,600.00
7250 FICA tax	32,000.00
7251 Unemployment	500.00
7255 Payroll Processing Fee	2,500.00
7260 Workers' compensation insurance	1,500.00
<b>Total for 7200 Payroll expenses</b>	<b>\$227,100.00</b>

**Contract & Professional fees**

7520 Accounting fees	6,000.00
7530 Legal fees	1,000.00
<b>Total for 7500 Contract &amp; professional fees</b>	<b>\$7,000.00</b>

8104 Office expenses	2,500.00
8106 Software & apps	3,500.00
8110 Office supplies	2,500.00
8130 Internet & TV services	1,000.00
8140 Shipping & postage	300.00
8530 Memberships & subscriptions	2,000.00
8611 Bank fees & service charges	150.00
<b>Total for 8104 Office expenses</b>	<b>\$11,950.00</b>

**Occupancy**

8210 Rent	31,200.00
8220 Utilities	4,200.00
<b>Total for 8200 Occupancy</b>	<b>\$35,400.00</b>

8265 Repairs & Maintenance	\$ 500.00
8310 Travel	2,000.00
8316 Hotels	1,500.00
8317 Taxis or shared rides	250.00
8342 Parking & tolls	250.00
<b>Total for 8310 Travel</b>	<b>\$4,000.00</b>

8520 Insurance	8,300.00
Board Development	2,500.00
Conferences, meetings	5,000.00
<b>Total for Expenses</b>	<b>\$571,750.00</b>

<b>Net Operating Income</b>	<b>\$15,347.01</b>
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# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-173

**Agenda Date:** 6/22/2026

**Agenda #:** 3.

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### **Resolution of the Mayor and Council of Princeton Accepting the Assessment Roll of the 2026-2027 Special Improvement District of the Municipality of Princeton- Roll Call**

**COUNCIL offered and moved adoption of the following resolution:**

**WHEREAS**, the Municipal Tax Assessor filed with the Municipal Clerk a certified copy of the properties upon which is being imposed a special assessment for purposes of the Princeton Special Improvement District (the "Assessment Roll") pursuant to N.J.S.A. 40:56-65 et seq.; and

**WHEREAS**, after individual notice to the owners, and notice by advertisement in a newspaper of general circulation of the public hearing on the Assessment Roll; and

**WHEREAS**, on June 22, 2026, a public hearing was held by the Municipal Council to consider objections to the Assessment Roll; and

**WHEREAS**, all persons having an interest in the Assessment Roll were given the opportunity to present objections, which were considered by the Municipal Council; and

**WHEREAS**, it is necessary for the Municipal Council to accept and approve the Assessment Roll in order to assess the owners within the Princeton Special Improvement District for the budget year July 1, 2026 through June 30, 2027.

**NOW, THEREFORE, BE IT RESOLVED**, by the Municipal Council of the Municipality of Princeton that:

1. The Municipality of Princeton hereby accepts and approves the Assessment Roll of properties in the Princeton Special Improvement District for the budget year July 1, 2026 through June 30, 2027.
2. The Municipal Clerk shall be and is hereby authorized to forward a certified copy of this Resolution to the Mercer County Board of Taxation.

BLOCK	Key	PROPERTY_LOCATION	OWNER_OWNER	PROPERTY CLAS	2025 NETTAXABLE VALUE	TAXES PAID 2025	Subarea	FY27 SID, July 2026 - June	District Percent
12.01	12.0114	20 BAYARD LANE	TPI HOLDINGS LLC & STANLEY WI HOLD	4A	\$2,044,700	\$55,881.65	Nassau	\$ 1,676.45	3
13.01	13.011	135 BAYARD LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$488,000	\$13,337.04	Witherspoon	\$ 266.74	2
14.01	14.012D53	100 STANWORTH LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$3,300,000	\$90,189.00	Witherspoon	\$ 1,803.78	2
14.01	14.012D02	100-106 N STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,000,000	\$27,330.00	Witherspoon	\$ 546.60	2
14.01	14.012D54	101 STANWORTH LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$2,000,000	\$54,660.00	Witherspoon	\$ 1,093.20	2
14.01	14.012D01	101-113 BAYARD LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,200,000	\$32,796.00	Witherspoon	\$ 655.92	2
14.01	14.012D18	101-121 S STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,800,000	\$49,194.00	Witherspoon	\$ 983.88	2
14.01	14.012D57	103-111 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,400,000	\$38,262.00	Witherspoon	\$ 765.24	2
14.01	14.012D14	104-114 E STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,200,000	\$32,796.00	Witherspoon	\$ 655.92	2
14.01	14.012D03	108-114 N STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$600,000	\$16,398.00	Witherspoon	\$ 327.96	2
14.01	14.012D22	110-120 S STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$800,000	\$21,864.00	Witherspoon	\$ 437.28	2
14.01	14.012D21	111-113 OAK LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$800,000	\$21,864.00	Witherspoon	\$ 437.28	2
14.01	14.012D59	1-13 EAST MERWICK CT	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,800,000	\$49,194.00	Witherspoon	\$ 983.88	2
14.01	14.012D56	113 STANWORTH LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$3,300,000	\$90,189.00	Witherspoon	\$ 1,803.78	2
14.01	14.012D55	114-122 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,000,000	\$27,330.00	Witherspoon	\$ 546.60	2
14.01	14.012D60	115 STANWORTH LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$3,300,000	\$90,189.00	Witherspoon	\$ 1,803.78	2
14.01	14.012D23	115-127 OAK LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$900,000	\$24,597.00	Witherspoon	\$ 491.94	2
14.01	14.012D13	116 E STANWORTH DR	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,200,000	\$32,796.00	Witherspoon	\$ 655.92	2
14.01	14.012D04	116-126 N STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,100,000	\$30,063.00	Witherspoon	\$ 601.26	2
14.01	14.012D17	123-131 S STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,100,000	\$30,063.00	Witherspoon	\$ 601.26	2
14.01	14.012D05	128-132 N STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,200,000	\$32,796.00	Witherspoon	\$ 655.92	2
14.01	14.012D58	15-25 EAST MERWICK CT	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,300,000	\$35,529.00	Witherspoon	\$ 710.58	2

14.01	14.012D63	200-216 S STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$2,100,000	\$57,393.00	Witherspoon	\$	1,147.86	2
14.01	14.012D11	206-216 N STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,200,000	\$32,796.00	Witherspoon	\$	655.92	2
14.01	14.012D15	217-231 S STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,300,000	\$35,529.00	Witherspoon	\$	710.58	2
14.01	14.012D12	218-226 N STANWORTH D	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$400,000	\$10,932.00	Witherspoon	\$	218.64	2
14.01	14.012D62	27-37 EAST MERWICK CT	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,500,000	\$40,995.00	Witherspoon	\$	819.90	2
14.01	14.012D16	301-303 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,400,000	\$38,262.00	Witherspoon	\$	765.24	2
14.01	14.012D08	305-309 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$400,000	\$10,932.00	Witherspoon	\$	218.64	2
14.01	14.012D07	306-314 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$400,000	\$10,932.00	Witherspoon	\$	218.64	2
14.01	14.012D09	311-315 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$300,000	\$8,199.00	Witherspoon	\$	163.98	2
14.01	14.012D06	316-322 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$800,000	\$21,864.00	Witherspoon	\$	437.28	2
14.01	14.012D10	317-325 STANWORTH LAN	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,000,000	\$27,330.00	Witherspoon	\$	546.60	2
14.01	14.012D61	39-41 EAST MERWICK CT	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$400,000	\$10,932.00	Witherspoon	\$	218.64	2
14.01	14.012D20	85-91 BAYARD ALNE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$1,300,000	\$35,529.00	Witherspoon	\$	710.58	2
14.01	14.012D19	93-99 BAYARD LANE	TRUSTEES OF PRINCETON UNIVERSITY	4C	\$600,000	\$16,398.00	Witherspoon	\$	327.96	2
14.01	14.012D37	STANWORTH GAR #21+22	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$64,000	\$1,749.12	Witherspoon	\$	34.98	2
14.01	14.012D38	STANWORTH GAR #24+25	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$59,000	\$1,612.47	Witherspoon	\$	32.25	2
14.01	14.012D41	STANWORTH GAR #35+36	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$69,000	\$1,885.77	Witherspoon	\$	37.72	2
14.01	14.012D42	STANWORTH GAR #38+39	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$104,000	\$2,842.32	Witherspoon	\$	56.85	2
14.01	14.012D39	STANWORTH GAR#27+28	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$77,000	\$2,104.41	Witherspoon	\$	42.09	2
14.01	14.012D40	STANWORTH GAR#31+32	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$77,000	\$2,104.41	Witherspoon	\$	42.09	2
15.01	15.0120	20 LYTLE STREET	MADADI GEETA	4C	\$900,100	\$24,599.73	Witherspoon	\$	491.99	2
15.01	15.0123	10 LYTLE STREET	THE LYTLE STREET LLC	4C	\$615,300	\$16,816.15	Witherspoon	\$	336.32	2
15.01	15.0125.01	194-198 WITHERSPOON	190 SPOON LLC	4A	\$1,800,300	\$49,202.20	Witherspoon	\$	984.04	2

15.01	15.0128	184 WITHERSPOON ST	184 'SPOON LLC	4C
17.02	17.0254	114-118 WITHERSPOON S	120 'SPOON LLC	4A
17.03	17.0373	30 MACLEAN STREET	PRINCETON MACLEAN' LLC	4C
17.03	17.0385.01	144-150 WITHERSPOON S	150 'SPOON LLC	4A
17.03	17.0386	144-150 WITHERSPOON S	150 'SPOON LLC	4A
17.03	17.0390	BERRIEN COURT	BERRIEN COURT INC	4C
17.03	17.0393	35 QUARRY STREET	ROBINHOOD PLAZA INC % PRIBISH-REISS	4C
17.03	17.03104	160-162 WITHERSPOON	160 SPOON LLC	4A
19.01	19.012	2-4 NASSAU STREET	TRUSTEES OF PRINCETON UNIVERSITY	4A
19.01	19.016	24-26 BANK STREET	STEVENS H ALAN & GALE A	4C
19.01	19.019	6-10 NASSAU STREET	SERINA HOLDINGS LLC	4A
19.02	19.0212	32 CHAMBERS STREET	CINDERELLA HOP LLC	4A
19.02	19.0216	16 CHAMBERS ST	CHAMBERS 16 LLC	4A
19.02	19.0221	16-18 NASSAU STREET	O & R BLAU % INDUSTRY CONSULTING GP	4A
19.02	19.0222	12 NASSAU STREET	GUND INVESTMENT CORP C/O GUND INV	4A
19.02	19.0224.02	23-25 BANK STREET	BENCHMARK REAL ESTATE LLC	4C
19.02	19.0254	20 NASSAU STREET	GPNJ OWNER LLC	4A
19.03	19.0334	38-40 NASSAU STREET	PILAF PARTNERS LLC/PSP MGMT	4A
19.03	19.0335	32-36 NASSAU STREET	PILAF PARTNERS LLC/PSP MGMT	4A
19.03	19.0336	30 NASSAU STREET	PILAF PARTNERS C/O PSQ MGMT	4A
19.03	19.0338	15-17 CHAMBERS STREET	NPAC GROUP LLC	4A
19.03	19.0344	18-20-22 JOHN ST	PILAF PARTNERS C/O PSQ MINMT	4A
19.03	19.0355	11 CHAMBERS STREET	HUCKEL PROPERTIES LLC	4A

\$743,200	\$20,311.66	Witherspoon	\$	406.23	2
\$878,100	\$23,998.47	Witherspoon	\$	479.97	2
\$2,376,000	\$64,936.08	Witherspoon	\$	1,298.72	2
\$488,700	\$13,356.17	Witherspoon	\$	267.12	2
\$376,800	\$10,297.94	Witherspoon	\$	205.96	2
\$595,000	\$16,261.35	Witherspoon	\$	325.23	2
\$5,600,000	\$153,048.00	Witherspoon	\$	3,060.96	2
\$646,400	\$17,666.11	Witherspoon	\$	353.32	2
\$1,834,700	\$50,142.35	Nassau	\$	1,504.27	3
\$764,100	\$20,882.85	Nassau	\$	626.49	3
\$3,486,100	\$95,275.11	Nassau	\$	2,858.25	3
\$853,600	\$23,328.89	Nassau	\$	699.87	3
\$2,317,600	\$63,340.01	Nassau	\$	1,900.20	3
\$2,409,600	\$65,854.37	Nassau	\$	1,975.63	3
\$2,802,400	\$76,589.59	Nassau	\$	2,297.69	3
\$836,200	\$22,853.35	Nassau	\$	685.60	3
\$30,500,000	\$833,565.00	Nassau	\$	25,006.95	3
\$1,020,000	\$27,876.60	Palmer	\$	278.77	1
\$2,500,000	\$68,325.00	Palmer	\$	683.25	1
\$2,100,000	\$57,393.00	Palmer	\$	573.93	1
\$1,300,000	\$35,529.00	Nassau	\$	1,065.87	3
\$245,600	\$6,712.25	Palmer	\$	67.12	1
\$1,225,100	\$33,481.98	Nassau	\$	1,004.46	3

19.03	19.0356	21 CHAMBERS STREET	CHAMBERS REALTY LLC	4A
19.03	19.0358	CHAMBERS STREET	PALMER SQ LTD PART C/O B BAKER	4A
20.01	20.0116	70 NASSAU STREET	PALMER SQ LTD PART C/O B BAKER	4A
20.01	20.0121	74-78 NASSAU STREET	PALMER SQ LTD PART C/O B BAKER	4A
20.01	20.0128	4-6 HULFISH STREET	GOLFINOULOS BAGGITT CLICK C/O TED	4A
20.01	20.0130	32-36 WITHERSPOON STR	30-36 WITHERSPOON ST CO A1 PROP MGT	4A
20.01	20.0131	28-30 WITHERSPOON ST	BALANCE ENTERPRISES LLC	4A
20.01	20.0132	22-26 WITHERSPOON STR	PIKA PROPERTIES LCC %PPMS LLC	4A
20.01	20.0133	18-20 WITHERSPOON ST	WITHERSPOON PRINCETON LLC	4A
20.01	20.0138	90 NASSAU STREET	ML790 NASSAU LLC	4A
20.01	20.0140	86 NASSAU STREET	86 NASSAU DEVELOPMENT LLC	4A
20.01	20.0141.01	80-84 NASSAU STREET	80-84 NASSAU STREET HOLDINGS	4A
20.01	20.0142	12-16 WITHERSPOON ST	12-16 WITHERSPOON HOLDINGS LLC	4A
20.01	20.0182	10 HULFISH STREET	NILP LLC	4A
20.01	20.0183	27 PALMER SQUARE EAST	NILP LLC	4A
20.01	20.0184	17 PALMER SQUARE EAST	NILP LLC	4A
20.01	20.0184.01	PALMER SQ EAST AIR RIGH	NILP LLC	4A
20.01	20.0187	38 WITHERSPOON ST	38-42 WITHERSPOON HOLDINGS LLC	4A
20.02	20.0268	1 PALMER SQUARE SOUTH	NILP LLC	4A
20.02	20.0270	20 PALMER SQ EAST	PALMER SQUARE STATION LLC	4A
20.04	20.041C04	ESTHER COURT	PSN PARTNERS ATT B BAKER	4C
20.04	20.041C01	HULFISH NORTH	PSN PARTNERS ATT B BAKER	4A
20.04	20.041C03	HULFISH NORTH	PSN PARTNERS ATT B BAKER	4A

\$1,400,000	\$38,262.00	Nassau	\$	1,147.86	3
\$4,750,000	\$129,817.50	Palmer	\$	1,298.18	1
\$12,120,000	\$331,239.60	Palmer	\$	3,312.40	1
\$4,980,000	\$136,103.40	Palmer	\$	1,361.03	1
\$2,000,000	\$54,660.00	Nassau	\$	1,639.80	3
\$2,763,700	\$75,531.92	Nassau	\$	2,265.96	3
\$1,889,100	\$51,629.10	Nassau	\$	1,548.87	3
\$3,083,300	\$84,266.59	Nassau	\$	2,528.00	3
\$2,100,000	\$57,393.00	Nassau	\$	1,721.79	3
\$7,060,000	\$192,949.80	Nassau	\$	5,788.49	3
\$1,000,000	\$27,330.00	Nassau	\$	819.90	3
\$3,226,300	\$88,174.78	Nassau	\$	2,645.24	3
\$4,068,500	\$111,192.11	Nassau	\$	3,335.76	3
\$1,283,500	\$35,078.06	Palmer	\$	350.78	1
\$2,303,500	\$62,954.66	Palmer	\$	629.55	1
\$7,873,600	\$215,185.49	Palmer	\$	2,151.85	1
\$30,000	\$819.90	Palmer	\$	8.20	1
\$1,636,000	\$44,711.88	Nassau	\$	1,341.36	3
\$14,539,400	\$397,361.80	Palmer	\$	3,973.62	1
\$7,238,600	\$197,830.94	Palmer	\$	1,978.31	1
\$5,000,000	\$136,650.00	Palmer	\$	1,366.50	1
\$2,857,700	\$78,100.94	Palmer	\$	781.01	1
\$25,800,000	\$705,114.00	Palmer	\$	7,051.14	1

20.04	20.041C02	HULFISH NORTH	PALMER APARTMENTS C/O B BAKER	4C	\$3,000,000	\$81,990.00	Palmer	\$	819.90	1
20.04	20.041C05	MICHELLE MEWS	PALMER RESIDENCES II LLC	4C	\$18,000,000	\$491,940.00	Palmer	\$	4,919.40	1
20.04	20.0452	70-74 WITHERSPOON ST	CRX ASSOC C/O WEINBERG MANAGEMENT	4A	\$1,358,300	\$37,122.34	Nassau	\$	1,113.67	3
20.04	20.0453	66-68 WITHERSPOON STR	66 WITHERSPOON LLC C/O DISTLER	4A	\$2,750,000	\$75,157.50	Nassau	\$	2,254.73	3
20.04	20.0456	54-64 WITHERSPOON ST	EA PROPERTIES LLC	4A	\$2,575,500	\$70,388.42	Nassau	\$	2,111.65	3
20.06	20.0687.02C10	PALMER SQUARE WEST	PALMER SQ LTD PART C/O B BAKER	4A	\$13,460,000	\$367,861.80	Palmer	\$	3,678.62	1
21.01	21.0111	201-205 WITHERSPOON	WITHERSPOON CORNER LLC	4A	\$1,074,500	\$29,366.09	Witherspoon	\$	587.32	2
21.02	21.021.01	100 ALBERT WAY	AVALON PRINCETON LLC % TAX DEPT	4C	\$55,414,600	\$1,514,481.02	Witherspoon	\$	30,289.62	2
21.04	21.043	217-221 WITHERSPOON	217 WITHERSPOON LLC C/O T LENIHAN	4A	\$1,898,100	\$51,875.07	Witherspoon	\$	1,037.50	2
24.01	24.013	145 WITHERSPOON ST	145 WITHERSPOON LLC	4A	\$1,371,300	\$37,477.63	Witherspoon	\$	749.55	2
24.01	24.0111	157 WITHERSPOON STREET	PANG RAY & ELSIE	4A	\$879,600	\$24,039.47	Witherspoon	\$	480.79	2
25.01	25.017	32 WIGGINS STREET	TAMASI DOMINICK & ADELE	4C	\$1,112,400	\$30,401.89	Nassau	\$	912.06	3
25.02	25.0221	31-33 HUMBERT STREET	ME TOO INC	4C	\$1,000,000	\$27,330.00	Other	\$	273.30	1
26.01	26.012	1 HAMILTON AVENUE	PROFESSIONAL FUNERAL SERVICES INC	4A	\$1,021,700	\$27,923.06	Nassau	\$	837.69	3
27.01	27.011	92-96 NASSAU STREET	LOWER PYNE ASSOC	4A	\$3,500,000	\$95,655.00	Nassau	\$	2,869.65	3
27.01	27.013.01	9-11-13 WITHERSPOON	ML7 WITHERSPOON LLC C/O J SIEGEL	4A	\$4,100,000	\$112,053.00	Nassau	\$	3,361.59	3
27.01	27.014.01	15 WITHERSPOON ST	BLEIMAER JOHN KUHN	4A	\$483,300	\$13,208.59	Nassau	\$	396.26	3
27.01	27.014.02	17-19 WITHERSPOON ST.	OCEAN GLOVER / J MCLAUGHLIN	4A	\$1,371,400	\$37,480.36	Nassau	\$	1,124.41	3
27.01	27.016.01C01	23-25 WITHERSPOON ST	FANTINO LLC	4A	\$2,516,100	\$68,765.01	Nassau	\$	2,062.95	3
27.01	27.016.01C02	23A WITHERSPOON ST	WITHERSPOON LLC	4A	\$543,200	\$14,845.66	Nassau	\$	445.37	3
27.01	27.018	27 WITHERSPOON ST	SHU LLC	4A	\$1,800,000	\$49,194.00	Nassau	\$	1,475.82	3
27.01	27.019C-9-C	29-35 WITHERSPOON ST	BENSON & HENDERSON ENTERPRISES	4A	\$1,751,300	\$47,863.03	Nassau	\$	1,435.89	3
27.01	27.019C-9-R	29-35 WITHERSPOON ST	BENSON & HENDERSON ENTERPRISES LLC	4C	\$7,167,500	\$195,887.78	Nassau	\$	5,876.63	3







30.03	30.0358	74 SPRUCE STREET	HIGGINS JOHN & MEYAL	4C
30.03	30.03100	86 SPRUCE STREET	BARSKY ENTERPRISES LLC	4C
31.05	31.0588	155-199 EWING STREET	NASSAU APTS LLC	4C
31.05	31.0590	158-160 N HARRISON STR	NASSAU APTS LLC	4C
32.01	32.011	360 NASSAU STREET	PIP COMMERCIAL LLC	4A
32.01	32.01171	370 NASSAU STREET	FLEET/BOA/CORP RE NC1-001-03-81	4A
32.01	32.01213	366 NASSAU STREET	PIP COMMERCIAL LLC	4A
32.01	32.01214	344 NASSAU STREET	344 NASSAU LLC	4A
32.01	32.01215	350-352 NASSAU STREET	350-352 NASSAU STREET LLC	4A
32.01	32.01221	364 NASSAU STREET	PIP COMMERCIAL LLC	4A
32.01	32.01222	354 NASSAU STREET	PIP COMMERCIAL LLC	4A
32.01	32.01223	11 NORTH HARRISON STR	STUFFED PARROT PROPERTIES LLC	4A
33.01	33.011	260-262 NASSAU STREET	V M M CORPORATION C/O DEGOMA	4A
33.01	33.0124	264 NASSAU STREET	LACHAMI & GANESH LLC	4A
33.01	33.0196	264 NASSAU STREET	LACHAMI & GANESH LLC	4A
33.02	33.0225	272 NASSAU STREET	PRINCETON INTERNATIONAL PROPERTIES	4C
33.02	33.0259	276 NASSAU STREET	276 NASSAU LLC	4C
33.04	33.0446	128-130 SPRUCE STREET	PRINCETON INTERNATIONAL PROPERTIES	4C
34.01	34.0113	14 NORTH HARRISON STR	BARSKY ENTERPRISES LLC	4A
34.01	34.0114	342 NASSAU STREET	BKTG NASSAU CO LLC	4A
34.01	34.0119	150 SPRUCE STREET	SANNINO MARK A	4C
34.01	34.0132	338 NASSAU STREET	338 NASSAU STREET LLC C/O KING INT	4A
36.02	36.024	72 STOCKTON ST	PRESENT DAY CLUB OF PRINCETON	4A

\$747,800	\$20,437.37	Other	\$	204.37	1
\$1,100,300	\$30,071.20	Other	\$	300.71	1
\$1,450,000	\$39,628.50	Harrison	\$	396.29	1
\$4,350,000	\$118,885.50	Harrison	\$	1,188.86	1
\$3,458,000	\$94,507.14	Jugtown	\$	1,890.14	2
\$2,800,000	\$76,524.00	Jugtown	\$	1,530.48	2
\$564,000	\$15,414.12	Jugtown	\$	308.28	2
\$1,523,100	\$41,626.32	Jugtown	\$	832.53	2
\$1,050,000	\$28,696.50	Jugtown	\$	573.93	2
\$708,100	\$19,352.37	Jugtown	\$	387.05	2
\$1,719,000	\$46,980.27	Jugtown	\$	939.61	2
\$1,104,900	\$30,196.92	Jugtown	\$	603.94	2
\$1,310,900	\$35,826.90	Jugtown	\$	716.54	2
\$784,600	\$21,443.12	Jugtown	\$	428.86	2
\$887,900	\$24,286.31	Jugtown	\$	485.33	2
\$950,000	\$25,963.50	Jugtown	\$	519.27	2
\$1,072,400	\$29,308.69	Jugtown	\$	586.17	2
\$849,400	\$23,214.10	Other	\$	232.14	1
\$1,566,900	\$42,823.38	Jugtown	\$	856.47	2
\$806,000	\$22,027.98	Jugtown	\$	440.56	2
\$897,600	\$24,531.41	Other	\$	245.31	1
\$2,346,100	\$64,118.91	Jugtown	\$	1,282.38	2
\$1,251,500	\$34,203.50	Dinky	\$	513.05	1.5

37.01	37.0155	8 STOCKTON ST	EIGHT STOCKTON STREET INC	4A	\$831,500	\$22,724.90	Dinky	\$	340.87	1.5
37.01	37.0159	9 MERCER STREET	YOUNG LOUIS W & BETH A	4A	\$487,700	\$13,328.84	Dinky	\$	199.93	1.5
41.01	41.0118	6 MERCER STREET	NASSAU CLUB	4A	\$3,500,000	\$93,205.00	Dinky	\$	2,330.13	2.5
44.02	44.0244D04	98 UNIVERSITY CARGOT	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$2,122,400	\$58,005.19	Dinky	\$	870.08	1.5
44.02	44.0244D10	COMMUTER LOT	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$1,086,000	\$29,680.38	Dinky	\$	445.21	1.5
44.02	44.0244D05	DINKY BAR & KITCHEN	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$650,000	\$17,764.50	Dinky	\$	266.47	1.5
44.02	44.0244D07	NORTH STATION DR	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$141,000	\$3,853.53	Dinky	\$	57.80	1.5
44.02	44.0244D09	WAWA	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$2,046,800	\$55,939.04	Dinky	\$	839.09	1.5
47.01	47.011.01D04	163 NASSAU STREET	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$1,107,400	\$30,265.24	Nassau	\$	907.96	3
47.01	47.011.01D07	173-175 NASSAU STREET	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$1,331,900	\$36,400.83	Nassau	\$	1,092.02	3
47.01	47.011.01D09	179-181 NASSAU STREET	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$1,728,500	\$47,239.91	Nassau	\$	1,417.20	3
47.01	47.011.01D10	183 NASSAU STREET	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$1,276,700	\$34,892.21	Nassau	\$	1,046.77	3
47.01	47.0139	195 NASSAU STREET	NASSAU 195 LLC	4A	\$5,270,900	\$144,053.70	Nassau	\$	4,321.61	3
47.02	47.0218	6-8 CHARLTON STREET	6-8 CHARLTON LLC	4A	\$1,067,700	\$29,180.24	Jugtown	\$	583.60	2
47.02	47.0219	203-205 NASSAU STREET	203-205 NASSAU LLC	4A	\$1,660,300	\$45,376.00	Jugtown	\$	907.52	2
47.02	47.0220	209 NASSAU STREET	PETERSON JAMES & GALINA	4A	\$863,700	\$23,604.92	Jugtown	\$	472.10	2
47.02	47.0221	211 NASSAU STREET	PRINCETON PROPRIETARY HOLDINGS LLC	4A	\$640,200	\$17,496.67	Jugtown	\$	349.93	2
47.02	47.0222	213 NASSAU STREET	PRINCETON PROPRIETARY HOLDINGS LLC	4A	\$634,600	\$17,343.62	Jugtown	\$	346.87	2
47.02	47.0223	215 NASSAU STREET	T CO METALS LLC; A DELAWARE LLC	4A	\$917,400	\$25,072.54	Jugtown	\$	501.45	2
47.02	47.0224	217 NASSAU STREET	APARRI LLC; C/O JAN WEINBERG	4A	\$618,300	\$16,898.14	Jugtown	\$	337.96	2
47.02	47.0225	219 NASSAU STREET	219 NASSAU STREET LLC	4A	\$1,000,000	\$27,330.00	Jugtown	\$	546.60	2
47.02	47.0227	225 NASSAU STREET	JANICK CAROLINE A	4A	\$1,005,000	\$27,466.65	Jugtown	\$	549.33	2
47.02	47.0228	227 NASSAU STREET	JANICK CAROLINE A	4A	\$293,200	\$8,013.16	Jugtown	\$	160.26	2

47.02	47.0229	229-231 NASSAU STREET	CRAABUMCH AND CO LLC	4A	\$842,000	\$23,011.86	Jugtown	\$	460.24	2
48.01	48.014	239 NASSAU STREET	BELL ATLANTIC PROP TAX DEPT	4A	\$3,150,000	\$86,089.50	Jugtown	\$	1,721.79	2
48.01	48.015	245-247 NASSAU STREET	NASSAU EAST INC	4A	\$2,385,000	\$65,182.05	Jugtown	\$	1,303.64	2
48.01	48.016	253 NASSAU STREET	253 NASSAU STREET LLC	4A	\$4,029,700	\$110,131.70	Jugtown	\$	2,202.63	2
48.01	48.0118	249 NASSAU STREET	TIGER AUTO STORES INC	4A	\$783,000	\$21,399.39	Jugtown	\$	427.99	2
48.01	48.0119	235 NASSAU STREET	PANG RAY & ELSIE	4A	\$1,735,700	\$47,436.68	Jugtown	\$	948.73	2
48.01	48.0121	259 NASSAU STREET	VIKING INC % HOFING MANAGEMENT LLC	4A	\$2,250,000	\$61,492.50	Jugtown	\$	1,229.85	2
48.01	48.0122	255 NASSAU STREET	255 NASSAU CORP C/O L CARNEVALE	4A	\$5,700,000	\$155,781.00	Jugtown	\$	3,115.62	2
51.02	51.0241	273 NASSAU STREET	WILLY'S SUNRISE LLC	4A	\$1,219,300	\$33,323.47	Jugtown	\$	666.47	2
51.02	51.0246	291 NASSAU STREET	PRINCETON INTERNATIONAL PROPERTIES	4C	\$1,376,000	\$37,606.08	Jugtown	\$	752.12	2
51.03	51.0318	271 NASSAU STREET	FOWLER GARY K & LAURIE A	4A	\$1,077,100	\$29,437.14	Jugtown	\$	588.74	2
52.01	52.0154	12 PRINCETON AVENUE	PRINCETON INTERNATIONAL PROPERTIES	4C	\$1,102,000	\$30,117.66	Other	\$	301.18	1
52.01	52.0167	341 NASSAU STREET	341 NASSAU STREET PROPERTY LLC	4A	\$2,139,100	\$58,461.60	Jugtown	\$	1,169.23	2
53.01	53.0180	343-345 NASSAU STREET	JVS NASSAU LLC	4A	\$1,378,000	\$37,660.74	Jugtown	\$	753.21	2
53.01	53.0181	347-349 NASSAU STREET	LENAZ GERALD C & ALINE	4A	\$650,300	\$17,772.70	Jugtown	\$	355.45	2
53.01	53.0182	357-359 NASSAU STREET	SSBR HOLDINGS LLC	4A	\$916,200	\$25,039.75	Jugtown	\$	500.80	2
53.01	53.0183	361 NASSAU STREET	B&T PRINCETON LLC	4A	\$739,100	\$20,199.60	Jugtown	\$	403.99	2
53.01	53.0185	1-5 PECK PLACE	NASSAU SQUARE LLC	4C	\$869,300	\$23,757.97	Jugtown	\$	475.16	2
804	8041	778 STATE ROAD	SCF RC FUNDING IV LLC % ESSENTIAL	4A	\$1,098,900	\$30,032.94	North	\$	450.49	1.5
804	8047	42 CHERRY VALLEY ROAD	CRIDER CHARLES	4A	\$390,000	\$10,658.70	North	\$	159.88	1.5
805	8051	800 STATE ROAD	MAXWALE CORP	4A	\$1,777,900	\$48,590.01	North	\$	728.85	1.5
805	8053	812 STATE ROAD	PRINBO LLC	4A	\$1,071,900	\$29,295.03	North	\$	439.43	1.5
805	8054	820 STATE ROAD	REMAR PROPERTIES LLC	4A	\$559,700	\$15,296.60	North	\$	229.45	1.5

805	8055	830 STATE ROAD	M & S INVESTMENTS C/O WEISS PROP	4A
805	8056	842 STATE ROAD	DRIMMER MARC A & LINDA	4A
805	8057	852 STATE ROAD	DRIMMER MARC A MD & LINDA	4A
806	8068	860 STATE ROAD	STUDIO 860 LLC	4A
806	8069	870 STATE ROAD	DELAWARE PETROLEUM CO	4A
901	90114	727 STATE ROAD	325 PRINCETON AVE ASSOC LLC	4A
901	90115	759 STATE ROAD	REDDING REALTY LLC	4A
901	90116	775 STATE ROAD	755 PRINCETON LLC	4A
901	90119	811 STATE ROAD	YEDLIN ASSOCIATES	4A
901	90120	1000 HERRONTOWN RD	YEDLIN FAMILY LIMITED PARTNERSHIP	4A
901		900 Herrontown Road	900 Herrontown Rd LLC % RPM DEV LLC	15F
902	9022	831 STATE ROAD	HESCO ELECTRIC SUPPLY CO INC	4A
902	9023	841 STATE ROAD	SNYDER DANIEL F & SUE ANN	4A
902	9026	863 STATE ROAD	863 STATE RD LLC	4A
902	9027	875 STATE ROAD	STREET PROPERTIES LLC	4A
902	9028	881 STATE ROAD	PRINCETON CHERRY VALLEY PROP LLC	4A
902	9029	883 STATE ROAD	PRINCETON CHERRY VALLEY PROP LLC	4A
2701	27014	707 STATE ROAD	MCCARTHY ASSOCIATES LIMITED	4A
2801	28018.01	101 POOR FARM ROAD	BUNN FARM ASSOCIATES	4A
2801	280110	800 BUNN DRIVE	ATPI 800 BUNN MOB OWNER LLC	4A
2801	280111	728 BUNN DRIVE	PRINCETON LLC C/O CWC CAPITAL	4C
2802	28021.01	701 MT LUCAS ROAD	MOUNT LUCAS PROPERTIES INC	4A
2802	28023	775 MT LUCAS ROAD	WELL BL PORTFOLIO 1 PROP CO LLC	4A

\$1,711,800	\$46,783.49	North	\$	701.75	1.5
\$2,100,000	\$57,393.00	North	\$	860.90	1.5
\$158,800	\$4,340.00	North	\$	65.10	1.5
\$642,500	\$17,559.53	North	\$	263.39	1.5
\$525,000	\$14,348.25	North	\$	215.22	1.5
\$3,185,400	\$87,056.98	North	\$	1,305.85	1.5
\$797,400	\$21,792.94	North	\$	326.89	1.5
\$2,500,000	\$68,325.00	North	\$	1,024.88	1.5
\$2,575,000	\$70,374.75	North	\$	1,055.62	1.5
\$3,400,000	\$92,922.00	PoorFarm	\$	929.22	1
\$4,988,000	\$136,343.90	PoorFarm	\$	1,363.44	1
\$831,600	\$22,727.63	North	\$	340.91	1.5
\$623,400	\$17,037.52	North	\$	255.56	1.5
\$846,100	\$23,123.91	North	\$	346.86	1.5
\$1,447,200	\$39,551.98	North	\$	593.28	1.5
\$1,909,600	\$52,189.37	North	\$	782.84	1.5
\$1,168,900	\$31,946.04	North	\$	479.19	1.5
\$3,650,000	\$99,754.50	North	\$	1,496.32	1.5
\$0	\$0.00	PoorFarm	\$		1
\$6,216,000	\$169,883.28	PoorFarm	\$	1,698.83	1
\$8,750,000	\$239,137.50	PoorFarm	\$	2,391.38	1
\$8,293,800	\$472,300.67	PoorFarm	\$	4,723.01	1
\$16,500,000	\$450,945.00	PoorFarm	\$	4,509.45	1

2803	28033	805 BUNN DRIVE	IDAVCCRP	4A
3501	35017	229 PRETTY BROOK RD	PRETTY BROOK TENNIS CLUB	4A
4301	43013	300 BUNN DRIVE	COPPERWOOD ASSOCIATES LLC % SHAMOC	4C
4301	43015C05	256 BUNN DRIVE UNIT #5	PRINCETON PSYCH REALTY	4A
4301	43015C06	256 BUNN DRIVE UNIT 6	APTER JEFFREY T	4A
4301	43015C01	256 BUNN DRIVE UNIT A	ROSENSTEIN REAL ESTATE C/O CAFFERTY	4A
4301	43015C02	256 BUNN DRIVE UNIT B	LULAMI ENTERPRISES LLC	4A
4301	43015C03	256 BUNN DRIVE UNIT C	REGIONAL LAND LLC C/O M GRENIS	4A
4301	43015C04	256 BUNN DRIVE UNIT D	JESAL REAL ESTATE HOLDINGS LLC	4A
4301	43016	208 BUNN DRIVE	BUNN MEDICAL PROPERTY LLC	4A
5501	55014	120 BUNN DRIVE	HP 601 EWING LLC	4A
5501	550110.101	166 BUNN DRIVE UNIT #101	TRPN LLC C/O P FEIG	4A
5501	550110.102	166 BUNN DRIVE UNIT #102	CK ASSOCIATES	4A
5501	550110.103	166 BUNN DRIVE UNIT #103	JORDAN FRIED HOLDINGS LLC	4A
5501	550110.104	166 BUNN DRIVE UNIT #104	FENSTER DAVID M	4A
5501	550110.105	166 BUNN DRIVE UNIT #105	PRINCETON FAMILY INSTITUTE	4A
5501	550110.106	166 BUNN DRIVE UNIT #106	LOGICGATE TECHNOLOGIES INC	4A
5501	550110.107	166 BUNN DRIVE UNIT #107	TTSP ASSOCIATES	4A
5501	550110.108	166 BUNN DRIVE UNIT #108	TTSP ASSOCIATES	4A
5501	550110.109	166 BUNN DRIVE UNIT #109	166 BUNN DR LLC	4A
5502	55021	419 NORTH HARRISON ST	HEALTH HORIZONS	4A
5502	55022	457 NORTH HARRISON ST	PRINCETON EXE CTR%MANDELBAUM&MA	4A
5502	55023	469 NORTH HARRISON ST	CHURCH & DWIGHT CO INC	4A

\$8,158,200	\$222,963.61	PoorFarm	\$	2,229.64	1
\$2,306,600	\$63,039.38	Other	\$	630.39	1
\$28,170,100	\$769,888.83	Harrison	\$	7,698.89	1
\$1,082,600	\$29,587.46	Harrison	\$	295.87	1
\$1,140,000	\$31,156.20	Harrison	\$	311.56	1
\$619,500	\$16,930.94	Harrison	\$	169.31	1
\$695,200	\$18,999.82	Harrison	\$	190.00	1
\$479,000	\$13,091.07	Harrison	\$	130.91	1
\$385,400	\$10,532.98	Harrison	\$	105.33	1
\$1,500,000	\$40,995.00	Harrison	\$	409.95	1
\$9,000,000	\$245,970.00	Harrison	\$	2,459.70	1
\$204,800	\$5,597.18	Harrison	\$	55.97	1
\$278,700	\$7,616.87	Harrison	\$	76.17	1
\$259,800	\$7,100.33	Harrison	\$	71.00	1
\$298,600	\$8,160.74	Harrison	\$	81.61	1
\$211,000	\$5,766.63	Harrison	\$	57.67	1
\$184,700	\$5,047.85	Harrison	\$	50.48	1
\$158,800	\$4,340.00	Harrison	\$	43.40	1
\$85,100	\$2,325.78	Harrison	\$	23.26	1
\$271,700	\$7,425.56	Harrison	\$	74.26	1
\$9,000,000	\$245,970.00	Harrison	\$	2,459.70	1
\$2,950,000	\$80,623.50	Harrison	\$	806.24	1
\$12,361,400	\$337,837.06	Harrison	\$	3,378.37	1



7102	71024	299 WITHERSPOON ST	VASELLI ANTHONY J	4A	\$430,500	\$11,765.57	Witherspoon	\$	235.31	2
7102	71025	303 WITHERSPOON ST	303 WITHERSPOON ST LLC	4A	\$1,329,700	\$36,340.70	Witherspoon	\$	726.81	2
7102	71027	311 WITHERSPOON ST	ALEX & ARTHUR HOLDINGS LLC	4A	\$471,000	\$12,872.43	Witherspoon	\$	257.45	2
7102	710211	321-323 WITHERSPOON ST	LIVERMAN ARDEN LANCE & LATONYA	4C	\$882,500	\$24,118.73	Witherspoon	\$	482.37	2
7104	71041	339 WITHERSPOON ST	LUCULLO INC C/O LOUIS LUCULLO	4A	\$1,335,500	\$36,499.22	Witherspoon	\$	729.98	2
7104	71043	343 WITHERSPOON ST	LUCULLO INC C/O LOUIS LUCULLO	4A	\$504,100	\$13,777.05	Witherspoon	\$	275.54	2
7104	71044	347 WITHERSPOON ST	345 ASSOCIATES LLC	4A	\$970,200	\$26,515.57	Witherspoon	\$	530.31	2
7204	72041.11	330 NORTH HARRISON ST	FINTAX REALTY INC	4A	\$372,600	\$10,183.16	Harrison	\$	101.83	1
7204	72041.12	330 NORTH HARRISON ST	330 NHS LLC	4A	\$490,500	\$13,405.37	Harrison	\$	134.05	1
7204	72041.14	330 NORTH HARRISON ST	PRINCETON ACUP REALTY LLC	4A	\$372,600	\$10,183.16	Harrison	\$	101.83	1
7204	72041.15	330 NORTH HARRISON ST	FINTAX REALTY INC	4A	\$335,300	\$9,163.75	Harrison	\$	91.64	1
7204	72041.16	330 NORTH HARRISON ST	PRINCETON ACUP REALTY LLC	4A	\$274,300	\$7,496.62	Harrison	\$	74.97	1
7305	730530	214 NORTH HARRISON ST	L & HT MANAGEMENT LLC	4A	\$774,900	\$22,544.52	Harrison	\$	225.45	1
7305	730531	204 NORTH HARRISON ST	BARAN WILLIAM	4A	\$888,700	\$24,288.17	Harrison	\$	242.88	1
7305	730532	194 NORTH HARRISON ST	SANDHU HOLDINGS LLC	4A	\$731,700	\$19,997.36	Harrison	\$	199.97	1
7305	730533	188 NORTH HARRISON ST	DOODLEBUG ENTERPRISES LIMITED	4A	\$790,300	\$21,598.90	Harrison	\$	215.99	1
7305	730534	182 NORTH HARRISON ST	WEINER ROBERT E	4A	\$779,500	\$21,303.74	Harrison	\$	213.04	1
7306	73061	181 NORTH HARRISON ST	SJM FAMILY REALTY LLC	4A	\$785,300	\$21,462.25	Harrison	\$	214.62	1
7306	73062	187 NORTH HARRISON ST	HESSLIT INC C/O NT CALLAWAY RE	4A	\$710,600	\$19,420.70	Harrison	\$	194.21	1
7306	73063	193 NORTH HARRISON ST	WEINBERG FREDRICK & NINI JANICE T	4A	\$782,300	\$21,380.26	Harrison	\$	213.80	1
7306	73064	211 NORTH HARRISON ST	FHI PROPERTIES LLC	4A	\$1,496,100	\$40,888.41	Harrison	\$	408.88	1
7401	74011.011	301 NORTH HARRISON ST	PRINCETON (EDENS) LLC	4A	\$47,229,800	\$1,290,790.43	Harrison	\$	12,907.90	1
7401	74011.011D01	301 NORTH HARRISON ST	PRINCETON (EDENS) LLC	4A	\$917,400	\$25,072.54	Harrison	\$	250.73	1

7401	74011.013	301 NORTH HARRISON ST	PRINCETON SC RESIDENTIAL URBAN RE	4A	\$ 39,879,000.00	\$ 1,089,893.07	Harrison	\$ 10,898.93	1
7401	740120	309 N Harrison St	The Alice	PILOT	\$27,651,700	\$755,721	harrison	\$ 7,557.21	1
8001	80015.01	4321 PROVINCE LINE RD	JASNA POLANA GOLF CLUB LLC	4A	\$5,260,700	\$143,774.93	Other	\$ 1,437.75	1
9101	91011	815 LAWRENCEVILLE ROAD	JASNA POLANA GOLF CLUB LLC	4A	\$10,894,400	\$297,743.95	Other	\$ 2,977.44	1
9201	92011	789 LAWRENCEVILLE ROAD	JASNA POLANA GOLF CLUB LLC	4A	\$2,429,900	\$66,409.17	Other	\$ 664.09	1
10801	108015	242 ALEXANDER ST	242 ALEXANDER STREET LLC	4A	\$938,000	\$25,635.54	Dinky	\$ 384.53	1.5
10801	108017	216 ALEXANDER ST	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$446,200	\$12,194.65	Dinky	\$ 182.92	1.5
10801	108018	212 ALEXANDER ST	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$624,500	\$17,067.59	Dinky	\$ 256.01	1.5
11301	1130111D01	1895 CLUBHOUSE DR	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$12,989,200	\$354,994.84	Dinky	\$ 5,324.92	1.5
11501	115011	272 ALEXANDER ST	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$945,000	\$25,826.85	Dinky	\$ 387.40	1.5
11501	1150111	378 ALEXANDER ST	TRUSTEES OF PRINCETON UNIVERSITY	4A	\$1,800,200	\$49,199.47	Dinky	\$ 737.99	1.5
					\$1,000,825,500	\$27,978,481.58		\$ 483,597.01	



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-21

**Agenda Date:** 6/22/2026

**Agenda #:** 1.

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An Ordinance of the Mayor and Council of Princeton Amending ORD-25-22 Establishing the Salaries and Compensation of Certain Personnel of the Municipality of Princeton- Roll Call

**ORDINANCE # 2026 -21**  
**OF THE MAYOR AND COUNCIL OF PRINCETON**  
**CONCERNING SALARIES AND COMPENSATION OF CERTAIN**  
**PERSONNEL OF THE MUNICIPALITY OF PRINCETON**

**BE IT ORDAINED** by the Mayor and Council of Princeton:

1. Salary and Wage Classification Plan for non-contractual personnel.

**CLASS I**

- Administrator

**CLASS I-A**

- Chief

**CLASS I-B** **150,000-215,000**

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- Deputy Administrator
- Chief Financial Officer

**Class II (Department Directors)** **118,040-193,440**

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- Construction Official/Building Sub-Code Official
- Municipal Engineer
- Director of Health/Health Officer

**Class III (Division Directors & Managers)** **85,800-152,360**

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- Director of Public Works
- Planning Director
- Director of Emergency Services
- Assistant Engineer
- Zoning Officer
- Court Administrator
- Municipal Clerk
- Fire Chief
- Fire Official
- Tax Assessor
- Recreation Executive Director
- IT Director

**Class IV (Field Managers & Operations Specialists)** **75,000-140,400**

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- Land Use Engineer/Assistant Zoning Officer

- Sewer Design Engineer
- Assistant Building Sub-Code Official
- Electrical Sub-Code Official
- Plumbing Sub-Code Official
- Human Resource Manager
- Assistant Director of Public Works
- Affordable Housing Manager
- Human Services Director
- Sewer Operations Construction Manager
- DPW Fleet Supervisor/Lead Mechanic
- Assistant Zoning Officer
- Assistant Planning Director

**Class V (Program Managers)**

**61,630-115,960**

- Historic Preservation Officer
- Tax Collector
- Parking Supervisor
- Arborist
- Recreation Assistant Director
- Housing Inspection Manager
- Open Space Manager
- Communications Director
- IT Supervisor
- Senior Registered Environmental Health Specialist

**Class VI (Program Supervisors and Specialists)**

**54,080-107,640**

- Electrical Inspector
- Plumbing Inspector
- Building Inspector
- CAD Design Manager
- Grant Development Coordinator
- Public Health Nurse
- Animal Control Officer
- Deputy Court Administrator
- Deputy Municipal Clerk
- Foreperson (DPW, Sewer, Buildings and Recreation)
- DPW Fleet Foreperson
- Deputy Tax Assessor
- Qualified Purchasing Agent
- GIS Specialist
- Principal Engineer
- Assistant Supervisor (Parking)
- Assistant Director of Human Services

- Planner

**Class VII (Program and Operations Assistants)**

**48,360-94,640**

- Senior Planner
- Engineer in Training
- Construction Inspector
- Engineering Inspector
- CAD Design Inspector
- Recreation Program Supervisor
- Deputy Fire Official
- Assistant Maintenance Foreperson
- Parking Supervisory Support
- Housing Inspector
- IT Coordinator
- Registrar of Vital Statistics
- Community Compliance Officer
- Planning - Administrative Coordinator
- Engineering & Infrastructure Operations – Administrative Coordinator
- Zoning – Administrative Coordinator
- Police – Administrative Coordinator/Assistant to the Chief
- Network Specialist

**Class VIII (Technical Support and Assistants)**

**44,500-89,440**

- Technical Assistant to the Construction Official
- Bookkeeper
- Director of Prevention Programs
- Deputy Tax Collector
- Assistant Tax Assessor
- IT Tech
- Outreach Coordinator
- Recreation Maintenance
- Parking Enforcement
- Community Outreach Coordinator
- Local Health Outreach Coordinator
- Community Health Education Specialist
- Emergency Services - Administrative Coordinator
- Police - Administrative Coordinator
- Finance – Administrative Coordinator
- Human Resources – Administrative Coordinator
- Administration – Confidential Administrative Coordinator
- Communications Officer
- Registered Environmental Health Specialist

**Class IX (Administrative and Clerical Support)**

**43,160-80,600**

- Administration
- Recreation
- Finance
- Engineering
- Health
- Human Resources
- Fire Prevention
- Municipal Clerk
- Construction
- Tax Collection
- Housing Inspection
- DPW/Sewer
- Infrastructure & Operations
- Planning
- Zoning
- Court
- Violations
- Human Services
- Affordable Housing

**Unclassified**

Judge

Crossing Guards

Part-time/Seasonal/Hourly/Per-Diem/Temporary/Grant Funded

2. The Administrator, with the approval of the Mayor and Princeton Council, may direct the payment of additional compensation.

3. Salaries and compensation to be effective June 8<sup>th</sup>, 2026 unless currently applied.

The salaries and compensation provided for herein shall be effective June 8<sup>th</sup>, 2026 or as currently applied for employees who are on the payroll as of the date of the final adoption of this ordinance.

4. Compensation for other personnel:

The salaries or compensation of any officers or employees for whom compensation is not fixed in this ordinance, or for whom compensation is not otherwise fixed by or pursuant to law, shall be fixed and determined by resolution of the Mayor and Council from time to time in such amounts as shall be commensurate with the nature and extent of their employment and the compensation hereinabove provided for similar personnel.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-22

**Agenda Date:** 6/22/2026

**Agenda #:** 2.

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An Ordinance by the Municipality of Princeton Increasing Princeton's Sewer Service Charges and Amending the "Code of the Borough of Princeton, New Jersey, 1974"- Roll Call

**Ordinance #2026-22**

**AN ORDINANCE BY THE MUNICIPALITY OF PRINCETON INCREASING PRINCETON'S SEWER SERVICE CHARGES AND AMENDING THE "CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974"**

**WHEREAS**, N.J.S.A. 40A:26A-10 authorizes municipalities that operate sewerage facilities to "prescribe and, from time to time, alter rates or rentals to be charged to users of sewerage services"; and

**WHEREAS**, section B34-14 of the "Code of the Borough of Princeton, New Jersey, 1974" ("Code") establishes an annual sewer service charge to be paid by all users of Princeton's sanitary sewer system, in accordance with rates set forth in section B34-15 of the Code; and

**WHEREAS**, consistent with N.J.S.A. 40A:26A-10, the Mayor and Council wish to amend section B34-15 to increase the rates set forth therein;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of Princeton as follows:

**Section 1.** Subsection B34-15(a) of the "Code of the Borough of Princeton, New Jersey, 1974" is hereby amended to read as follows (additions are underlined thus; deletions are in brackets [thus]):

**§ B34-15. Rates.**

(a) In the case of each property owner receiving metered water from New Jersey American Water or its successors, the annual sewer service charge shall be computed at the following rates:

- (1) [Eight]Nine dollars and [80/100]68/100 (\$[8.80]9.68) of metered water for the first 2,000 Cubic Feet (CCF).

(2) [~~Eleven~~Thirteen] dollars and [~~90/100~~09/100] (\$[~~11.90~~13.09]) of metered water for usage between 2,001 and 5,000 CCF.

(3) [~~Sixteen~~Eighteen] dollars and [~~00/100~~24/100] (\$[~~16.00~~18.24]) of metered water for usage in excess of 5,000 CCF.

(b) *(No changes)*

(c) *(No changes)*

**Section 2. Repealer.** Any article, section, paragraph, subsection, clause, or other provision of any ordinance of the Municipality of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

**Section 3. Severability.** If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

**Section 4. Effective date.** This ordinance shall take effect upon its passage and publication, as provided for by law.

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Dawn Mount, Clerk

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Hon. Mark Freda, Mayor



# MUNICIPALITY OF PRINCETON

Department of Infrastructure & Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council of Princeton  
**From:** Deanna Stockton *Deputy Administrator/Municipal Engineer*  
**Subject:** Ordinance Regarding Sewer Service Charges  
**Date:** June 2, 2026

Attached for introduction at the June 8, 2026 Council meeting is an ordinance to amend the sanitary sewer fee rates. Listed below is a summary of the current fee structure along with the recommended increase.

Per CCF (hundred cubic feet)	2024 Rate	2025 Rate	2026 Rate
For the first 2,000 CCF	\$ 8.00	\$8.80	\$9.68
From 2,001 – 5,000 CCF	\$10.80	\$11.90	\$13.09
Over 5,000 CCF	\$14.00	\$16.00	\$18.24

The sanitary sewer fees collected by Princeton wholly cover the cost to operate and maintain the sanitary sewer collection system and Princeton’s portion of the Stony Brook Regional Sewerage Authority treatment facility, and to cover debt service on capital improvement projects. In 2022, Princeton Council supported a ten-year Sewer Investment Plan which requested the investment of \$100 million for main replacements inflow and infiltration (I&I) reduction, sewer trunk line replacements, pump station replacements, vehicle and equipment upgrades, and deferred maintenance work. Princeton currently has construction contracts in place for \$8,621,493.00 of I&I reduction projects. By the end of 2027, it is anticipated that up to an additional \$40 million worth of construction projects could be under contract in support of the Sewer Investment Plan. Provided below is a status update on projects undertaken as a part of the Sewer Investment Plan:

- Trunk Line B & C Rehabilitation – Video inspection of more than 16,000 feet of trunk line sewer has been completed. Flow meters were installed and have been operational since March 2026 to document the quantity of flow in the pipelines. Princeton is currently working with a consultant to prepare a multi-phased sewer rehabilitation and lining project; the professional services agreements will be brought to an upcoming council meeting. Princeton University has committed \$7.5 million toward this initiative, which is currently estimated at between \$15 and \$20 million. The first construction phase of the trunk line rehabilitation work is anticipated to occur in winter 2026-2027.
- Mini-System #35 I&I Reduction Construction – Construction activities have been completed. A final change order will be presented on an upcoming Council agenda to adjust the contract amount from \$1,809,679.00 to \$679,153.00. This reduction reflects the removal of manhole rehabilitation work from the original contract scope; these improvements were expanded beyond the project limits and subsequently procured under a separate contract. Additionally, certain bid items included estimated quantities that were not fully realized during construction, further contributing to the decrease in the final contract value.

- Mini-System #35 Manhole Rehabilitation – This \$870,936.00. Construction is complete and we are entering in the warranty phase of the project.
- Mini-System #36 I&I Reduction – Work commenced in November 2025 and the project is nearing 40% completion on all three contracts. A change order in the amount of \$25,564.70, resulting in a modified contract amount of \$2,008,422.70, is on the June 8, 2026 council agenda. The Contract B construction cost is \$1,868,094.00; Contract C’s construction cost is \$2,089,926.00.
- Pump Station Upgrades – The project is approaching the 60% completion stage. Site layouts are being finalized, and the consultant is beginning the permitting phase. Construction, estimated at a cost between \$10 and \$15 million, is anticipated to commence in late 2027.
- Hamilton Avenue Sewer Main Replacement Design – Design plans have been finalized and submitted to the New Jersey Infrastructure Bank for final review and authorization to bid. Construction, estimated at a cost between \$5 and 10 million, is anticipated to begin by the third quarter of 2026.
- Strategic Plan – Princeton’s consultant has prepared a working draft of a strategic plan to identify future I&I projects. The current I&I project list is based upon flow assessments completed in 2017-2019, and is largely complete.
- Inspection of Sanitary Sewer Manholes within floodplains – Princeton’s consultant has completed the inspection of over 500 sewer manholes within floodplain areas. Future work will be undertaken to identify and implement the recommended I&I reduction method.
- Sanitary Sewer GIS Infrastructure Mapping – Princeton’s consultant is currently preparing a GIS database and map of the sanitary sewer collection system. The former joint Sewer Operating Committee previously had a basic GIS map of the sewer system dating back to the early 2000s. Princeton’s consultant is updating the GIS map and database to include the infrastructure that has been constructed over the last 20 years and to provide more information regarding the age, materials, depth, and other attributes. The Sewer Department is using this database in an asset management software program to document maintenance work.

In furtherance of Princeton’s goals of equity, affordability, and resiliency, the sewer rate fee methodology and tier structure are under review by the Infrastructure & Operations Committee with the assistance of Princeton’s consultant One Water Consulting. If modifications are recommended by the Committee, a presentation will be presented to the full Council at a public meeting.

Please feel free to reach out to me with any questions.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-23

**Agenda Date:** 6/22/2026

**Agenda #:** 3.

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Bond Ordinance Providing for Various Capital Improvements In and By Princeton, in the County of Mercer, New Jersey, Appropriating \$10,246,565 Therefor and Authorizing the Issuance of \$9,734,235 Bonds or Notes of Princeton to Finance Part of the Cost Thereof- Roll Call

**Ordinance #2026-23**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$10,246,565 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$9,734,235 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE COUNCIL OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by Princeton, in the County of Mercer, New Jersey ("Princeton"), as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$10,246,565, including the aggregate sum of \$512,330 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby

authorized to be issued in the principal amount of \$9,734,235 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
<b>a) <u>Police Department</u></b> 1) Acquisition of body cameras, in-car cameras, tasers and electric bikes, including all related costs and expenditures incidental thereto.	\$218,500	\$207,575	5 years
2) Acquisition of radios, including all work and materials necessary therefor and incidental thereto.	\$478,000	\$454,100	10 years
<b>b) <u>Information Technology Department</u></b> 1) Acquisition of computers, Wi-Fi access points and mobile data terminals, including all related costs and expenditures incidental thereto.	\$71,000	\$67,450	5 years
2) Acquisition of door locks and video cameras at parks, including all related costs and expenditures incidental thereto.	\$103,000	\$97,850	10 years

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
<b>c) <u>Recreation Department</u></b>			
1) Acquisition of a gator (4-wheel-drive vehicle) with plow and a pick-up truck with plow, including all related costs and expenditures incidental thereto.	\$123,000	\$116,850	5 years
2) Miscellaneous fence repairs, including all work and materials necessary therefor and incidental thereto.	\$3,000	\$2,850	10 years
3) Acquisition of a field striping machine, backboards, rims, park benches, picnic tables, a small tractor with attachments and playground equipment for Harrison Street Park, including all related costs and expenditures incidental thereto.	\$163,700	\$155,515	15 years
4) Basketball court resurfacing, baseball field improvements and turf maintenance, including all work and materials necessary therefor and incidental thereto.	\$27,000	\$25,650	15 years
5) Construction of the CP north stage, including all work and materials necessary therefor and incidental thereto.	\$26,000	\$24,700	15 years
<b>d) <u>Health Department</u></b>			
Acquisition of vehicles, including all related costs and expenditures incidental thereto.	\$86,000	\$81,700	5 years
<b>e) <u>Engineering Department</u></b>			
1) Acquisition of sport utility vehicles, including all related costs and expenditures incidental thereto.	\$86,000	\$81,700	5 years

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
2) Design, permitting, right-of-way acquisition, construction, infrastructure repairs/replacement and traffic calming to various roads, including, but not limited to, Terhune Road, Mount Lucas II and Snowden Lane and further including all work and materials necessary therefor and incidental thereto.	\$1,621,500	\$1,540,425	10 years
3) Various roadway resurfacing and pavement preservation, design, permitting, right-of-way acquisition, construction and infrastructure repairs/replacement to various roads, all as set forth on a list on file in the Clerk's Office, including all work and materials necessary therefor and incidental thereto.	\$508,000	\$482,600	10 years
4) Secondary arterial improvements, design, permitting, right-of-way acquisition, construction, infrastructure repairs/replacement and traffic calming to various roads, including, but not limited to, Harrison Street, Alexander Street and Great Road and further including all work and materials necessary therefor and incidental thereto.	\$508,000	\$482,600	10 years

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
5) Installation of traffic signals and flashing beacons, traffic calming, traffic signal inventory, design, permitting, right-of-way acquisition, construction and infrastructure repairs/replacement at various locations, including, but not limited to, the intersections of Elm Road/Rosedale Road, Route 206/Mansgrove Road, Route 206/Herrontown Road and Harrison Street/Prospect Avenue and further including all work and materials necessary therefor and incidental thereto.	\$204,000	\$193,800	10 years
6) Safe route to school improvements at Rosedale Road, including all work and materials necessary therefor and incidental thereto.	\$508,000	\$482,600	10 years
7) Design, permitting, construction and inspection of remedial work and monitoring for the Princeton landfill, including all work and materials necessary therefor and incidental thereto.	\$1,120,000	\$1,064,000	15 years
f) <b><u>Infrastructure Department</u></b> 1) Acquisition of furnishings, including, but not limited to, bike racks, tables, chairs, benches, bus shelters and trash receptacles, including all related costs and expenditures incidental thereto.	\$66,000	\$62,700	15 years
2) Acquisition of garage equipment, equipment for the Department of Public Works, a wheel loader with plow, a multi-use machine, a mower and an equipment trailer, including all related costs and expenditures incidental thereto.	\$618,000	\$587,100	15 years

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
3) Acquisition of a dump truck with plow and sander, including all related costs and expenditures incidental thereto.	\$298,000	\$283,100	10 years
4) Acquisition of dump truck body, including all related costs and expenditures incidental thereto.	\$41,000	\$38,950	5 years
5) Acquisition of a variable message sign, including all related costs and expenditures incidental thereto.	\$25,000	\$23,750	10 years
6) Acquisition of pick-up trucks with plows and liftgates, including all related costs and expenditures incidental thereto.	\$153,000	\$145,350	5 years
7) Construction of a Central Public Works Facility and Administration Building, including all work and materials necessary therefor and incidental thereto.	\$1,020,000	\$969,000	40 years
8) Building demolitions at various locations, including, but not limited to, Maple Street, Franklin Avenue, Lanwin Property and Westminster Choir College/Campus, including all work and materials necessary therefor and incidental thereto.	\$203,000	\$192,850	40 years
9) Maintenance repairs to municipal building and Department of Public Works Facility, including work and materials necessary therefor and incidental thereto.	\$118,000	\$112,100	10 years
10) Site remediation at 303 John Street, 27 North Harrison Street and Spring Street, including all work and materials necessary therefor and incidental thereto.	\$203,000	\$192,850	15 years

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
<b>g) Fire Department</b>			
1) Acquisition of personal protective equipment and fire equipment, including all related costs and expenditures incidental thereto.	\$89,000	\$84,550	5 years
2) Acquisition of vehicles, including all related costs and expenditures incidental thereto.	\$109,365	\$103,895	5 years
3) Acquisition of radios and pagers, including all related costs and expenditures incidental thereto.	\$33,500	\$31,825	10 years
4) Acquisition of gym equipment, including all related costs and expenditures incidental thereto.	\$5,000	\$4,750	15 years
5) Acquisition of a fire engine, including all related costs and expenditures incidental thereto.	<u>\$1,410,000</u>	<u>\$1,339,500</u>	20 years
<b>Total:</b>	<u>\$10,246,565</u>	<u>\$9,734,235</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this

bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. Princeton hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of Princeton is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that

Princeton may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 15.56 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of Princeton as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$9,734,235, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$2,000,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. Princeton hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. Princeton hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act

on behalf of Princeton to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. Princeton hereby declares the intent of Princeton to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of Princeton is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of Princeton and to execute such disclosure document on behalf of Princeton. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of Princeton pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of Princeton and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that Princeton fails to comply with its

undertaking, Princeton shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of Princeton are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of Princeton, and Princeton shall be obligated to levy *ad valorem* taxes upon all the taxable property within Princeton for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Department	Description	Amount	
Police	Axon Body Cameras & In-Car Cameras	175,000.00	Regular Bond Ord.
Police	Tasers	35,000.00	
Police	Portable Radio Replacement	475,000.00	
Police	E-Bikes	5,500.00	
IT	PC Replacements	50,000.00	
IT	Door Locks / Video at Parks	100,000.00	
IT	WiFi Access Points	10,000.00	
IT	Police MDT Replacements	10,000.00	
Recreation	New UXV Gator (4 WD Vehicle) with Plow Package for Maintenance	50,000.00	
Recreation	Ford F250 for Maintenance Division (4 WD & Plow Package)	70,000.00	
Recreation	CP North Stage	25,000.00	
Recreation	Field Striping Machine for Athletic Field Marking	4,200.00	
Recreation	Basketball Court Resurfacing	16,000.00	
Recreation	Basketball: Backboards & Rims	10,000.00	
Recreation	Baseball Field Improvements, Turf Maintenance	10,000.00	
Recreation	Park Bench / Picnic Table Replacement	6,500.00	
Recreation	Small Tractor w/ Attachments	60,000.00	
Recreation	Miscellaneous Fence Repairs	2,500.00	
Recreation	Playground Equipment at Harrison Street Park	80,000.00	
Health	Health Inspector's Vehicle	42,000.00	
Health	Housing Inspector Vehicle	42,000.00	
Engineering	Princeton Landfill	1,100,000.00	
Engineering	Minor Collector Road Improvements - Design, permitting, ROW acquisition, construction, CMCI of infrastructure repairs / replacement, traffic calming for including, but not limited to Terhune Road, Mount Lucas Road II & Snowden	1,600,000.00	
Engineering	Various Roadway Resurfacing / Pavement Preservation - Design, permitting, ROW acquisition, construction, CMCI - Roads to be Determined	500,000.00	
Engineering	Secondary Arterial Improvements - Design, permitting, ROW acquisition, construction, CMCI of infrastructure repairs / replacement, traffic calming for including, but not limited to Harrison, Alexander & Great Road	500,000.00	
Engineering	SUV Vehicles	84,000.00	
Engineering	Traffic Signals, Rectangular Rapid Flashing Beacons & Traffic Calming - Traffic signal inventory & design, permitting, ROW acquisition, construction, CMCI at Elm / Rosedale, 206 / Mansgrove, 206 / Herrontown, Harrison / Prospect, and / or various locations	200,000.00	
Engineering	Safe Routes to School Rosedale Road Improvement	500,000.00	
Infrastructure - Dept of Public Works	Furnishings including bike racks, tables, chairs, benches, bus shelters & trash receptacles	65,000.00	
Infrastructure - Dept of Public Works	Garage Equipment	90,000.00	
Infrastructure - Dept of Public Works	5/7 Yard Dump truck with Plow and Sander	295,000.00	
Infrastructure - Dept of Public Works	Mason Dump Body Truck	40,000.00	
Infrastructure - Dept of Public Works	DPW Equipment	40,000.00	
Infrastructure - Dept of Public Works	Wheel Loader w/Plow	320,000.00	
Infrastructure - Dept of Public Works	Ventrac Multi-Use Machine	65,000.00	
Infrastructure - Dept of Public Works	Variable Message Sign	24,000.00	
Infrastructure - Dept of Public Works	Zero Turn Mower	75,000.00	
Infrastructure - Dept of Public Works	Pick up Trucks Replacement with Plow & Liftgate (3)	150,000.00	
Infrastructure - Dept of Public Works	Equipment Trailer	25,000.00	
Infrastructure - Buildings & Grounds	Development of a Central Public Works Facility & Admin.	1,000,000.00	
Infrastructure - Buildings & Grounds	Building Demolition at Maple / Franklin, Lanwin, WCC	200,000.00	
Infrastructure - Buildings & Grounds	Municipal Building - Repairs	100,000.00	
Infrastructure - Buildings & Grounds	Site Remediation at 303 John St., 27 N. Harrison St. & Spring St.	200,000.00	
Infrastructure - Buildings & Grounds	Other DPW Facility Repairs	15,000.00	
Fire	PPE Replacements	77,000.00	

Fire	Engine 60 Replacement	1,400,000.00
Fire	Fire Equipment	10,000.00
Fire	Vehicle Replacements	106,365.00
Fire	Radios	25,000.00
Fire	Pager Replacement	7,500.00
Fire	Gym Equipment for Health & Wellness	4,000.00
Fire	Section 20 Costs	150,000.00
		<u>10,246,565.00</u>

Department	Description	Amount	
Infrastructure - Sewer Operating	CCTV Truck	265,000.00	I-Bank Financing
Infrastructure - Sewer Operating	Sanitary Sewer Infrastructure Repair & Replacement	1,000,000.00	
Infrastructure - Sewer Operating	Trunk Line Rehabilitation	1,500,000.00	
Infrastructure - Sewer Operating	Pumping Stations Improvements, Repairs, Equipment & Wear	1,000,000.00	
Infrastructure - Sewer Operating	Inflow & Infiltration Reduction MS 38	1,000,000.00	
	Section 20 Costs	1,000.00	
		<u>4,766,000.00</u>	

Department	Description	Amount	
Infrastructure - Sewer Operating	Sanitary Sewer System Repairs	1,000,000.00	Sewer Conn. Fees
Infrastructure - Sewer Operating	4 X 4 Utility / Pick-Up Vehicle	35,000.00	
Infrastructure - Sewer Operating	Sanitary Sewer Evaluation Survey	100,000.00	
Infrastructure - Sewer Operating	Miscellaneous Sewer Maintenance Equipment	75,000.00	
	Section 20 Costs	2,000.00	
		<u>1,212,000.00</u>	

Department	Description	Amount	
Infrastructure - Open Space	Tree - Spring / Fall Municipal-Wide Plantings	120,000.00	Open Space Financing
Infrastructure - Open Space	Bucket Truck	450,000.00	
Infrastructure - Open Space	Miscellaneous Right of Way & Public Lands Planting &	10,000.00	
Infrastructure - Open Space	Tree Removal	60,000.00	
Infrastructure - Open Space	4 WD Light Duty Pickup	65,000.00	
Infrastructure - Open Space	Section 20 Costs	2,000.00	
		<u>707,000.00</u>	



# 2026 Capital Budget Presentation

June 22, 2026

# Capital Requests – Police

Item	Description	2026
Axon Body Cameras & In-Car Cameras	Update our current body cameras & in-car cameras as required by the NJ Attorney General Guidelines- \$100k grant	175,000
Portable Radio Replacement	Replacement plan for officer issued mobile radios	475,000
Tasers	Less lethal option to deal with violent offenders that gives officers options less than deadly force preventing injury to officer & offender.	35,000
E-Bikes	For community policing	5,500
Totals		690,500

# Capital Requests – Information Technology

Item	Description	2026
PC Upgrades	Additional / replacement PCs	50,000
Placeholder for Door Locks / Video at Parks	Tie equipment into existing	100,000
WiFi Access Points	Additional WiFi access points	10,000
Police MDT Replacements	Replace equipment	10,000
Totals		170,000

# Capital Requests – Recreation

Item	Description	2026
New UXV Gator (4 WD Vehicle) with Plow Package for Maintenance	Replace aging unit - critical for park maintenance	50,000
Ford F250 for Maintenance Division (4 WD & Plow Package)	Part of replacement plan: Fleet manager recommends replacing dump trucks at 10-years. This replaces units from 2003 & 2011. Trucks are used for hauling materials, brush, garbage & salt in the winter.	70,000
CP North Stage	Additional funds needed to hire architect to design & previous quotes were well beyond the 2025 budgeted amount	25,000
Field Striping Machine for Athletic Field Marking	Replace 1 of 3 Machines Every 4-5 years	4,200
Basketball Court Resurfacing	Annual crack repair needed at CP South as well as other courts (Harrison, Grover & Quarry)	16,000
Basketball: Backboards & Rims	Ongoing Replacement at 6 Locations, CP needs full upgrade	10,000
Baseball Field Improvements, Turf Maintenance	Reviewed Annually Post-Winter: Smoyer, Farmview, Hilltop, Grover & CP. PRD partners w/PPL annually on field improvement projects as cost sharing method	10,000
Park Bench / Picnic Table Replacement	Replace aging units	6,500
Small Tractor w/ Attachments	Park Maintenance	60,000
Miscellaneous Fence Repairs	All Parks - Prioritize aging / damaged areas. Metal, chain-linked & split rail.	2,500
Playground Equipment at Harrison Street Park	Age appropriate equipment for younger children.	80,000
Totals		334,200

# Capital Requests – Health

Item	Description	2026
Health Inspector's Vehicle	Replacement	42,000
Housing Inspector's Vehicle	Replacement	42,000
Totals		84,000

# Capital Requests – Engineering

Item	Description	2026
Princeton Landfill	Design, permitting, construction & inspection of remedial work & annual monitoring	1,100,000
Minor Collector Road Improvements	Design, permitting, ROW acquisition, construction, CMCI of infrastructure repairs / replacement, traffic calming - Terhune Road, Mount Lucas Road II & Snowden	1,600,000
Various Roadway Resurfacing / Pavement Preservation	Design, permitting, ROW acquisition, construction, CMCI-on file with Clerk	500,000
Secondary Arterial Improvements	Design, permitting, ROW acquisition, construction, CMCI of infrastructure repairs / replacement, traffic calming- Harrison, Alexander & Great Road	500,000
Vehicles	Replacement SUVs for 2016 & 2018	84,000
Traffic Signals, Rectangular Rapid Flashing Beacons & Traffic Calming	Traffic signal inventory & design, permitting, ROW acquisition, construction, CMCI at Elm / Rosedale, 206 / Mangrove, 206 / Herrontown, Harrison / Prospect and / or various locations	200,000
Safe Routes to School Rosedale Road Improvement (\$1,000,000 Grant); Majority of Design Fees Reimbursed Through NJ Dot Design Assistance Program \$325,000	Traffic signal(s) / sidewalks	500,000
		4,484,000

# Capital Requests – Streets & Roads

Item	Description	2026
Furnishings	Bike racks, tables, chairs, benches, bus shelters & trash receptacles	65,000
Garage Equipment	Yearly replacement of equipment	90,000
5/7 Yard Dump truck with Plow and Sander	Replacement	295,000
Mason Dump Body Truck	Replace 2002	40,000
DPW Equipment	Yearly replacement of equipment 2026 - 10 replacement claws \$40k	40,000
Wheel Loader w/Plow	Replacement	320,000
Ventrac Multi-Use Machine (Stormwater & Snow)	Equipment	65,000
Variable Message Sign	Community Messaging	24,000
Zero Turn Mower (3, Replace 2015)	Replacement	75,000
Pick up Trucks Replacement with Plow & Liftgate (3)	Replacement	150,000
Equipment Trailer	Replace two trailers	25,000
Totals		1,189,000

# Capital Requests – Buildings & Grounds

Item	Description	2026
Development of a Central Public Works Facility & Administration Facility	Construction of a Public Works Facility, file storage & Police training Facilities at the River Road Site	1,000,000
Building Demolition	Demolition of structures at Maple / Franklin, Lanwin & WCC	200,000
Municipal Building - Repairs	General yearly maintenance and repairs; façade repairs at Witherspoon Complex	100,000
Site Remediation	Investigation & remediation work at 303 John Street, 27 North Harrison Street & Spring Street	200,000
Other DPW Facility Repairs	General yearly maintenance and repairs	15,000
Totals		1,515,000

# Capital Requests – Fire

Item	Description	2026
PPE Replacements	Replacement of personal protective equipment for fire department members to maintain compliance with NJ PEOSHA regulations.	77,000
Engine 60 Replacement	Replacement of 1996 Pierce Fire Engine, lead time for replacement engine is ~3 years; should order now. Engine 60 is currently behind NFPA replacement recommendations (25 years). Rescue 60 & Ladder 60 currently in front line roles have accumulated significant maintenance costs & down time over the last 12 months. These will continue to increase as call volume & duties increase year over year.	1,400,000
Fire Equipment	Replacement and upgrade program for miscellaneous Fire Department equipment: Fire hose, thermal imaging cameras, ventilation fans, saws, training equipment, gas detection equipment, tablets & fire inspection / investigation tools. Program will keep maintenance costs down and provide for upgrades in equipment as new technology comes available or equipment is deemed obsolete.	10,000
Vehicle Replacements	Replace aging fleet of vehicles, long term strategy that reduces the overall size of the Fire Department fleet down to 14 vehicles & apparatus. New fire inspector and command vehicles provide a separate compartment for fire gear, which reduces cancer risk for employees. SS60 and Utility 60 will be combined into 1 vehicle in 2029 for increased utilization of assets.	106,365
Radios	Replacement plan removes from service portables and mobiles that will no longer be supported by the	

# Capital Requests – Sewer

Item	Description	2026
CCTV Truck (I-Bank)	(Replace every 12 years)	265,000
Sanitary Sewer Infrastructure Repair & Replacement (I-Bank)	Mains, manholes, etc. - 2026 Add'l funds for Hamilton	1,000,000
Trunk Line Rehabilitation (I-Bank)	Pipes larger than 12 inches diameter	1,500,000
Pumping Stations Improvements, Repairs, Equipment & Wear Parts (Potentially not I-Bank)	Pump station repairs & equipment replacement - 2026 SCADA project & Pondview PS design	1,000,000
Sanitary Sewer System Repairs	Materials, equipment and subcontractor costs for manhole, main and lateral replacements and repairs. 2026 - Linden / Spruce design, easement purchase & construction	1,000,000
4 X 4 Utility / Pick-Up Vehicle	1 of 4 Pickups (Replace every 6 years)	35,000
Inflow & Infiltration Reduction MS 38 (I-Bank)	Inflow & Infiltration mitigation capital projects	1,000,000
Sanitary Sewer Evaluation Survey	Main, lateral & manhole inspections, smoke testing, dye testing, flow metering, rain metering, computer modeling, etc.	100,000
Miscellaneous Sewer Maintenance Equipment	TV equipment, jet truck hose & nozzles, traffic control devices, mowers, plows, etc.	75,000
Totals		5,975,000

# Capital Requests – Open Space

Item	Description	2026
Tree - Spring / Fall Municipal-Wide Plantings	Tree plantings, not related to EAB tree replacement; canopy / understory replenishment	120,000
Bucket Truck	2 Units (PW17, 2017 International 5,500 hours 25k miles) mandatory 10-year replacement. Minimum 1 year build time	450,000
Miscellaneous ROW & Public Lands Planting & Maintenance	Annual improvements	10,000
Tree Removal	Crane Rental for the Removal of Non EAB Trees	60,000
4 WD Light Duty Pickup	Replace 2018 PW04 97k miles & 5,000 hours	65,000
Totals		705,000



Michelle Pirone-Lambros  
Council President

David Cohen  
Council

Leticia Fraga  
Council

Mark Freda  
Mayor

Leighton Newlin  
Council

Brian McDonald  
Council

Mia Sacks  
Council



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-24

**Agenda Date:** 6/22/2026

**Agenda #:** 4.

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Bond Ordinance Providing for Various Sewer Improvements In and By Princeton, in the County of Mercer, New Jersey, Appropriating \$4,766,000 Therefor and Authorizing the Issuance of \$4,766,000 Bonds or Notes of Princeton to Finance the Cost Thereof- Roll Call

**Ordinance #2026-24**

BOND ORDINANCE PROVIDING FOR VARIOUS SEWER IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$4,766,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$4,766,000 BONDS OR NOTES OF PRINCETON TO FINANCE THE COST THEREOF.

BE IT ORDAINED BY THE COUNCIL OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized to be undertaken by Princeton, in the County of Mercer, New Jersey ("Princeton"). For the improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$4,766,000. Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the cost of the improvements or purposes since the improvements or purposes described in Section 3 hereof are being funded through the New Jersey Infrastructure Bank and because the improvements or purposes authorized herein are deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of Princeton, as more fully described in Section 6(e) of this bond ordinance.

Section 2. In order to finance the cost of the improvements or purposes, negotiable bonds are hereby authorized to be issued in the principal amount of

\$4,766,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The improvements hereby authorized and the purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) Acquisition of a truck, including all related costs and expenditures incidental thereto.	\$265,100	\$265,100	5 years
b) Repair and replacement of the sanitary sewer infrastructure, including all work and materials necessary therefor and incidental thereto.	\$1,000,225	\$1,000,225	40 years
c) Rehabilitation of the trunk line, including all work and materials necessary therefor and incidental thereto.	\$1,500,225	\$1,500,225	20 years
d) Repairs and improvements to pumping stations and the acquisition of equipment and wear parts, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	\$1,000,225	\$1,000,225	15 years

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
e) Inflow and infiltration reduction (MS 38), including all work and materials necessary therefor and incidental thereto.	<u>\$1,000,225</u>	<u>\$1,000,225</u>	15 years
TOTAL:	<u>\$4,766,000</u>	<u>\$4,766,000</u>	

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the

description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. Princeton hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of Princeton is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are improvements or purposes that Princeton may lawfully undertake as self-liquidating purposes of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 21.26 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of Princeton as defined in the Local Bond Law is

increased by the authorization of the bonds and notes provided in this bond ordinance by \$4,766,000, but that the net debt of Princeton determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$900,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

(e) This bond ordinance authorizes obligations of Princeton solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for purposes that are deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of Princeton pursuant to N.J.S.A. 40A:2-44(c).

Section 7. Princeton hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. Princeton hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of Princeton to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. Princeton hereby declares the intent of Princeton to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance.

This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax.

Section 8. Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of Princeton is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of Princeton and to execute such disclosure document on behalf of Princeton. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of Princeton pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of Princeton and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that Princeton fails to comply with its undertaking, Princeton shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of Princeton are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of Princeton and

Princeton shall be obligated to levy *ad valorem* taxes upon all the taxable property within Princeton for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-25

**Agenda Date:** 6/22/2026

**Agenda #:** 5.

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Ordinance Appropriating \$1,212,000 from Sewer Connection Fees for Various Sewer Improvements and Equipment In and By Princeton, in the County of Mercer, New Jersey- Roll Call

**Ordinance #2026-25**

ORDINANCE APPROPRIATING \$1,212,000 FROM SEWER CONNECTION FEES FOR VARIOUS SEWER IMPROVEMENTS AND EQUIPMENT IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY.

BE IT ORDAINED BY THE COUNCIL OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, AS FOLLOWS:

Section 1. \$1,212,000 is hereby appropriated by Princeton, in the County of Mercer, New Jersey ("Princeton"), from sewer connection fees for various sewer improvements and equipment, including sanitary sewer system repairs, the acquisition of a utility/pick-up vehicle and sewer maintenance equipment and a sanitary sewer evaluation survey, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.

Section 2. Princeton hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of Princeton is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-26

**Agenda Date:** 6/22/2026

**Agenda #:** 6.

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Bond Ordinance Providing for Various Capital Improvements for Open Space Purposes In and By Princeton, in the County of Mercer, New Jersey, Appropriating \$707,000 Therefor and Authorizing the Issuance of \$671,650 Bonds or Notes of Princeton to Finance Part of the Cost Thereof- Roll Call

**ORDINANCE #2026-26**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS FOR OPEN SPACE PURPOSES IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$707,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$671,650 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE COUNCIL OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by Princeton, in the County of Mercer, New Jersey ("Princeton"), as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$707,000, including the aggregate sum of \$35,350 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available from the Open Space Trust Fund.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby

authorized to be issued in the principal amount of \$671,650 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) Spring-Fall municipal-wide tree planting, including all work and materials necessary therefor and incidental thereto.	\$120,500	\$114,475	15 years
b) Acquisition of a bucket truck, including all related costs and expenditures necessary therefor and incidental thereto.	\$451,000	\$428,450	10 years
c) Miscellaneous rights-of-way and public lands planting and maintenance, including all work and materials necessary therefor and incidental thereto.	\$10,100	\$9,595	15 years
d) Tree removal throughout Princeton, including all work and materials necessary therefor and incidental thereto.	\$60,200	\$57,190	15 years
e) Acquisition of a four-wheel drive light duty pick-up truck, including all related costs and expenditures incidental thereto.	<u>\$65,200</u>	<u>\$61,940</u>	5 years
<b>Total:</b>	<u>\$707,000</u>	<u>\$671,650</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. Princeton hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of Princeton is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that Princeton may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10.88 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of Princeton as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$671,650 but are deductible from gross debt pursuant to N.J.S.A. 40A:2-44(h), and the

obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$2,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. Princeton hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. Princeton hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of Princeton to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. Princeton hereby declares the intent of Princeton to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance.

The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of Princeton is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of Princeton and to execute such disclosure document on behalf of Princeton. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of Princeton pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of Princeton and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that Princeton fails to comply with its undertaking, Princeton shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of Princeton are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of Princeton, and Princeton shall be obligated to levy *ad valorem* taxes upon all the taxable property within Princeton for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.



Staff Report

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File #: R-26-174

Agenda Date: 6/22/2026

Agenda #: 1.

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**Resolution Authorizing Execution of Agreement with Habitat for Humanity of South Central New Jersey and Langan Engineering & Environmental Services for Payment for Portion of Professional Services in Connection with Princeton-Owned Properties**

**WHEREAS**, Princeton owns three parcels of property with street addresses of 237 North Harrison Street, 8 Clearview Avenue and 14 Clearview Avenue in Princeton (collectively, the “Properties”); and

**WHEREAS**, Habitat for Humanity of South Central New Jersey (“Habitat”) is a non-profit corporation established under Internal Revenue Service Code Section 501(c)(3), which brings people together to build homes, communities, and hope; and

**WHEREAS**, Habitat has been working with Princeton and Housing Initiatives of Princeton Charitable Trust, also an I.R.S. Section 501(c)(3) non-profit corporation, in connection with the anticipated future redevelopment of the Properties for affordable housing purposes; and

**WHEREAS**, in furtherance of its due diligence efforts, in 2025 Habitat hired Langan Engineering & Environmental Services (“Langan”) to complete professional engineering and environmental services on the Properties, including Land Surveying, Environmental Phase I Geophysical Surveying and Regulated Business Materials Survey, Report and Laboratory Work (“Environmental Services”); and

**WHEREAS**, following completion of the Environmental Services, Langan provided written reports and other documents to Habitat summarizing the results of its Environmental Services (“Environmental Reports”), copies of which Habitat has previously provided to Princeton; and

**WHEREAS**, the Parties wish to execute an agreement whereby Princeton shall share a portion of the total cost for the Environmental Services and Environmental Reports completed by Langan, in exchange for which Princeton shall have the right to possess and utilize the contents of the Environmental Reports in furtherance of any future use or reuse of the Properties; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.5., the Municipality of Princeton may award a non-fair and open contract to a business entity if, during the preceding one-year period, that business entity has not made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. to any municipal committee of a political party in that municipality if a member of that political party is serving in an elective public office of that municipality when the contract is awarded or to any candidate committee of any person serving in an elective public office of that municipality when the contract is awarded; and

**WHEREAS**, Langan has completed and submitted the required pay-to-play forms which certify that Langan has not made any reportable contributions to a candidate committee in the Municipality of Princeton in the previous year, and that the contract will prohibit Langan from making any reportable contributions through the term of the contract; and

**WHEREAS**, the total cost for Langan's completion of the Environmental Services and Environmental Reports is \$41,419, \$14,434 of which Habitat has already paid to Langan; and

**WHEREAS**, Princeton shall pay Langan the outstanding balance of the total cost, which is \$26,985; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, Princeton may award a contract for professional services without public advertising for bids; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available to pay for said services in a/c 01-201-20-111-283; and

**WHEREAS**, the term of this contract shall be twelve months.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized and directed to execute an agreement with Habitat for Humanity of South Central New Jersey and Langan Engineering & Environmental Services, consistent with this Resolution.
2. The agreement is awarded without competitive bidding as authorized under N.J.S.A. 40A:11-5(1)(a)(i).
3. Princeton shall pay Langan \$26,985 for a portion of the services previously completed.
4. A copy of this Resolution, the Pay-to-Play Forms and the agreement shall be placed on file in the Office of the Clerk.

**AGREEMENT FOR PROFESSIONAL SERVICES**

THIS AGREEMENT (“Agreement”), made the \_\_ day of \_\_\_\_\_ 2026, by and between the MUNICIPALITY OF PRINCETON, a municipal corporation of the State of New Jersey, with offices at 400 Witherspoon Street, Princeton, New Jersey 08540 (“PRINCETON”), HABITAT FOR HUMANITY OF SOUTH CENTRAL NEW JERSEY, a non-profit corporation of the State of New Jersey, with offices at 120 John Street, Princeton, New Jersey 08542 (“HABITAT”) and LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, with offices at 1 University Square Drive, Suite 110, Princeton, New Jersey 08540 (“LANGAN,” and collectively with HABITAT and PRINCETON, the “Parties”).

**WITNESS**

WHEREAS, PRINCETON owns three parcels of property with street addresses of 237 North Harrison Street, 8 Clearview Avenue and 14 Clearview Avenue in Princeton (collectively, the “PROPERTIES”); and

WHEREAS, HABITAT is a non-profit corporation established under Internal Revenue Service Code Section 501(c)(3), which brings people together to build homes, communities, and hope; and

WHEREAS, HABITAT has been working with PRINCETON and Housing Initiatives of Princeton Charitable Trust, also an I.R.S. Section 501(c)(3) non-profit corporation, in connection with the anticipated future redevelopment of the PROPERTIES for affordable housing purposes; and

WHEREAS, in furtherance of its due diligence efforts, in 2025 HABITAT hired LANGAN to complete professional engineering and environmental services on the PROPERTIES, including Land Surveying, Environmental Phase I Geophysical Surveying and Regulated Business Materials Survey, Report and Laboratory Work (“ENVIRONMENTAL SERVICES”); and

WHEREAS, following completion of the ENVIRONMENTAL SERVICES, LANGAN provided written reports and other documents to HABITAT summarizing the results of its ENVIRONMENTAL SERVICES (“ENVIRONMENTAL REPORTS”), copies of which HABITAT has previously provided to PRINCETON; and

WHEREAS, the Parties have agreed that PRINCETON shall share a portion of the total cost for the ENVIRONMENTAL SERVICES and ENVIRONMENTAL REPORTS completed by LANGAN, in exchange for which PRINCETON shall have the right to possess and utilize the contents of the ENVIRONMENTAL REPORTS in furtherance of any future use or reuse of the PROPERTIES.

NOW THEREFORE, the Parties hereby agree as follows:

1. Payment for ENVIRONMENTAL SERVICES and ENVIRONMENTAL REPORTS.

- a. In accordance with section 2 below, PRINCETON agrees to pay a portion of the total cost for LANGAN's ENVIRONMENTAL SERVICES completed on the PROPERTIES during 2025 and ENVIRONMENTAL REPORTS. Copies of all invoices on the project are attached hereto as Exhibit A.
- b. The total cost for LANGAN's completion of the ENVIRONMENTAL SERVICES and ENVIRONMENTAL REPORTS is \$41,419. HABITAT has already remitted payment for \$14,434 of this amount to LANGAN. PRINCETON agrees to remit payment to LANGAN for the outstanding balance of the total cost, which is \$26,985. PRINCETON agrees to pay LANGAN the outstanding balance within thirty (30) days of receipt of an audited and approved voucher for said balance.

2. Access to ENVIRONMENTAL REPORTS.

In consideration of the foregoing, HABITAT and LANGAN agree that PRINCETON shall be entitled to possess and utilize the ENVIRONMENTAL REPORTS which LANGAN has generated as a result of the ENVIRONMENTAL SERVICES, including copies of reports previously supplied to PRINCETON. PRINCETON shall also be authorized to utilize said Reports and the data, findings, opinions and recommendations contained therein in furtherance of the future use or reuse, including redevelopment, of any portion of the PROPERTIES. LANGAN and HABITAT approve and ratify PRINCETON's prior possession and use of said Reports in connection with the ENVIRONMENTAL SERVICES consistent with the intent of this section 2.

3. Miscellaneous.

The Parties acknowledge that PRINCETON's payment to LANGAN hereunder is in furtherance of professional engineering and environmental services supplied by LANGAN and as such, is subject to relevant State and local contracting requirements, including but not limited to the Local Public Contracts Law. Accordingly, prior to remittance of payment to LANGAN, LANGAN shall be required to comply with the following:

- a. Requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 regarding Affirmative Action/ Equal Employment Opportunity, in accordance with the Affirmative Action/Non-Discrimination addendum per the attached Exhibit B.
- b. Requirements of P.L. 2004, c.57 (N.J.S.A. 52:32-44 et seq.) regarding Business Registration and Sales and Use Tax, in accordance with the Business Registration and Sales and Use Tax addendum per the attached Exhibit C.
- c. Political contribution requirements and limitations under N.J.S.A. 19:44A-1 et seq., which requires incorporation of the following:

(1) This Agreement has been awarded to LANGAN based on the merits and abilities of LANGAN to provide the services as described herein. This Agreement was not awarded through a “fair and open process” as that phrase is defined in N.J.S.A. 19:44A-20.7. As such, LANGAN hereby certifies that LANGAN (including persons and other business entities having an interest in LANGAN, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$200.00), in the one (1) year period preceding the award of this Agreement that would, pursuant to P.L. 2004, c.19, affect their eligibility to perform this Agreement, nor will they make a reportable contribution during the term of this Agreement to any candidate committee of any person serving in an elective public office of PRINCETON when the Agreement is awarded.

(2) LANGAN is advised of the responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if LANGAN receives in a calendar year \$50,000 or more in the aggregate through agreements or contracts with a public entity. It is LANGAN’s responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at (888) 313-3532 or [www.elec.state.nj.us](http://www.elec.state.nj.us).

d. Submission of sufficient liability insurance. LANGAN shall furnish PRINCETON with a Certificate of Insurance as evidence that it has maintained such commercial general liability, automobile, workers’ compensation, professional liability and employer’s liability insurance coverage as is customary for the type and scope of professional services rendered under this Agreement. PRINCETON, and its officers, and employees, shall be included as additional insured on such policies as appropriate.

#### 4. Indemnification.

a. LANGAN agrees to defend (except for professional liability claims) and indemnify PRINCETON and its officers and employees and from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, to the extent they are caused by LANGAN’s negligent acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement. LANGAN shall not be required to defend any indemnitee against professional liability claims but shall reimburse the indemnitee for reasonable attorneys’ fees to the extent any such claim arises from LANGAN’s negligence or willful misconduct.

- b. HABITAT agrees to defend and indemnify PRINCETON and its officers, employees and agents from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, to the extent they arise out of or are in any way connected with HABITAT's acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement.

5. Waiver of Consequential Damages.

LANGAN and PRINCETON waive all consequential or special damages, including, but not limited to, loss of use, profits, revenue, business opportunity, or production, for claims, disputes, or other matters arising out of or relating to the Agreement or the services provided by the LANGAN, even if the affected party has knowledge of the possibility of such damages. This mutual waiver shall survive termination or completion of this Agreement.

6. Limitation of Liability.

To the fullest extent permitted by law, the total liability, in the aggregate, of LANGAN and its officers, directors, partners, employees, agents, and subconsultants, to PRINCETON, and anyone claiming through or under PRINCETON, for any claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way relating to this Agreement, from any cause or causes, shall not exceed the total compensation received by LANGAN or \$100,000, whichever is greater.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

ATTEST:

MUNICIPALITY OF PRINCETON

\_\_\_\_\_  
Dawn Mount, Clerk

By: \_\_\_\_\_  
Mark Freda, Mayor

HABITAT FOR HUMANITY OF SOUTH  
CENTRAL JERSEY

By: \_\_\_\_\_

LANGAN ENGINEERING &  
ENVIRONMENTAL SERVICES, LLC

By: \_\_\_\_\_



WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 17  
 Project No: 130229601  
 Invoice No: 1720 #90050719

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 237 N. Harrison Street Princeton, NJ  
 Block 7307, Lot 1

**Professional Services from 2025 May 23 to 2025 Jun 27**

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice
<b>025 - Surveying</b>					
ALTA_NSPS Land Title Survey	4,600.00	100.00	4,600.00	0.00	4,600.00
<b>Total</b>	<b>4,600.00</b>		<b>4,600.00</b>	<b>0.00</b>	<b>4,600.00</b>
<b>Total this Invoice</b>					<b>\$4,600.00 USD</b>

TERMS: Invoices are payable within 30 days. A service charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.



WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 17  
 Project No: 130229601  
 Invoice No: 1720 #90050722

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 237 N. Harrison Street Princeton, NJ  
 Block 7307, Lot 1

**Professional Services from 2025 May 23 to 2025 Jun 27**

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice
<b>400 - Environmental</b>					
Phase I ESA_PA	2,500.00	100.00	2,500.00	0.00	2,500.00
Geophysical Survey	1,000.00	100.00	1,000.00	0.00	1,000.00
<b>Total</b>	<b>3,500.00</b>		<b>3,500.00</b>	<b>0.00</b>	<b>3,500.00</b>
<b>Total this Invoice</b>					<b><u><u>\$3,500.00 USD</u></u></b>

TERMS: Invoices are payable within 30 days. A service charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.



WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 17  
 Project No: 130229601  
 Invoice No: 1720 #90050723

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 237 N. Harrison Street Princeton, NJ  
 Block 7307, Lot 1

**Professional Services from 2025 May 23 to 2025 Jun 27**

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice
<b>650.Demo/ Hazmat/Asbestos</b>					
RBM Survey and Report	5,000.00	100.00	5,000.00	0.00	5,000.00
Laboratory Expenses	3,334.00	100.00	3,334.00	0.00	3,334.00
<b>Total</b>	<b>8,334.00</b>		<b>8,334.00</b>	<b>0.00</b>	<b>8,334.00</b>
<b>Total this Invoice</b>					<b>\$8,334.00 USD</b>

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WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 17  
 Project No: 130229602  
 Invoice No: 1720 #90050724

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 8 Clearview Avenue Princeton, NJ  
 Block 7307, Lot 2

**Professional Services from 2025 May 23 to 2025 Jun 27**

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice
<b>025 - Surveying</b>					
ALTA_NSPS Land Title Survey	4,600.00	100.00	4,600.00	0.00	4,600.00
<b>Total</b>	<b>4,600.00</b>		<b>4,600.00</b>	<b>0.00</b>	<b>4,600.00</b>
<b>Total this Invoice</b>					<b>\$4,600.00 USD</b>

TERMS: Invoices are payable within 30 days. A service charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.



WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBIUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 17  
 Project No: 130229602  
 Invoice No: 1720 #90050725

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 8 Clearview Avenue Princeton, NJ  
 Block 7307, Lot 2

**Professional Services from 2025 May 23 to 2025 Jun 27**

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice
<b>400.Environmental</b>					
Phase I ESA_PA	2,000.00	100.00	2,000.00	0.00	2,000.00
Geophysical Survey	1,000.00	100.00	1,000.00	0.00	1,000.00
<b>Total</b>	<b>3,000.00</b>		<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>Total this Invoice</b>					<b>\$3,000.00 USD</b>

TERMS: Invoices are payable within 30 days. A service charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.



WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 18  
 Project No: 130229602  
 Invoice No: 1720 #90050732

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 8 Clearview Avenue Princeton, NJ  
 Block 7307, Lot 2

**Professional Services from 2025 May 23 to 2025 Jun 27**

	<b>Contract Amount</b>	<b>% Earned to Date</b>	<b>Earned to Date</b>	<b>Previously Invoiced</b>	<b>Current Invoice</b>
<b>650.Demo/ Hazmat/Asbestos</b>					
RBM Survey and Report	3,500.00	100.00	3,500.00	0.00	3,500.00
Laboratory Expenses	3,334.00	100.00	3,334.00	0.00	3,334.00
<b>Total</b>	<b>6,834.00</b>		<b>6,834.00</b>	<b>0.00</b>	<b>6,834.00</b>
<b>Total this Invoice</b>					<b>\$6,834.00 USD</b>

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WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBIUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 18  
 Project No: 130229603  
 Invoice No: 1720 #90050745

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 14 Clearview Avenue Princeton, NJ  
 Block 7307, Lot 3

**Professional Services from 2025 May 23 to 2025 Jun 27**

	<b>Contract Amount</b>	<b>% Earned to Date</b>	<b>Earned to Date</b>	<b>Previously Invoiced</b>	<b>Current Invoice</b>
<b>025 - Surveying</b>					
ALTA_NSPS Land Title Survey	4,600.00	100.00	4,600.00	0.00	4,600.00
<b>Total</b>	<b>4,600.00</b>		<b>4,600.00</b>	<b>0.00</b>	<b>4,600.00</b>
<b>Total this Invoice</b>					<b>\$4,600.00 USD</b>

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WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 18  
 Project No: 130229603  
 Invoice No: 1720 #90050747

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 14 Clearview Avenue Princeton, NJ  
 Block 7307, Lot 3

**Professional Services from 2025 May 23 to 2025 Jun 27**

	Contract Amount	% Earned to Date	Earned to Date	Previously Invoiced	Current Invoice
<b>400.Environmental</b>					
Phase I ESA_PA	2,000.00	100.00	2,000.00	0.00	2,000.00
Geophysical Survey	1,000.00	100.00	1,000.00	0.00	1,000.00
<b>Total</b>	<b>3,000.00</b>		<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>Total this Invoice</b>					<b>\$3,000.00 USD</b>

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WIRE REMIT TO: Wells Fargo Bank, N.A.  
 420 Montgomery St, San Francisco, CA 94104  
 ACCOUNT NO: 4825877160  
 ABA/ROUTING #: 121000248  
 SWIFT CODE: WFBUS6S

CHECK REMIT TO: PO BOX 782987 Philadelphia, PA 19178-2987  
 Remittance advice to: ARSupport@langan.com

2025 Jul 18  
 Project No: 130229603  
 Invoice No: 1720 #90050758

Lex Kochmann  
 Habitat for Humanity  
 530 Route 38 E  
 Maple Shade, NJ 08542  
 Habitat for Humanity  
 14 Clearview Avenue Princeton, NJ  
 Block 7307, Lot 3

**Professional Services from 2025 May 23 to 2025 Jun 27**

	<b>Contract Amount</b>	<b>% Earned to Date</b>	<b>Earned to Date</b>	<b>Previously Invoiced</b>	<b>Current Invoice</b>
<b>650.Demo/ Hazmat/Asbestos</b>					
RBM Survey and Report	3,500.00	100.00	3,500.00	0.00	3,500.00
Laboratory Expenses	3,334.00	100.00	3,334.00	0.00	3,334.00
<b>Total</b>	<b>6,834.00</b>		<b>6,834.00</b>	<b>0.00</b>	<b>6,834.00</b>
<b>Total this Invoice</b>					<b>\$6,834.00 USD</b>

TERMS: Invoices are payable within 30 days. A service charge of 1.5% per month will be imposed on all bills not paid within 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.

## EXHIBIT B

### EXHIBIT A

#### MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127)

N.J.A.C. 17:27 et seq.

#### GOODS, GENERAL SERVICE AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at [http://www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance)).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase and Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase and Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to **N.J.A.C. 17:27-1 et seq.**

## **EXHIBIT C**

### **BUSINESS REGISTRATION AND SALES AND USE TAX REQUIREMENTS**

#### **A. Business Registration**

P.L. 2004, c.57, as amended by P.L. 2009, C.315 (N.J.S.A. 52:32-44) requires VENDOR (also "CONTRACTOR") to provide PRINCETON with its business registration and that of any named subcontractors prior to the time this Agreement is awarded. In addition:

1. A Subcontractor named in the proposal made by CONTRACTOR shall provide a copy of its business registration to CONTRACTOR who shall provide it to PRINCETON as provided above. No Contract with a subcontractor shall be entered into by CONTRACTOR under this Agreement with PRINCETON unless the subcontractor first provides CONTRACTOR with proof of a valid business registration.
2. PRINCETON will retain the proof of business registration in an alphabetical file.
3. CONTRACTOR shall maintain and submit to PRINCETON a list of subcontractors and their addresses that may be updated from time to time during the course of the contract performance. A complete and accurate list shall be submitted before final payment is made for goods provided or services rendered under the Agreement.

#### **B. Sales and Use Tax**

1. For the term of this Agreement, CONTRACTOR and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.
2. CONTRACTOR shall include within its subcontracts the requirement that, for the term of this Agreement, the subcontractor and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.

Information on the law and its requirements is available by calling (609) 292-9292.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-175

**Agenda Date:** 6/22/2026

**Agenda #:** 2.

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**Resolution of the Mayor and Council of Princeton Authorizing the Second and Final Change Order in the Amount -\$1,130,526.00, Resulting in a Final Contract Amount of \$679,153.000 for the Mini System #35 Sewer Rehabilitation Project, and Making a Final Payment in the Amount of \$13,583.06**

**WHEREAS**, pursuant to duly advertised Notice to Bidders in accordance with the New Jersey Public Contracts Law, *N.J.S.A.* 40A:11-1 et seq., two (2) bids were received, and a construction contract awarded to National Water Main Cleaning Company, Inc. for the Mini-System #35 Sanitary Sewer Rehabilitation Project in Princeton, New Jersey for a contract amount of one million eight hundred nine thousand six hundred seventy-nine dollars and zero cents (\$1,809,679.00); and

**WHEREAS**, the removal of the manhole rehabilitation work from the initial contract and its re-procurement under a separate project accounted for \$870,936.00 of the \$1,130,526.00 reduction in the final adjusted contract value; and

**WHEREAS**, Arcadis U.S., Inc., Princeton's construction inspection and management firm, advises that the construction project is complete and recommends the approval of a final change order amount of -\$1,130,526.00, which results in a final contract amount of six hundred seventy-nine thousand one hundred fifty-three dollars and zero cents (\$679,153.00); and

**WHEREAS**, Arcadis U.S., Inc. recommends final payment in the amount of \$13,583.06, and the release of the performance bond to National Water Main Cleaning Company, Inc.

**WHEREAS**, National Water Main Cleaning Company has submitted an acceptable two-year Maintenance Bond in the amount of \$101,872.95, which is fifteen percent of the final contract amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby approve the final payment in the amount \$13,583.06 and the release of the performance bond to National Water Main Cleaning Company, Inc. for Mini-System #35 Sanitary Sewer Rehabilitation Project in Princeton, New Jersey. The final revised contract amount shall be six hundred seventy-nine thousand one hundred fifty-three dollars and zero cents (\$679,153.00).



# MUNICIPALITY <sup>of</sup> PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council of Princeton  
**From:** Deanna Stockton *Deputy Administrator/Municipal Engineer*  
**Subject:** Mini-System #35 Sewer Rehabilitation Final Closeout  
**Date:** June 12, 2026

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Attached for Council's approval at its June 22, 2026 meeting is a final change order in the amount of -\$1,130,526.00 for the above-reference sanitary sewer inflow and infiltration (I&) capital improvement project. This change order reduces the contract amount from \$1,809,679.00 to \$679,153.00.

The contract was completed below the original budget, primarily due to the removal of the manhole rehabilitation scope from the initial contract and its re-procurement under a separate project. This scope accounted for \$870,936.00 of the final adjusted contract value. The decision to separate this work was based on the substantial expansion of the manhole rehabilitation program, as field evaluations and engineering assessments identified corrective actions that significantly exceeded the limits of the original sewer rehabilitation contract scope.

Final inspection of the above referenced project improvements has been completed and a final payment in the amount of \$13,583.06 should be approved to close out the Mini-System #35 Sewer Rehabilitation Project.

We recommend the release of the Performance Bond in the amount of \$1,809,679.00 to National Water Main Cleaning Company.

A two-year Maintenance Bond in the amount of \$101,872.95 has been submitted and accepted as a guarantee for post-construction performance and warranty obligations.

If you have any questions, please do not hesitate to reach out.



Staff Report

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File #: R-26-176

Agenda Date: 6/22/2026

Agenda #: 3.

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**Resolution of the Mayor and Council of Princeton Authorizing a Memorandum of Understanding between Princeton and Mercer County for Engineering Improvements to the Signalized Intersection of Elm Road (CR 604) and Rosedale Road (CR 604)**

**WHEREAS**, Princeton is in the process of designing pedestrian and bicycle facility improvements to Rosedale Road (County Route (CR) 604) between Lambert Drive and Elm Road (CR 604) under a Safe Routes to School federal grant; and

**WHEREAS**, the scope of the work for the Safe Routes to School project is to improve pedestrian facilities in the vicinity of Johnson Park Elementary School by widening the existing shared-use pathway on the north side of the road and constructing additional sidewalks on the south side of the road; and

**WHEREAS**, the existing signalized intersection at Elm Road / Rosedale Road, owned and operated by Mercer County, does not have pedestrian crosswalk facilities for the new sidewalk to be created by the Safe Routes to School grant project; and

**WHEREAS**, the new sidewalk improvements will terminate at a right-turn slip ramp that enables motorists traveling from Rosedale Road to Elm Road southbound to traverse it at higher speeds than a standard right-turn lane; and

**WHEREAS**, it is desirable to provide safe pedestrian crossings on all approaches to the intersection; and

**WHEREAS**, traffic signal improvements cannot be funded by the federal Safe Routes to School grant program; and

**WHEREAS**, Mercer County has agreed to construct intersection improvements and replace the traffic signal at the intersection of Elm Road (CR 604) and Rosedale Road (CR 604); and

**WHEREAS**, Mercer County has requested that Princeton provide the engineering design, specifications and engineer's estimate, prepared by a New Jersey licensed engineer, at no cost to Mercer County; and

**WHEREAS**, Princeton Engineering Department solicited proposals for the aforementioned design services and has received a responsive proposal with an associated fee of less than \$121,500; and

**WHEREAS**, the Infrastructure and Operations Committee and the Traffic Safety Committee have considered this matter and are in support of entering into a Memorandum of Understanding with Mercer County to collaborate on an intersection improvement project on CR 604.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton authorize the Municipal

Clerk and the Mayor to enter into a Memorandum of Understanding setting out the rights and responsibilities of Princeton and Mercer County in the preparation of the engineering design, specifications and engineer's estimate and construction of the improvements.

**BE IT FURTHER RESOLVED** that the Agreement shall be substantially in the form before Council; the Municipal Attorney shall have the authority to make minor revisions prior to its execution.



# MUNICIPALITY OF PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council  
**From:** Deanna Stockton, *Deputy Administrator*  
Jim Purcell, *Assistant Engineer*  
**Subject:** Elm Road & Rosedale Road Intersection Improvements – Memorandum of Understanding with Mercer County  
**Date:** June 18, 2026

---

Attached for Princeton Council's consideration at its June 22, 2026 meeting is a resolution to authorize entering into an Memorandum of Understanding (MOU) with Mercer County regarding the improvements to the Elm Road (and Cleveland Lane) and Rosedale Road intersection.

Pedestrian and bicycle facility improvements to Rosedale Road (County Route (CR) 604) between Lambert Drive and Elm Road (CR 604) are in the final design phase through a Safe Routes to School (SRTS) federal grant. This project has been underway since 2018 and is in final design, with an anticipated design completion in 2027. This SRTS project is intended to improve pedestrian facilities in the vicinity of Johnson Park Elementary School by widening the existing shared-use pathway on the north side of the road and constructing additional sidewalks on the south side of the road.

The existing signalized intersection at Elm Road / Rosedale Road, owned and operated by Mercer County, only has pedestrian crosswalks across Elm Road on the north side and across Cleveland Lane on the east. There are no crosswalks over Rosedale Road from the south to the north or across Elm Road from the west to the east. The limits of the SRTS project, however, do not include the intersection of Rosedale Road and Elm Road because the federal SRTS grant will not fund traffic signal improvements.

The new sidewalk on the south side of the road will terminate just before the intersection, with no crossing for pedestrians to the north side of Rosedale Road. This intersection, furthermore, includes a right-turn slip ramp from Rosedale Road to Elm Road southbound that enables motorists to travel at higher speeds than a standard right-turn lane. Such a configuration is inherently unsafe for pedestrian crossings.

Mercer County has agreed to construct the desired intersection improvements and replace the traffic signal at the intersection, provided that Princeton design the improvements and prepare the plans, specifications, and engineer's estimate necessary for bidding. The bidding procurement process and construction will be the responsibility of Mercer County.

The Engineering Department solicited proposals for the design services and received five proposals from reputable design firms. Upon review of the proposals, negotiations were entered into the Engineering Department recommends contracting with Arora and Associates to design the improvements for a professional services fee of \$121,500. Funds are currently available to cover the fees. The professional services agreement is proposed to be on the July 13, 2026 council agenda for execution if the MOU is authorized.

The Infrastructure & Operations Committee and the Traffic Safety Committee have considered this matter and are in support of entering into the Memorandum of Understanding with Mercer County.

Please contact us if you have any questions.

# MEMORANDUM OF UNDERSTANDING

## BETWEEN COUNTY OF MERCER AND PRINCETON MUNICIPALITY FOR ENGINEERING IMPROVEMENTS; INTERSECTION OF ELM ROAD (CR 604) AND ROSEDALE ROAD (CR 604)

This Memorandum of Understanding (“MOU”), dated the \_\_\_\_\_ day of \_\_\_\_\_ 2026,  
between

**County of Mercer, a body politic of the State of New Jersey, with principal offices located at the McDade Administration Building, 640 S. Broad Street, Trenton, NJ 08650 (“COUNTY”); and**

**Princeton Municipality, a municipal corporation of the State of New Jersey, with principal offices located at 400 Witherspoon St., Princeton, NJ 08540 (“PRINCETON”).**

WHEREAS, County owns the rights-of-way known as Elm Road (CR 604) and Rosedale Road (CR 604) in Princeton municipality; and

WHEREAS, PRINCETON is interested in the establishment of certain engineering improvements at the intersection of Elm Road and Rosedale Road (“the Project”); and

WHEREAS, COUNTY and PRINCETON shall work together on the engineering improvements for the Project as set forth hereinafter;

NOW THEREFORE, in exchange of good and valuable consideration, the parties hereto agree as follows:

### 1. PRINCETON

- a) PRINCETON shall be responsible at its sole cost and expense for any and all costs associated with the preparation of the engineering design, specifications and engineers estimate for the Project, including the retention and payment of New Jersey licensed engineers for the preparation of the design.
- b) COUNTY expressly authorizes PRINCETON, its employees, contractors, officials and representatives to access and enter into COUNTY’S property in and around the subject intersection for the purposes set forth herein.

- c) PRINCETON shall be responsible for ensuring that the engineering design for the Project complies with all applicable NJDOT, MUTCD and AASHTO requirements and specifications.

## 2. COUNTY

- a) COUNTY agrees to be responsible, at its sole cost and expense, for the public bidding, construction and management of the Project, as based upon the engineering design specifications provided by PRINCETON.
- b) COUNTY shall be solely responsible for ensuring all safety measures regarding the Project, including traffic control, are addressed to applicable federal, state and municipal requirements. PRINCETON agrees to assist as needed or required with expediting approvals and inspections that may apply to the Project.

3. The parties agree to meet on a regular basis to review plans and construction schedules so as to ensure all are aware of various timelines and activities involved in the Project.

4. COUNTY shall indemnify, defend and hold harmless PRINCETON, its agents, officers and employees, and their successors and assigns, from and against all liability for any claims, suits, demands, actions or causes of action of any kind and nature arising out of or in connection with the provision of COUNTY'S responsibilities under this MOU, to the extent permitted by law. This provision specifically excludes liability imposed under workers compensation and employment practices insurance. It is the intention of the parties that each party shall be responsible for providing workers compensation benefits to its own employees, and that each party would defend against an employment practice claim brought by its own employees.

5. PRINCETON shall indemnify, defend and hold harmless COUNTY, its agents, officers and employees, and their successors and assigns, from and against all liability for any claims, suits, demands, actions or causes of action of any kind or nature arising out of or in

connection with the provision of PRINCETON'S responsibilities under this MOU, to the extent permitted by law. This provision specifically excludes liability imposed under workers compensation and employment practices insurance. It is the intention of the parties that each party shall be responsible for providing workers compensation benefits to its own employees, and that each party would defend against an employment practice claim brought by its own employees.

6. Each party agrees to name the other as an additional insured party on any insurance policies that it separately maintains. These policies shall include, without limitation, comprehensive general liability, automobile liability, errors and omissions and worker's compensation, with limits and deductibles as mutually agreed upon. Each party shall provide the other with a Certificate of Insurance setting forth the above coverage and naming the other as additional insured promptly upon the execution of this Agreement.

7. The term of this MOU shall be for three (3) years and can be extended with a written agreement signed by the parties. This MOU may be terminated at any time by a party, with or without cause; however, unless otherwise agreed to by the parties, a termination shall not become effective for a minimum of ninety (90) days following the receipt of the notice of termination by the non-terminating parties.

8. All notices, statements or other documents required by the MOU shall be hand-delivered or mailed to the following designated representatives:

The designated representative for COUNTY is:

County Administrator  
County of Mercer  
640 S. Broad Street  
Trenton, NJ 08650

with a copy to:

County Counsel  
County of Mercer  
640 S. Broad Street  
Trenton, NJ 08650

The designated representative for PRINCETON is:

Business Administrator  
Princeton  
400 Witherspoon St.  
Princeton, NJ 08540

with a copy to:

Trishka Cecil, Esq.  
Mason Griffin & Pearson  
101 Poor Farm Rd.  
Princeton, NJ 08540

9. This MOU contains the parties' complete understanding of the terms of their agreement.

10. This MOU may be amended, supplemented or revised only in writing which has been duly authorized by the parties and signed by the proper authorized representatives thereof.

11. The laws of the State of New Jersey shall govern this MOU.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be duly executed the day and year aforesaid.

ATTEST:

COUNTY OF MERCER

\_\_\_\_\_  
Gillian Bianchi – Ortiz, Clerk  
Board of County Commissioners

\_\_\_\_\_  
Dan Benson  
County Executive

Dated: \_\_\_\_\_, 2026

ATTEST:

PRINCETON MUNICIPALITY

\_\_\_\_\_  
Dawn M. Mount, Municipal Clerk

\_\_\_\_\_  
Mark Freda, Mayor

Dated: \_\_\_\_\_, 2026



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-177

**Agenda Date:** 6/22/2026

**Agenda #:** 4.

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### **Resolution of the Mayor and Council of the Municipality of Princeton Awarding a Professional Services Agreement to One Water Consulting LLC for Continuation of Services in Furtherance of Stony Brook Watershed Management Plan for an Amount Not to Exceed \$57,117.09**

**WHEREAS**, by Resolution 25-94 adopted on March 10, 2025, Council awarded a professional services agreement to One Water Consulting LLC for Professional Services Related to a Stony Brook Watershed Management Plan for an Amount Not to Exceed \$110,240.46 and a term of one year (“2025 Agreement”); and

**WHEREAS**, One Water Consulting LLC commenced services under the 2025 Agreement and has been working diligently in cooperation with the Department of Infrastructure and Operations in furtherance of completion of same; and

**WHEREAS**, the 2025 Agreement expired on March 25, 2026, and the applicable provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-15) do not authorize the extension of this type of professional services agreement beyond one year; and

**WHEREAS**, the Municipal Engineer recommends that Council award a new professional services agreement (“2026 Agreement”) to enable One Water Consulting LLC to complete the remainder of the professional services originally contemplated under the 2025 Agreement; and

**WHEREAS**, the Municipality of Princeton has paid \$53,123.37 to One Water Consulting LLC for services under the 2025 Agreement and it is anticipated the balance of \$57,117.09 will be necessary as compensation for the completion of the remaining scope of work under the 2026 Agreement, the sum of which is not anticipated to exceed the original amount of \$110,240.46; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, Princeton may award a contract for professional services without public advertising for bids; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.5., the Municipality of Princeton may award a non-fair and open contract to a business entity if, during the preceding one-year period, that business entity has not made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. to any municipal committee of a political party in that municipality if a member of that political party is serving in an elective public office of that municipality when the contract is awarded or to any candidate committee of any person serving in an elective public office of that municipality when the contract is awarded; and

**WHEREAS**, One Water Consulting LLC has completed and submitted the required pay-to-play forms which

certify that One Water Consulting LLC has not made any reportable contributions to a candidate committee in the Municipality of Princeton in the previous year, and that the contract will prohibit One Water Consulting LLC from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available to pay for said services in account 04-215-24-014-076-335; and

**WHEREAS**, the term of this contract shall be twelve months.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Clerk, or their designee, are hereby authorized and directed to enter into an agreement with One Water Consulting LLC to enable the continuation of their services in furtherance of the Stony Brook Watershed Management Plan for an amount not to exceed \$57,117.09 without competitive bidding as a Professional Service in accordance with N.J.S.A. 40A:11-5(1)(a)(i).
2. The Term of this agreement shall be twelve months.
3. A copy of this Resolution, Pay to Play forms and contract will be kept on file in the Office of the Clerk.



# MUNICIPALITY OF PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council  
**From:** Deanna Stockton, *Deputy Administrator*  
**Subject:** Professional Services Agreement with One Water Consulting, LLC for Services Related to a Watershed Improvement Plan  
**Date:** June 16, 2026

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Attached for authorization by Princeton Mayor and Council at its June 22, 2026 meeting are a resolution and professional services agreement with One Water Consulting for work related to a Watershed Improvement Plan for Stony Brook. As professional services agreements have a term of one year typically, we are requesting an extension of the existing scope of work (with no increase in fee) approved by Council in Resolution 25-94 on March 10, 2025.

Since 2022, Princeton staff have been participating in meetings organized by the Watershed Institute for the municipalities within the Stony Brook watershed including Lawrence Township, Township of Hopewell, and Pennington Borough. Mercer County has also been a participant in the meetings. These meetings have been focused on working collaboratively to create a plan for the Stony Brook watershed. With the new municipal separate storm sewer system (MS4) regulations that were made effective by the New Jersey Department of Environmental Protection on January 1, 2023, the municipalities are subject to a new regulation to create a Watershed Improvement Plan for each of our HUC-14 watersheds. As watershed boundaries, including Stony Brook's, do not coincide with municipal or county boundaries, a collaborative approach is needed to holistically review and plan for stormwater quality improvements within a watershed. Initially, contracting for these services was proposed to be done via shared services agreements, possibly with the County being the lead for the municipalities. This approach is cumbersome and the municipalities recommended that each jurisdiction should contract directly with One Water to complete the scope of work.

The scope of work includes the following tasks:

1. Evaluate the Raritan River TMDL Study for existing data (a TMDL is Total Maximum Daily Load; this is in reference to contaminants that impair the health of a waterway such as phosphorus or suspended solids)
2. Watershed Monitoring
3. Create a Stormwater BMP Alternatives Matrix
4. Complete a Sub-Watershed Assessment
5. Identify Potential Improvement Projects
6. Prepare a Watershed Management Plan Report

The total contract amount to complete this scope of work is \$249,300, divided among Princeton, Lawrence Township, Township of Hopewell and Pennington Borough based on each municipality's percentage of impervious area within the watershed. Thus, Princeton's share is \$110,240.46, which is 44.22% of the contract amount.

Please contact me if you have any questions.

**PROFESSIONAL SERVICES AGREEMENT FOR STONY BROOK WATERSHED  
MANAGEMENT PLAN**

THIS AGREEMENT (“Agreement” or “agreement”) is by and between PRINCETON, a municipal corporation of the state of New Jersey, 400 Witherspoon Street, Princeton, New Jersey, 08540 (hereinafter referred to as "PRINCETON") and PRESERVATION DESIGN PARTNERSHIP LLC, 10 Shurs Lane, Suite 104, Philadelphia, Pennsylvania 19127 (hereinafter referred to as "CONSULTANT").

**WITNESS**

WHEREAS, by Resolution 25-94 adopted on March 10, 2025, Council awarded a professional services agreement to One Water Consulting LLC for Professional Services Related to a Stony Brook Watershed Management Plan for an Amount Not to Exceed \$110,240.46 and a term of one year (“2025 Agreement”); and

WHEREAS, CONSULTANT commenced services under the 2025 Agreement and has been working diligently in cooperation with the Department of Infrastructure and Operations in furtherance of completion of same; and

WHEREAS, the 2025 Agreement expired on March 25, 2026, and the applicable provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-15) do not authorize the extension of this type of professional services agreement beyond one year; and

WHEREAS, the Municipal Engineer recommends that Council award a new professional services agreement (“2026 Agreement”) to enable One Water Consulting LLC to complete the remainder of the professional services originally contemplated under the 2025 Agreement; and

WHEREAS, by resolution, the Council awarded an agreement for professional services to CONSULTANT without public bidding as authorized by law, in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

NOW THEREFORE, IT IS AGREED by and between PRINCETON and CONSULTANT as follows:

1. Scope of Services.

- a. In consideration for payment of the cost set forth in Section 3 below, CONSULTANT shall use its best efforts to continue to perform professional services and other related duties as set forth in the CONSULTANT’S proposal, a copy of which is attached hereto as Exhibit B and incorporated herein as if fully restated. Should there be any conflict between the terms of CONSULTANT’S proposal and this Agreement, the terms of this Agreement shall control.

2. Contract Term.

- a. This Agreement shall become effective as of March 26, 2026, and shall expire twelve months from the effective date, unless terminated sooner pursuant to the termination provisions set forth in subsection 2c. below.
- b. The Agreement may be terminated by either party, by giving thirty (30) days advanced written notice to the other, to the address as set forth on page 1 above.

3. Compensation; Manner of Payment.

- a. The anticipated cost of CONSULTANT'S services for this continued agreement as described herein shall not exceed fifty-seven thousand, one hundred seventeen dollars and nine cents (\$57,117.09) subject to annual budgetary appropriations.
- b. CONSULTANT shall bill PRINCETON monthly on municipal vouchers for services rendered and reimbursement for such expenses incurred during the prior month, based on the hourly rates and fees set forth in Exhibit B. CONSULTANT shall give written notice to PRINCETON when the CONSULTANT has billed eighty percent (80%) of the compensation set forth in paragraph 3a.
- c. PRINCETON agrees to pay CONSULTANT within thirty (30) days of receipt of invoice and an audited and approved signed voucher.

4. Terms and Conditions.

- a. CONSULTANT shall take note of and comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 regarding Affirmative Action/ Equal Employment Opportunity and the Americans with Disabilities Act. The parties hereby incorporate into this Agreement the Affirmative Action/Non-Discrimination addendum per the attached Exhibit A.
- b. CONSULTANT shall take note of and comply with the requirements of P.L. 2004, c.57 (N.J.S.A. 52:32-44 et seq.) regarding Business Registration and Sales and Use Tax. The parties hereby incorporate into this Agreement the Business Registration and Sales and Use Tax addendum per the attached Exhibit C.
- c. The Terms and Conditions printed on the purchase order issued by PRINCETON to CONSULTANT shall be incorporated into this agreement per the attached Exhibit D.

5. Political Contributions.

- a. This Agreement has been awarded to CONSULTANT based on the merits and abilities of CONSULTANT to provide the services as described herein. This Agreement was not awarded through a "fair and open process" as that phrase is defined in N.J.S.A. 19:44A-20.7. As such, CONSULTANT hereby certifies that CONSULTANT (including persons and other business entities having an interest in CONSULTANT, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$200.00), in the one (1) year period preceding the award of this Agreement nor will it make a reportable contribution during the term of this Agreement to any municipal committee of a political party if a member of that political party is serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded, or to any candidate committee of any person serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded.
- b. CONSULTANT is advised of the responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if CONSULTANT receives in a calendar year \$50,000 or more in the aggregate through agreements or contracts with a public entity. It is CONSULTANT'S responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at (888) 313-3532 or [www.elec.state.nj.us](http://www.elec.state.nj.us).

6. Insurance; Hold Harmless.

- a. Prior to commencing work, CONSULTANT shall furnish PRINCETON with a Certificate of Insurance as evidence that it has procured such commercial, automobile, workers' compensation, employer's and professional liability insurance coverage as is customary for the type and scope of services to be rendered under this Agreement. PRINCETON, and its officers, employees, agents and consultants, shall be listed as additional insured and as the certificate holder on such policies.
- b. CONSULTANT shall defend, indemnify and hold harmless PRINCETON, its officers, employees, agents and consultants from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, arising out of or in any way connected with the CONSULTANT'S acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement.
- c. It is also agreed that the acceptance of the final payment by the CONSULTANT shall be considered as a release in full of all claims against PRINCETON arising out of or by reason of performance or non-performance of the CONSULTANT'S obligations under this contract.

7. Complete Agreement.

- a. This Agreement and any attachments hereto or incorporated by reference represents the entire contract between the parties and shall take precedence over all other prior or existing understandings or agreements, if any, whether oral or written.

**IN WITNESS WHEREOF**, the parties have set their hand and seal the day and date first written above.

**ATTEST:**

**PRINCETON, a municipal corporation of  
the State of New Jersey**

By: \_\_\_\_\_  
Dawn M. Mount, Municipal Clerk

By: \_\_\_\_\_  
Mark Freda, Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**WITNESS:**

**ONE WATER CONSULTING LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT A

### MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127)

N.J.A.C. 17:27 et seq.

#### GOODS, GENERAL SERVICE AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at [http://www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance)).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase and Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase and Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to **N.J.A.C. 17:27-1 et seq.**

## EXHIBIT B



October 21, 2024

### VIA EMAIL

Deana Stockton, P.E.  
Deputy Administrator/Municipal Engineer  
Municipality of Princeton  
400 Witherspoon Street  
Princeton, NJ 08540

Herbert Seeburger, P.E.  
Interim Township Engineer  
Township of Hopewell  
201 Washington Crossing Pennington Road  
Titusville, NJ 08560

GP Caminiti  
Administrator  
Pennington Borough  
30 North Main Street  
Pennington, NJ 08534

Brenda Kraemer, P.E.  
Assistant Municipal Engineer  
Lawrence Township  
2207 Lawrenceville Road  
Lawrenceville, NJ 08648

**RE: PROPOSAL FOR STONY BROOK WATERSHED MANAGEMENT PLAN**

Dear All:

It has been a pleasure meeting with you, representatives of your municipality, and the Watershed Institute, over the last several months to discuss the Stony Brook Watershed. As you requested, rather than contracting with the Watershed Institute, I have prepared this revised proposal addressed directly to the four participating municipalities for One Water Consulting LLC ("One Water") to complete a Watershed Management Plan for the Stony Brook. Our work will provide each of your municipalities with a significant portion of the technical aspects required by the Municipal Separate Storm Sewer System (MS4) Permit Watershed Improvement Plan (WIP).

### QUALIFICATIONS

One Water provides state-of-the-art environmental consulting services to a variety of clients in both the private and public sectors. The experience and expertise of the professional staff at One Water allow us to identify client needs, provide advice and guidance to navigate through a complex web of laws and regulations, and craft intelligent solutions to difficult problems. Our services go beyond strict scientific and engineering analysis of environmental problems. We help clients with planning, strategy, and technical counsel.

I am One Water's Founder and President and am very well known for my work in the watershed management arena. Our firm is in continuous communication with the New Jersey Department of Environmental Protection (NJDEP) on such issues, working in watersheds throughout the state. In addition, according to NJDEP, our staff has completed more watershed monitoring and modeling studies to understand the impact of point and non-point source discharges than any other firm in New Jersey. In fact, I served as Principal-In-Charge of the Passaic River, Raritan River (including Stony Brook and Lake Carnegie), and Rancocas Creek Basin Total Maximum

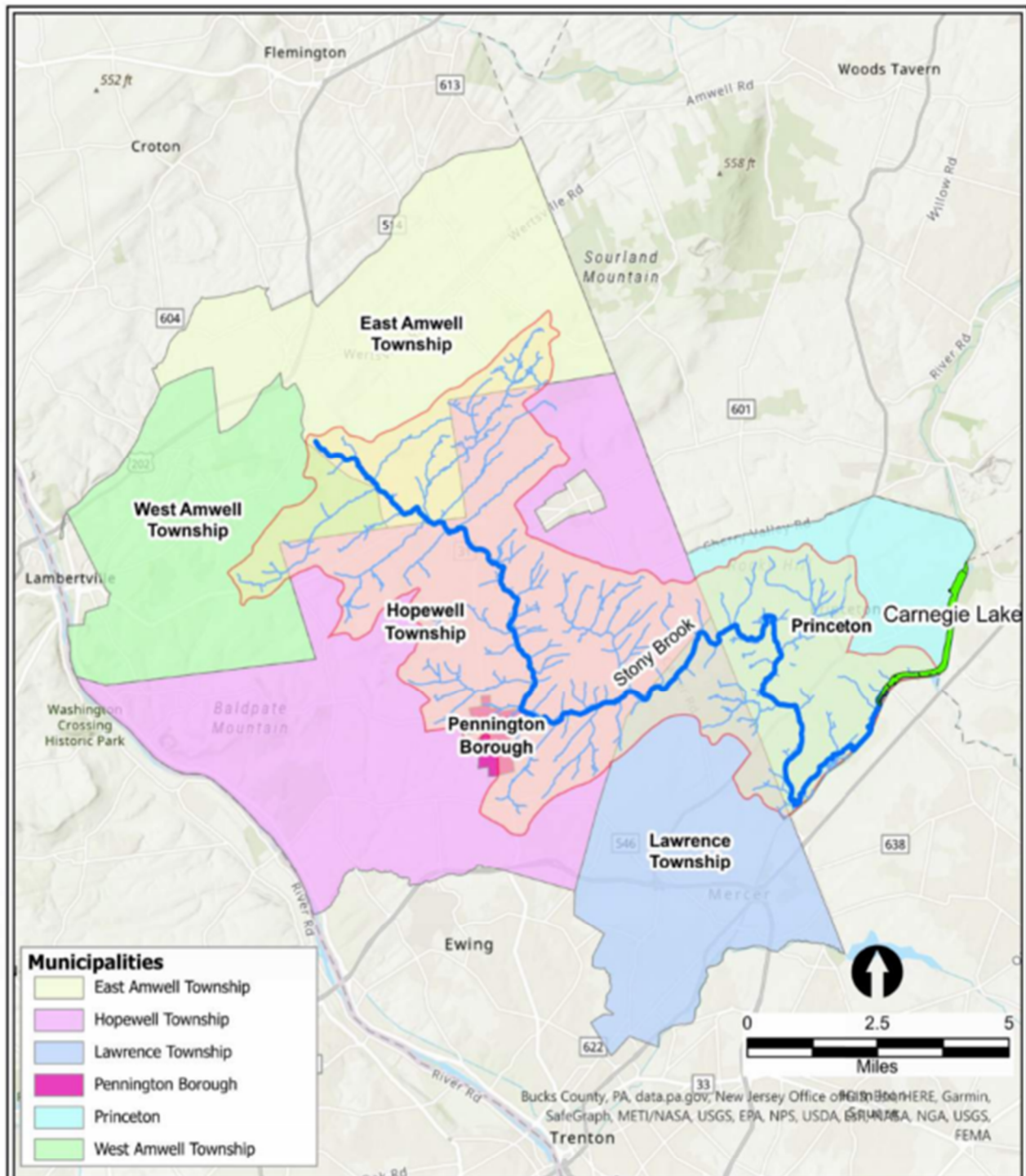
Daily Load (TMDL) Studies under a contract with the New Jersey EcoComplex with funding from NJDEP, which were the largest watershed studies to establish required point and non-point source reductions ever completed in New Jersey. The Stony Brook is a sub-watershed of the Raritan River Basin, which I first began monitoring and modeling over 30 years ago. Complementing my background at One Water is a staff of water resources engineers with a combined experience of over 35 years in water quality monitoring and modeling, stormwater management, and watershed management. For additional information on our firm, please visit our website at [www.OneWaterNJ.com](http://www.OneWaterNJ.com).

### **OVERVIEW OF STONY BROOK WATERSHED**

The Stony Brook is a tributary to the Millstone River that runs through Mercer and Hunterdon Counties and has a drainage area of approximately 50 square miles at its mouth. The flow from Stony Brook and the Upper Millstone River provides the water supply for Lake Carnegie in Princeton. Each of the following municipalities have a portion of their land area within the Stony Brook watershed: East Amwell Township, West Amwell Township, Hopewell Township, Pennington Borough, Lawrence Township, and the Municipality of Princeton (see Figure 1). Stony Brook is classified as a freshwater, non-trout stream (FW2-NT) along its entire length, with the segment between Old Mill Road in Hopewell Township to Quaker Road in Princeton having been upgraded to Category One (C1) over a decade ago, which protected it from measurable changes in water quality based on its exceptional ecological significance. Urban land uses make up approximately one quarter of the watershed and agricultural land uses make up another one quarter of the watershed, while forested areas and wetlands make up the remaining one-half of the watershed. Unfortunately, portions of Stony Brook are listed in New Jersey's Integrated Water Quality Monitoring and Assessment Report as being impaired for Arsenic (a natural condition due to rock formations underlying the stream), E. Coli, Dissolved Oxygen, Total Suspended Solids, and Phosphorus. In addition, in many places within the watershed, Stony Brook's banks have been severely eroded leading to sedimentation in the downstream segments and Lake Carnegie.

During the summer of 2022, for the first time known to me or NJDEP, there was a Harmful Algal Bloom (HAB) in Lake Carnegie and the Lower Millstone River (see photo below of Millstone River downstream of Lake Carnegie on July 22, 2022). This HAB was not only aesthetically displeasing with its florescent green color, but it significantly impacted local water quality, aquatic life, and New Jersey American Water's downstream water supply intake at the confluence of the Millstone and Raritan Rivers. HABs can emit cyanotoxins that are dangerous to people, pets and wildlife that come





**Figure 1:  
Stony Brook Watershed**

**ONE WATER**  
CONSULTING LLC  
101 Poor Farm Rd., 2nd Floor  
Princeton, New Jersey 08540

PROJECT NO.: 8016  
DRAWN: 05/18/2023  
DRAWN BY: JWS  
CHECKED BY: JFC  
FILE NAME: Stony Brook Watershed

into direct contact with affected water bodies. Boaters and other recreational users can be exposed to these toxins through oral ingestion (swallowing), skin absorption, and inhalation, which has prompted NJDEP to recommend that some waterbodies be closed to recreation. It is critical that Stony Brook's contribution to the 2022 HAB be investigated so that future HABs can be prevented in Lake Carnegie.

### **MS4 PERMIT AND TMDL REQUIREMENTS**

Stormwater runoff is considered a key source causing the impairments of Lake Carnegie and its tributaries. Stormwater carries pollutants into the waterbodies and dramatically increases the volume of water flowing through them, which erodes streambanks and releases sediment to downstream locations (where it is deposited in slower moving areas such as Lake Carnegie). Addressing stormwater runoff is therefore critical to improving water quality in the lake and addressing the conditions that make formation of HABs more likely.

On December 1, 2022, NJDEP issued a new Municipal Stormwater General Permit that authorizes the discharge of stormwater from small municipal separate storm sewer systems (MS4). Each of the municipalities within the Stony Brook Watershed is required to comply with the MS4 permit requirements. For many years, the MS4 permit has required municipalities to have a Stormwater Management Program that included such things as identifying stormwater outfall locations, developing a Stormwater Pollution Prevention Plan (SPPP), adopting stormwater management ordinances, and engaging with the public. Now, the permit goes to the next level by requiring municipalities to develop a Watershed Improvement Plan (WIP) that describes what actions municipalities will take to:

- Improve water quality in water bodies that have TMDLs;
- Improve water quality in water bodies listed as impaired; and
- Reduce or eliminate flooding.

The WIP must consist of a watershed inventory report (due in 2025), watershed assessment report (due in 2026), and watershed improvement plan report (due in 2027). Since the Raritan Basin Nutrient TMDL set stringent stormwater load reductions in Stony Brook for total phosphorus and total suspended solids and numerous pollutants are listed as being impaired within Stony Brook, the WIP must determine how stormwater load reductions could be accomplished in the watershed.

**As we discussed at our meetings, rather than each municipality in the Stony Brook Watershed having to complete separate analyses of the watershed, a single Watershed Management Plan could be completed that would form the technical basis for improving the watershed and ultimately Lake Carnegie. The report we have proposed below can be submitted by each municipality within the watershed as a critical component of the WIP.**

## **SCOPE OF WORK**

### ***Task 1 -Evaluate Raritan TMDL Study for Valuable Information***

There is a wealth of information from the Raritan River TMDL study, which is summarized in a report I prepared in 2013 and was utilized by NJDEP to establish the point and non-point source load reductions for the entire Basin (a portion of which is the Stony Brook Watershed). The following list provides a summary of the information that would be valuable to extract for this large study:

- Required Total Phosphorus (TP) and Total Suspended Solids (TSS) percent removal reductions from residential, other urban, and agricultural land uses within the Stony Brook watershed.
- Land area and fraction of impervious coverage for each land use (residential, commercial, agricultural, forested, and wetland) in each HUC14 sub-watershed.
- Non-point source watershed model results for pollutant loads and water volumes for each HUC14 sub-watershed (to target sub-watersheds with disproportionately high loads or runoff volumes).
- Stream concentrations of TP and TSS within Stony Brook measured in 2003 at various locations within Stony Brook.

### ***Task 2 - Watershed Monitoring***

The Stony Brook Watershed has undergone changes in point source loads of phosphorus due to the Stony Brook Regional Sewerage Authority (SBRSA) upgrading its Pennington Wastewater Treatment Plant to meet the Raritan River TMDL. In addition, the phosphorus free fertilizer law, which The Watershed Institute advocated for, became effective in 2011. Both of these major changes occurred after the 2003 data were collected for the Raritan TMDL, so I believe it is imperative to evaluate current conditions. If significant reductions in phosphorus have already occurred, we want to take credit for those reductions when completing the Watershed Improvement Plan.

For budget estimating purposes, I have assumed that One Water will prepare a Quality Assurance Project Plan (QAPP) that will detail the specifics of the monitoring program and submit it to NJDEP for approval. We will negotiate the terms of the monitoring with NJDEP and obtain approval. Once approved, we will complete ten (10) monitoring events that will occur in the summer and fall of 2025 at ten (10) stream locations under varying stream flow conditions (dry conditions to evaluate conditions when non-point sources would be minor and wet conditions when non-point sources would dominate). Instream monitoring for Dissolved Oxygen, pH, and Temperature will be completed with a hand-held meter, and grab samples would be obtained and tested at a certified commercial laboratory for the following parameters: Phosphorus series (Total Phosphorus and Dissolved Ortho-Phosphate), Nitrogen series (Ammonia, Total Kjeldahl Nitrogen, and Nitrate), Total Suspended Solids, and Chlorophyll-a). The reason for recommending Nitrogen and

Chlorophyll-a analysis (even though they are not listed as being impaired in Stony Brook) is to provide each of the key constituents that impact Dissolved Oxygen (which is impaired at some Stony Brook locations). These parameters affect the health of Stony Brook, Lake Carnegie, and the Lower Millstone River beyond.

Since critical stream flows and temperatures typically occur during the summer during the months of July, August, and September and winter in the months of November and December, it is critical that sampling be initiated by July to obtain the proper conditions.

For budgeting purposes, we have assumed that One Water will complete all sampling and an NJDEP certified laboratory will be subcontracted by One Water for the analytical analyses.

### ***Task 3 - Stormwater BMP Alternatives Matrix***

Using available literature from prior studies, we will estimate the expected pollutant removal efficiency for various best management practices (BMPs), including green infrastructure, manufactured treatment devices, and operational changes such as leaf disposal at the curb and street sweeping. Based on the impairments in the Stony Brook watershed, we will limit the pollutants studied to Total Suspended Solids and Total Phosphorus. In addition, we will also evaluate each identified BMP for its ability to reduce stormwater volume, which has a secondary benefit toward reducing stream erosion.

To further address stream erosion issues that lead to Total Suspended Solids impairments, we will evaluate the impact that streambank restoration would have on downstream TSS concentrations.

Using the results obtained from the analysis described below, we will develop a matrix specific to the Stony Brook watershed that can be used to assess the relative benefit of one BMP versus another to use as a tool to select an appropriate BMP for a given sub-watershed and a given pollutant.

### ***Task 4 – Sub-Watershed Assessment***

Within each HUC14 sub-watershed of Stony Brook, we will complete a geographic information system (GIS) evaluation to determine the stormwater infiltration potential based on available soil characteristics. Color coded maps will be generated that can be utilized by each municipality to identify locations most beneficial for infiltrating BMPs.

In addition, an impervious cover layer for each municipality within the Stony Brook Watershed will be generated from the recent Watershed Institute evaluation.

Finally, from the watershed model previously completed for the TMDL study, we will create a municipal summary of phosphorus and TSS loads, annual stormwater volume, and infiltration potential for each sub-watershed area. This will enable us to determine which

sub-watersheds may prove to be the best “bang for the buck” for future watershed improvement projects.

#### ***Task 5 - Identify Improvement Projects***

With the information obtained in Tasks 1 through 4, we will identify specific improvement projects aimed at reducing phosphorus and TSS within the Stony Brook. Our goal is to identify at least three potential projects within each municipality. Our budget has assumed we will meet with each municipality to review possible projects and conduct a site visit to view possible locations. Once project locations are identified, we will develop appropriate conceptual BMP designs and estimate approximate costs to complete the projects.

#### ***Task 6 - Prepare Watershed Management Plan Report***

Once Tasks 1 through 5 are completed, we will prepare a Watershed Management Plan Report to summarize the existing conditions within the Stony Brook and identify watershed improvement projects that will comply with the MS4 permit requirements. We expect the report would include the following chapters:

- Overview of the Watershed, TMDL, and Impairments
- Existing Watershed Conditions
- Watershed Assessment
- Stormwater Management Alternatives
- Identification of Improvement Projects
- Expected Improvements from Improvement Projects

A key aspect of our work will be the development of a GIS system for the entire Stony Brook watershed. We expect the following layers will be made available to the participating municipalities (with maps provided within the report where illustrative):

- Stony Brook Watershed boundary with HUC14 sub-watershed boundaries
- Municipal boundaries
- Streams/Lakes
- NJ surface water classifications
- Impairments
- Land Use/Cover
- Impervious Area
- Soils
- Infiltration potential
- Stream monitoring locations and water quality data from Task 2
- TMDL non-point source required reductions
- Annual phosphorus and TSS loads from each sub-watershed (from TMDL study)
- Annual water volumes predicted from each sub-watershed (from TMDL study)

- Locations of identified improvement projects
- Locations of preserved open space and public trails

The report and GIS will provide the required technical portions of the MS4 permit WIP; however, each municipality will be required to address watersheds outside of the Stony Brook watershed and provide some of the detailed information required by NJDEP such as outfall locations, storm sewer interconnections, etc.

This Watershed Management Plan will be the first step in improving water quality and reducing flooding in the Stony Brook Watershed and Lake Carnegie. We are very excited to be a part of this project.

***Task 7 – Meetings and Presentations***

Once we have preliminarily completed the watershed assessment and identified watershed restoration projects, we will meet with the municipalities to review our findings and solicit input. We have budgeted for four meetings, which depending on the desires of each municipality could be four meetings with all the municipalities (our preference) or one meeting with each municipality.

**SCHEDULE AND BUDGET**

Our work on this project will begin within two weeks of your authorization. Assuming we receive your authorization by January 1, 2025, we have prepared the schedule below, which will allow completion of the study and a final report to the municipalities three months before the Watershed Assessment Report is due in December 2026:

<b>Task</b>	<b>Start Date</b>	<b>End Date</b>
1: Evaluate Raritan TMDL	March 2025	April 2025
2: QAPP and Watershed Monitoring	January 2025	December 2025
3: Stormwater BMP Alternatives Matrix	May 2025	June 2025
4: Sub-Watershed Assessment	January 2026	April 2026
5: Identify Watershed Projects	March 2026	July 2026
6: Watershed Management Plan Report	July 2026	September 2026
7: Meetings/Presentations	April 2026	September 2026

We recommend establishing a budget for each task as follows:

<b>Task</b>	<b>Labor Hours</b>	<b>Labor Costs</b>	<b>Laboratory and Field Costs</b>	<b>TOTAL COST</b>
1: Evaluate Raritan TMDL	88	\$17,500		\$17,500
2: Watershed Monitoring	293	\$47,800	\$39,800	\$87,600
3: Stormwater BMP Alternatives Matrix	97	\$18,300		\$18,300
4: Sub-Watershed Assessment	167	\$29,200		\$29,200
5: Identify Watershed Projects	198	\$38,200		\$38,200
6: Watershed Management Plan Report	176	\$34,100		\$34,100
7: Meetings/Presentations	112	\$24,400		\$24,400
<b>TOTAL</b>	<b>1131</b>	<b>\$209,500</b>	<b>\$39,800</b>	<b>\$249,300</b>

All work would be billed on a time-plus-expenses basis according to our attached hourly rates and Professional Services Agreement. The total budget of \$249,300 would not be exceeded without prior written authorization from each municipality. Each municipality will be responsible for its pro-rata share based on impervious area draining to the Stony Brook (as determined by the Watershed Institute). The following is a breakdown of costs for each municipality:

<b>Municipality</b>	<b>Percentage Share of Impervious Area</b>	<b>Share of Budget</b>
Princeton	44.22%	\$110,240.46
Hopewell Township	40.50%	\$100,966.50
Lawrence Township	8.65%	\$21,564.45
Pennington Borough	6.63%	\$16,528.59
Total	100.00%	\$249,300.00

Monthly invoices will be provided to each municipality with a detailed summary of all work completed each day by each person, the total amount owed, and each municipality's pro-rata share. If this proposal is acceptable, please indicate acceptance by signing the attached Professional Services Agreement for your municipality and returning it to me via email.

I truly look forward to working with all of you on this exciting project. Please do not hesitate to contact me with any questions via telephone at 609-808-2010 or via email at [JCosgrove@OneWaterNJ.com](mailto:JCosgrove@OneWaterNJ.com).

Sincerely,

A handwritten signature in blue ink that reads "James Cosgrove" with a stylized flourish at the end.

James F. Cosgrove, Jr., P.E.  
President

c: Michael Pisauro, Esq., Watershed Institute



### **HOURLY BILLING RATES**

<b><u>Category</u></b>	<b><u>Rate</u></b>
President	\$295
Managing Engineer	\$250
Senior Project Engineer	\$165
Project Engineer	\$140 - \$160
Staff Engineer	\$110 - \$135
Administrative Support	\$105

Billing rates are subject to increase during each year. Project related expenses including travel, rental vehicles and equipment, computer charges, safety equipment, disposal of waste materials, telephone charges, messenger and delivery charges, printing, and expendable supplies acquired specifically for the project will be billed at cost. Use of One Water owned vehicles or personal vehicles will be billed at the current IRS Standard Mileage Rate. Fees for subcontractors retained by One Water specifically for the project and on behalf of the client will be billed at cost plus ten percent.

## **EXHIBIT C**

### **BUSINESS REGISTRATION AND SALES AND USE TAX REQUIREMENTS**

#### **A. Business Registration**

P.L. 2004, c.57, as amended by P.L. 2009, C.315 (N.J.S.A. 52:32-44) requires VENDOR (also "CONTRACTOR") to provide PRINCETON with its business registration and that of any named subcontractors prior to the time this Agreement is awarded. In addition:

1. A Subcontractor named in the proposal made by CONTRACTOR shall provide a copy of its business registration to CONTRACTOR who shall provide it to PRINCETON as provided above. No Contract with a subcontractor shall be entered into by CONTRACTOR under this Agreement with PRINCETON unless the subcontractor first provides CONTRACTOR with proof of a valid business registration.
2. PRINCETON will retain the proof of business registration in an alphabetical file.
3. CONTRACTOR shall maintain and submit to PRINCETON a list of subcontractors and their addresses that may be updated from time to time during the course of the contract performance. A complete and accurate list shall be submitted before final payment is made for goods provided or services rendered under the Agreement.

#### **B. Sales and Use Tax**

1. For the term of this Agreement, CONTRACTOR and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.
2. CONTRACTOR shall include within its subcontracts the requirement that, for the term of this Agreement, the subcontractor and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.

Information on the law and its requirements is available by calling (609) 292-9292.

TERMS & CONDITIONSEXEMPTION

Princeton is exempted by statute from payment of all Federal, State, and Municipal excise, sales and other taxes.  
FEDERAL I.D. 30-0746654

LEGAL REQUIREMENTS

The vendor agrees to comply with all statutes, rules and regulations and orders set forth by the State of New Jersey, Federal Government, and ordinances of Princeton.

STATE REQUIREMENT (BUSINESS REGISTRATION REQUIREMENT)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) the contractor shall provide written notice to its subcontractors to submit proof of business registration to the contractor;
- 2) prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none was used;
- 3) during the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State. A contractor, subcontractor or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25.00 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements is available by calling (609)292-9292

AUTHORIZATION TO PROCEED

Princeton shall not be responsible for materials delivered or services performed delivered without authority of its written order and properly signed and executed by authorized Princeton official (s).

QUALITY & QUANTITY

All materials or services furnished on this order must be as specified, and subject to Princeton officials' inspection and approval within a reasonable time after delivery at destination. Materials other than specified will be returned at the order must not be substituted without the review and approval of authorized Princeton official(s). Materials rejected will be returned at the vendor's risk and expense. Quantities and unit prices specified must be adhered to. In case of a change, it first requires Princeton approval or it will be paid at the quoted price and quantity.

ASSIGNMENT

Neither party shall assign or transfer this order or any interest therein or monies payable thereunder without the written consent of the other party and any assignment made without such consent shall be null and void, except that Princeton may assign this order and its interest therein to any affiliated corporation or to any corporation succeeding to Princeton's business without consent of vendor.

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personal testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken with out regard to age, creed, color, national origin, ancestry marital status, affectional or sexualorientation, gender identity or expression, disability, national or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval
- Certificate of Employee Information Report
- Employee Information Report Form AA302

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-178

**Agenda Date:** 6/22/2026

**Agenda #:** 5.

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### **Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to USA Architects for a Retrofit Study for Various Buildings on the Westminster Campus for an Amount Not to Exceed \$74,100.00**

**WHEREAS**, the Municipality of Princeton has a need for a Retrofit Study for Talbot Library, Scheide Student Center, Williamson Hall, and Erdman Hall; and

**WHEREAS**, it has been determined that the value of the contract will exceed \$53,000; and

**WHEREAS**, USA Architects provided a proposal for these services for an amount not to exceed \$74,100.00; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, Princeton may award a contract for professional services without public advertising for bids; and

**WHEREAS**, this contract is not being awarded as a "fair and open" contract as defined in N.J.S.A. 19:44A-20.7; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.5., the Municipality of Princeton may award a non-fair and open contract to a business entity if, during the preceding one-year period, that business entity has not made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. to any municipal committee of a political party in that municipality if a member of that political party is serving in an elective public office of that municipality when the contract is awarded or to any candidate committee of any person serving in an elective public office of that municipality when the contract is awarded; and

**WHEREAS**, USA Architects has completed and submitted the required pay-to-play forms which certify that no reportable contributions have been made to a candidate committee in the Municipality of Princeton in the previous year, and that the contract will prohibit USA Architects from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these services in account 01-201-20-111-298; and

**WHEREAS**, the term of this contract shall be twelve months.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Council, or their designee, are hereby authorized and directed to enter into an agreement with USA Architects for a Retrofit Study for Talbot Library, Scheide Student Center, Williamson Hall,

and Erdman Hall for an amount not to exceed \$74,100.00 without competitive bidding as a Professional Service in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

2. The Term of this contract shall be twelve months.
3. A copy of this Resolution, Pay-to-Play Forms, and contract will be kept on file in the Office of the Clerk.



# MUNICIPALITY <sup>of</sup> PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council  
**From:** Deanna Stockton, *Deputy Administrator*  
**Subject:** Professional Services Agreement with USA Architects for a Retrofit Assessment of Various Buildings at the Westminster College Campus  
**Date:** June 17, 2026

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Attached for Council's execution at its June 22, 2026 is a contract with USA Architect's to conduct a retrofit assessment of various buildings at the Westminster College Campus in the not to exceed amount of \$74,100.

Princeton is currently working with a planning firm, Topology, to develop a Redevelopment Plan for the Westminster Campus after the site was designated as an Area in Need of Redevelopment. Through the community and stakeholder engagement component of Topology's Preliminary Investigation of the site, a set of Design Objectives was created to form a vision for the site and provide a framework for future concept alternatives. The Design Objectives, which were presented to the Council and public in November 2025, include the following (among others):

- Retain key existing site assets, including, at minimum, the Historic Quad, Cullen Center, and Playhouse.
- Be financially feasible.
- Address municipal facilities needs, including existing Monument Hall / Suzanne Patterson Center uses.

In order to advance Princeton's knowledge of specific Campus buildings and the potential costs for upgrading the same for public use, USA Architects was requested to provide a proposal to perform a retrofit assessment. USA Architects is currently under contract with Princeton for concept planning of a new Public Works facility. Attached is their proposal detailing their scope of work. In addition to assessing the Campus structures, they will be considering the space requirements for relocating municipal functions from the structures at Monument Hall and the Suzanne Patterson Building. The final deliverable will include a report and cost estimates. USA Architects estimates that these services will be completed within six weeks of notice to proceed.

Please contact me if you have any questions.



**PROFESSIONAL SERVICES AGREEMENT FOR A RETROFIT STUDY FOR VARIOUS  
BUILDINGS ON THE WESTMINSTER CAMPUS**

THIS AGREEMENT (“Agreement” or “agreement”) is by and between THE MUNICIPALITY OF PRINCETON (“PRINCETON”), a municipal corporation of the state of New Jersey, 400 Witherspoon Street, Princeton, New Jersey, 08540 (hereinafter referred to as "PRINCETON") and USA ARCHITECTS, with offices at 20 North Doughty Ave, Somerville, New Jersey 08876 (hereinafter referred to as "CONSULTANT".)

**WITNESS**

WHEREAS, PRINCETON desires to obtain a Retrofit Study for Talbot Library, Scheide Student Center, Williamson Hall, and Erdman Hall; and

WHEREAS, on May 5, 2026, CONSULTANT provided a written proposal to PRINCETON for purposes of performing the sought-after professional services to PRINCETON, a copy of which is attached as Exhibit B hereto; and

WHEREAS, by resolution, the Council awarded an agreement for professional services to CONSULTANT without public bidding as authorized by law, in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

NOW THEREFORE, IT IS AGREED by and between PRINCETON and CONSULTANT as follows:

1. Scope of Services.

- a. In consideration for payment of the cost set forth in Section 3 below, CONSULTANT shall use its best efforts to perform professional services and other related duties as set forth in the CONSULTANT’S proposal, a copy of which is attached hereto as Exhibit B and incorporated herein as if fully restated. Should there be any conflict between the terms of CONSULTANT’S proposal and this Agreement, the terms of this Agreement shall control.

2. Contract Term.

- a. This Agreement shall become effective upon the date of the final signature below.
- b. This Agreement shall be authorized for twelve months from the effective date, unless terminated sooner pursuant to the termination provisions set forth in subsection 2c. below.
- c. The Agreement may be terminated by either party, by giving thirty (30) days advanced written notice to the other, to the address as set forth on page 1 above.

3. Compensation; Manner of Payment.

- a. The anticipated cost of CONSULTANT’S services as described herein shall not exceed seventy-four thousand, one hundred dollars and zero cents (\$74,100.00), subject to annual budgetary appropriations.

- b. CONSULTANT shall bill PRINCETON monthly on municipal vouchers for services rendered and reimbursement for such expenses incurred during the prior month, based on the hourly rates and fees set forth in Exhibit B. CONSULTANT shall give written notice to PRINCETON when the CONSULTANT has billed eighty percent (80%) of the compensation set forth in paragraph 3a.
  - c. PRINCETON agrees to pay CONSULTANT within thirty (30) days of receipt of invoice and an audited and approved signed voucher.
4. Terms and Conditions.
- a. CONSULTANT shall take note of and comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 regarding Affirmative Action/ Equal Employment Opportunity and the Americans with Disabilities Act. The parties hereby incorporate into this Agreement the Affirmative Action/Non-Discrimination addendum per the attached Exhibit A.
  - b. CONSULTANT shall take note of and comply with the requirements of P.L. 2004, c.57 (N.J.S.A. 52:32-44 et seq.) regarding Business Registration and Sales and Use Tax. The parties hereby incorporate into this Agreement the Business Registration and Sales and Use Tax addendum per the attached Exhibit C.
  - c. The Terms and Conditions printed on the purchase order issued by PRINCETON to CONSULTANT shall be incorporated into this agreement per the attached Exhibit D.
5. Political Contributions.
- a. This Agreement has been awarded to CONSULTANT based on the merits and abilities of CONSULTANT to provide the services as described herein. This Agreement was not awarded through a “fair and open process” as that phrase is defined in N.J.S.A. 19:44A-20.7. As such, CONSULTANT hereby certifies that CONSULTANT (including persons and other business entities having an interest in CONSULTANT, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$200.00), in the one (1) year period preceding the award of this Agreement nor will it make a reportable contribution during the term of this Agreement to any municipal committee of a political party if a member of that political party is serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded, or to any candidate committee of any person serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded.
  - b. CONSULTANT is advised of the responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if CONSULTANT receives in a calendar year \$50,000 or more in the aggregate through agreements or contracts with a public entity. It is CONSULTANT’S responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at (888) 313-3532 or [www.elec.state.nj.us](http://www.elec.state.nj.us).

6. Insurance; Hold Harmless.

- a. Prior to commencing work, CONSULTANT shall furnish PRINCETON with a Certificate of Insurance as evidence that it has procured such commercial, automobile, workers' compensation, employer's and professional liability insurance coverage as is customary for the type and scope of services to be rendered under this Agreement. PRINCETON, and its officers, employees, agents and consultants, shall be listed as additional insured and as the certificate holder on such policies.
- b. CONSULTANT shall defend, indemnify and hold harmless PRINCETON, its officers, employees, agents and consultants from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, arising out of or in any way connected with the CONSULTANT'S acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement.
- c. It is also agreed that the acceptance of the final payment by the CONSULTANT shall be considered as a release in full of all claims against PRINCETON arising out of or by reason of performance or non-performance of the CONSULTANT'S obligations under this contract.

7. Complete Agreement.

- a. This Agreement and any attachments hereto or incorporated by reference represents the entire contract between the parties and shall take precedence over all other prior or existing understandings or agreements, if any, whether oral or written.

**IN WITNESS WHEREOF**, the parties have set their hand and seal the day and date first written above.

**ATTEST:**

**THE MUNICIPALITY OF PRINCETON**

By: \_\_\_\_\_  
Dawn M. Mount, Municipal Clerk

By: \_\_\_\_\_  
Mark Freda, Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**WITNESS:**

**USA ARCHITECTS**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT A

### MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127) N.J.A.C. 17:27 et seq.

#### GOODS, GENERAL SERVICE AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at [http://www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance)).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase and Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase and Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to **N.J.A.C. 17:27-1 et seq.**



## EXHIBIT B

June 17, 2026

Deanna Stockton, Municipal Engineer | Deputy Administrator  
Municipality of Princeton, NJ  
400 Witherspoon St, Princeton, NJ 08540

RE: Request for Proposal- Westminster Choir Campus,  
Retrofit Study for Various Buildings  
101 Walnut Lane, Princeton, NJ  
Proposal Letter

Dear Deanna,

Thank you for your interest in retaining our professional services for developing retrofit studies for the Westminster Choir Campus. The following is our summary review of the project:

### **Project Understanding:**

The goal of this project is to obtain a budgetary estimate of the cost to retrofit Talbot Library and the Scheide Student Center and Williamson & Erdman Halls, on the Westminster Choir Campus, to house the staff and functions that occur at Monument Hall and the Suzanne Patterson Building (located at One Monument Drive & 45 Stockton Street). These buildings will require modifications including accessibility accommodations to become publicly used.

The departments to be programmed and relocated include:

- Affordable Housing
- Health
- Human Services
- Sustainable Princeton
- Rental Housing
- Catholic Charities
- Parking Meter Office/Workshop
- Patterson Center multipurpose room

We understand the following scope of work:

- Survey buildings and create models for concept planning.
- Digitize plans for the buildings
- Meetings with stakeholders to develop a program document.
- Develop building code analysis (NJ Rehabilitation and Barrier Free Subcodes), with an emphasis on accessibility, for the new uses.
- Using the program (including required support spaces), validate department use in the buildings.
- Develop concept floor plans for new uses.
- Consider the “public face” for the relocated departments.
- Develop itemized list of improvements anticipated, with concept level cost estimates.

### **Proposed Concept Design Services:**

Our Concept Design Services will include the following:

- USA will review existing documentation including drawings of the buildings. USA will walk through the buildings and generally confirm the as-built layout of each. The drawings and field observations will be used to develop models for concept plan use.
- USA will scan drawings available of the buildings.
- USA will meet with stakeholders to conduct program interviews. The program document will be shared and updated with comments from Princeton.
- USA will conduct a building code analysis of the buildings and provide a summary of the future uses.

20 N. Doughty Avenue  
Somerville, NJ 08876  
t 908.722.2300  
f 908.722.7201  
usaarchitects.com



- With the approved program, USA will develop concept layouts for the relocated staff. Usa will also develop a list of modifications, such as accessibility deficiencies, that will be included in the layouts.
- If warranted, USA will develop design opportunities for the public face of the relocated departments, including a rendering of that exterior view.
- USA will develop an itemized list of cost estimates for the retrofits identified.

**Proposed Schematic Design Services: n/a**  
**Proposed Design Development Services: n/a**  
**Proposed Construction Document Services: n/a**  
**Proposed Bidding Services: n/a**  
**Proposed Construction Administration Services: n/a**

**Design Team:**

USA Architects Somerville office will be the main contact for the duration of the project. Consultants hired directly by USA to assist with design disciplines on this Project are: Skanska USA- Cost Estimating

**Proposed Compensation:**

The project will be a Fixed Fee Not To Exceed Lump Sum Amount of \$74,100.00.

USA Architects	\$48,500
USA Consultants	\$25,600
<b>Total Lump Sum</b>	<b>\$74,100</b>

**Deliverables:**

A report will be issued that will include a program document with department tabs, as-built plans of each building, building code analysis, systems analysis narrative, concept floor plans, concept design for building public face, narrative list of improvements, and cost estimates. Digitized building drawings will also be provided.

**Schedule:**

We foresee being able to complete the concept design within 6 weeks after the notice to proceed.

**Exclusions:**

As noted in attachments.

**Expenses:**

Expenses are included in the base fee and will include travel, tolls, and large format printing.

We thank you for this opportunity and look forward to working with you and your staff on this important project. Please let me know if you have any questions about our services.

Sincerely,

Accepted By:

Jim McAuliffe, AIA  
 Associate | Senior Project Manager

\_\_\_\_\_  
 Name / Title / Date

Attachments:  
 Exhibit A – USA 2026 Hourly Rates  
 Consultant Proposals



## Hourly Rates

LEVEL	TITLE	DESCRIPTION	RATE
11	Principal-in-Charge	Leads the project team as needed throughout the life of the project.	\$250
10	Associate / Director / Senior Project Manager	Under leadership of Principal, controls project scheduling and management. Director of Construction Administration and Director of Specifications are also included here.	\$185
9	Construction Administrator / Code Specialist	Under the direction of the Director of Construction Administration and/or Project Manager, facilitates construction process and assures conformance with contract documents, design elements, and building codes.	\$175
8	Project Manager	Under leadership of Principal and/or Associate/Director, controls project scheduling and management and leads project architect/designer.	\$165
7	Project Architect	Under the direction of the Project Manager, directs day to day operations of the project and group work activities, leads project design, and reviews all technical specifications. With licensure, takes responsibility for accuracy of all drawings.	\$155
6	Designer II	Under direction of the Project Architect, is responsible for developing detailed documents, including building sections, wall sections, and other elements of constructability.	\$140
5	Interior Designer	Under the direction of the Project Manager, creates interior space planning layouts and selects interior finishes, details, and specifications.	\$125
4	Specifications Specialist	Under the direction of the Project Manager, prepares technical documents (specifications and other contract documents) for incorporation into Project Manuals.	\$120
3	Designer I	Under direction of the Project Architect, takes design systems/layout data/sketches and translates into usable information for design/construction drawings, including floor plans, elevations, and 3D models.	\$115
2	Technical Support	Under the direction of the Director of Specifications and/or the Director of Construction Administration, assists with specifications/bidding process and the construction paperwork.	\$90
1	Drafter / Intern	Under the direction of the Project Architect, performs tracing and basic drafting, copying, and printing.	\$60



**Skanska USA Building Inc.**  
 1010 Spring Mill Avenue, Suite 300  
 Conshohocken, PA 19428  
 Phone: 267-481-1315  
 Email: gary.warren@skanska.com

May 11, 2026 r1

USA Architects  
 100 W Oxford Street, Suite E-1500  
 Philadelphia, PA 19122

Attn: Jim McAuliffe, AIA

**Municipality of Princeton – WCC Feasibility RFP**

Dear Mr. Jim McAuliffe,

Skanska is pleased to submit a proposal for cost estimating services for the above-mentioned project. Based on the scope of work outlined in the RFP and our understanding of the project, we have summarized our proposed services below:

- **Cost Estimating:**
  - Student Center, Talbott Library & WCC Erdman, and Williamson Halls
    - Develop one programmatic cost estimate based on documentation provided by USA. The estimate will be based on benchmark cost data and summarized for each building.
    - Attend the walkthrough to review existing conditions and familiarize the team with the current state of the building.
    - Attend meetings (Up to 4 hours) to review estimate and support project team.

The cost for our proposed services is below.

Scope of Services	Phase	Fee	
Cost Estimating	Student Center, Talbott Library & WCC Erdman, and Williamson Halls	\$	25,600
		<b>Total</b>	<b>\$ 25,600</b>

The total proposed lump sum fee for the scope outlined above is **\$25,600**. Additional services will be billed per the rate schedule. If you need clarification on our proposal, please don't hesitate to contact me at (267) 481-1315.

Respectfully,

Gary Warren  
 Skanska USA Building, Inc.

Approved By:	
USA Architects	Date

cc: Chris Anderson, Skanska



**Rate Schedule:**

<b>Position</b>	<b>Hourly Billing Rate</b>
Project Executive	\$210
Project Manger	\$190
Estimator	\$190

## **EXHIBIT C**

### **BUSINESS REGISTRATION AND SALES AND USE TAX REQUIREMENTS**

#### **A. Business Registration**

P.L. 2004, c.57, as amended by P.L. 2009, C.315 (N.J.S.A. 52:32-44) requires VENDOR (also "CONTRACTOR") to provide PRINCETON with its business registration and that of any named subcontractors prior to the time this Agreement is awarded. In addition:

1. A Subcontractor named in the proposal made by CONTRACTOR shall provide a copy of its business registration to CONTRACTOR who shall provide it to PRINCETON as provided above. No Contract with a subcontractor shall be entered into by CONTRACTOR under this Agreement with PRINCETON unless the subcontractor first provides CONTRACTOR with proof of a valid business registration.
2. PRINCETON will retain the proof of business registration in an alphabetical file.
3. CONTRACTOR shall maintain and submit to PRINCETON a list of subcontractors and their addresses that may be updated from time to time during the course of the contract performance. A complete and accurate list shall be submitted before final payment is made for goods provided or services rendered under the Agreement.

#### **B. Sales and Use Tax**

1. For the term of this Agreement, CONTRACTOR and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.
2. CONTRACTOR shall include within its subcontracts the requirement that, for the term of this Agreement, the subcontractor and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.

Information on the law and its requirements is available by calling (609) 292-9292.

TERMS & CONDITIONSEXEMPTION

Princeton is exempted by statute from payment of all Federal, State, and Municipal excise, sales and other taxes.  
FEDERAL I.D. 30-0746654

LEGAL REQUIREMENTS

The vendor agrees to comply with all statutes, rules and regulations and orders set forth by the State of New Jersey, Federal Government, and ordinances of Princeton.

STATE REQUIREMENT (BUSINESS REGISTRATION REQUIREMENT)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) the contractor shall provide written notice to its subcontractors to submit proof of business registration to the contractor;
- 2) prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none was used;
- 3) during the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State. A contractor, subcontractor or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25.00 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements is available by calling (609)292-9292

AUTHORIZATION TO PROCEED

Princeton shall not be responsible for materials delivered or services performed delivered without authority of its written order and properly signed and executed by authorized Princeton official (s).

QUALITY & QUANTITY

All materials or services furnished on this order must be as specified, and subject to Princeton officials' inspection and approval within a reasonable time after delivery at destination. Materials other than specified will be returned at the order must not be substituted without the review and approval of authorized Princeton official(s). Materials rejected will be returned at the vendor's risk and expense. Quantities and unit prices specified must be adhered to. In case of a change, it first requires Princeton approval or it will be paid at the quoted price and quantity.

ASSIGNMENT

Neither party shall assign or transfer this order or any interest therein or monies payable thereunder without the written consent of the other party and any assignment made without such consent shall be null and void, except that Princeton may assign this order and its interest therein to any affiliated corporation or to any corporation succeeding to Princeton's business without consent of vendor.

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personal testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval
- Certificate of Employee Information Report
- Employee Information Report Form AA302

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

File #: R-26-179

Agenda Date: 6/22/2026

Agenda #: 6.

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**Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order in the Amount of -\$370,735.79 and Authorizing a Final Payment of \$37,735.38, Resulting in a Final Contract Amount of \$1,344,829.21, and the Release of the Performance Bond for the Improvements to Alexander Street, Dickinson Street, and University Place project to Lucas Brothers Inc. and Acceptance of a Maintenance Bond in the Amount of \$201,724.38**

**WHEREAS**, pursuant to duly advertised Notice to Bidders in accordance with the New Jersey Public Contracts Law, *N.J.S.A.* 40A:11-1 et seq., three (3) bids were received, and a construction contract awarded to Lucas Brothers Inc. for the Improvements to Alexander Street, Dickinson Street, and University Place project in Princeton, New Jersey for a contract amount of one million seven hundred fifteen thousand five hundred sixty-five dollars. (\$1,715,565.00); and

**WHEREAS**, the quantity of various bid items were reduced based on the field conditions, resulting in a reduction in the overall contract price; and

**WHEREAS**, the Engineering Department advises that the construction project is complete and recommends the approval of a final change order amount of -\$370,735.79, which results in a final contract amount of one million three hundred forty-four thousand eight hundred twenty-nine dollars and twenty-one cents (\$1,344,829.21); and

**WHEREAS**, the Engineering Department recommends final payment in the amount of \$37,735.38, and the release of the performance bond to Lucas Brothers Inc.; and

**WHEREAS**, Lucas Brothers Inc. has submitted an acceptable two-year Maintenance Bond in the amount of \$201,724.38.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby approve the final payment in the amount \$37,735.38 and the release of the performance bond to Lucas Brothers Inc. for the Improvements to Alexander Street, Dickinson Street, and University Place project in Princeton, New Jersey. The final revised contract amount shall be one million three hundred forty-four thousand eight hundred twenty-nine dollars and twenty-one cents (\$1,344,829.21).



# MUNICIPALITY <sup>of</sup> PRINCETON

Department of Infrastructure  
and Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council  
**From:** Deanna Stockton, P.E., C.M.E., *Deputy Administrator/Municipal Engineer*  
**Subject:** Final Closeout for the Improvements to Alexander Street, Dickinson Street, and University Place  
**Date:** June 12, 2026

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Attached for Council's approval at its June 22, 2026 meeting is a final change order in the amount of -\$370,735.79 for the above-referenced capital improvement project. This change order reduces the contract amount from \$1,715,565.00 to \$1,344,829.21.

Final inspection of the project improvements has been completed, and it is recommended that a final payment in the amount of \$212,503.64 be approved to close out the Alexander Street, Dickinson Street, and University Place construction contract with Lucas Brothers Inc of Morganville, New Jersey.

The required closeout documents have been reviewed and accepted by the Engineering Department and transmitted to the Clerk's Office. We request that Princeton Council approve this final change order and release the Performance Bond in the amount of \$1,715,565.00 to Lucas Brothers Inc. of Morganville, New Jersey.

A two-year maintenance period was established and became effective October 17, 2025, and Lucas Brothers Inc. has provided a Maintenance Bond 2364692M in the amount of \$201,724.38, which is 15% of the contract sum, as a guarantee.

Please contact me if you have any questions.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-180

**Agenda Date:** 6/22/2026

**Agenda #:** 7.

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### **Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Grant Receivable and Appropriated Grant**

**WHEREAS**, certain Grant Receivable have been deemed uncollectible or funds were received and applied against a different grant; and

**WHEREAS**, the auditor has recommended the need to analyze all grants receivable and appropriated grants to determine the amounts to be cancelled;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor & Council of Princeton that the following list of Grants Receivable and Appropriated Grants be cancelled.

Grants Receivable:

Princeton University - Fire	\$40,000.00
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Reserve for Appropriated Grant:

Princeton University - Fire	\$40,000.00
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# MUNICIPALITY PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** June 18, 2026

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Cancel Grants

On Council's agenda for June 22, 2026 is a resolution to cancel grants receivable and appropriated grants. As part of the yearly review of our general ledger, I realized that I anticipated a grant from Princeton University for the Fire Department in 2025 & 2026 in the Municipal Budget. This grant was rolled into the overall agreement with Princeton University that was approved a few years ago. Therefore, these funds will not be collected in this manner, but in the overall amount from the University.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-181

**Agenda Date:** 6/22/2026

**Agenda #:** 8.

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### **Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Capital Ordinances for General Capital Fund Improvements**

**WHEREAS**, certain General Capital Improvement appropriation balances remain dedicated to projects now completed; and

**WHEREAS**, it is necessary to formally cancel said balances so that the unexpended debt authorizations may be cancelled against Deferred Charges to Future Taxation - Unfunded \$1,088,182.71 in General Capital Fund;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor & Council of Princeton that the attached list of unexpended and dedicated balances of General Capital Appropriations be cancelled.

Ord No.	Project Description	Deferred Charges to Future Taxation - Unfunded
18-07	Various Capital Improvements	161,676.33
22-19	Various Capital Improvements	912,674.22
23-19	Various Capital Improvements	3,668.61
25-07	Various Capital Improvements	10,163.55
	Total	1,088,182.71



# MUNICIPALITY PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** June 18, 2026

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Cancel Capital Ordinances

On Council's agenda for June 22, 2026 is a resolution to cancel capital ordinances. All of the cancellations will reduce the debt that we would have bonded for. Most of these are from Engineering projects that came in under the amount requested. Ordinance 2025-07 is from the Library for water heater project that is done and the funds are no longer needed.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-182

**Agenda Date:** 6/22/2026

**Agenda #:** 9.

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### **Resolution of the Mayor and Council of Princeton Authorizing Experience Princeton to hold a World Cup Watch Party and Bastille Day Celebration on Hulfish Street on Tuesday, July 14, 2026**

**WHEREAS**, Experience Princeton has requested permission from the Mayor and Council of Princeton to hold their event on Tuesday, July 14, 2026 from 1:00 p.m. to 6:00 p.m. The event will require the closure of Hulfish Street from Palmer Square West to Palmer Square East from 12:00 p.m. to 7:00 p.m.; and

**WHEREAS**, a complete application was filed with the Municipal Clerk, and the Clerk forwarded the application to the Chief of Police; and

**WHEREAS**, after giving due consideration to the recommendation of the Chief of Police, the final determination as to whether a permit shall be issued shall be made by Council; and

**WHEREAS**, the Chief of Police's findings are that the conduct of the event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route, the concentration of participants will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area, and the concentration of persons, animals, and vehicles at the assembly point of the parade will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council that the Governing Body does hereby approve and give permission to Experience Princeton hold their World Cup Watch Party and Bastille Day Celebration event on Tuesday, July 14, 2026 from 1:00 p.m. to 6:00 p.m. contingent on adherence to the provisions set forth by the Princeton Police Department including but not limited to traffic control and security.



Staff Report

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File #: R-26-183

Agenda Date: 6/22/2026

Agenda #: 10.

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**Resolution of the Mayor and Council of Princeton Authorizing Site License Agreements with Crown Castle Fiber LLC for a Small Cell Antenna at 153 Birch Avenue**

**WHEREAS**, Crown Castle Fiber LLC (“Crown Castle”) is expanding its network to meet the demands of telecommunications services and has identified a location in the Municipality of Princeton (“Municipality”) on which it wishes to locate, place, attach, install, operate, control, and maintain its equipment in the public right-of-way on facilities owned by the Municipality or owned by third parties; and

**WHEREAS**, Crown Castle and the Municipality entered into a Rights-of-Way Agreement on September 14, 2023; and

**WHEREAS**, a copy of this Agreement is on file in the office of the Princeton Clerk; and

**WHEREAS**, the Municipality requires a Site License Agreement to install and attach Wireless Installations on, under, and above the public right-of-way owned or controlled by the Municipality that provides the specific location and type of wireless equipment that will be deployed thereon; and

**WHEREAS**, the location is described as follows:

- 153 Birch Avenue (PRC-062) - Located on the northeasterly corner of Birch Avenue and Race Street, this installation will be mounted on new wood utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed from existing overhead wires from the opposite side of the street.

**WHEREAS**, the Municipality wishes to enter into an agreement with Crown Castle that grants Crown Castle the right to install and attach Wireless Installations on, under and above the public right-of-way on, in and adjacent to the specific Structure and Infrastructure as identified in the Site License Agreements.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of Princeton on this 22<sup>nd</sup> day of June 2026 as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Mayor and Clerk are hereby authorized and directed to sign the Site License Agreement, a copy of which is on file in the office of the Municipal Clerk, or such substantially similar agreement as may be approved by the Municipal Attorney and Municipal Engineer.
3. This resolution shall take effect immediately.



# MUNICIPALITY OF PRINCETON

Department of Infrastructure  
& Operations  
400 Witherspoon Street  
Princeton, NJ 08540  
(609) 921-7077  
engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council  
**From:** James J. Purcell, PE, *Acting Land Use Engineer*  
**Subject:** Crown Castle Site License Agreement  
**Date:** June 15, 2026

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Attached for your review and consideration is a site license agreement with Crown Castle Fiber LLC and a resolution authorizing the Mayor and Clerk to sign the agreement. Crown Castle works with providers of cellular telecommunications to locate and collocate cell antenna nodes to expand their networks. These site license agreements will provide both 5G and enhanced 4G cell service to the community to meet the increasing demands on the telecommunications network.

The application for this location was reviewed and approved through the administrative review process stipulated in the Crown Castle Rights-of-Way Agreement approved by Council on September 11, 2023. As this site is located in the Witherspoon-Jackson Historic District, it was further reviewed by the Historic Preservation Commission and its installation was recommended at its April 28, 2026 meeting. The memorandum of findings is attached.

The agreement grants Crown Castle the right to install and attach wireless cellular installations on, under and above the public right-of-way on, in and adjacent to the specific Structure and Infrastructure identified in the attachments to each site license. This particular agreement pertains to the following installation within the existing right-of-way:


1. 153 Birch Avenue (PRC-062) - Located on the northeasterly corner of Birch Avenue and Race Street, this installation will be mounted on new wood utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed from existing overhead wires from the opposite side of the street. This installation will host T-Mobile.

Please feel free to contact me with any questions at (609) 921-7077 ext. 7631 or by email at [jpurcell@princetonnj.gov](mailto:jpurcell@princetonnj.gov).

cc: Bernard Hvozdovic, Administrator  
Dawn M. Mount, Clerk  
Deanna Stockton, P.E., C.M.E., Municipal Engineer

**MEMORANDUM**

To: Princeton Planning Board

From: David Schure, Chairperson   
Princeton Historic Preservation Commission

Date: May 12, 2026

**Re: Application of Crown Castle Fiber LLC for Preservation Plan Approval & Administrative Waiver of Site Plan Review  
153 Birch Avenue (Corner of Birch Avenue & Race Street Right-of-Way)  
Witherspoon-Jackson Historic District  
Application No. P2424-517AW; 74HP-2024**

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Crown Castle Fiber LLC (“Applicant”) has filed an application with the Princeton Planning Board (“Board”) for preservation plan approval and an administrative waiver from site plan approval to enable its installation of a new small cell node in the municipal right-of-way identified as 153 Birch Avenue at the corner of Birch Avenue and Race Street (“Property”), immediately adjacent to 25 Race Street.

The Property is located within the Witherspoon-Jackson Historic District (also “District”). Pursuant to section 10B-379(1), the Board referred the foregoing application to the Princeton Historic Preservation Commission (“HPC”) because preservation plan approval is required. Preservation plan approval is required because the Property is designated on Princeton’s historic overlay district as Type 2, which is subject to preservation plan review for any changes visible from the public right-of-way. Pursuant to section 10B-379(2), on April 28, 2026 at its regular meeting HPC held a hearing on the application and its preservation plan. HPC hereby submits this report to the Board with its recommendations following its review.

The Witherspoon-Jackson Historic District is primarily a residential district unique to Princeton with a period of significance that reflects the development of one of the earliest African

American communities in New Jersey from 1830 to 1969. The District's cultural significance is represented through the built environment that developed over time in simple vernacular styles due to economic disparity, displacement and discrimination.

The project that is the subject of this application consists of the installation of small cell node equipment on a new wood utility pole at the corner of Birch Avenue and Race Street. The Applicant's goal in installing these small cell nodes throughout Princeton is to address coverage and capacity issues in the vicinity. This particular new pole, topped by a small cell antenna, will be 33-feet tall above grade, with a shroud cabinet, disconnect, and meter box mounted to the pole. All associated small cell node equipment including the cabinet, wiring and hardware will be painted in matte black finish to match previously installed cell node equipment throughout Princeton.

The proposed small cell node will be installed in the municipal right-of-way which is immediately adjacent to property known as 25 Race Street. While the new pole will not directly impact that property or its existing structure, it will be installed within the viewshed of the municipal right-of-way and existing intersection.

The proposed new pole will not alter any existing buildings and its installation is reversible. The installation includes a commonly-used wooden pole which is similar to existing utility poles in the District. The matte black color is proposed to minimize visual contrast. Its height of 33 feet aligns with existing poles on Birch Avenue, which are between 35 and 44 feet in height. The proposed location of the new pole is on the north side of Birch Avenue. There are numerous utility poles with equipment along the south side of Birch Avenue and in the District itself, although there are fewer such existing poles on the north side.

Staff found that the proposed project generally retains the historic character of the intersection within the Witherspoon-Jackson Historic District.

HPC expressed reservations and concern about the proposed location of this new pole, noting there are no existing utility poles on this side of the intersection. HPC acknowledges the need to enable small cell installations in appropriate areas under the law, but also wants to ensure that the location selected is appropriate.

Consequently, HPC inquired into the Applicant's investigation of a more suitable location for the new equipment, particularly on an existing utility pole in the vicinity. HPC also inquired into the possibility of using an existing pole within the parking lot in Community Park South.

The Applicant indicated that there is an existing, continuous line of utility poles along the south side of Birch Avenue. The Applicant explained that it is not able to attach its new equipment to any of these existing utility poles because they contain "disqualifying" equipment (i.e., equipment that conflicts with the new equipment) or they are otherwise unable to add more equipment to these poles. The Applicant has investigated its use of other existing utility poles in the vicinity and found no other feasible options for the new installation. The Applicant also indicated that installation on a pole in the Community Park South parking lot is not feasible because it is on municipal property and not within the public right-of-way.

The Applicant agreed, upon HPC's request, to shift the pole to the east and slightly away from the corner as originally shown on its plans.

Following its review and discussion with the Applicant, HPC voted unanimously to recommend that the Board approve the application, subject to the condition that, at the Board hearing, the Applicant be required to submit documentary or testimonial evidence to establish that

there is not a more feasible location for installation of this new small cell node in the general vicinity.

HPC appreciates very much the opportunity to comment, approve (with conditions) and recommend this application to the Board.

cc: Sara Quinlan, Historic Preservation Officer (via email)  
Justin Lesko, AICP, Planning Director (via email)  
James Purcell, P.E., Acting Land Use Engineer/Assistant Engineer (via email)  
Taylor Gribbin, Princeton Zoning Officer (via email)  
Lisa Mozi, Crown Castle Fiber LLC (via email)  
Robert Gaudio, Esq. (via email)

**SITE LICENSE AGREEMENT**  
**153 Birch Avenue**

This Site License Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by and between the MUNICIPALITY OF PRINCETON (“Licensor”) and CROWN CASTLE Fiber LLC, a Delaware Limited Liability Company (“Licensee”).

1. Rights of Way Use Agreement. As referenced in Exhibit 2 of a certain Rights of Way Use Agreement between Licensor and Licensee (“Agreement”), Licensee has submitted a Site License Application pursuant to the Agreement, and Licensor has reviewed the application and grants approval subject to the terms of this Site License Agreement. All of the terms and conditions of the Agreement are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction or inconsistency between the terms of the Agreement and this Site License Agreement, the terms of this Site License Agreement shall govern. Capitalized terms used in this Site License Agreement shall have the same meaning ascribed to them in the Agreement unless otherwise indicated herein.

2. Project Description and Locations. Licensee shall have the right to install and attach Wireless Installations on, under, and above the public right of way owned or controlled by Licensor, on, in and adjacent to the specific Structure and Infrastructure as identified and described in Exhibit 1 attached hereto (collectively the “Licensed Site”).

3. Term. The Site License Term of this Site License Agreement shall be as set forth in Section 2 of the Agreement.

4. Fee. The Fee shall be in the amount and otherwise payable in accordance with the Agreement as set forth in Section 4 of the Agreement.

5. Special Provisions, If Any (Specific to the Licensed Site).

[SIGNATURES APPEAR ON FOLLOWING PAGE]

LICENSOR:

MUNICIPALITY OF PRINCETON

By: \_\_\_\_\_  
Print Name:  
Title:

Date: \_\_\_\_\_

LICENSEE:

Crown Castle Fiber LLC  
a New York Limited Liability Company

By: \_\_\_\_\_  
Print Name:  
Title:

Date: \_\_\_\_\_

**EXHIBITS:** Licensed Site, Wireless Installation Equipment List and Plans

**EXHIBIT 1 TO SITE LICENSE AGREEMENT**

**Licensed Site, Wireless Installation Equipment List and Plans**

Licensee Wireless Installation Reference: **PRC-062**

SCU: **528019**

Site Name: **153 Birch Avenue**

FA / USID:

PTN / PACE:

Structure pole number:

Structure Latitude and Longitude (Approximate): **40.35620, -74.66714**

Wireless Installation Equipment List: Please see attached construction drawings referenced below:

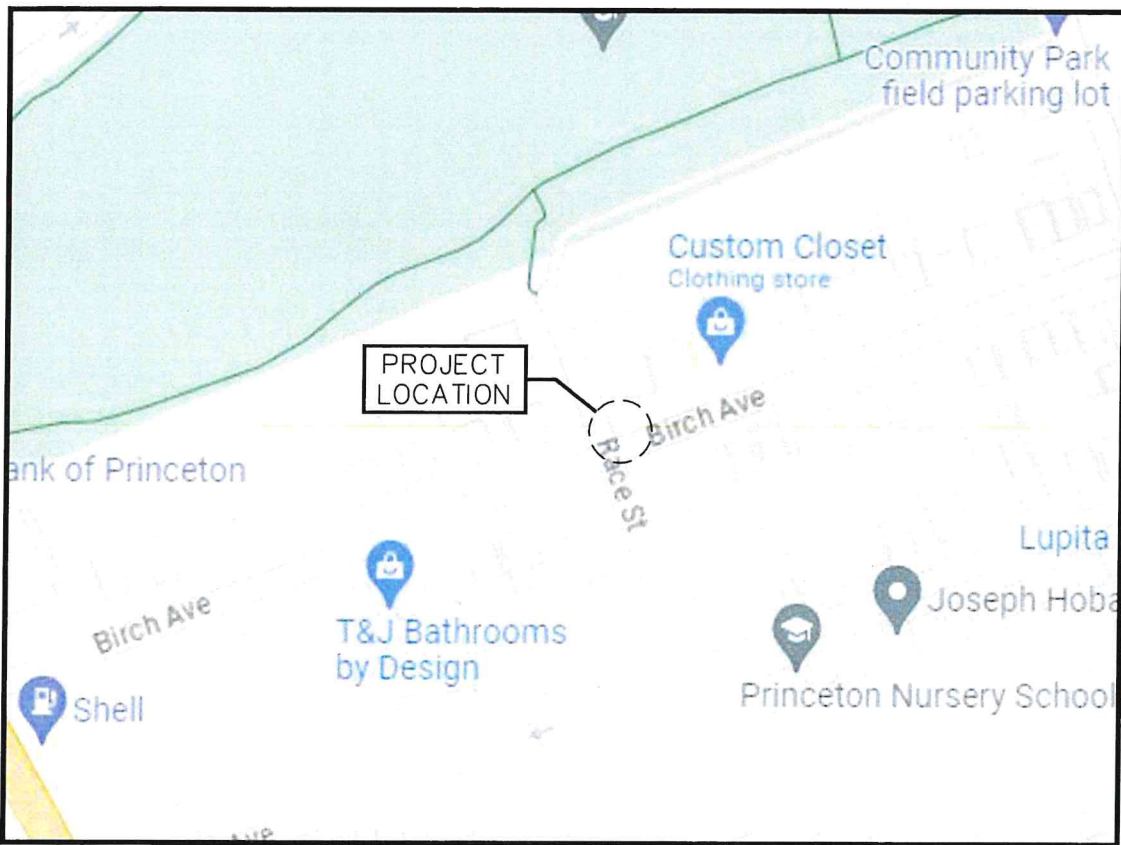
Crown Castle Fiber LLC | 153 Birch Avenue | Jurisdiction: Municipality of Princeton | Proposed Small  
Cell Site dated 9/13/2023 last revised 6/27/2025



**Crown Castle Fiber LLC**  
153 Birch Ave.  
Jurisdiction: Municipality of Princeton  
Proposed Small Cell Site

INDEX TO SHEETS	
DWG #	DRAWING TITLE
1	COVER SHEET
2	PROPOSED POLE CONFIGURATION
3	PROPOSED POLE LOCATION PHOTOS (N&S)
4	PROPOSED POLE LOCATION PHOTOS (E&W)
5	PROPOSED EQUIPMENT DETAILS
6	PROPOSED ANTENNA & RADIO DETAILS
7	WIRING DIAGRAM
8	DISCONNECT BOX
9	UNDERGROUND UTILITY NOTES
10	UNDERGROUND UTILITY PLAN
11	UNDERGROUND ROUTING DETAILS

PROPOSED POLE CLASS: 2



NOT TO SCALE



NOT TO SCALE

LOCATION MAP

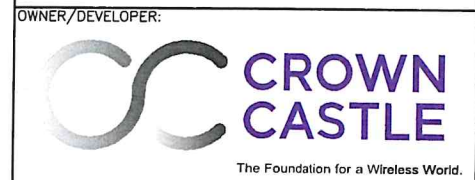
Latitude: 40.35620000°N  
Longitude: -74.66714000°W  
Block: 6902, Lot: 51

NODE PLACEMENT

153 Birch Ave.  
Proposed Crown wood pole  
On the Northeast corner of  
Birch Ave. and Race St.  
Pole ID: TBD



*Peter J. Tardy* 08/11/2025  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990



TITLE:  
Crown Castle Fiber LLC  
153 BIRCH AVENUE  
PRINCETON, NJ  
JURISDICTION: MUNICIPALITY OF PRINCETON

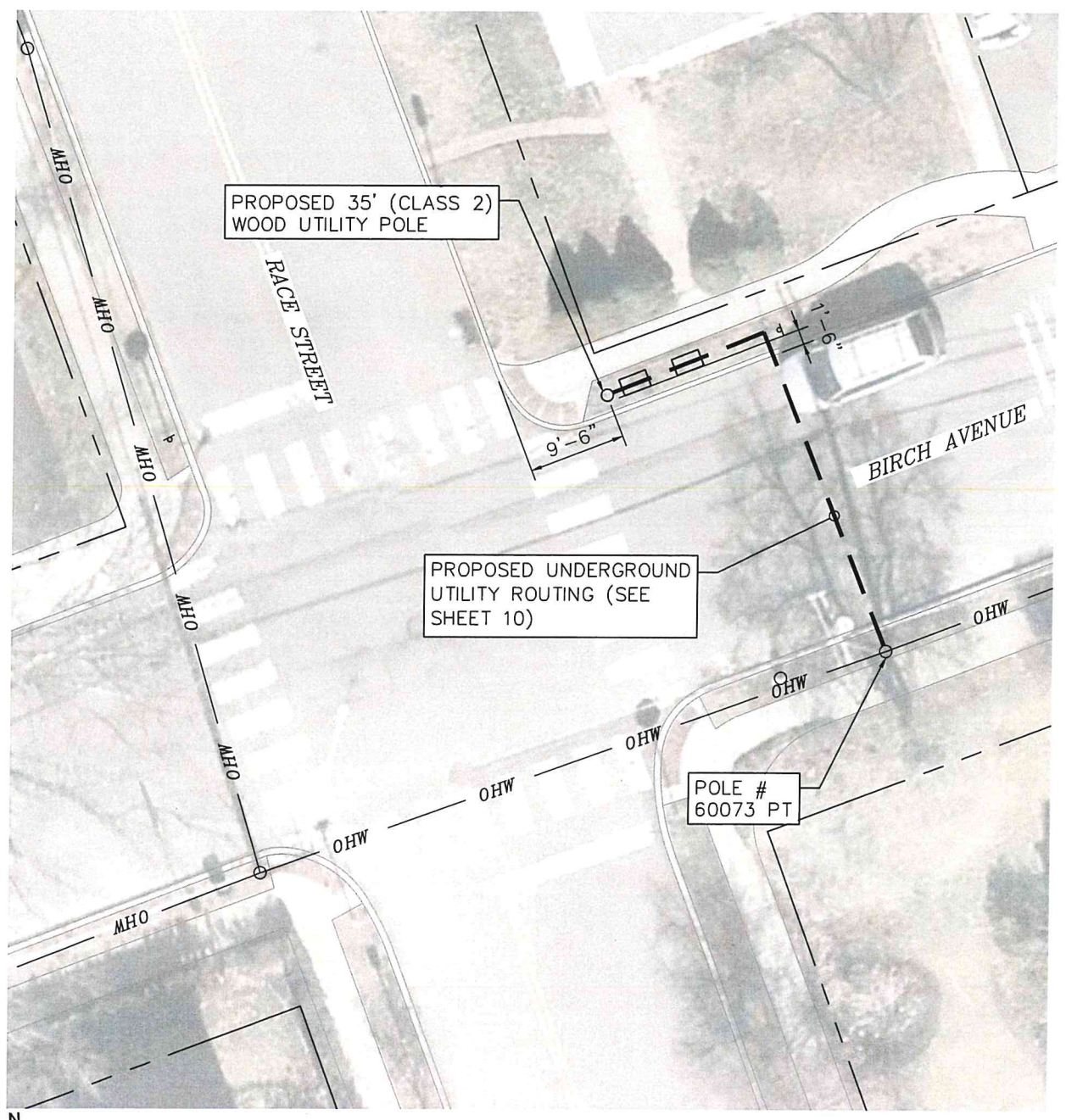
REVISIONS		
REV.	DATE	REVISION DESCRIPTION
1	10/24/23	ISSUED AS FINAL
2	10/16/24	REVISED POLE HEIGHT
3	11/14/24	REVISED PER COMMENTS
4	03/17/25	REVISED PER COMMENTS
5	06/27/25	REVISED PER UG ROUTING

DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.R.C.	P.J.T.

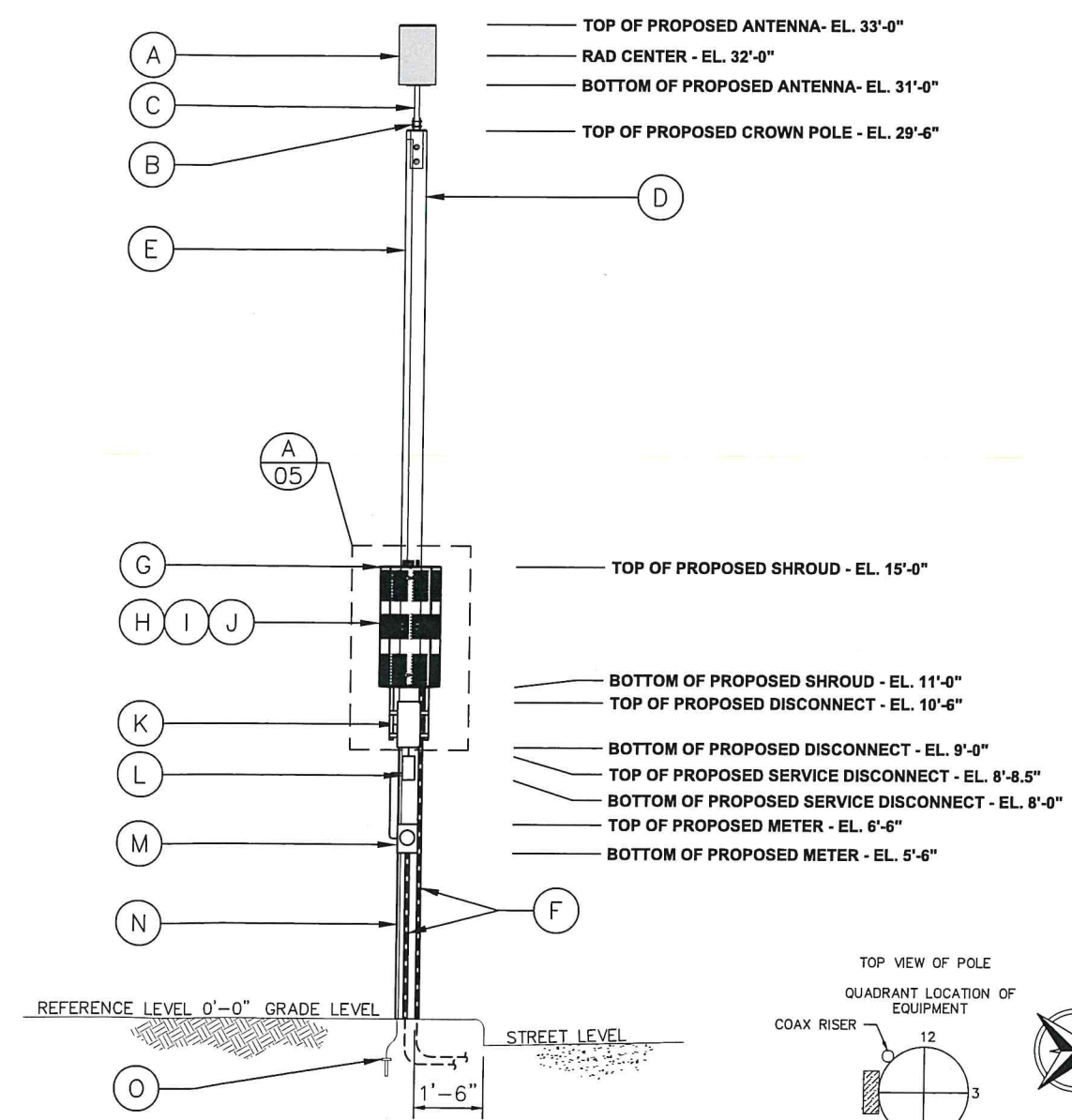
PROJECT NUMBER:	2438C.125.002
NODE ID:	PRC-062
SCU # / CASCADE ID:	528019/PH6025BA_21LAB
DATE DRAWN:	09/13/2023
SHEET:	1 of 11

**NOTES:**  
POINT OF CONTACT FOR POWER AND  
TELCO TO BE DETERMINED PENDING  
UTILITY COORDINATION.

- A. PROPOSED ANTENNA:  
(1) AMPHENOL 2CGU2VT360X06Fwxy54  
24.0'x14.6" (HxD) - 28.0 LBS
- B. INSTALL ANTENNA MOUNTING BRACKET
- C. INSTALL POLE TOP MOUNT
- D. INSTALL NEW 35' CLASS 2 WOOD UTILITY POLE  
TOP HEIGHT = 29'-6" (AGL)
- E. INSTALL 2" PVC RISER U-GUARD:  
PROPOSED #4 AWG GROUND WIRE AND COAX/FIBER CABLES  
TO BE ROUTED WITHIN
- F. INSTALL 3" PVC SCH. 80 POWER RISER CONDUIT FROM METER  
TO PULLBOX. INSTALL 2" PVC SCH. 80 FIBER RISER CONDUIT  
FROM SHROUD TO PULLBOX.
- G. INSTALL SHROUD CABINET:  
RAYCAP RAES-235418-C35  
48.0"x24.0"x24.0" (HxWxD) - 433 LBS  
INTERNAL ERICSSON COMPONENTS TO BE INSTALLED:  
OAD-3-S, PSU AC DB, & FRONTHAUL 6585  
EQUIPMENT COLOR: BROWN  
TO BE THRU-BOLTED TO POLE
- H. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:  
(1) ERICSSON RADIO 4455 B2/B25 B66A  
31.3"x10.9"x5.9" (HxWxD) - 67.2 LBS
- I. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:  
(1) ERICSSON RADIO 8863 B41 W/FAN  
18.1"x14.8"x5.7" (HxWxD) - 50.9 LBS
- J. INSTALL DIPLEXER WITHIN NEW SHROUD CABINET:  
(1) KAELUS DBCT156F1V12-1  
4.33"x9.41"x3.51" (HxWxD) - 9.7 LBS
- K. INSTALL 100A DISCONNECT:  
(1) RAYCAP PSD-FMC-Z16MS-21NN  
18.25"x9.10"x6.05" (HxWxD) - 23.6 LBS  
EQUIPMENT COLOR: BROWN  
TO BE MOUNTED BELOW EQUIPMENT SHROUD
- L. INSTALL SERVICE DISCONNECT:  
(1) SQUARE D Q02-4L70RB  
9.37"x4.88" (HW) - 5.05 LBS  
EQUIPMENT COLOR: BROWN  
TO BE MOUNTED BELOW 100A DISCONNECT
- M. INSTALL POWER METER:  
(1) MILBANK UB569-YL-PSE&G-DES  
11.5"x8.0"x3.3" (HxWxD)  
EQUIPMENT COLOR: BROWN  
TO BE MOUNTED BELOW 100A DISCONNECT
- N. INSTALL 1" PVC U-GUARD:  
PROPOSED #4 AWG GROUND WIRE ROUTED WITHIN
- O. INSTALL 8' GROUND ROD



PROPOSED POLE LOCATION NOT TO SCALE



PROPOSED POLE DETAIL  
LOOKING NORTHEAST

*Peter J. Tardy* 08/11/2025  
DATE  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990

ENGINEER:

Camden Office:  
2 Riverside Drive, Suite 503  
Camden, New Jersey 08101  
609.862.1582  
FPAengineers.com  
New Jersey New York Pennsylvania Georgia

OWNER/DEVELOPER:

The Foundation for a Wireless World.

TITLE:  
Crown Castle Fiber LLC  
153 BIRCH AVENUE  
PRINCETON, NJ  
JURISDICTION: MUNICIPALITY OF PRINCETON

REVISIONS		
REV.	DATE	REVISION DESCRIPTION
1	10/24/23	ISSUED AS FINAL
2	10/16/24	REVISED POLE HEIGHT
3	11/14/24	REVISED PER COMMENTS
4	03/17/25	REVISED PER COMMENTS
5	06/27/25	REVISED PER UG ROUTING

DRAWN BY: D.R. CHECKED BY: A.R.C. APPROVED BY: P.J.T.

PROJECT NUMBER: 2438C.125.002  
NODE ID: PRC-062  
SCU # / CASCADE ID: 528019/PH6025BA\_21LAB  
DATE DRAWN: 09/13/2023  
SHEET: 2 of 11




PROPOSED POLE PHOTO  
LOOKING NORTH



PROPOSED POLE PHOTO  
LOOKING SOUTH

*Peter J. Tardy* 08/11/2025  
 PETER J. TARDY, P.E. DATE  
 NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990  
 ENGINEER:  
**FPA** French & Parrello Associates  
 Camden Office:  
 2 Riverside Drive, Suite 503  
 Camden, New Jersey 08101  
 609.862.1582  
 FPAengineers.com  
 New Jersey • New York • Pennsylvania • Georgia

OWNER/DEVELOPER:  
  
 CROWN CASTLE  
 The Foundation for a Wireless World.

TITLE:  
 Crown Castle Fiber LLC  
 153 BIRCH AVENUE  
 PRINCETON, NJ  
 JURISDICTION: MUNICIPALITY OF PRINCETON

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DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.R.C.	P.J.T.

PROJECT NUMBER:	2438C.125.002
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SHEET:	3 of 11



PROPOSED POLE PHOTO  
LOOKING EAST



PROPOSED POLE PHOTO  
LOOKING WEST

*Peter J. Tardy* 08/11/2025  
DATE  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990

ENGINEER:  
**FPA**  
FRENCH & PARRELO  
ASSOCIATES  
Camden Office:  
2 Riverside Drive, Suite 503  
Camden, New Jersey 08101  
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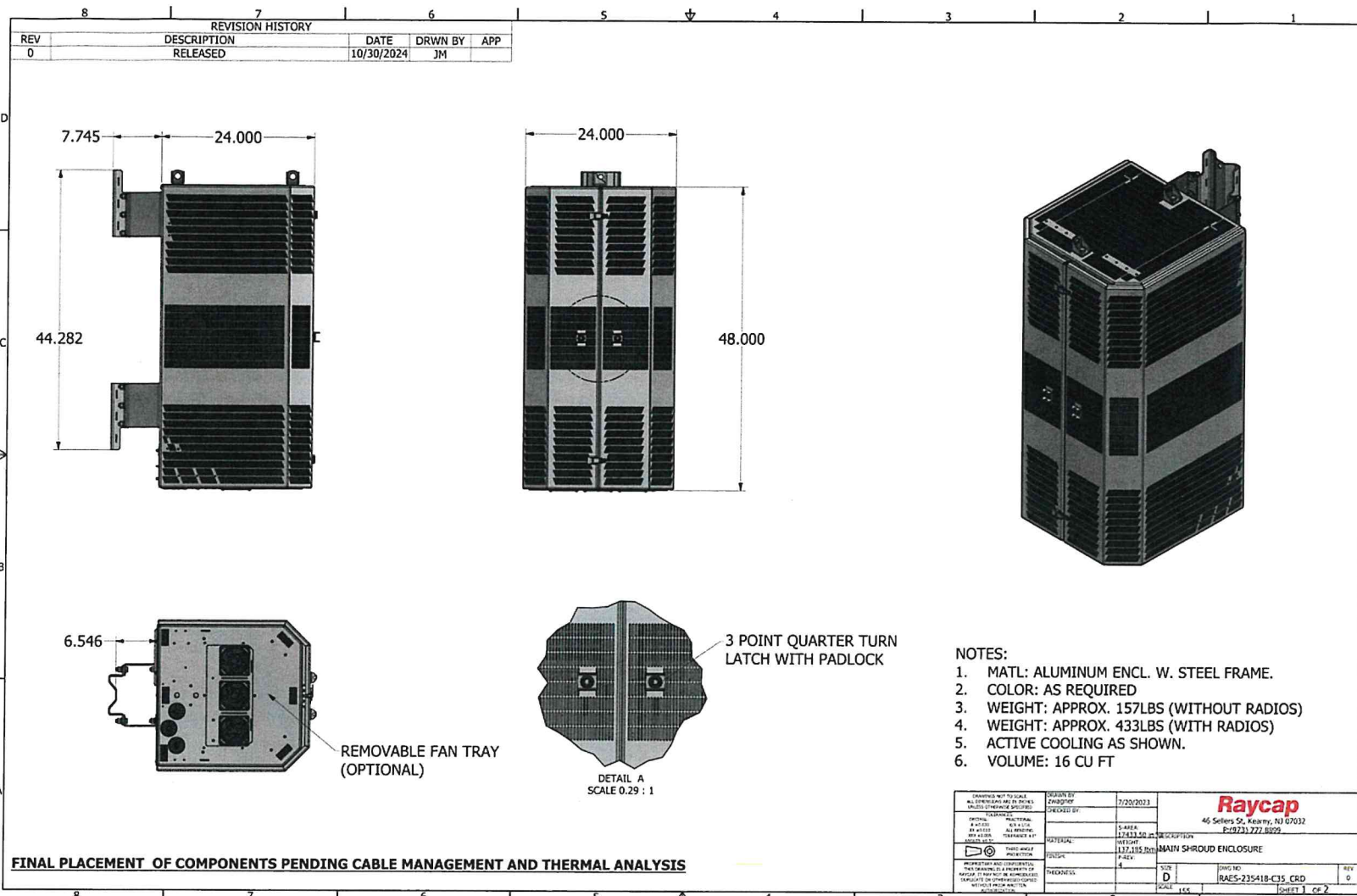
OWNER/DEVELOPER:  
**CC** CROWN  
CASTLE  
The Foundation for a Wireless World.

TITLE:  
Crown Castle Fiber LLC  
153 BIRCH AVENUE  
PRINCETON, NJ  
JURISDICTION: MUNICIPALITY OF PRINCETON

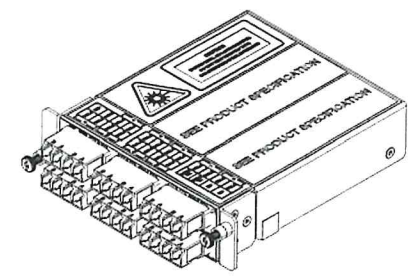
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SCU # / CASCADE ID:	528019/PH6025BA_21LAB
DATE DRAWN:	09/13/2023
SHEET:	4 OF 11

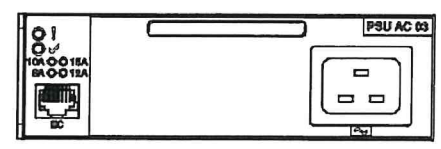


DETAIL A  
RAYCAP RAES-235418-C35  
SHROUD



MECHANICAL SPECIFICATIONS:  
HEIGHT: 1.1 IN.  
WIDTH: 4.7 IN.  
DEPTH: 4.6 IN.  
WEIGHT: 0.66 LBS.

ERICSSON  
OAD-9-S



MECHANICAL SPECIFICATIONS:  
HEIGHT: 2.72 IN.  
WIDTH: 10.79 IN.  
DEPTH: 7.09 IN.  
WEIGHT: 11.5 LBS.

ERICSSON  
PSU AC 08



MECHANICAL SPECIFICATIONS:  
HEIGHT: 9.63 IN.  
WIDTH: 5.12 IN.  
DEPTH: 1.50 IN.  
WEIGHT: 1.54 LBS.

ERICSSON  
FRONTHAUL 6585



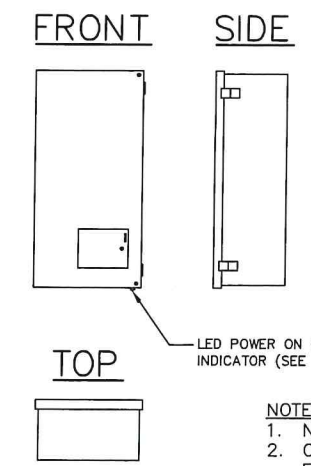
MECHANICAL SPECIFICATIONS:  
HEIGHT: 11.5 IN.  
WIDTH: 8.0 IN.  
DEPTH: 3.3 IN.

MILBANK U8569-YL-PSEG-DES  
METER PAN



MECHANICAL SPECIFICATIONS:  
HEIGHT: 9.37 IN.  
WIDTH: 4.88 IN.  
WEIGHT: 5.05 LBS.

SQUARE D Q02-4L70RB  
DISCONNECT



NOTES:  
1. NEMA 4 RATED, UL LISTED  
2. CONTRACTOR SHALL ORDER BROWN ENCLOSURE COLOR TO MATCH EXISTING/PROPOSED STRUCTURE

MECHANICAL SPECIFICATIONS:  
HEIGHT: 18.25 IN.  
WIDTH: 9.10 IN.  
DEPTH: 6.05 IN.  
WEIGHT: 23.6 LBS.

RAYCAP RSD-FMC-Z16MS-21NN  
DISCONNECT

*Peter J. Tardy*  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
DATE: 08/11/2025  
NJ LIC. NO. 41990

ENGINEER:  
**FPA**  
FRENCH & PARRELO ASSOCIATES  
Camden Office:  
2 Riverside Drive, Suite 503  
Camden, New Jersey 08101  
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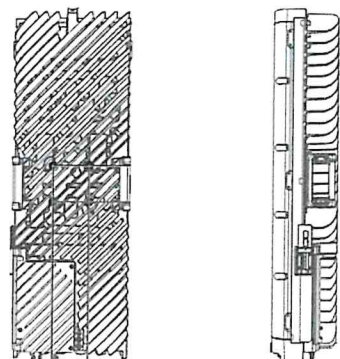
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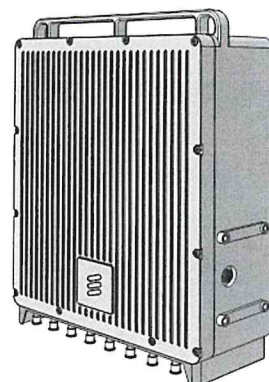
SHEET: 5 of 11



MECHANICAL SPECIFICATIONS:

HEIGHT: 31.3 IN.  
WIDTH: 10.9 IN.  
DEPTH: 5.9 IN.  
WEIGHT: 67.2 LBS.

ERICSSON  
RADIO 4455 B2/B25 B66A



MECHANICAL SPECIFICATIONS:

HEIGHT: 18.1 IN.  
WIDTH: 14.8 IN.  
DEPTH: 5.7 IN.  
WEIGHT: 50.9 LBS.

ERICSSON  
ERICSSON RADIO 8863 B41 W/FAN



MECHANICAL SPECIFICATIONS:

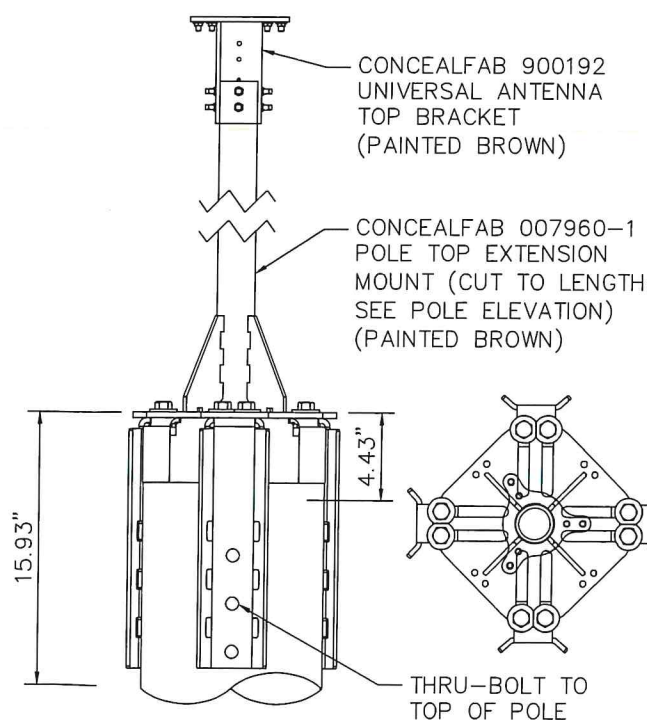
HEIGHT: 4.33 IN.  
WIDTH: 9.41 IN.  
DEPTH: 3.51 IN.  
WEIGHT: 7.9 LBS.

KAELUS  
DBCT156F1V12-1 DIPLEXER



MECHANICAL SPECIFICATIONS:  
HEIGHT: 24 IN.  
DIAMETER: 14.6 IN.  
WEIGHT: 28.0 LBS.

AMPHENOL  
2C6U2VT360X06Fwxys4  
ANTENNA



ANTENNA MOUNTING DETAIL  
CONCEALFAB POLE TOP MOUNT

*Peter J. Tardy*  
DATE: 08/11/2025  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
NJ LIC. NO. 41990

ENGINEER:

Camden Office:  
2 Riverside Drive, Suite 503  
Camden, New Jersey 08101  
609.662.1582  
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OWNER/DEVELOPER:

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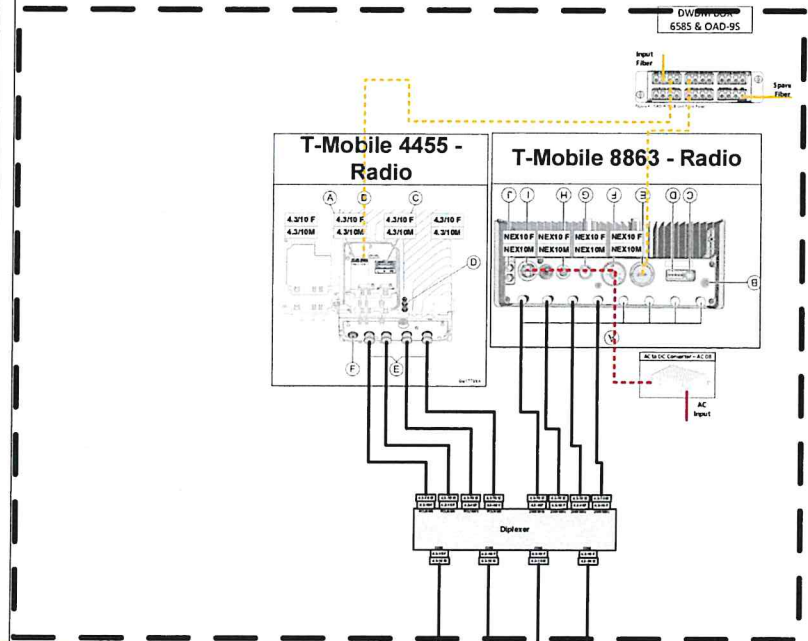
DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.R.C.	P.J.T.

PROJECT NUMBER:	2438C.125.002
NODE ID:	PRC-062
SCU # / CASCADE ID:	528019/PH6025BA_21LAB
DATE DRAWN:	09/13/2023
SHEET:	6 of 11

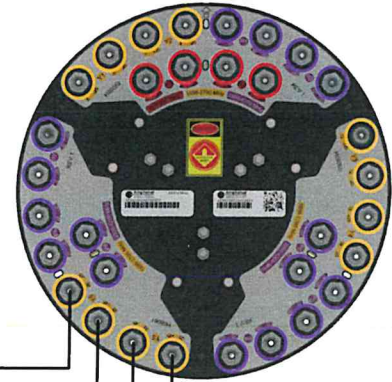
**Scenario Name:-**  
**Scenario 048**

**Project:-** Trenton, NJ  
**Date Created:-** 04/13/2023  
**Cluster Name:-** Philly County

**Designed by:-** Prashant Patel  
**Customer:-** T-Mobile  
**Revision:-** 1  
**Sheet:-** 048



**New Antenna**

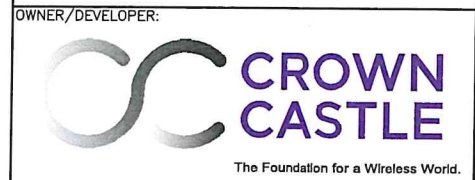


T-Mobile Path 4 - 1900.2100 & 2500MHz  
T-Mobile Path 3 - 1900.2100 & 2500MHz  
T-Mobile Path 2 - 1900.2100 & 2500MHz  
T-Mobile Path 1 - 1900.2100 & 2500MHz

Carrier	Band (MHz)	Band Color		Path 1	Path 2	Comments
		Color	Description			
Verizon	700	1x Red	Brown	Brown/Brown	Alternately named Cellular Band	
	850	2x Red	Brown	Brown/Brown	Alternately named PCS Band	
	1900	3x Red	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
	2100	4x Red	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
AT&T	700	1x Blue	Brown	Brown/Brown	Alternately named Cellular Band	
	850	2x Blue	Brown	Brown/Brown	Alternately named PCS Band	
	1900	3x Blue	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
	2100	4x Blue	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
T-Mobile	700	1x Green	Brown	Brown/Brown	Alternately named Cellular Band	
	850	2x Green	Brown	Brown/Brown	Alternately named PCS Band	
	1900	3x Green	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
	2100	4x Green	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
Metro	700	1x Purple	Brown	Brown/Brown	Alternately named Cellular Band	
	850	2x Purple	Brown	Brown/Brown	Alternately named PCS Band	
	1900	3x Purple	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
	2100	4x Purple	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
Sprint	700	1x Yellow	Brown	Brown/Brown	Alternately named Cellular Band	
	850	2x Yellow	Brown	Brown/Brown	Alternately named PCS Band	
	1900	3x Yellow	Brown	Brown/Brown	Alternately named AWS or 1700 Band	
	2100	4x Yellow	Brown	Brown/Brown	Alternately named AWS or 1700 Band	

FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE	FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE
3300-4200 MHz	P1	17-18	(2x) 4.3-10 Female	696-960 MHz	R1	1-2	(2x) 4.3-10 Female
3300-4200 MHz	P2	19-20	(2x) 4.3-10 Female	696-960 MHz	R2	3-4	(2x) 4.3-10 Female
3300-4200 MHz	P3	21-22	(2x) 4.3-10 Female	1695-2700 MHz	Y1	5-6	(2x) 4.3-10 Female
3300-4200 MHz	P4	23-24	(2x) 4.3-10 Female	1695-2700 MHz	Y2	7-8	(2x) 4.3-10 Female
3300-4200 MHz	P5	25-26	(2x) 4.3-10 Female	1695-2700 MHz	Y3	9-10	(2x) 4.3-10 Female
3300-4200 MHz	P6	27-28	(2x) 4.3-10 Female	1695-2700 MHz	Y4	11-12	(2x) 4.3-10 Female
3300-4200 MHz	P7	29-30	(2x) 4.3-10 Female	1695-2700 MHz	Y5	13-14	(2x) 4.3-10 Female
3300-4200 MHz	P8	31-32	(2x) 4.3-10 Female	1695-2700 MHz	Y6	15-16	(2x) 4.3-10 Female

*Peter J. Tardy*  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
DATE: 08/11/2025  
NJ LIC. NO. 41990

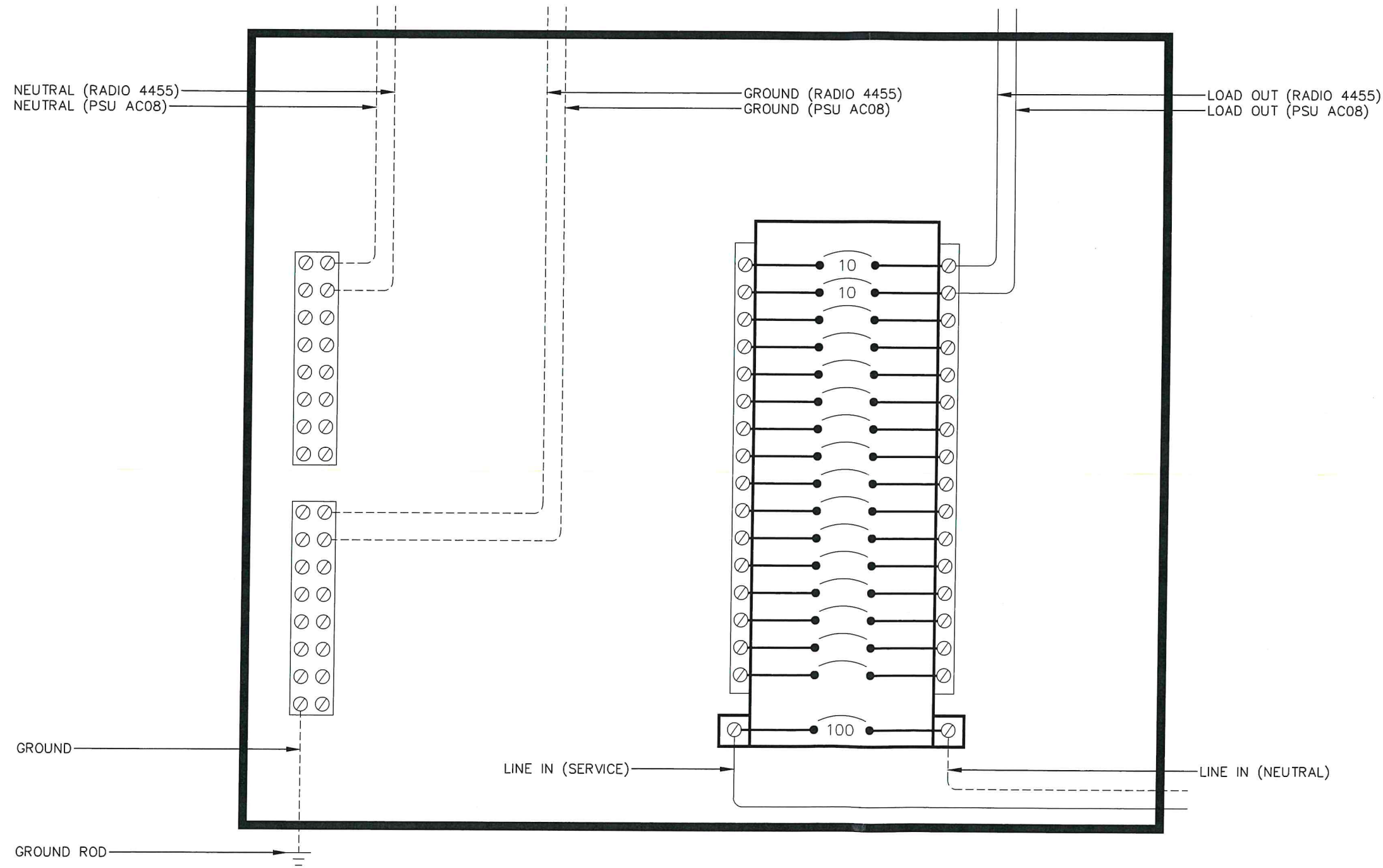


TITLE:  
Crown Castle Fiber LLC  
153 BIRCH AVENUE  
PRINCETON, NJ  
JURISDICTION: MUNICIPALITY OF PRINCETON

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DRAWN BY: D.R.      CHECKED BY: A.R.C.      APPROVED BY: P.J.T.

PROJECT NUMBER: 2438C.125.002  
NODE ID: PRC-062  
SCU # / CASCADE ID: 528019/PH6025BA\_21LAB  
DATE DRAWN: 09/13/2023  
SHEET: 7 of 11



*Peter J. Tardy*

08/11/2025

PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
NJ LIC. NO. 41990

ENGINEER:



Camden Office:  
2 Riverside Drive, Suite 503  
Camden, New Jersey 08101  
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OWNER/DEVELOPER:



TITLE:

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**GENERAL CONSTRUCTION NOTES**

1. CONTACT "NJ ONE CALL" SYSTEM FOR UNDERGROUND UTILITY LOCATES, 72 HOURS PRIOR TO CONSTRUCTION  
NJ PHONE NO.: 1-800-272-1000
2. CONTRACTOR TO FOLLOW ALL OSHA, LOCAL, STATE, AND BUILDING CODES
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & MATERIALS REQUIRED
4. MAINTAIN A MINIMUM 6' SWEEP ON ALL CONDUIT BENDS
5. PLACE PULL ROPES IN ALL CONDUIT & INNERDUCTS
6. CONTRACTOR MUST CLEAN UP WORK AREAS AT THE END OF EACH WORK DAY & REMOVE TRASH & DEBRIS FROM WORK SITE
7. CONTRACTOR WILL GROUT & SEAL ALL BUILDING ENTRANCES WITH APPROVED MATERIALS
8. PLACE BUSHINGS ON ALL CONDUIT ENDS FOR CABLE PROTECTION
9. PLACE TRIPLEX DUCT PLUG & BLANK DUCT PLUGS AT BUILDING ENTRANCE CONDUITS
10. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED FACILITIES AND/OR PROPERTY
11. ALL DISTURBED SURFACES WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION
12. ALL WORK TO BE PERFORMED PER CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE DIRECTED BY CROWN CASTLE
13. THE CONTRACTOR WILL PROVIDE AS-BUILT RECORDS TO BE GIVEN TO MANAGEMENT UPON COMPLETION OF CONSTRUCTION
14. CONTRACTOR TO COMPLY WITH TRAFFIC CONTROL PLAN AS PER NJDOT. USE APPROPRIATE ATTACHMENT
15. CONTRACTOR TO BOND CABLE SUPPORT STRAND WITH #6 AWG SOLID COPPER CONDUCTOR AT ALL POWER VDL(S)
16. CONTRACTOR TO ENSURE THAT ALL FLOOR/WALL PENETRATIONS ARE SEALED WITH APPROVED FIRESTOP

**GENERAL CONTRACTOR UNDERGROUND UTILITY AVOIDANCE NOTES**

- GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL FEDERAL & STATE STATUTES AND REGULATIONS; INDUSTRY BEST PRACTICES; BUILDING AND FIRE CODES; GENERAL CONTRACTOR LICENSES; AND LOCAL LAWS, REGULATION & ORDINANCES. IN THE EVENT A CONFLICT EXISTS BETWEEN THESE REGULATIONS AND THIS DOCUMENT, THE REGULATIONS SHALL CONTROL THE GENERAL CONTRACTORS ACTIONS.
- AT MINIMUM, WHEN NOT IN CONFLICT WITH FEDERAL, STATE, AND LOCAL STATUTES, THE GENERAL CONTRACTOR SHALL FOLLOW THE "COMMON GROUND ALLIANCE (CGA) BEST PRACTICES VERSION 17.0 MANUAL OR LATEST - THE DEFINITIVE GUIDE FOR UNDERGROUND SAFETY & DAMAGE PREVENTION" RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL PREPARE AN EMERGENCY RESPONSE PLAN, INCLUDING APPROPRIATE CONTACT INFORMATION, ONE-CALL TICKET DETAILS, AND IMMEDIATE CONTACTING DETAILS, IN EVENT OF UNDERGROUND UTILITY DAMAGE, IS AVAILABLE AT THE INSTALLATION SITE.
- GENERAL CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE ALL ELECTRICAL STRIKE SYSTEMS ARE IN PLACE, IF APPLICABLE, AND HAS BRIEFED THE INSTALLATION CREW ON THE GENERAL CONTRACTORS ELECTRICAL AND GAS LINE STRIKE PROCEDURES EACH DAY PRIOR TO WORK COMMENCING.
- GENERAL CONTRACTOR SHALL WHITE LINE THE PROPOSED CONSTRUCTION ROUTE PRIOR TO CONTACTING THE UTILITY ONE-CALL SYSTEM.
- GENERAL CONTRACTOR SHALL IDENTIFY, PRIOR TO WORK COMMENCEMENT, A COMPETENT PERSON ON THE WORK CREW WHO IS CAPABLE OF IDENTIFYING HAZARDS AND HAS THE AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES, INCLUDING STOP WORK AUTHORITY, TO ELIMINATE THEM, AND SHALL BE ON SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL CONTACT THE ONE-CALL FACILITY FOR EXISTING UTILITY LOCATES AS REQUIRED BY LAW AND PRESERVE ALL MARKS UNTIL THE PROJECT IS COMPLETED AND REFRESH THE ONE-CALL IF REQUIRED BY STATE OR JURISDICTIONAL REQUIREMENTS.
- FOR PROJECTS WITH HIGH PRIORITY UTILITIES, OR ANY UNUSUAL OR COMPLEX CONSTRUCTION, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRE-EXCAVATION MEETING WITH THE AFFECTED UTILITIES AND/OR THEIR DESIGNATED LOCATING COMPANY TO DISCUSS THE PROJECT. HIGH PRIORITY UTILITIES SHALL INCLUDE, BUT NOT LIMITED TO, HIGH-PRESSURE GAS LINES, HIGH-VOLTAGE ELECTRIC LINES, MAJOR PIPELINES, MAJOR WATER LINES, AND HIGH CAPACITY FIBER OPTIC LINES.
- THE GENERAL CONTRACTOR SHALL ENSURE ANY UTILITIES IDENTIFIED FOR LOCATING WHICH ARE NOT MARKED ON THE GROUND HAVE PROVIDED POSITIVE CONFIRMATION NO CONFLICT EXISTS. IF THERE IS A LACK OF POSITIVE CONFIRMATION, THE GENERAL CONTRACTOR MUST RE-CALL THE ONE-CALL CENTER OR RELEVANT UTILITY DIRECTLY FOR CONFIRMATION.
- IN THE EVENT A UTILITY CANNOT BE LOCATED, WHERE POSITIVE CONFIRMATION IS NOT RECEIVED, OR WHERE THERE IS A LIKELIHOOD OF UNDOCUMENTED UTILITIES, SUCH AS PRIVATE INFRASTRUCTURE, THE GENERAL CONTRACTOR SHALL TAKE THE STEP OF SYSTEMATICALLY UTILIZING A GROUND PENETRATING RADAR (GPR) SYSTEM OR SIMILAR ADVANCED LOCATING TECHNOLOGY WITHIN THE TOLERANCE ZONE TO IDENTIFY AND DOCUMENT ANY UTILITIES WITHIN THE CONSTRUCTION ZONE. ANY UTILITY LOCATED USING GPR SHALL BE PROPERLY LOCATED AND EXPOSED AS OUTLINED WITHIN THIS STANDARD PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL INSPECT THE AREA PRIOR TO INSTALLATION FOR ANY UNDERGROUND UTILITY INFRASTRUCTURE WHICH MAY HAVE BEEN MISSED BY SURVEYING THE CONSTRUCTION AREA AND SURROUNDING ENVIRONMENT FOR CLEANOUTS, SUNKEN AREAS, RISERS, OUTBUILDINGS, LIGHT POLES, METERS, UTILITY BOXES, PEDESTALS, MANHOLE COVERS, MARKERS, ETC. PARTICULAR ATTENTION SHOULD BE MADE TO IDENTIFY SERVICE FEEDS FROM BUILDINGS AND HOMES THAT ARE MARKED.
- THE GENERAL CONTRACTOR SHALL CONTACT ANY UTILITY WHERE LOCATES ARE IN QUESTION AND/OR UNVERIFIED. NO ASSUMPTIONS SHOULD BE MADE ON LOCATION OR DEPTH OF EXISTING UTILITIES.
- THE GENERAL CONTRACTOR, AT A MINIMUM, SHALL TAKE AND STORE A PHOTO SERIES TO BE SUBMITTED WITH THE CLOSE OUT PACKAGE OF ALL EXCAVATION AREAS ONCE LOCATES ARE COMPLETE AND PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR SHALL MEET ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING WORKER SAFETY AND TRAINING WHEN WORKING AROUND UNDERGROUND FACILITIES.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES CROSSING THE TOLERANCE ZONE AND SHALL POSITIVELY IDENTIFY THEIR LOCATION AND DEPTH USING APPROPRIATE TECHNIQUES WITHIN THE TOLERANCE ZONE.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES RUNNING PARALLEL WITH THE PROPOSED PATH AT THE APPROPRIATE INTERVALS WITHIN THE TOLERANCE ZONE AND APPROPRIATE BUFFER ZONE. UNLESS MORE STRINGENT REGULATIONS EXIST, THE GENERAL CONTRACTOR SHALL EXPOSE (POT-HOLE) AT MINIMUM ANY PARALLEL UTILITY WITHIN 3' OF THE TOLERANCE ZONE EVERY 25'. AND ANY PARALLEL UTILITY BETWEEN 3' TO 5' OF THE TOLERANCE ZONE EVERY 100'.
- THE TOLERANCE ZONE SHALL BE A MINIMUM OF 30" BEYOND EACH SIDE OF THE INSTALLED PIPE, OR GREATER IF CODE REQUIRES.
- GENERAL CONTRACTOR SHALL USE A DRILL HEAD TRACKING DEVICE WHEN BORING AND TRACK THE DRILL HEAD AT A MINIMUM OF EVERY 5' OR AS REQUIRED BY CODE. A LOG SHALL BE CREATED RECORDING THE LOCATION AND DEPTH AND SUBMITTED WITH THE GENERAL CONTRACTOR AS-BUILT PACKAGE.
- GENERAL CONTRACTOR SHALL ENSURE THESE REQUIREMENTS ARE ENFORCED WITH ALL SUB-CONTRACTORS RETAINED BY THE GENERAL CONTRACTOR.

*Peter J. Tardy* 08/11/2025  
DATE

PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990

ENGINEER:



**FPA ASSOCIATES**  
FRENCH & PARRELLO ASSOCIATES  
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2 Riverside Drive, Suite 503  
Camden, New Jersey 08101  
609.862.1582  
FPAengineers.com  
New Jersey • New York • Pennsylvania • Georgia

OWNER/DEVELOPER:



**CROWN CASTLE**  
The Foundation for a Wireless World.

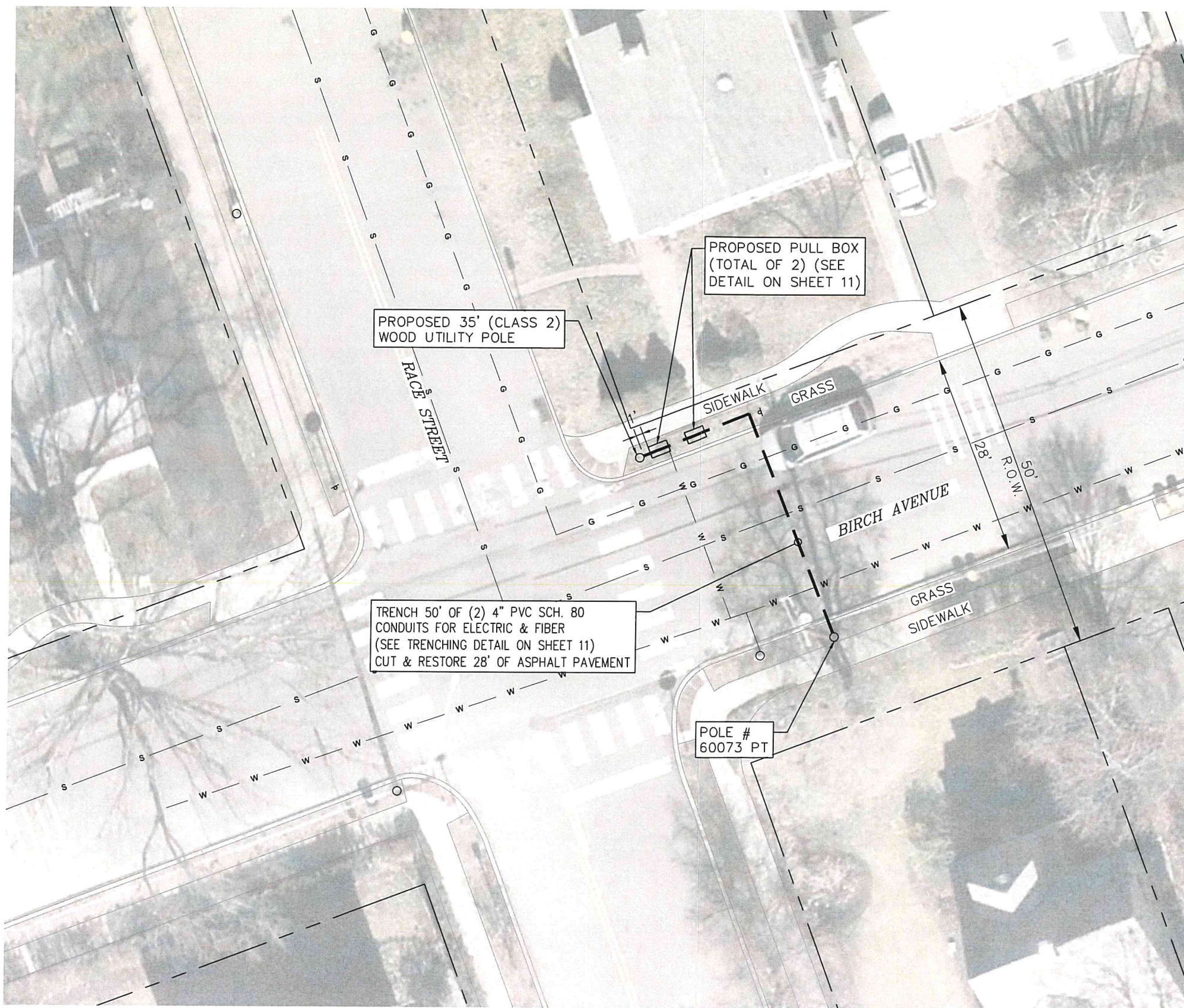
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153 BIRCH AVENUE  
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**NOTE:**  
DRAWING NOT FROM  
ACTUAL SITE PLAN  
INFORMATION TAKEN  
FROM BEST AVAILABLE  
RECORDS CONTRACTOR  
IS RESPONSIBLE TO  
VERIFY ALL DIMENSIONS  
AND MATERIAL REQUIRED  
FOR CONSTRUCTION.



**UNDERGROUND UTILITY PLAN** NOT TO SCALE



*Peter J. Tardy* 08/11/2025  
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OWNER/DEVELOPER:

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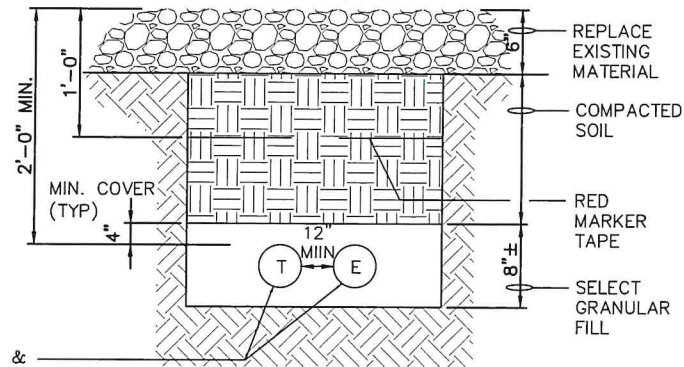
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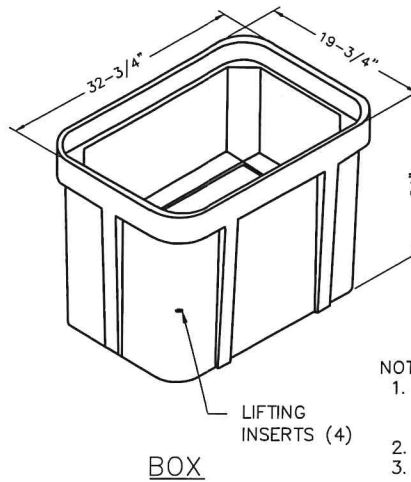
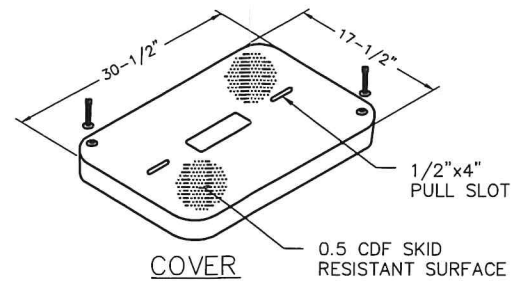
CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES. ANY CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY.

(2) SCH.40 PVC ELECTRIC & TELCO CONDUITS WITH PULL STRINGS (REFER TO PLAN) (TYP.)



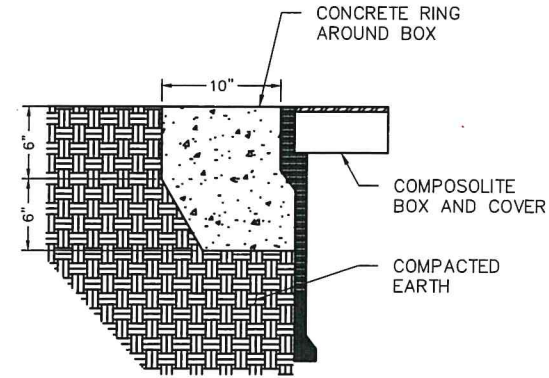
**NOTES:**

1. REMOVE & HAUL OFF-SITE ALL EXCESS SITE SOIL.
2. RESTORE ALL SURFACES TO ORIGINAL CONDITION.
3. CONDUIT SHALL BE UV-RESISTANT WHERE EXPOSED TO ATMOSPHERE.



**NOTES:**

1. CONTRACTOR TO ORDER HANDHOLE BOX WITH THE CORRECT NUMBER AND SIZE OF KNOCKOUTS NEEDED.
2. VERIFY DIMENSIONS OF UNIT.
3. FINAL PLACEMENT TO BE DETERMINED IN FIELD

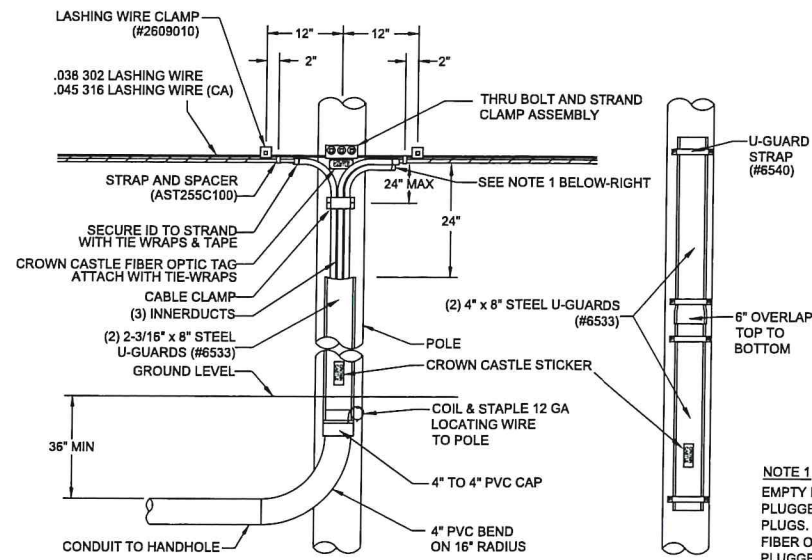


**NOTES:**

1. CONCRETE ENCASEMENT TO BE 3,000 P.S.I. MINIMUM.
2. CONCRETE ENCASEMENT RING DIMENSION, D, TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
3. QUAZITE DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATIONS.

**UNDERGROUND ELECTRIC AND TELCO DUCT BANK**

**PULL BOX DETAIL**



**NOTE 1**

EMPTY INNERDUCTS ENDS SHALL BE PLUGGED WITH EXPANDABLE JACKMOON PLUGS. INNERDUCTS POPULATED WITH FIBER OPTIC CABLE(S) SHALL BE PLUGGED WITH EXPANDING FOAM.

THIS DETAIL SHOWS A TYPICAL RISER ON A TANGENT AERIAL POLE. THOUGH SHOWN ON THE ROAD SIDE OF THE POLE, WHENEVER POSSIBLE, THE ACTUAL RISER SHALL BE ON THE SIDE OF THE POLE OPPOSITE THE DIRECTION OF TRAVEL OF VEHICULAR TRAFFIC.

**TYPICAL TANGENT RISER POLE DETAIL**

*Peter J. Tardy*  
PETER J. TARDY, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
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# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-184

**Agenda Date:** 6/22/2026

**Agenda #:** 11.

---

### **Resolution of the Mayor and Council of Princeton Authorizing Execution of “Agreement and Release” with Property Owner in Connection with Sewer Lateral Work at 30 Murray Place, Princeton, New Jersey**

**WHEREAS**, in or around 2007/2008, the former Borough of Princeton completed a municipal roadway reconstruction project that included construction and subsurface work on Murray Place in Princeton (the “Roadway Project”); and

**WHEREAS**, as part of the Roadway Project, the former Borough installed storm pipes in the vicinity of the sewer lateral that provides sanitary service from the Princeton Sanitary Sewer System to 30 Murray Place, Princeton, New Jersey (the “Property”); and

**WHEREAS**, Andrew Peloso, the Property owner, through private consultants/contractors, has completed numerous inspections of the sewer lateral to the Property, and has determined that installation of the storm sewer piping near the sewer lateral to the Property is causing Mr. Peloso’s sewer lateral to malfunction; and

**WHEREAS**, Princeton’s Sewer Operations Division within the Department of Infrastructure and Operations has reviewed this matter with Mr. Peloso and has determined that it is in the public interest to resolve the matter amicably by installing a new sewer lateral to connect Mr. Peloso’s Property to Princeton’s Sanitary Sewer System at Princeton’s sole cost and expense; and

**WHEREAS**, at this time Mr. Peloso and Princeton wish to execute an “Agreement and Release” to memorialize the parties’ agreement and understandings in connection with the foregoing work.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Municipality of Princeton, County of Mercer, State of New Jersey that the Mayor and Clerk are hereby authorized and directed to execute the Agreement and Release with Andrew Peloso to install a new sewer lateral to connect 30 Murray Place to Princeton’s Sanitary Sewer System, consistent with the above recitals.



# MUNICIPALITY <sup>of</sup> PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council of Princeton  
**From:** Deanna Stockton *Deputy Administrator / Municipal Engineer*  
Dominick Itzi, *Sewer Operations Manager*  
**Subject:** 30 Murray Place Sanitary Sewer Lateral Repair  
**Date:** June 16, 2026

---

Attached for Princeton Mayor and Council's authorization is an agreement with the private property owner of 30 Murray Place to allow for the municipal repair of their private sanitary sewer lateral.

Sanitary sewer laterals are identified as private infrastructure in Princeton's municipal code section 34-25, which means that the benefited property owner is responsible for it from its connection to the public sewer main to the private structure. In 2025, Mr. Peloso contacted the Sewer Operations Division regarding backups of his sanitary sewer lateral. The Sewer Operations Division subsequently reviewed archived documents from the former Borough and performed closed circuit television inspection of the sewer lateral. It appears that the public storm sewer installed above the sewer lateral in a former Borough capital improvement project in 2007/2008 has resulted in damage to the private lateral serving 30 Murray Place.

In the interest of resolving this matter, it is recommended that Princeton enter into an agreement with the property owner to replace the sewer lateral at the Princeton's sole cost and expense. The scope of work includes the following:

- Removal of approximately 18 linear feet of the existing 4-inch sewer lateral.
- Installation of 18 linear feet of new 4-inch SDR 35 PVC pipe.
- Installation of a concrete saddle around the new sewer lateral to disperse the load of the storm sewer pipe.
- Connection to the municipal sanitary sewer system with required testing and inspection.
- Restoration of disturbed areas to original condition. The restoration includes the replacement of a large section of the reinforced concrete intersection table in front of 30 Murray Place.

To complete this work, the Municipality will utilize its on-call sanitary sewer excavation and repair contractor, Waters and Bugbee Inc., to expedite construction and minimize further impacts to the homeowner. The total cost for the repair is \$46,412.50.

Upon completion of the work, and as outlined in the agreement, the property owner will release Princeton from any further claims associated with this matter, and future ownership and maintenance responsibility of the sewer lateral will revert fully to the homeowner in accordance with municipal code.

Please feel free to contact me should you require any additional information.

**AGREEMENT AND RELEASE**

This Agreement entered into on this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by and between Andrew Peloso, owner of 30 Murray Place, Princeton, New Jersey 08540 (“OWNER”) and the Municipality of Princeton, a Municipal Corporation of the State of New Jersey, having its principal offices located at 400 Witherspoon Street, Princeton, New Jersey 08540 (“PRINCETON”).

**WITNESS**

**WHEREAS**, in or around 2007/2008, PRINCETON completed a municipal roadway reconstruction project that included construction and subsurface work on Murray Place in Princeton (the “Roadway Project”); and

**WHEREAS**, as part of the Roadway Project, PRINCETON installed storm pipes in the vicinity of the sewer lateral that provides sanitary service from PRINCETON’s Sanitary Sewer System to 30 Murray Place, Princeton, New Jersey (the “Property”); and

**WHEREAS**, OWNER, through private consultants/contractors, has completed numerous inspections of the sewer lateral to the Property, and has determined that installation of the storm sewer piping near the sewer lateral to the Property is causing OWNER’s sewer lateral to malfunction; and

**WHEREAS**, PRINCETON’s Sewer Operations Division within the Department of Infrastructure and Operations has reviewed this matter with OWNER and has determined that it is in the public interest to resolve the matter amicably by installing a new sewer lateral to connect the OWNER’s Property to PRINCETON’S Sanitary Sewer System at PRINCETON’s sole cost and expense; and

**WHEREAS**, by Resolution \_\_\_\_\_, Princeton Council authorized the execution of an agreement with OWNER to provide for the completion of the foregoing corrective action.

**NOW, THEREFORE,** it is agreed by and between PRINCETON and OWNER as follows:

1. The recitals set forth hereinabove are hereby incorporated into this Agreement.
2. This Agreement shall be effective upon both parties' execution of this Agreement.
3. PRINCETON agrees to complete the work necessary to:
  - a. Remove the existing sewer lateral connecting the Property to PRINCETON's Sanitary Sewer System; and
  - b. Replace the sewer lateral to connect the Property to PRINCETON's Sanitary Sewer System (collectively, the "Work").

The limits of the Work are depicted in the Engineering Plan entitled, "30 Murray Place Sanitary Lateral Repair Princeton, New Jersey," by Princeton Engineer Deanna Stockton, P.E., dated April 17, 2026, a copy of which is attached hereto as Exhibit A. The limits of the Work are subject to change if PRINCETON reasonably determines that amendments are necessary to ensure proper performance of the intended Work.

4. The Work shall include the following specific tasks, at PRINCETON's sole cost and expense:
  - a. Use of open excavation and trenching of the existing lateral line and new lateral line;
  - b. Removal of 18 linear feet of existing 4" sewer lateral and replacement with 18 linear feet of 4" SDR 35 PVC pipe;
  - c. Connection of the new sewer lateral to PRINCETON's Sanitary Sewer System and completion of all standard testing and inspections to ensure

proper installation and connection in accordance with applicable construction standards; and

- d. Backfilling and surface restoration of the limits of the Work impacted by the foregoing activities, including restoration of the Property disturbed by the Work to at least its original condition.
5. PRINCETON agrees to notify the OWNER prior to commencement of the Work on the Property. PRINCETON further agrees to complete the Work, once commenced, expeditiously and within a reasonable amount of time; the parties acknowledge that weather and other factors beyond PRINCETON's reasonable control may impact the time of completion.
6. OWNER agrees that, in consideration of the foregoing, OWNER shall cooperate with PRINCETON to enable PRINCETON to complete the Work, which includes providing PRINCETON with sufficient access and use of portions of the Property as necessary to complete the Work.
7. OWNER agrees that, upon installation of the new sewer lateral and completion of the Work herein defined, PRINCETON shall have no further responsibility or obligation to OWNER to complete any further inspections, improvements or work on OWNER's sewer lateral or on the Property. OWNER further acknowledges that he understands the requirements of section 34-25 of the "Code of the Borough of Princeton, New Jersey (1974)," which require, but are not limited to, OWNER's full ownership and responsibility for all capital, operation and maintenance costs and activities necessary for the proper installation, use and abandonment of the sewer lateral.

8. By signing below, OWNER, on his own behalf and on behalf of his successors, beneficiaries and assigns, hereby releases and gives up any and all claims and rights which he may have against PRINCETON or its officers, employees, agents or contractors, for claims resulting from anything which has happened up to now relating to the subject matter of or arising out of the ROADWAY PROJECT. This section 8 shall not be construed as a waiver of OWNER'S rights under this Agreement; both parties shall have the right to enforce the terms of this Agreement.
9. OWNER certifies that he has read the foregoing provisions of this Agreement and Release, that he understands said provisions, that he agrees to be bound by said provisions, and that he has had an opportunity to consult with legal counsel before signing same.

**IN WITNESS WHEREOF**, the parties have hereunto set their hand and seal the day and date first written above.

Attest:

MUNICIPALITY OF PRINCETON

\_\_\_\_\_  
Dawn Mount, Clerk

By: \_\_\_\_\_  
Mark Freda, Mayor

Witness:

\_\_\_\_\_  
Andrew Peloso, OWNER





# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-185

**Agenda Date:** 6/22/2026

**Agenda #:** 12.

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### **Resolution of the Mayor and Council of Princeton Authorizing the Execution of License Agreement with Reformation, Inc. for Permission for Awning to Encroach into the Public Right of Way**

**WHEREAS**, Reformation, Inc. has a tenancy at 15 Hulfish Street in Princeton, New Jersey, and referred to as Lot 1 in Block 20.04 on the Princeton Tax Maps (“Property”), and seeks to operate a retail store to be located in the existing building on the Property; and

**WHEREAS**, Reformation, Inc. has retained the services of Eastern Sign Tech/Olivia Robinson, for purposes of obtaining the necessary land use approvals to mount along the front of the building an awning which will project four-foot from the building (“Awning”); and

**WHEREAS**, Eastern Sign Tech/Olivia Robinson has submitted an application for Administrative Waiver of Site Plan Review with the Princeton Planning Board for approval to construct the Awning; and

**WHEREAS**, the Awning will encroach into Princeton’s public right of way (“Right of Way”) and therefore, Reformation, Inc. has requested Princeton’s permission to allow said encroachment.

**NOW, THEREFORE**, be it resolved by the Council of the Municipality of Princeton as follows:

1. The “Whereas” clauses are hereby incorporated herein as if fully restated.
2. Princeton is hereby authorized to execute a License Agreement with Reformation, Inc. to install and maintain the Awning within the Public Right of Way identified above.
3. The terms and conditions of the License Agreement shall be substantially as set forth in the proposed License Agreement, and any amendments shall be subject to the review of the Municipal Attorney.

**LICENSE AGREEMENT  
AWNING ENCROACHMENT INTO PUBLIC RIGHT OF WAY**

**THIS AGREEMENT** made this \_\_\_\_day of June, 2025 between the Municipality of Princeton, a municipal corporation of the State of New Jersey, with a business address at 400 Witherspoon Street, Princeton, New Jersey 08540 (“Princeton”) and Reformation, Inc., with a business address of 15 Hulfish Street, Princeton, New Jersey 08540 (“Licensee”).

**WITNESSETH**

**WHEREAS**, Licensee has a tenancy at 15 Hulfish Street in Princeton, New Jersey, and referred to as Lot 1 in Block 20.04 on the Princeton Tax Maps (“Property”), and is seeks to operate a retail store to be located in the existing building on the Property; and

**WHEREAS**, Licensee has retained the services of Eastern Sign Tech/Olivia Robinson, for purposes of obtaining the necessary land use approvals to mount along the front of the building an awning which will project four-foot from the building (“Awning”); and

**WHEREAS**, Eastern Sign Tech/Olivia Robinson has submitted an application for Administrative Waiver of Site Plan Review with the Princeton Planning Board for approval to construct the Awning; and

**WHEREAS**, the Awning will encroach into Princeton’s public right of way (“Right of Way”) and therefore, the Licensee has requested Princeton’s permission to allow said encroachment.

**NOW, THEREFORE**, for and in consideration of the sum of one dollar, the receipt and adequacy of which is acknowledged, Princeton does hereby grant and convey to the Licensee the right to encroach into the Right of Way according to the following terms and conditions:

1. Princeton hereby grants permission to the Licensee to install, use and maintain the Awning which will encroach into the Right of Way (the “Encroachment”), as shown on pages 3 and 5 of the Design Plans by Southwest Sign Co., dated February 9, 2026 and revised to May 11, 2026, which were filed with the Princeton Planning Board as part of an application for an Administrative Waiver of Site Plan Review, copies of which pages are annexed hereto as Exhibit A for ease of reference.

2. This permission is given on the express understanding and condition that the use, operation, and maintenance of the Awning within the Encroachment is a permissive use which is revocable by Princeton on any of the terms and conditions set forth below.

3. The Licensee agrees to install and maintain the Awning in a safe and proper manner at all times and hereby acknowledges that the use, operation, and maintenance of the Awning in the Encroachment will never become the basis of a prescriptive right, easement or title to any portion of the Right of Way or any interest in the Right of Way and will never be or deemed to be

a reduction, termination, or modification of any kind of the Right of Way or any portion thereof or any interest or right therein.

4. The Awning shall be maintained in good repair at all times.

5. At the Licensee's sole expense, the Licensee agrees to remove the Awning from the Encroachment upon reasonable notice from Princeton in any of the following events:

- a. Princeton determines that the Awning interferes with or endangers the proper operation, safety or maintenance of the Right of Way within which it encroaches.
- b. Princeton finds it necessary to discontinue the Encroachment in order to maintain or utilize the Right of Way for other purposes.
- c. Princeton determines, in its reasonable discretion, that it is in the best interest of Princeton to discontinue the Encroachment.
- d. Princeton determines that the Licensee is in violation of any of the terms of this Agreement.

6. In the event the Licensee fails to remove the Awning from the Encroachment if any of the events in paragraph 5 take place and within the time period requested in writing by Princeton, Princeton may effect the removal of the Awning or other personal property from the Encroachment, without Princeton incurring any liability whatsoever to the Licensee; and in such event, the Licensee will be liable to Princeton for any and all reasonable costs incurred by the Princeton in connection with the removal and will reimburse Princeton for such costs upon demand of Princeton.

7. The Licensee will not do or permit to be done any of the following acts in the Right of Way or any portion thereof: (a) expand or add to the Encroachment or (b) construct or erect any other signs or other equipment or materials in the Encroachment other than the Awning.

8. The Licensee hereby agrees to indemnify, defend and hold harmless Princeton and its officials, employees and agents from and against all liability, loss, cost, damage, and expenses (including, but not being limited to, attorneys' fees, court costs, and expenses or litigation) arising out of or in any manner connected with the Licensee's installation, use, operation, maintenance or removal of the Awning in the Encroachment, use of the Encroachment or use of the Right of Way under this Agreement.

9. This Agreement and the covenants and conditions contained in this Agreement will be binding on and inure to the benefit of each of the parties hereto and their respective heirs, assigns, employees, servants, representatives, and successors in title.

[Signatures Next Page]

**ATTEST**

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**ATTEST:**

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**THE MUNICIPALITY OF PRINCETON**

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Mayor Mark Freda

**REFORMATION, INC.**

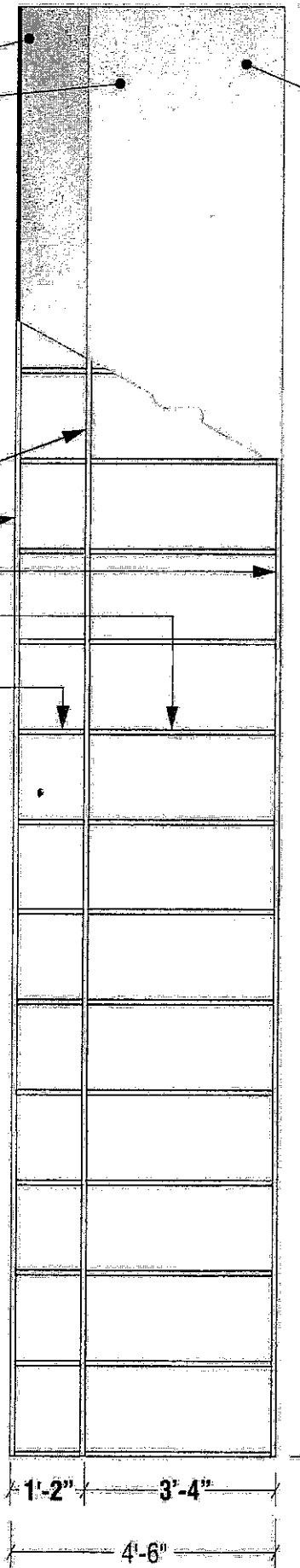
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By: \_\_\_\_\_



Staple and stretch awning fabric material from left to right and top to bottom around the frame

24'-6"



New valance

New Awning fabric  
Natural Sunbrella Shade  
SKU-4604-0000.  
Staple folded.

Exist. 1" x 1" x 1/8" (6061-T6)  
welded alum. square tubes frame,  
Painted to match Matte White color.

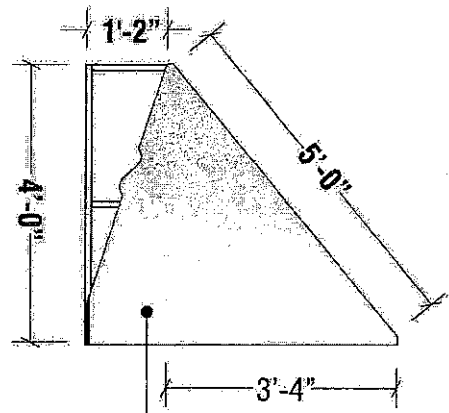
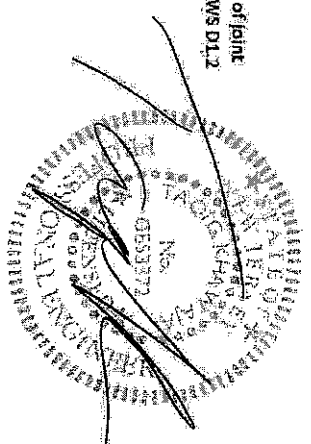
**02** Awning - Front Frame  
Scale: 3/8" = 1"

**Awning 2.1 Detail**  
Scale 3/8" = 1' 0"

Existing awning frame to be modified to have hanging valance and open ends.  
-Frame to receive new white paint finish  
& re-skin with NEW white sunbrella fabric with valance.

**M1** Sunbrella "Natural" Shade

- Aluminum Welding Notes:
- 1) Welding shall be in accordance with AWS D1.2
  - 2) Aluminum alloy filler 4043 shall be used in all structural welds
  - 3) Filler weld size shall not exceed thinnest member wall thickness of joint
  - 4) Welding process GMAW or GTAW shall be in accordance with AWS D1.2
  - 5) Aluminum Tubing shall be 6061-T6
  - 6) Provide Neoprene gaskets between dissimilar metals



New Awning fabric  
Natural Sunbrella Shade  
SKU-4604-0000.  
Staple folded.

**Section Detail**  
Scale 3/8" = 1' 0"

**Reformation**

<b>Project:</b>	Reformation - Palmer Square	<b>Client:</b>	Reformation
15 Sukhsh St Princeton, NJ		Initial Design: SF	3/29/2026
		AA/DF	2/26/2026
		EA/BI	3/10/2026
		RF/BI	3/11/2026
		<b>File name:</b>	23161 Reformation - Palmer Square
			RF
		<b>Page:</b>	5 of 18



This sign is intended to be installed in accordance with the requirements of applicable local codes. The holder of this permit shall be responsible for providing and securing the sign. The sign shall be removed and replaced with a new sign after the project is complete.

**SOUTHWEST SIGN CO.**  
1852 POMONA RD., CORONA, CA 92880  
P: 951-734-6275 F: 951-735-9667 CSL#722929  
WWW.SOUTHWESTSIGN.COM



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

**File #:** R-26-186

**Agenda Date:** 6/22/2026

**Agenda #:** 13.

Resolution of the Mayor and Council of Princeton to Authorize a License Agreement with McCarter Theater Center

**WHEREAS**, the Municipality of Princeton (the “**Municipality**”) is the owner of the real properties located at 27 Franklin Avenue, Princeton, New Jersey, and 101 Walnut Lane, Princeton, New Jersey, which are designated on the municipal tax maps as Block 7301, Lot 1, and Block 31.01, Lot 105, respectively (collectively, the “**Property**”); and

**WHEREAS**, the Property is improved with the Williamson Hall and Lounge, the Bristol Chapel, the Cullen Center, the Playhouse, the Cottage, Dayton-Ithaca-Princeton Hall, Erdman Hall, the Hamilton House, the Relocatable-Classrooms, Seabrook Hall, a Storage Facility, the Student Center - WCC, the Talbott Library, Taylor Hall and other ancillary improvements (collectively, the “**Buildings**”); and

**WHEREAS**, McCarter Theatre Center (“**McCarter**”) is a non-profit, 501(c)(3) corporation, that provides a variety of educational and community-based services, including youth summer camps that offer theatre training and performance opportunities to campers (the “**Program**”); and

**WHEREAS**, McCarter has requested the Municipality grant it a license to use certain portions of the Property in connection with the Program (the “**License**”), as follows:

<u>Program Hours</u>	<u>Licensed Area</u>
August 3, 2026 to August 7, 2026 8:00 A.M. to 4:30 P.M.	Gilson Performing Center and the Laura Lee Thompson McClure Classroom
August 10, 2026 to August 14, 2026 8:00 A.M. to 4:30 P.M.	Gilson Performing Center and the Laura Lee Thompson McClure Classroom
August 17, 2026 to August 21, 2026 8:00 A.M. to 4:30 P.M.	The Playhouse, Gilson Performing Center, Nancy Simmons Classroom and Laura Lee Thompson McClure Classroom
August 24, 2026 to August 28, 2026 8:00 A.M. to 4:30 P.M.	The Playhouse, Gilson Performing Center, Nancy Simmons Classroom and Laura Lee Thompson McClure Classroom

(collectively, the “**License**”); and

**WHEREAS**, the Municipality and McCarter have negotiated a license agreement (the “**License Agreement**”) to memorialize their respective rights and obligations with respect to the License; and

**WHEREAS**, the Mayor and Council of the Municipality of Princeton (the “**Governing Body**”) have found that the Program will promote the health, safety, morals and general welfare of the Municipality’s residents and the community; and

**WHEREAS**, the Governing Body desires to authorize the execution of the License Agreement, in substantially the form attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of Princeton, County of Mercer, State of New Jersey, as follows:

1. The License Agreement, in substantially the form attached hereto as Exhibit A, is approved. The Mayor is hereby authorized to execute, on the Municipality’s behalf, the License Agreement in substantially such form, with such editorial changes as the Mayor shall determine, in consultation with counsel, such determination to be conclusively evidenced by his execution of the License Agreement. The Municipal Clerk is hereby authorized and directed to attest to the execution of the License Agreement and to affix the corporate seal of the Municipality to the License Agreement.
2. This Resolution shall take effect immediately.
3. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.
4. A copy of this Resolution and the executed agreement shall be placed on file in the Clerk’s Office and shall be available for public inspection.

**Exhibit A**

**License Agreement**  
**LICENSE AGREEMENT**

THIS LICENSE AGREEMENT (the “**Agreement**”), is made as of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between the **MUNICIPALITY OF PRINCETON** having its principal office at 400 Witherspoon Street, Princeton, New Jersey 08540, County of Mercer, State of New Jersey (the “**Licensor**” or the “**Municipality**”), and **MCCARTER THEATRE CENTER**, a non-profit corporation of the State of New Jersey with a mailing address at 91 University Place, Princeton, NJ 08540 (“**Licensee**”, together with Licensor, the “**Parties**”).

**WITNESSETH:**

**WHEREAS**, the Licensor is the owner of the real properties located at 27 Franklin Avenue, Princeton, New Jersey, and 101 Walnut Lane, Princeton, New Jersey, which are designated on the municipal tax maps as Block 7301, Lot 1, and Block 31.01, Lot 105, respectively (collectively, the “**Property**”); and

**WHEREAS**, the Property is improved with the Williamson Hall and Lounge, the Bristol Chapel, the Cullen Center, the Playhouse, the Cottage, Dayton-Ithaca-Princeton Hall, Erdman Hall, the Hamilton House, the Relocatable-Classrooms, Seabrook Hall, a Storage Facility, the Student Center - WCC, the Talbott Library, Taylor Hall and other ancillary improvements (collectively, the “**Buildings**”); and

**WHEREAS**, the Licensee, a non-profit, 501(c)(3) corporation, provides a variety of educational and community-based services, including youth summer camps that offer theatre training and performance

opportunities to campers (the “**Camps**”); and

**WHEREAS**, the Licensee desires to operate the Camps in certain areas of the Buildings on the Property (the “**Program**”), which areas are more particularly identified in Schedule 1 (the “**Licensed Area**”) on the dates and during the program hours set forth in Schedule 1 (the “**Program Hours**”); and

**WHEREAS**, the individual listed on Schedule 1 as Licensee Contact Person shall act as the principal contact person for Licensee and coordinate activities in connection with the Program (the “**Licensee Contact Person**”); and

**WHEREAS**, the individual listed on Schedule 1 as Licensor Contact Person shall act as the principal contact person for Licensor, with the authority to expand Program Hours in accordance with the terms hereof; and

**WHEREAS**, the Licensor has agreed, subject to the terms and conditions contained herein, to grant to Licensee and its employees, agents, and invitees, a revocable, non-exclusive license to enter and use the Licensed Area for the Program during the Program Hours (the “**License**”); and

**WHEREAS**, on June 22, 2026, the Mayor and Council of the Municipality of Princeton (the “**Governing Body**”) approved Resolution No. \_\_\_ to authorize the execution of this Agreement; and

**WHEREAS**, the Licensor and the Licensee desire to enter into this Agreement to memorialize the Parties’ rights and obligations with respect to the use of the Licensed Area for the Program.

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and provisions set forth below, the Licensor and the Licensee do hereby agree as follows:

1. **Recitals Incorporated.** The above recitals are incorporated into this section of this Agreement as if fully set forth at length herein.
2. **Grant of License.** Subject to the provisions, covenants and agreements contained herein, Licensor hereby grants to Licensee, and the Licensee hereby accepts from the Licensor, the License.
3. **Term.** Upon its execution, this Agreement shall commence on August 3, 2026 and terminate on August 28, 2026, unless otherwise terminated sooner in accordance with the terms of this Agreement (the “**Term**”).
4. **Use.** The Licensee shall use the Licensed Area only and for no other purpose than the Program in accordance with the terms of this Agreement. The Licensee shall not occupy or use the Licensed Area or the Property or any part thereof, nor permit or suffer the same to be occupied or used for any purposes other than as expressly set forth herein or for any purpose deemed unlawful, disreputable, or extra hazardous, on account of fire or other casualty. The Licensee shall comply with all reasonable rules and regulations promulgated by the Licensor relating to the Licensee’s use of the Property, including those set forth in the Rules and Regulations attached hereto as Exhibit A, which may be amended from time to time by the Licensor.

5. **Fee.** In consideration of the Licensor executing this Agreement, the Licensee shall pay to the Licensor a license fee as set forth in Schedule 1 (the “**Fee**”). The Fee is payable in advance of the commencement of the Term to the Licensor at the payment address set forth in Schedule 1 (the “**Payment Address**”), which payment address, from time to time, may be changed by the Licensor by providing the Licensee with written notice of the new payment address.

6. **Security Deposit.** Upon execution of this Agreement, Licensee shall pay to the Licensor at the Payment Address a deposit in the amount specified in Schedule 1 (the “**Deposit**”). The Deposit delivered by the Licensee to the Licensor will be held by the Licensor, in a non-interest-bearing account, as security for the performance of Licensee’s obligations under this Agreement. The Deposit will not be an advance payment of any amount to be paid by Licensee to the Licensor, or a measure of Licensee’s liability for damages. The Licensor may, from time to time, while an event of default remains uncured, without prejudice to any other remedy, use all or a portion of the Deposit to satisfy past due amounts, or repay the Licensor for damages and charges for which Licensee is liable under this Agreement or resulting from Licensee’s breach of this Agreement. If the Licensor uses the Deposit as permitted by this Agreement, Licensee will immediately upon demand by the Licensor restore the Deposit to its original amount, and failure to do so will constitute a breach of this Agreement. Such use by the Licensor of the Deposit will not constitute a cure of the existing breach until such time as the entire amount owing to the Licensor is paid in full and the Deposit is fully restored. Provided that Licensee has performed all of its obligations under this Agreement, the Licensor will, unless otherwise provided in the Agreement, return any unapplied portion of the Deposit to Licensee within thirty (30) days of the termination of the Term.

7. **Entry and Exiting the Licensed Area.** The Licensee shall gain daily access to the Licensed Area by using a lock box located at the entry of the Licensed Area Building (the “**Lock Box**”). The Licensor shall provide the Licensee Contact Person with the necessary keys, codes, credentials, or other access devices for the Lock Box. The Licensee Contact Person shall maintain strict control over all such access credentials and shall ensure they are used solely to gain access to the Licensed Area during the Program Hours. At the conclusion of each day’s Program Hours (and in any event before the Licensee and its personnel leave the Property for the day), the Licensee shall ensure that the License Area is fully vacant, closed, secured, and locked, including (as applicable) closing and locking all doors, and other points of entry to the Licensed Area and the Buildings, and confirming that any keys, codes, or credentials used in connection with the Lock Box are returned to and secured in accordance with this Agreement. The Licensee shall promptly notify the Licensor of any inability to lock or secure the License Area, any malfunction of locks or access controls, or any suspected unauthorized access. Upon the termination of this Agreement, the Licensee shall ensure all access devices are returned to the Licensor.

8. **Closure of Licensed Area; Pro Rata Refund.**

- A. **Licensor’s Right to Close.** The Licensor may temporarily or permanently close all or any portion of the Licensed Area at any time (a “**Closure**”) for repairs, emergency maintenance, safety, security, emergencies, or compliance with applicable law. The Licensor shall provide the Licensee with at least forty-eight (48) hours prior notice of a Closure, except in the case of an emergency, in which event Licensor shall provide Licensee with as much notice as is reasonably practicable. During any Closure, the Licensee’s right to access and use all or any portion of the affected portion of the Licensed Area shall be prohibited.

- B. **Pro Rata Refund.** If a Closure results in Licensee being unable to use all of the Licensed Area, then, as the Licensee's sole and exclusive remedy, the Licensors shall refund to the Licensee a pro rata portion of the License Fee equal to \$200.00 per day that the Closure prevented the Licensee from using the Licensed Area (the "**Refund**"). Any Refund due under this Section shall be paid to the Licensee within thirty (30) days after the Closure.
- C. **No Other Liability.** Except for the Refund expressly provided in this Section, the Licensors shall have no liability to the Licensee arising out of or relating to any Closure, including any costs, losses, or damages associated with interruption of use, relocation, or lost profits.

9. **Access to License Area.** The Licensee, its agents, employees, and invitees, shall have the right to ingress and egress to and from the Licensed Area over such other portions of the Property as may reasonably be necessary to access the Licensed Area. In accessing the Licensed Area, the Licensee its agents, employees, and invitees, shall not interfere with other existing or proposed uses or activities on the Property.

10. **"AS-IS" Condition.** The Licensee has examined the Licensed Area and the Property and has entered into this Agreement, "AS IS," without any representation on the part of the Licensors as to the conditions thereof.

11. **Maintenance of License Area.** The Licensee shall keep the Licensed Area in a neat, clean, and orderly condition. The Licensee shall report to the Licensors any damage to the Buildings, the Property and/or the Licensed Area within twenty-four (24) hours of its knowledge of the damage.

12. **Entry by Licensors.** The Licensee shall permit the Licensors, its agents or representatives, to enter the Licensed Area, at any time during the Program Hours to examine, inspect and protect the Licensed Area and/or the Buildings in the case of threat to life or property, provided that, in each case, the Licensors provides the Licensee with two (2) days written notice of such entry (except in the case of an emergency).

13. **No Assumption of Responsibility.** The Licensors assumes no responsibility for any personal property or the proper use of the Licensed Area, the Buildings, and/or the Property by the Licensee's agents, employees, and/or invitees.

14. **Licensee's Representations.** The Licensee warrants and represents that:

- A. The Licensee is and will continue to be a non-profit corporation organized, validly existing and in good standing under the laws of the State of New Jersey, and that it has received and will do all things necessary to maintain a determination from the Internal Revenue Service that it meets the requirements of Section 501(c)(3) of the Internal Revenue Code, and that it has all requisite corporate power and authority to execute, deliver and perform this Agreement.
- B. This Agreement has been authorized by all necessary corporate action on the part of the Licensee and has been or will be duly executed and delivered by the Licensee, and assuming due execution and delivery by the Licensors, constitutes a legal, valid, and binding of the Licensee enforceable against the Licensee in accordance with its terms.
- C. The execution and delivery of this Agreement, and compliance with the provisions hereof does

not and will not conflict with or constitute a violation or default under the Licensee's Corporate Charter, By-Laws, or any indenture, mortgage, deed of trust or other agreement or instrument to which the Licensee is bound, or to the best knowledge of the Licensee, any statute or order, rule or regulation of any court or governmental agency or body having jurisdiction over the Licensee or of its activities or properties.

- D. The Licensee warrants and represents that no officer, agent, employee or representative of the Licensor has received any payment or other consideration for the making of this Agreement and that no officer, agent, employee or representative of the Licensor has any personal interest, directly or indirectly, in the Licensee, this Agreement or, to the knowledge of the Licensee, in the proceeds thereof.

15. **Independent Contractor**. In performance of this Agreement, the Licensee is acting as an independent contractor. Nothing contained in this Agreement will be construed to create a joint venture or partnership, or the relationship of principal and agent, or employer and employee, between the Licensee and the Licensor or between the Licensee's employees, contractors or agents and the Licensor. The Licensee's employees, contractors or agents, are not Licensor employees, contractors or agents and the Licensee shall continue to be fully responsible for their acts.

16. **Employees' of Licensee/Non-discrimination**. The Licensee acknowledges and agrees that:

- A. The Licensee's employees, contractors or agents shall not be deemed to be employees, contractors or agents of the Licensor or any department thereof and that the Licensee alone is responsible for their work, labor or services, as well as for their direction and compensation. Nothing contained in this section or in any other provision of this Agreement shall (i) impose any liability or duty upon the Licensor to any person, firm, association or corporation employed or engaged by the Licensee as a coordinator, consultant or independent contractor or in any other capacity, or as an employee, contractor or agent of the Licensee or (ii) make the Licensor liable to any person, corporation, firm, association or to any governmental authority for any action, omission, liability, obligation or tax of whatsoever nature, including but not limited to unemployment insurance or Social Security taxes of the Licensee or its coordinators, consultants, independent contractors, employees or agents.
- B. The Licensee shall comply with all applicable laws, rules, regulations and orders regarding non-discrimination and shall file such reports as may be required by law.

17. **Assignment by Licensee**. No assignment, sublicense or encumbrance of the Buildings, the Licensed Area, or the Property may be made by the Licensee without the prior written consent of the Licensor, which consent shall be in the Licensor's sole discretion. If such consent is granted, each assignee or successor to the Licensee shall assume and be deemed to have assumed this Agreement and shall be and remain liable jointly and severally with the Licensee for the performance of all the terms, covenants, conditions and agreements herein.

18. **Intentionally omitted**.

19. **Compliance with all Laws**: The Licensee shall, at the Licensee's own cost and expense, promptly comply with all laws, ordinances, rules, regulations, requirements and directives of the Federal, State, County and municipal governments or public authorities and of all their departments,

bureaus and subdivisions, applicable to and affecting the Licensee's use of the Buildings, the Licensed Area, and the Property.

20. **Licensee Indemnification.** The Licensee shall indemnify, defend and hold harmless the Licensor, and its respective affiliates, officials, partners, principals, members, agents, servants, employees, contractors and invitees (individually, a "**Licensor Indemnitee**" and collectively, the "**Licensor's Indemnitees**") from and against any and all costs, losses, expenses, claims, mechanics or other liens, actions, proceedings and judgments suffered or incurred by any Licensor Indemnitee(s) (together with all fees and expenses in connection therewith, including reasonable attorneys' fees and disbursements) arising from or out of the negligent acts, willful omissions or willful misconduct of the Licensee, its agents, contractors, servants, employees, members, guests, licensees and invitees conducted in, upon, about or that are in any way related to the use and occupation of any portion of the Buildings, the Licensed Area, or the Property, or by reason of any breach or default of this Agreement by the Licensee; provided that the Licensee's obligations under this paragraph shall not extend to any matters resulting from the willful misconduct of any Licensor Indemnitee. The provisions of this Section shall survive the expiration or other termination of the Term.

21. **Insurance.** The Licensee shall maintain insurance in accordance with the requirements contained in Exhibit B, which is attached hereto. The Licensee shall provide the Licensor with the certificate of insurance required in Exhibit B prior to the commencement of the Term.

22. **Limitation of Liability.** To the fullest extent permitted by law, in no event shall the Licensor be liable for any indirect, incidental, special, consequential, exemplary, or punitive damages, or for lost profits, loss of business, or interruption of operations, arising out of or related to this Agreement, even if advised of the possibility of such damages. The Licensor's aggregate liability shall not exceed the Fee, except with respect to claims arising from the Licensor's gross negligence or willful misconduct.

23. **Termination.** The Licensor, in its sole discretion, may revoke the License and terminate this Agreement, by providing Licensee with ten (10) days written notice.

24. **Surrender.** Upon the expiration of the Term, or on the sooner termination thereof, the Licensee shall peaceably and quietly leave, surrender and yield up unto the Licensor the Licensed Area free of occupants, and Licensee's equipment, goods or other personal property. Any equipment, goods or other personal property of the Licensee or the Licensee's agents, employees, contractors, guests, licensees, and/or invitees that has not been removed by the date of the termination of this Agreement, shall be considered as abandoned and the Licensor shall have the right, but not the obligation, without any notice, to sell or otherwise dispose of same, and shall not be accountable to the Licensee or the Licensee's agents, contractors, employees, guests, licensees, and/or invitees for any part of the proceeds of such sale, if any.

25. **Disputes.** If there is a dispute concerning the Parties' performance under this Agreement, the Parties will attempt to resolve the dispute amicably between them. If the Parties cannot resolve the issue amicably, the Parties will mediate the dispute before a third-party mediator jointly agreed to by the Parties. Each Party will bear its own cost of participating in mediation and the Parties will share the cost of the mediator equally. If the dispute is not resolved through mediation, either Party may then pursue any available legal or equitable remedy to resolve the dispute.

26. **Notices.** Notices hereunder shall be in writing and shall be delivered by certified mail, return

receipt requested, or by recognized overnight carrier such as Federal Express, addressed as provided for at the beginning of this Agreement.

27. **Entire Agreement.** This Agreement represents the entire understanding between the Parties with respect to the subject matter expressed herein. Neither prior or contemporaneous written statements, nor any prior, contemporaneous or future oral agreements shall be admissible to interpret, alter, modify or amend this Agreement.

28. **Amendments.** This Agreement may only be altered or amended by a subsequent writing duly authorized and executed by the Parties.

29. **Waiver.** No waiver, in whole or in part, of any right or remedy provided for in this Agreement shall operate as a waiver of any other right or remedy, except as may be otherwise provided herein.

30. **Severability.** If any of the provisions of this Agreement shall be held to be invalid, illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect.

31. **Drafting Ambiguities and Interpretation.** In interpreting any provisions of this Agreement, no weight shall be given to, nor any construction or interpretation be influenced by, the fact that counsel for one of the Parties drafted this Agreement. Each Party recognizes that it has had an opportunity to review this Agreement with its counsel and have contributed to the final form of same. If any clause, provision or section of this Agreement shall be determined to be apparently contrary to or conflicting with any other clause, provision or section of this Agreement, then the clause, provision or section containing the more specific provisions shall control and govern with respect to such apparent conflict.

32. **Governing Law.** This Agreement has been made, executed and delivered within, and pursuant to the laws of, the State of New Jersey. The laws of the State of New Jersey shall govern all matters arising out of or relating to this Agreement, including but not limited to its validity, interpretation, construction, performance and enforcement.

33. **Venue.** The Parties agree that venue and jurisdiction regarding any matter pertaining to this Agreement shall be in the Superior Court of New Jersey, Mercer County, Law Division and hereby consent to same.

34. **Counterparts.** This Agreement may be executed in counterparts, each of which when executed shall be deemed an original for all purposes.

35. **Expansion of Program Hours.** The Licensee may submit a request in writing to the Licensor (“**Request to Extend**”) to request to expand the Program Hours during the Term in exchange for Licensee’s payment, in advance, to Licensor of a pro rata increase in the amount of the Fee equal to \$750 per week for the use of the spaces set forth in Schedule 1 hereof. The Request to Extend shall be in writing and delivered to the Licensor’s Administrator, Bernard P. Hvozdovic, Jr., via email or overnight carrier. The Licensor’s Administrator, in his sole discretion, may administratively approve or deny the Request to Extend and shall advise the Licensee, in writing, of his decision. Such expansion of the Program Hours shall be subject to all of the terms and provisions of this Agreement.

[Signatures to Appear on the Next Page]IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered as of the date listed above.

WITNESS: MUNICIPALITY OF PRINCETON

By: \_\_\_\_\_  
Name: Mark Freda  
Title: Mayor

WITNESS: MCCARTER THEATRE CENTER

By: \_\_\_\_\_  
Name: Martin Miller  
Title: Executive Director

**SCHEDULE 1**

- A. **Fee:** \$4,000.00
- B. **Deposit:** \$1,000.00
- C. **Camp Sessions:**

<b><u>Program Hours</u></b>		<b><u>Licensed Area</u></b>
August 3, 2026 to August 7, 2026	8:00 A.M. to 4:30 P.M.	Gilson Performing Center and the Laura Lee Thompson McClure Classroom
August 10, 2026 to August 14, 2026	8:00 A.M. to 4:30 P.M.	Gilson Performing Center and the Laura Lee Thompson McClure Classroom
August 17, 2026 to August 21, 2026	8:00 A.M. to 4:30 P.M.	The Playhouse, Gilson Performing Center, Nancy Simmons Classroom and Laura Lee Thompson McClure Classroom
August 24, 2026 to August 28, 2026	8:00 A.M. to 4:30 P.M.	The Playhouse, Gilson Performing Center, Nancy Simmons Classroom and Laura Lee Thompson McClure Classroom

**D. Payment Address:**

Municipality of Princeton  
Department of Infrastructure and Operations  
400 Witherspoon Street  
Princeton, New Jersey 08540  
Attn: Deanna Stockton

**E. Contact Persons:**

**Licensee Contact Person**

Name: Martin Miller  
Title: Executive Director  
Phone:  
Email: martin@mccarter  
Address: McCarter Theatre  
91 University Place  
Princeton, NJ 08540

**Licensor Contact Person**

Name: Deanna Stockton  
Title: Municipal Engineer  
Phone: (609) 921-7000  
Email: dstockton@princetonnj.gov  
Address: Municipality of Infrastructure  
400 Witherspoon Street  
Princeton, NJ 08540

**Exhibit A**

**Rules and Regulations**

- 1. Fire Codes/Permitted Occupancy.** The Licensee shall observe all fire codes, and the Licensee must assure that the number of employees, guests, contractors and invitees will not exceed the number of occupants permitted within any building or interior area that is subject to occupancy by a maximum number of persons.
- 2. Licensed Area Left Clean and Orderly.** The Licensee shall ensure the Licensed Area and the Equipment are left clean and orderly.
- 3. Parking.** The Licensee shall ensure that all employees, guests, invites, contractors, and vendors park any vehicles in designated spaces.
- 4. Alcohol Prohibited.** Alcohol is prohibited to be consumed at any time on the Property or in the Buildings, including the Licensed Area, unless specific approval is granted by the Mayor and Council via resolution at a public meeting. Should this approval be granted by the Licensor, the Licensee shall agree to indemnify and hold harmless the Licensor from any claims for bodily injury, property damage, automobile liability, workers compensation and personal injury liability arising from the sale, distribution, serving or consumption of alcohol. The indemnification and hold harmless shall include any claims arising from the sale, serving, distribution or consumption of alcohol to underage (age 21) persons. The Licensee shall agree

to comply with all terms and conditions of the approval granted by Mayor and Council, including adherence to any regulations/restrictions imposed by the State of New Jersey Division of Alcoholic Beverage Control.

5. **Smoking and Drugs Prohibited.** No person shall engage in smoking on the Property or in the Buildings, including the Licensed Area. No person shall use, possess or consume any narcotics or drugs on the Property or in any Building.
6. **Advertising.** No person shall post, paint, affix, distribute, hand out, deliver, place, cast, leave about or display any bill, billboard, placard, ticket, handbill, circular, flag, banner, transparency, target, sign or any other matter for advertising purposes, nor shall any person operate any musical instrument, or use any sound-making or amplifying device for advertising purposes or for the purpose of attracting attention to any exhibition, show, performance or other display on the Property or in the Buildings, including the Licensed Area.
7. **Peddling and soliciting.** No person shall solicit for any purpose, nor shall any person sell or offer for sale any object or merchandise or any other thing on the Property or in the Buildings, including the Licensed Area.
8. **Explosives.** No person shall bring into, or have in possession, at said the Property or in the Buildings, including the Licensed Area, any fireworks or any other explosives, including any substance, compounds, mixture or article having properties of such a character that alone or in combination or conjunction with other substances or compounds, may decompose suddenly and generate sufficient heat, gas or pressure, or any or all of them to produce rapid flaming, combustion, or administer a destructive blow to surrounding objects.
9. **Firearms and weapons.** No person shall carry or possess firearms of any description; or air rifles, spring guns, bows and arrows, slings or any other form of weapon (concealed or not); or any instrument that can be loaded with and fire blank cartridges; or any kind of trapping device on the Property or in the Buildings, including the Licensed Area.
10. **Property damage.** No person shall injure, deface, displace, remove, fill in, raise, destroy, damage or tamper with the Property, the Buildings, including the Licensed Area, or any personal property located on the Property, real or personal, including the Equipment.
11. **Program Hours.** No person shall enter or remain on the Property or in the Buildings, including the Licensed Area, prior to or after the Program Hours, except as may be authorized in writing by the Licensor.
12. **Minors.** Unaccompanied minor(s) shall not be permitted on the Property or in any Building, including the Licensed Area, unless accompanied by a parent or guardian or custodian.
13. **Gambling Prohibited.** No person shall gamble on the Property or in the Buildings, including the Licensed Area..
14. **Access.** No person shall enter or leave the Property, the Buildings, including the Licensed Area except at established entrances and exits.
15. **Public Orders.** No person shall fail to obey, or interfere with a police officer, animal control officer or other board or Licensor's employee in the proper performance of duties on the Property the Property, the

Buildings, including the Licensed Area.

- 16. Non-Discrimination.** Licensee shall accommodate individuals regardless of age, sex, race, color, religion, creed, national origin, physical or mental disabilities, political affiliation, affectional preference, sexual orientation, marital status or any other status protected by law. The Licensee shall not discriminate on the basis of disability in admission, access, treatment or employment in its programs or activities.

### **Exhibit B**

#### **Insurance Requirements**

The Licensee shall maintain insurance in accordance with the following requirements:

##### **A. Insurance Types and Amount:**

1. General liability insurance with limits of liability of not less than \$1,000,000.00 per "Occurrence" and \$2,000,000.00 annual aggregate for injury to persons including death and for damage to the property of others. The Licensor, its officers, employees, and agents as additional insured as an additional insured on a primary and non-contributory basis
2. Workers' Compensation insurance with not less than statutory minimum limits.
3. Employers' Liability Insurance with minimum limits of at least \$500,000.00 bodily injury by disease per employee, \$1,000,000.00 bodily injury by disease aggregate, \$500,000.00 bodily injury by accident and with an all states endorsement.

The limits cited under each insurance requirement listed above are established minimums; and it is the sole responsibility of the Licensee to purchase and maintain additional insurance that it may determine to be necessary for its own purposes, in relation to this Agreement or its other operations.

##### **B. Additional Requirements.**

1. All insurance and insurance policies required to be maintained pursuant to this Section shall:
  - a. Be written with insurance companies having an "AM Best rating of at least A-:VII or the S&P equivalent, and be authorized to do business in the State of New Jersey and approved, in writing, by the Licensee;
  - b. Be written with a policy form satisfactory to the Licensor;
  - c. If obtainable, provide that the insurance policies may not be amended, modified, cancelled, reduced below the coverages required in this Section, or terminated for any reason, including but not limited to a failure to pay premiums and/or expiration by its terms, without providing Licensor with at least thirty (30) days' prior written notice or at least ten (10) days' prior written notice for failure to pay premiums;

- d. Be primary and non-contributory with respect to the insurance or self-insurance or any other available insurance whether collectible or not;
  - e. Be written on an “Occurrence” policy form basis for Commercial General Liability insurance policy;
  - f. Eliminate any co-insurance requirement in the policy through the attachment of an agreed amount endorsement; activation of an agreed value option, or as is otherwise appropriate under the particular form;
  - g. Provide that any losses payable thereunder shall be payable notwithstanding any act of negligence, or be endorsed to provide cross-liability coverage for all coverages required in this Section; and
2. Licensee shall, prior to the commencement of the Term, furnish to Licensor a Certificate of Insurance evidencing all of the herein specified policies of insurance with an insurer(s) and with limits meeting the requirements of this Agreement.
  3. Nothing in the Agreement shall constitute a waiver by the Licensee or the Licensee’s insurer of any statutory limits or exceptions on liability including, but not limited to, any limitation or exclusion of liability that may be available under the New Jersey Tort Claims Act.

**MEMORANDUM**

**TO:** The Mayor and Council of the Municipality of Princeton  
**FROM:** Greenbaum, Rowe, Smith and Davis LLP  
**DATE:** June 18, 2026  
**RE:** Resolution to Authorize a License Agreement with McCarter Theatre Center

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The Mayor and Council of the Municipality of Princeton are being asked to approve a resolution (the “**Resolution**”) to authorize a license agreement (the “**License Agreement**”) between the Municipality of Princeton (the “**Municipality**”) and McCarter Theatre Center (“**McCarter**”). McCarter, a non-profit, 501(c)(3) corporation, provides a variety of educational and community-based services, including youth summer camps that offer theatre training and performance opportunities to campers. *A copy of the License Agreement is attached to the Resolution as Exhibit A.*

The License Agreement will grant McCarter a revocable, non-exclusive license to hold summer youth camps, as follows:

<b><u>Program Hours</u></b>		<b><u>Licensed Area</u></b>
August 3, 2026 to August 7, 2026	8:00 A.M. to 4:30 P.M.	Gilson Performing Center and the Laura Lee Thompson McClure Classroom
August 10, 2026 to August 14, 2026	8:00 A.M. to 4:30 P.M.	Gilson Performing Center and the Laura Lee Thompson McClure Classroom
August 17, 2026 to August 21, 2026	8:00 A.M. to 4:30 P.M.	The Playhouse, Gilson Performing Center, Nancy Simmons Classroom and Laura Lee Thompson McClure Classroom
August 24, 2026 to August 28, 2026	8:00 A.M. to 4:30 P.M.	The Playhouse, Gilson Performing Center, Nancy Simmons Classroom and Laura Lee Thompson McClure Classroom

(the “**License**”). The License Agreement authorizes the Municipal Administrator to administratively approve requests from McCarter to expand the Program Hours during the term of the License Agreement in exchange for McCarter’s payment of an additional fee.

In consideration of the Municipality’s grant of the License, McCarter has agreed to pay the Municipality \$4,0000.00, post a security deposit in the amount of \$1,000.00, provide insurance in accordance with the terms of the License Agreement, and indemnify the Municipality from and against any and all costs, losses, expenses, or claims arising from McCarter’s use of the property.

The License Agreement is for the term commencing August 3, 2026 and terminating August 28, 2026, unless otherwise terminated sooner by the Municipality by providing McCarter with ten (10) days written notice.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-187

**Agenda Date:** 6/22/2026

**Agenda #:** 1.

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### **Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims**

**WHEREAS**, Chief Financial Officer, Sandra Webb has forwarded the bills and claims received for payment by the Municipality of Princeton for review and approval by the Mayor and Council.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of Princeton approve the attached bill list.

## List of Bills - Clearing Claims

Meeting Date: 06/22/2026 For bills from 06/09/2026 to 06/17/2026

Vendor	Description	Payment	Check Total
2759 - ALERT-ALL CORPORATION	PO 48735 2026 FIRE PREVENTION MATERIALS	745.50	745.50
5271 - AMAZON CAPITAL SERVICES	PO 48557 Blanket 2026	17.43	17.43
2630 - APRUZZESE, MCDERMOTT, MASTRO & MURPHY	PO 48661 2026 LABOR COUNSEL LEGAL SERVICES	1,833.00	1,833.00
57 - AT&T	PO 49507 Telephone - Acct 030 519 3823 001 - Bill	28.29	28.29
4586 - B BISTRO LTD	PO 49263 BLANKET - FOOD	2,433.25	2,433.25
2642 - BEANS, FRED PARTS, INC	PO 48145 BLANKET PARTS TV	239.51	239.51
646 - BEN SHAFFER RECREATION INC.	PO 48257 BLANKET / PARTS / SUPPLIES	80.80	80.80
4444 - BERNARD HVOZDOVIC	PO 49504 Employee Reimbursement - 2026 ICMA Annua	1,975.00	1,975.00
63 - BISH SALES & SERVICE INC	PO 48273 BLANKET	96.00	96.00
3315 - BOWMAN CONSULTING GROUP, LTD.	PO 45271 RESOLUTION 25-33: DESIGN SERVICES FOR TH	6,566.80	
	PO 49044 ESTIMATE FOR TRAFFIC REVIEW SERVICES	860.00	7,426.80
463 - BRITTON INDUSTRIES, INC.	PO 48274 BLANKET	1,644.33	1,644.33
3795 - BSR VENTURES, LLC. / CROWN TROPHY	PO 49388 PFD 2026 FIRE DEPARTMENT AWARDS	729.92	729.92
1342 - BURLINGTON COUNTY EMERGENCY SERVICE	PO 48431 2026 TRAINING FOR THE DEPARTMENT	166.00	166.00
1938 - CAMPBELL FOUNDRY CO.	PO 48275 BLANKET	2,054.00	2,054.00
4882 - CATHOLIC CHARITIES DIOCESE	PO 48069 RESO 26-5 2026 BEHAVIORAL HEALTH AND COM	4,680.76	4,680.76
3359 - CHAMPION DISPOSAL SERVICES. LLC	PO 49111 2026 STREET SWEEPING DISPOSAL	4,290.92	4,290.92
2685 - CHERRY VALLEY TRACTOR SALES INC.	PO 48138 BLANKET PARTS TV	178.81	178.81
2675 - CHESTERFIELD VETERINARY CLINIC	PO 49312 BRAVECTO - K9 ELLIE	742.11	742.11
364 - CINTAS FIRST AID & SAFETY 105	PO 48707 2026 BUILDINGS & GROUNDS FIRST AID SUPPL	340.36	
	PO 48709 2026 SSG FIRST AID SUPPLIES	245.47	585.83
4917 - COLLIERS ENGINEERING & DESIGN, INC.	PO 48609 RESO 26-50 SANITARY SEWER TRUNK LINE FLO	21,115.34	21,115.34
1732 - COMCAST BUSINESS	PO 49480 Internet - Account 900019299 - Bill Date	4,105.34	4,105.34
263 - COMCAST CORPORATION	PO 49481 Comcast - Acct. 8499 05 310 0062793 - Bi	98.44	98.44
263 - COMCAST CORPORATION	PO 49488 Comcast - Acct. 8499 05 311 0085701 - Bi	165.28	165.28
1872 - CONTES BAR/PIZZA	PO 48497 BLANKET - FOOD FOR YOUTH PROGRAMMING AND	480.00	480.00
5367 - CORE EQUIPMENT GROUP	PO 48962 2026 PARTS/SERVICE TV	689.93	689.93
4604 - COSTELLO'S ACE HARDWARE	PO 48207 BLANKET/SUPPLIES	92.96	
	PO 48223 BLANKET - SUPPLIES	195.18	
	PO 48291 BLANKET	36.99	
	PO 48293 BLANKET	121.23	
	PO 48294 BLANKET	190.92	
	PO 48295 BLANKET	328.81	
	PO 48296 BLANKET	29.35	
	PO 48460 GENERAL SUPPLIES	69.99	1,065.43
1093 - CRANBURY CUSTOM LETTERING	PO 49196 E-BIKE LETTERING	150.00	150.00
117 - CRESTON HYDRAULICS INC.	PO 48140 BLANKET TV	105.33	105.33
1849 - CUSTOM BANDAG, INC.	PO 48139 BLANKET TIRES TV	1,002.84	1,002.84
1453 - DANIEL DOBROMILSKY & ASSOCIATES	PO 45454 BLANKET LANDSCAPING	218.75	
	PO 49505 Landscape Review	1,562.50	1,781.25
1833 - DELTA DENTAL PLAN OF N.J.	PO 49511 Acct #03114-00001 July 2026	17,924.38	17,924.38
4292 - DOMINICK ITZI	PO 49446 Eyeglass Reimbursement	123.00	123.00
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 48143 BLANKET PARTS/OILS TV	1,884.95	1,884.95
1065 - EDWARD H. CRAY, INC.	PO 47950 RESO 25-401 TRAFFIC SIGNAL MAINTENANCE	16,482.57	16,482.57
5299 - ELITE EMERGENCY LIGHTS LLC	PO 47749 RESO 25-373 POLICE VEHICLE UPFIT	155,876.29	
	PO 49088 FORD POLICE UTILITY 2026 - CRASH	9,993.82	
	PO 49315 EL VEHICLE PAINT	1,848.24	167,718.35
4333 - ENTERPRISE FM TRUST	PO 48201 RESO 21-67 VEHICLE LEASE AGREEMENT YEAR	3,174.78	
	PO 48201 RESO 21-67 VEHICLE LEASE AGREEMENT YEAR	1,992.65	5,167.43
4021 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	PO 46279 RESOLUTION 25-116 ARCGIS URBAN ONLINE SU	2,088.00	2,088.00
3104 - ENVIROSIGHT LLC	PO 48297 BLANKET	455.00	455.00
1788 - FIUMENERO, MILDRED	PO 49478 Retiree 2nd Qtr 2026 United	1,733.97	1,733.97
4433 - FOVEONICS DOCUMENT SOLUTIONS	PO 48940 2026 ANNUAL DOC SYNC	7,860.00	7,860.00
395 - FRENCH & PARELLO ASSOCIATES,PA	PO 48059 RESO 25-237 CONSTRUCTION ADMINISTRATION	8,880.00	8,880.00
1773 - GABRIELLI TRUCK SALES, LTD	PO 46704 RESOLUTION 25-187 KENWORTH T480 DUMP TRU	274,646.58	
	PO 46704 RESOLUTION 25-187 KENWORTH T480 DUMP TRU	2,509.37	
	PO 48146 BLANKET PARTS/SERVICE TV	3,125.07	280,281.02
158 - GALLS LLC	PO 48190 UNIFORMS	197.56	
	PO 48868 2026 UNIFORMS	69.60	267.16
159 - GANN LAW BOOKS	PO 49379 2026 NJ POLICE MANUAL	634.00	634.00
5408 - GPNJ OWNER LLC	PO 49501 ESCROW REFUND 17-290-20-026-828	1,092.02	1,092.02

## List of Bills - Clearing Claims

Meeting Date: 06/22/2026 For bills from 06/09/2026 to 06/17/2026

Vendor	Description	Payment	Check Total
170 - GRAINGER	PO 48214 BLANKET - TOOLS/SUPPLIES	226.45	
	PO 48668 2026 BUILDINGS AND GROUNDS SUPPLIES AND	248.46	474.91
172 - GREATER MERCER TMA	PO 48064 RESO 25-414 TRANSPORTATION SERVICES FOR	35,660.00	35,660.00
5249 - GREEN LMN LLC	PO 48107 2026 SOCIAL MEDIA CONTENT CREATION	783.00	783.00
1371 - GREENBAUM ROWE SMITH & DAVIS LLP	PO 48858 RESO 26-77 - 2026 REDEVELOPMENT COUNSEL	37,057.25	37,057.25
4593 - HD SUPPLY FACILITIES MAINTENANCE LTD	PO 48310 BLANKET	2,643.02	2,643.02
191 - HOME DEPOT CREDIT SERVICES	PO 48312 BLANKET	134.11	
	PO 48313 BLANKET	3,005.53	
	PO 48314 BLANKET	96.95	3,236.59
5350 - HUTCHINS HVAC INCORPORATED	PO 48702 2026 BUILDINGS AND GROUNDS HVAC SERVICES	7,984.89	7,984.89
3960 - INDUSTRIAL WELDING SUPPLY, INC.	PO 48149 BLANKET WELDING SUPPLIES TV	526.38	526.38
4640 - INTERSTATE WASTE SERVICES, INC	PO 48486 RESO 26-39 SOLID WASTE & BULK WASTE COLL	127,137.08	127,137.08
3729 - IPS GROUP INC.	PO 48637 2026 BLANKET PARKING METER CREDIT CARD F	11,743.59	
	PO 48638 BLANKET - 2026 SPRING STREET GARAGE PARK	2,374.83	14,118.42
201 - JAMMER DOORS	PO 48643 BLANKET - 2026 REPAIRS	1,220.00	1,220.00
1649 - JERSEY ELEVATOR, LLC	PO 48799 2026 ELEVATOR REPAIRS AND MAINTENANCE	628.00	
	PO 49109 2026 ELEVATOR MAINTENANCE	1,352.09	1,980.09
4876 - JERSEY MAIL SYSTEMS	PO 49464 Labels for Postage Machine	53.95	53.95
1438 - JESCO, INC.	PO 49497 BLANKET PARTS TV	167.20	167.20
3621 - JET VAC EQUIPMENT, LLC	PO 48320 BLANKET	384.03	384.03
384 - JOHNSON, JAIME L.	PO 49441 Eyeglass Reimbursement	150.00	150.00
1238 - JOHNSON, MIRMIRAN & THOMPSON, INC.	PO 42511 RESOLUTION 2023-405	1,302.10	1,302.10
4888 - KG LAW GROUP LLC	PO 48487 RESO 26-40 MUNICIPAL PROSECUTOR	1,200.00	
	PO 48487 RESO 26-40 MUNICIPAL PROSECUTOR	13,800.00	15,000.00
4726 - KYLE ESPOSTI	PO 49431 WORK BOOTS	119.95	119.95
5059 - L BROOKE HOMES, LLC	PO 49496 ESCROW REFUND 17-290-024-580	391.73	391.73
227 - LANGUAGE LINE SERVICES	PO 48493 BLANKET / INTERPRETING SERVICES	401.20	
	PO 48603 TELEPHONE TRANSLATION SERVICES	218.09	619.29
4607 - Law Office of Douglas Herring LLC	PO 48488 RESO 26-41 PUBLIC DEFENDER	2,400.00	2,400.00
228 - LAWSON PRODCTS, INC	PO 48153 BLANKET PARTS/SUPPLIES TV	166.11	166.11
4672 - LOBIANCO, VERA	PO 48737 2026 PUBLIC HEALTH NURSING SERVICES	1,550.00	1,550.00
1581 - LOWE'S	PO 48332 BLANKET	227.84	227.84
5147 - LUCAS BROTHERS, INC.	PO 46157 RESO 25-95 IMPROVEMENTS TO ALEXANDER ST,	37,735.00	37,735.00
379 - MAGIC TOUCH CONSTRUCTION CO IN	PO 48335 ELECTRICAL SERVICES - BUILDINGS AND GROU	1,117.00	1,117.00
1570 - MAJESTIC OIL COMPANY	PO 48343 2026 MOTOR FUEL	20,695.91	20,695.91
4807 - MARAZITI FALCON, LLP	PO 48686 2026 REDEVELOPMENT & CONFLICT COUNSEL TO	1,914.00	
	PO 48993 RESO 26-101 LEGAL SERVICES IN CONNECTION	18,054.29	19,968.29
1100 - MASON, GRIFFIN & PIERSON	PO 48060 RESO 26-32 2026 MUNICIPAL ATTORNEY	37,788.95	
	PO 48060 RESO 26-32 2026 MUNICIPAL ATTORNEY	5,928.00	43,716.95
1555 - MAYFLOWER CLEANERS LLC	PO 48753 2026 LAUNDRY/DRY CLEANING	1,053.15	1,053.15
1533 - MCAA	PO 49447 MCAA Annual Seminar	140.00	140.00
1553 - MCCAFFREYS MARKET	PO 48498 BLANKET - FOOD, WATER, & SUPPLIES FOR PR	200.38	
	PO 48871 2026 FOOD	63.22	263.60
266 - MCMASTER-CARR	PO 48345 BLANKET	117.44	117.44
282 - MERCER COUNTY IMPROV AUTHORITY	PO 48348 BLANKET/TRASH TONNAGE	53,391.91	53,391.91
752 - MES SERVICE COMPANY, LLC	PO 48437 BLANKET - SERVICES	945.18	945.18
4542 - MILLENNIUM STRATEGIES LLC	PO 49412 Flex Grant Consulting Services Annual Fe	5,000.00	5,000.00
2099 - MITCHELL HUMPHREY & COMPANY	PO 48134 ANNUAL MAINTENANCE	9,623.00	
	PO 49318 GSS ANNUAL PORTAL FEE	8,500.00	18,123.00
5348 - MJ PLANNING, LLP	PO 48593 PLANNING SERVICES FOR MONUMENT HALL	1,773.75	1,773.75
5406 - MOLLY CLASSIC SPORTS FLOORING LLC	PO 49494 SUZANNE PATTERSON CENTER WOOD FLOOR REFI	6,500.00	6,500.00
993 - MOTOROLA SOLUTIONS INC	PO 48048 RESO 25-420	57,867.30	57,867.30
993 - MOTOROLA SOLUTIONS INC	PO 48227 SPEAKER MICS FOR THE RADIOS	648.00	648.00
993 - MOTOROLA SOLUTIONS INC	PO 48796 APX HXE FULL KEYPAD WITH GREEN HIGH IMP	5,733.00	5,733.00
4260 - MULLER & BAILLIE, P.C.	PO 41384 BLANKET LEGAL SERVICES	55.00	
	PO 46620 CONTRACT PCRD LITIGATION 5/15/2025 - 5/1	66.00	
	PO 48057 CONTRACT LEGAL SERVICES FOR DEED RESTRIC	1,276.00	
	PO 48110 2026 GENERAL LEGAL SERVICES TO PRINCETON	979.00	
	PO 48910 2026 LEGAL SERVICES - ESCROW #25-712	2,475.00	
	PO 49473 LEGAL SERVICES - STEVEN WASKOW - ESCROW	770.00	
	PO 49474 LEGAL SERVICES - ADARSH BAJAJ - ESCROW #	55.00	5,676.00
4792 - MY FSA LINK, LLC	PO 48512 Blanket 2026 - Cobra Dental	147.75	147.75

## List of Bills - Clearing Claims

Meeting Date: 06/22/2026 For bills from 06/09/2026 to 06/17/2026

Vendor	Description	Payment	Check Total
1489 - NAPA AUTO PARTS	PO 48160 BLANKET PARTS TV	186.43	
	PO 49264 BLANKET - SUPPLIES	154.31	340.74
5233 - NATHAN FOOTE	PO 49423 05/29/2026 Rutgers Center for Government	205.00	205.00
162 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 48351 BLANKET	1,039.08	1,039.08
1445 - NATIONAL WATER MAIN CLEANING	PO 46154 RESOLUTION 25-97 MINI-SYSTEM #35 MAINTEN	83,864.48	
	PO 47224 RESOLUTION 25-285 MS#36 SEWER REHABILITA	88,595.92	
	PO 47226 RESOLUTION 25-287 MS#36 SEWER REHABILITA	369,030.37	541,490.77
832 - NEW JERSEY AMERICAN WATER	PO 49468 Westminster Properties - Bundled Acct.#1	2,809.25	2,809.25
1033 - NEW JERSEY AMERICAN WATER	PO 49513 SMOYER PARK ACCT: 1018-210023045148	6,504.81	6,504.81
1596 - NEW JERSEY LOCAL BOARDS OF	PO 49339 2026 NJ LOCAL BOARDS OF HEALTH ASSOCIATI	95.00	95.00
346 - NEW JERSEY SOCIETY OF MUNICIPAL ENG	PO 49475 NJSME QUARTERLY MEETING ON JUNE 10TH 202	305.00	305.00
343 - NEW JERSEY STATE LEAGUE OF MUNICIPALITIE	PO 48513 Blanket 2026 advertising	115.00	115.00
4652 - NEWTECH RECYCLING INC	PO 48420 BLANKET/2026 RECYCLING EVENTS	1,617.35	1,617.35
2321 - NICKOLAUS CONSTRUCTION CO, INC	PO 49438 Community Park Basketball Court Crack Re	2,700.00	2,700.00
1465 - NIELSEN, ROBERT	PO 49477 1st Qtr 2026 Medicare	1,973.40	1,973.40
1510 - NJ COUNTY TAX BOARDS ASSN INC.	PO 49502 Annual NJACTB Conference Registration 20	675.00	675.00
252 - O'CONNELL, MARIA	PO 49476 FOOD	293.38	293.38
359 - O'CONNELL, MARIA	PO 49487 PRINCETON HIGH SCHOOL YEAR BOOK SIGNING	421.91	
	PO 49487 PRINCETON HIGH SCHOOL YEAR BOOK SIGNING	480.21	902.12
361 - OLD DOMINION BRUSH COMPANY	PO 48161 BLANKET LEAF VAC PARTS TV	1,674.00	1,674.00
474 - ONE CALL CONCEPTS, INC.	PO 48350 BLANKET	811.30	811.30
5125 - ONE WATER CONSULTING LLC	PO 46516 CONTRACT - INFLOW & INFILTRATION REDUCTI	11,520.00	
	PO 48912 2026 SEWER CONNECTION FEE & ANNUAL SEWER	2,406.25	
	PO 49150 RESO 26-121 WATERSHED ASSESSMENT REPORT	737.50	14,663.75
591 - PACKET MEDIA LLC	PO 49014 2026 ADVERTISING FOR ZONING BOARD APPLIC	44.34	
	PO 49014 2026 ADVERTISING FOR ZONING BOARD APPLIC	222.78	267.12
4981 - PANDADOC, INC.	PO 48613 Blanket 2026	821.24	821.24
5003 - PARAMUS FORD D/B/A ALL AMERICAN	PO 49462 SERVICE	1,502.58	1,502.58
1055 - PENN MEDICINE PRINCETON HEALTH	PO 48436 BLANKET - SERVICES	2,836.00	2,836.00
1358 - POTTS, WILLIAM R	PO 49466 Retiree - Supplemental United - 2nd Qtr	4,075.99	4,075.99
3901 - POWER PLACE, INC	PO 48163 BLANKET PARTS TV	26.13	
	PO 48250 BLANKET / PARTS / SUPPLIES	174.24	200.37
5186 - PRIME LUBE INC.	PO 48162 BLANKET OILS/DEF FLUID TV	1,237.47	1,237.47
830 - PRINCETON	PO 49469 BL-802 LT-1.1512 C134 134 GRIGGS DR. 1ST	2,148.15	
	PO 49469 BL-802 LT-1.1512 C134 134 GRIGGS DR. 1ST	444.40	2,592.55
1348 - PRINCETON HYDRO, LLC	PO 47122 CONTRACT MT LUCAS RD STORMWATER CONSTRUC	6,883.80	6,883.80
1277 - PRINCETON SUPPLY CORPORATION	PO 48373 BLANKET	965.42	965.42
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49467 Electric - Bundled Acct 13 013 030 03 -	23,761.96	
	PO 49467 Electric - Bundled Acct 13 013 030 03 -	3,557.14	27,319.10
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49524 WESTMINSTER - Electric and Gas - Acct. 4	3,294.51	3,294.51
453 - PUMPING SERVICES, INC.	PO 48128 BIRD SANCTUARY PUMP REBUILD	8,529.25	8,529.25
5235 - RAPID PUMP & METER SERVICE COMPANY, LLC	PO 47222 RESOLUTION 25-283 ON-CALL MAINTENANCE/PU	4,361.25	4,361.25
4086 - REMINGTON & VERNICK ENGINEERS, INC	PO 47445 RESOLUTION 25-320 SANITARY SEWER GIS UPD	13,653.00	13,653.00
1204 - RIGGINS INC.	PO 48375 BLANKET	3,824.42	3,824.42
1287 - RUEDA, WILLIAM	PO 49440 Eyeglass Reimbursement	200.00	200.00
427 - RUTGERS UNIVERSITY - CENTER FOR GOVERNE	PO 49108 MUNICIPAL PROCESS FOR RESIDENTIAL DEVELO	205.00	205.00
963 - RUTGERS UNIVERSITY OFFICE OF CONTINUING	PO 49098 REGISTRATION - JEFFREY HUGHES - EXPANDIN	515.00	515.00
805 - SAVATREE	PO 48378 BLANKET	1,364.00	1,364.00
467 - SEWPHISTICATION LLC	PO 48221 BLANKET - APPAREL	3,579.00	3,579.00
648 - SHERWIN-WILLIAMS	PO 48248 BLANKET / SUPPLIES / MATERIALS	1,348.80	1,348.80
2672 - SMITH + MANNING, LLC	PO 49137 ON-CALL GRAPHIC DESIGN SERVICES 1/1/26 -	1,800.00	1,800.00
1253 - SOFTWARE HOUSE INTERNATIONAL (SHI)	PO 48063 RESO 25-418 RENEWAL OF MICROSOFT OFFICE	104,279.03	104,279.03
835 - SOMERSET COUNTY EMERGENCY SERV	PO 48217 BLANKET - TRAINING	390.00	390.00
2469 - SPEEDPRO IMAGING MERCER COUNTY, INC	PO 49378 ESTIMATE - EST-9524	105.00	105.00
702 - STAPLES BUSINESS ADVANTAGE	PO 49395 Human Services Business Cards	103.98	103.98
2030 - STATE TREASURER	PO 49458 2026 CTC RENEWAL RE: TAMMIE TISDALE	50.00	50.00
1216 - STORM WATER MANAGEMENT CONSULTING,	PO 49000 STORM WATER MANAGEMENT REEVIEW FOR 29 Th	3,840.00	3,840.00
5407 - SUSAN ALEXANDER	PO 49495 ESCROW REFUND 17-290-20-023-360	420.00	420.00
3059 - T & M ASSOCIATES	PO 47150 PROPOSAL # PRINOH-25010	390.72	
	PO 48071 RESO 26-8 2026 LANDFILL MONITORING, GROU	16,051.64	16,442.36
1206 - TAMASI, MARIANNE	PO 49508 Retiree - 3rd Qtr Medicare	2,313.18	2,313.18
5336 - THE OLIVER SPRINKLER CO., INC	PO 48129 SPRINKLER PIPE REPAIR IN WESTMINSTER ITH	5,700.00	5,700.00

### List of Bills - Clearing Claims

Meeting Date: 06/22/2026 For bills from 06/09/2026 to 06/17/2026

Vendor	Description	Payment	Check Total
4941 - TIGRIS AQUATIC SERVICES, LLC	PO 49457 SMOYER PARK POND AQUATIC WEED TREATMENT	1,664.00	1,664.00
1182 - TOUCHTONE COMMUNICATIONS	PO 49479 Acct 6099212100 - Interexchange Carrier	188.77	188.77
960 - TRANS UNION RISK	PO 48518 MONTHLY CHARGES - ACCT #: 582727	322.00	322.00
838 - TRAP ROCK INDUSTRIES, LLC	PO 48728 2026 DPW ASPHALT AND PAVING MATERIALS	790.78	790.78
1175 - TREASURER STATE OF NEW JERSEY	PO 49445 Stormwater Discharge General Permit Prog	9,000.00	9,000.00
4836 - TRENTON RENEWABLE POWER, LLC	PO 48544 BLANKET	317.85	317.85
2592 - UNIFIRST CORPORATION	PO 48633 2026 UNIFORMS FOR PUBLIC WORKS	2,495.11	
	PO 48634 2026 UNIFORMS FOR PARKING	391.84	
	PO 48635 2026 UNIFORMS FOR SOC	726.66	3,613.61
923 - UNITED PARCEL SERVICE	PO 49510 Acct. 6AF535 - Service Charge - 6/6/26	238.38	238.38
211 - UNITED SITE SERVICES	PO 48204 BLANKET/MISC. RENTAL	95.63	95.63
5335 - USA ARCHITECTS, PLANNERS & INTERIOR DESI	PO 48047 RESO 25-411 FACILITIES PROGRAMMING/CONCE	90,648.76	90,648.76
408 - VECTOR SECURITY	PO 48400 BLANKET BUILDINGS/GROUNDS COMMS AND ALAR	330.62	330.62
962 - VERIZON	PO 48604 TELEPHONE EXPENSE	403.04	403.04
20 - VERIZON	PO 49523 Phone - Acct. 958-363-139-0001-49 - Bill	454.06	454.06
4895 - VERIZON COMMUNICATIONS INC.	PO 48583 VEHICLE TRACKING SUBSCRIPTIONS: SOC & PW	2,264.73	2,264.73
959 - VERIZON WIRELESS	PO 49506 Acct #642046325-00001 - Wireless - Bill	6,355.46	6,355.46
4658 - VIKING PEST CONTROL	PO 48586 BLANKET	701.00	701.00
3772 - VILIUS JANKAUSKAS	PO 49500 Conference expenses, January-June 2026	749.22	749.22
973 - VISUAL COMPUTER SOLUTIONS (JOBS4BLUE)	PO 48405 2026 TRAFFIC CONTROL FOR CONSTRUCTION PR	1,028.16	
	PO 49498 Hosting of Client Database and Web Porta	6,932.46	7,960.62
3699 - WADSWORTH, KEITH	PO 49460 REIMBURSEMENT FOR COURSE - ADVANCED PRIN	1,020.00	1,020.00
2 - WB MASON CO	PO 48233 BLANKET / OFFICE SUPPLIES FOR RECREATION	115.89	
	PO 48439 2026 FIRE DEPARTMENT OFFICE SUPPLIES	1,769.70	
	PO 48446 BLANKET / OFFICE SUPPLIES 2026 HEALTH DE	37.50	
	PO 48496 2026 OFFICE SUPPLIES FOR MUNICIPAL COURT	203.21	
	PO 48499 BLANKET - HUMAN SERVICES GENERAL OFFICE	24.15	
	PO 48506 BLANKET FOR 2026- ZONING	22.21	
	PO 48599 BLANKET	99.53	2,272.19
4331 - WEDRIVEU, INC.	PO 48062 RESO 25-405 OPERATION & MAINTENANCE OF T	30,578.61	
	PO 48067 RESO 25-400 2026 PUBLIC TRANSIT SERVICES	36,250.88	66,829.49
3677 - WELLS FARGO VENDOR FIN SERV.	PO 48466 2026 Blanket - Wells Fargo	2,407.67	2,407.67
1039 - WILLIAMS SCOTSMAN, INC.	PO 49384 2026 EQUIPMENT LEASE - TRAILER AT 303 JO	4,520.00	4,520.00
998 - WM CORPORATE SERVICES, INC.	PO 48752 2026 MUNICIPAL SOLID WASTE AND RECYCLING	5,909.66	5,909.66
TOTAL			2,121,558.26

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-105-200	PERSONNEL - OE	1,954.76			
01-201-20-110-200	MAYOR & COUNCIL OE	263.72			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	37,194.41			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	6,513.01			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	112,032.73			
01-201-20-145-200	COLLECTION OF TAXES OE	50.00			
01-201-20-150-200	ASSESSMENT OF TAXES OE	828.45			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	87,128.49			
01-201-20-165-200	ENGINEERING SERVICES OE	10,905.00			
01-201-20-175-200	HISTORIC PRESERVATION COMMITTEE - OE	3,042.00			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	979.00			
01-201-21-185-200	ZONING COSTS - OE	244.99			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	28,641.67			
01-201-25-240-200	POLICE OE	18,656.38			
01-201-25-265-200	FIRE OE	15,260.09			
01-201-25-267-200	FIRE FACILITIES OE	4,766.30			
01-201-25-275-200	MUNICIPAL PROSECUTOR OTHER EXPENSES	13,800.00			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	18,478.11			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	186,438.65			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	25,499.55			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	11,926.18			
01-201-27-330-200	BOARD OF HEALTH OE	1,682.50			
01-201-27-331-200	SUZANNE PATTERSON CENTER OE	35,660.00			
01-201-27-345-200	HUMAN SERVICES OE	5,489.27			
01-201-28-370-200	JOINT RECREATION BOARD OE	290.13			
01-201-28-375-200	PARK MAINTENANCE OE	12,391.37			
01-201-31-430-200	ELECTRICITY & GAS OE	1,808.47			
01-201-31-431-200	NATURAL GAS OE	6,116.93			
01-201-31-435-200	STREET LIGHTING OE	10,351.21			
01-201-31-440-200	TELEPHONE OE	7,647.71			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	6,871.17			
01-201-31-460-200	GASOLINE OE	24,520.33			
01-201-43-490-200	MUNICIPAL COURT OE	604.41			
01-201-43-495-200	PUBLIC DEFENDER OE	2,400.00			
01-203-20-111-200	(2025) ADMINISTRATIVE & EXECUTIVE OE		5,140.72		
01-203-20-150-200	(2025) ASSESSMENT OF TAXES OE		20.30		
01-203-20-155-200	(2025) LEGAL SERVICES & COSTS OE		66.00		
01-203-21-180-200	(2025) REGIONAL PLANNING BD. - TWP - OE		2,088.00		
01-203-25-240-200	(2025) POLICE OE		156,242.37		
01-203-26-310-200	(2025) PUBLIC BUILDINGS & GROUNDS OE		1,750.00		
01-204-55-900-001	Accounts Payable			2,509.37	
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	868,253.75
<b>TOTALS FOR CURRENT FUND</b>		<b>700,436.99</b>	<b>165,307.39</b>	<b>2,509.37</b>	<b>868,253.75</b>
02-213-44-905-301				421.91	
02-213-44-911-301				1,674.00	
02-213-44-915-301				317.85	
02-213-44-917-301				1,617.35	
02-260-05-100				0.00	4,031.11
<b>TOTALS FOR GRANT FUND</b>		<b>0.00</b>	<b>0.00</b>	<b>4,031.11</b>	<b>4,031.11</b>
04-215-16-020-000-000				90,648.76	
04-215-19-020-000-000				1,028.16	
04-215-21-021-000-000				31,883.80	
04-215-22-018-000-000				25,476.59	
04-215-22-019-000-000				83,786.64	
04-215-23-016-000-000				16,059.25	
04-215-23-017-000-000				452,894.85	
04-215-23-019-000-000				1,302.10	
04-215-23-021-000-000				7,093.95	
04-215-24-014-000-000				135,021.55	
04-215-24-017-000-000				100,053.42	
04-215-25-007-000-000				165,628.75	
04-260-05-100				0.00	1,110,877.82
<b>TOTALS FOR GENERAL CAPITAL FUND</b>		<b>0.00</b>	<b>0.00</b>	<b>1,110,877.82</b>	<b>1,110,877.82</b>
05-201-02-007-200		18,503.79			
05-201-02-009-000		36,250.88			
05-260-05-100				0.00	54,754.67
<b>TOTALS FOR PARKING UTILITY OPERATING FUND</b>		<b>54,754.67</b>	<b>0.00</b>	<b>0.00</b>	<b>54,754.67</b>
12-201-20-125-200		10,534.55			
12-260-05-100				0.00	10,534.55
<b>TOTALS FOR OPEN SPACE FUND</b>		<b>10,534.55</b>	<b>0.00</b>	<b>0.00</b>	<b>10,534.55</b>
17-260-05-100				0.00	11,740.00
17-290-20-000-000				11,740.00	
<b>TOTALS FOR ESCROW</b>		<b>0.00</b>	<b>0.00</b>	<b>11,740.00</b>	<b>11,740.00</b>

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
21-201-12-110-200	CONSTRUCTION EXPENSES - OE	20,235.60			
21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	52,014.21
21-285-56-072-333	P.O.A.A. COURT TRUST			1,200.00	
21-285-56-087-333	P.U. - COMMUNITY MASS TRANSIT			30,578.61	
<b>TOTALS FOR</b>	<b>TRUST FUND</b>	<b>20,235.60</b>	<b>0.00</b>	<b>31,778.61</b>	<b>52,014.21</b>
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40-201-20-105-200	AFFORDABLE HOUSING BOARD OE	9,352.15			
40-260-05-100	DUE TO CLAIMS/CLEARING			0.00	9,352.15
<b>TOTALS FOR</b>	<b>AFFORDABLE HOUSING UTILITY</b>	<b>9,352.15</b>	<b>0.00</b>	<b>0.00</b>	<b>9,352.15</b>
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Total to be paid from Fund 01 CURRENT FUND	868,253.75
Total to be paid from Fund 02 GRANT FUND	4,031.11
Total to be paid from Fund 04 GENERAL CAPITAL FUND	1,110,877.82
Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND	54,754.67
Total to be paid from Fund 12 OPEN SPACE FUND	10,534.55
Total to be paid from Fund 17 ESCROW	11,740.00
Total to be paid from Fund 21 TRUST FUND	52,014.21
Total to be paid from Fund 40 AFFORDABLE HOUSING UTILITY	9,352.15
	=====
	2,121,558.26

Checks Previously Disbursed

615	DEPOSITORY TRUST CO/CHASE	PO# 49470	144,550.00	6/15/2026
616	MERCER COUNTY	PO# 49509	40,059.95	6/15/2026
618	NJSHBP ACT	PO# 49532	598,925.63	6/18/2026
619	NJSHBP ACT	PO# 49533	237,058.09	6/18/2026
			-----	
			1,020,593.67	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	1,020,593.67	868,253.75	<b>1,888,847.42</b>
Fund 02 GRANT FUND		4,031.11	<b>4,031.11</b>
Fund 04 GENERAL CAPITAL FUND		1,110,877.82	<b>1,110,877.82</b>
Fund 05 PARKING UTILITY OPERATING FUND		54,754.67	<b>54,754.67</b>
Fund 12 OPEN SPACE FUND		10,534.55	<b>10,534.55</b>
Fund 17 ESCROW		11,740.00	<b>11,740.00</b>
Fund 21 TRUST FUND		52,014.21	<b>52,014.21</b>
Fund 40 AFFORDABLE HOUSING UTILITY		9,352.15	<b>9,352.15</b>
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<b>BILLS LIST TOTALS</b>	<b>1,020,593.67</b>	<b>2,121,558.26</b>	<b>3,142,151.93</b>
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# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

**File #:** R-26-188

**Agenda Date:** 6/22/2026

**Agenda #:** 2.

### **Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$10,324.00 to the Not to Exceed Amount for the Professional Services Agreement with Subuhi Asheer, MPH, Firefly Research & Advocacy for a Community Needs Assessment for a New Not to Exceed Amount of \$40,940.00**

**WHEREAS**, by Resolution 25-238 adopted on July 14, 2025, Princeton Council awarded a professional services agreement to Subuhi Asheer, MPH, Firefly Research & Advocacy for a Community Needs Assessment for an amount not to exceed \$30,616.00 and term of one year; and

**WHEREAS**, additional services are needed for various tasks in the scope of work; and

**WHEREAS**, it is estimated that the additional services can be completed for an amount not to exceed \$10,324.00; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available to pay for said services from account 40-201-20-105-273.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Council, or their designee, hereby authorize the first amendment to the agreement originally authorized by Resolution 25-238 on July 14, 2025, to increase the not to exceed amount by \$10,324.00 for a new not to exceed amount of \$40,940.00.
2. All remaining provisions of the original agreement not otherwise amended by or inconsistent herewith shall remain in full force and effect.
3. This Resolution, when countersigned by Subuhi Asheer, MPH shall serve as the first amendment to the original agreement between the parties.
4. A copy of this resolution will be kept on file in the Office of the Clerk.

**ATTEST:**

**MUNICIPALITY OF PRINCETON**

By: \_\_\_\_\_

By: \_\_\_\_\_

**ATTEST:**

**SUBUHI ASHEER, MPH  
FIREFLY RESEARCH & ADVOCACY**

By: \_\_\_\_\_

By: \_\_\_\_\_



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-189

**Agenda Date:** 6/22/2026

**Agenda #:** 3.

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### **Resolution of the Mayor and Council of Princeton Approving a Chapter 159- Special Budget Item-National Opioid Settlement Proceeds \$2,591.36**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

#### SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$2,591.36 is now available as a miscellaneous revenue anticipated from “National Opioid Settlement Proceeds” and

#### SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$2,591.36 be and the same is hereby appropriated under the caption of “National Opioid Settlement Proceeds”



# MUNICIPALITY PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** June 15, 2026

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for June 22, 2026 is a resolution to insert an item of revenue and appropriation into the 2026 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds from the National Opioid Settlement Proceeds. The funds are to be used for approved purposes to be established by the Department of Human Services.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-190

**Agenda Date:** 6/22/2026

**Agenda #:** 4.

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### **Resolution of the Mayor and Council of Princeton Approving a Chapter 159 - Special Budget Item- Clean Communities Grant \$73,373.08**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

#### SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$73,373.08 is now available as a miscellaneous revenue anticipated from "State of New Jersey-Clean Communities Grant" and

#### SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$73,373.08 be and the same is hereby appropriated under the caption of "State of New Jersey-Clean Communities Grant"



# MUNICIPALITY PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** June 15, 2026

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for June 22, 2026 is a resolution to insert an item of revenue and appropriation into the 2026 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds received from the State of New Jersey – Clean Communities Grant. The funds are to be used for litter pick up and removal, equipment, material, supplies for litter clean up and graffiti abatement.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-191

**Agenda Date:** 6/22/2026

**Agenda #:** 5.

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### **Resolution of the Mayor and Council of Princeton Authorizing a Person-to-Person Transfer of Plenary Retail Distribution License, 1114-44-025-007 heretofore issued to Plainsboro Liquors Inc. d/b/a Claridge Wine & Liquor, Princeton, NJ to Colts Neck Liquor, Inc., Princeton, NJ**

**WHEREAS**, an application has been filed for a person-to-person, transfer of Plenary Retail Distribution License 1114-44-025-007 heretofore issued to Plainsboro Liquors Inc. d/b/a Claridge Wine & Liquor, 102 Nassau Street, Princeton, New Jersey, 08540 to Colts Neck Liquor, Inc.

**WHEREAS**, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the license business.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and Council of Princeton does hereby approve, effective June 22, 2026, the transfer of the aforesaid Plenary Retail Distribution License to Plainsboro Liquors Inc. d/b/a Claridge Wine & Liquor, 102 Nassau Street, Princeton, New Jersey, 08540, and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license subject to all its terms and conditions, is hereby transferred to Colts Neck Liquor, Inc, 102 Nassau Street, Princeton, New Jersey, 08540 and effective June 22, 2026.



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Municipal Clerk

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5704

[clerksoffice@princetonnj.gov](mailto:clerksoffice@princetonnj.gov)

## MEMORANDUM

**To:** The Mayor and Council  
**From:** Dawn M. Mount, Municipal Clerk  
**Subject:** Person to Person Transfer of Liquor License from Claridge Wine & Liquor  
(1114-44-025-007) to Colts Neck Liquor, Inc. (1114-44-025-008)  
**Date:** June 15, 2026

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Colts Neck Liquor, Inc. recently filed an application and all appropriate fees have been submitted to Princeton and the New Jersey Division of Alcoholic Beverage Control for a person- to-person liquor license transfer from Claridge Wine & Liquor for the premises located at 102 Nassau Street, Princeton, New Jersey 08540

The Princeton Police Department has conducted and concluded their investigation and offered their approval.

All regulations have been met and are consistent with Title 33 of the New Jersey Statutes.

Approval of the accompanying resolution authorizing the person-to-person liquor license for Claridge Wine & Liquor is recommended.

cc: Bernard Hvozdovic, Administrator  
Jeff Grosser, Deputy Administrator/Health Officer  
Deanna Stockton, Deputy Administrator/Municipal Engineer  
Trishka Cecil, Municipal Attorney



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-192

**Agenda Date:** 6/22/2026

**Agenda #:** 6.

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### **Resolution of the Mayor and Council of Princeton Authorizing Alcoholic Beverage Licenses for the Licensing Period July 1, 2026 to June 30, 2027**

**BE IT RESOLVED** by the Mayor and Council of Princeton:

1. Application having been duly made, the following applicants are hereby adjudged to be entitled to the alcoholic beverage licenses for the licensed premises with the effective date of July 1, 2026 through June 30, 2027

#### **PLENARY RETAIL CONSUMPTION LICENSE-\$2,500:**

1114-33-001-008  
Roots Princeton, LLC  
98 University Place

2. The Municipal Clerk is hereby authorized and directed to sign and issue a license certificate in accordance with the foregoing on behalf of the Mayor and Council of Princeton



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-193

**Agenda Date:** 6/22/2026

**Agenda #:** 7.

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### **Resolution of the Mayor and Council of Princeton Authorizing Appointments to Boards, Commissions and Committees**

BE IT RESOLVED by the Mayor and Council of Princeton:

The following appointments are hereby made:

<b>Name and Board</b>	<b>Term</b>	<b>Expires</b>
<b><u>Flood and Stormwater Commission</u></b> Chris Kane (replacing Barbara Vadnais)	3 year	1/1/2027*

\*filling an unexpired term

\*\*As per NJSA 40:14A



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-194

**Agenda Date:** 6/22/2026

**Agenda #:** 8.

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### **Resolution of the Mayor and Council of Princeton Approving the Placement of Pole Banners on Nassau Street by Princeton University Art Museum, Saturday, September 5, 2026 and taken down on Saturday, January 30, 2027**

**WHEREAS**, the Princeton University Art Museum will be announcing their Basquiat Exhibition this October; and

**WHEREAS**, Princeton University Art Museum has requested permission to install pole banners on Nassau Street with approval of the Office of Community and Regional Affairs at Princeton University beginning Saturday September 5, 2026 and taken down on Saturday, January 30, 2027 to advertise this event to the entire Princeton Community; and

**WHEREAS**, this banner will be promptly removed after its use as required by Princeton ordinances; and

**WHEREAS**, in accordance with Princeton Ordinance 14-32 any banner that is removed by Princeton will be held by Princeton for thirty (30) days and then disposed of; and

**WHEREAS**, in accordance with Princeton Ordinance 14-32 any applicant failing to remove a banner will not be permitted to display any banner for the succeeding two years; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council hereby approve placement of said banner on Washington Road in accordance with Princeton Ordinances 14-28 to 14-32.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-195

**Agenda Date:** 6/22/2026

**Agenda #:** 9.

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### **Resolution of the Mayor and Council of Princeton Approving Firefighter Membership Application for Jonathan A. Shor**

**WHEREAS**, Jonathan A. Shor has met all requirements of the Municipality of Princeton Code of Laws, Chapter 8, Section 8-4(a1) through 8-4(a4) as a member of the Engine Company #1; and

**WHEREAS**, the membership application has been reviewed by the municipal officers; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council of Princeton hereby approve the application for membership to the Office of the Administrator, the Fire Chief and Fire Company.