



Municipality of Princeton, NJ

Mayor and Council of Princeton

Meeting Agenda

400 Witherspoon St
Princeton, NJ 08540

Monday, August 10, 2026

7:00 PM

Main Council Chambers

I. JOIN MEETING-PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/88117811789>
Webinar ID 881 1781 1789

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 Leni 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. ANNOUNCEMENTS/REPORTS

VII. 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 26-27**](#) An Ordinance by the Municipality of Princeton Regulating Parking on Hun Road, and Amending Chapter 11 of the "Code of the Township of Princeton, New Jersey, 1968" - Roll Call

2. [ORD
26-28](#) An Ordinance by the Municipality of Princeton Regulating Parking on Walnut Lane and Guyot Avenue and Amending Chapter 11 of the “Code of the Township of Princeton, New Jersey, 1968” and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974”- Roll Call
3. [ORD
26-29](#) An Ordinance by the Municipality of Princeton Updating Public Parking Fees and Regulations Related Thereto, and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974”- Roll Call

VIII. RESOLUTIONS

1. [R-26-230](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Gabrielli Kenworth of NJ LLC for a 2027 Kenworth T480 Vehicle for an Amount Not to Exceed \$282,499.00 Utilizing Sourcewell National Cooperative Purchasing Contract #032824-KTC
2. [R-26-231](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Gabrielli Kenworth of NJ LLC for a 2027 Kenworth T480 Bucket/Aerial Vehicle for an Amount Not to Exceed \$448,378.38 Utilizing Sourcewell National Cooperative Purchasing Contract #032824-KTC
3. [R-26-232](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Arcadis U.S., Inc. for Construction Administration and Resident Observation Services for the Hamilton Avenue Sewer Replacement Project for an Amount Not to Exceed \$318,610.00
4. [R-26-233](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Environmental Management Associates, Inc. for a Site Investigation at 27 North Harrison Street for an Amount Not to Exceed \$38,085.00
5. [R-26-234](#) Resolution of the Mayor and Council of Princeton Authorizing the Execution of a Development Agreement with PCH Development Corporation for an Affordable Housing Development at 303 John Street (Block 69.02, Lot 29) in Connection with the Municipality’s Fourth Round Affordable Housing Plan
6. [R-26-235](#) Resolution of Need for the Construction of an Affordable Housing Project on Property Located At 303 John Street (Block 69.02, Lot 29)
7. [R-26-236](#) Resolution of the Mayor and Council of Princeton Authorizing the Submittal of a Scope Modification Request to the New Jersey Department of Transportation for the FY 2026 Municipal Aid Grant on North Harrison Street

8. [R-26-237](#) Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a 2027 Ford F250 Regular Cab 4x4 Utility Truck from Ciocca Ford of Flemington for \$59,858.00 utilizing New Jersey State Contract 24-FLEET-103122
9. [R-26-238](#) Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a Ventrac Multi-Purpose Machine from Creston Hydraulics Incorporated for \$60,750.76 utilizing New Jersey State Contract 24-FLEET-123247
10. [R-26-239](#) Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a Kubota 2WD/4WD Tractor from Cherry Valley Tractor Sales for \$55,371.60 utilizing Educational Services Commission of New Jersey Contract ESCNJ 22/23-12
11. [R-26-240](#) Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Two 2026 Ford Maverick Vehicles from All American Ford of Paramus for \$72,356.80 utilizing New Jersey Cooperative Purchasing Alliance Contract BC-BID 24-43
12. [R-26-241](#) Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Two 2026 Ford Maverick Vehicles from All American Ford of Paramus for \$75,923.80 utilizing New Jersey Cooperative Purchasing Alliance Contract BC-BID 24-43
13. [R-26-242](#) Resolution of the Mayor and Council of Princeton Naming Princeton's High-Water Rescue Truck in Honor of the Late Michael Kenwood

IX. CONSENT AGENDA

1. [R-26-243](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-26-244](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-National Opioid Settlement Proceeds-\$14,069.91
3. [R-26-245](#) Resolution of the Mayor and Council of Princeton Authorizing Reimbursement of Qualified Private Communities for 2025 Services Pursuant to the New Jersey Municipal Services Act, N.J.S.A. 40:67-23.2 Et Seq.
4. [R-26-246](#) Resolution of the Mayor and Council of Princeton Authorizing Husayn Center for Social Justice to hold their Silent March on Sunday, August 16, 2026

5. [R-26-247](#) Resolution of the Mayor and Council of Princeton Authorizing Stand with Dignity to Hold their Arbaeen Peace Walk on Saturday, August 15, 2026
6. [R-26-248](#) Resolution of the Mayor and Council of Princeton Authorizing the Arts Council of Princeton to Hold their Annual Hometown Halloween Parade on Friday, October 30, 2026
7. [R-26-249](#) Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by Jewish Family and Children's Services, Monday, September 14 and taken down on Monday, September 21, 2026
8. [R-26-250](#) Resolution of the Mayor and Council of Princeton Approving the Placement of Eight Pole Banners on Nassau Street by American Repertory Ballet and Princeton Ballet School, Saturday, November 14 and taken down on Saturday, November 28, 2026

X. 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:

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

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

XI. ADJOURNMENT



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-27

Agenda Date: 8/10/2026

Agenda #: 1.

An Ordinance by the Municipality of Princeton Regulating Parking on Hun Road, and Amending Chapter 11 of the "Code of the Township of Princeton, New Jersey, 1968" - Roll Call



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, *Assistant Municipal Engineer*
Subject: Hun Road Parking Restrictions – Ordinance Amendment
Date: July 22, 2026

Attached for introduction at the July 27, 2026 Council meeting is an ordinance to amend parking regulations on Hun Road.

The Hun School of Princeton requested assistance in managing student parking on Hun Road in proximity to the school, as Hun Road currently has no parking restrictions. Despite the school's efforts in educating students to be respectful of the neighborhood and park safely, students were parking on both sides of the road. Hun Road is narrow and has a maximum width of 24 feet. When vehicles are parked on both sides of the road, the travel width is reduced to eight to ten feet, making passage by most vehicles difficult if not impossible. In response to this, the Police Department temporarily banned parking on Hun Road under an emergency order at the end of the 2025-2026 school year.

The ordinance for introduction prohibits parking on one side of Hun Road, similar to the restriction on the adjacent Russell Road. This proposal was considered by the Traffic Safety Committee and the Infrastructure & Operations Committee after the Engineering Department consulted with the Police Department and the Fire Department. In determining where this restriction would be effective, the width of the roadway was evaluated for safe emergency vehicle passage, and the primary direction of travel was considered. The consensus was that parking would continue to be allowed on one side of the road with vehicles parking on the right-hand side when traveling from south to north (the even numbered property side).

Please contact me with any questions regarding this matter.

ORDINANCE #2026-27

**An Ordinance by the Municipality of Princeton
Regulating Parking on Hun Road, and Amending
Chapter 11 of the “Code of the Township of
Princeton, New Jersey, 1968”**

WHEREAS, Hun Road is a two-way residential street that is less than twenty-four feet wide; and

WHEREAS, currently motor vehicles can park on both sides of Hun Road, restricting the width of the street available for through traffic; and

WHEREAS, accordingly, there is insufficient width when motor vehicles are parked on both sides of Hun Road to allow for passage of most vehicles; and

WHEREAS, in order to ensure the health, safety, and welfare of the public, parking restrictions on Hun Road are necessary.

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

Section 1. No parking zones amended. Chapter 11, “Motor Vehicles and Traffic,” of the “Code of the Township of Princeton, New Jersey, 1968,” is amended by adding the existing list of streets in the former Township of Princeton on which parking is prohibited at any time one side of Hun Road, and as follows (new text is underlined thus; deleted text is in brackets [thus]).

Sec. T11-12 At any time.

No person shall park any vehicle on any of the following streets or parts of streets at any time:

Hun Road, odd-numbered side, entire length

Section 2. Signage. The appropriate signs shall be posted to implement the requirements of this ordinance.

Section 3. Repealer. All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

Section 5. Effective date. This ordinance shall take effect on August 24, 2026.

Dawn M. Mount, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's traffic regulations in the "Code of the Township of Princeton, New Jersey, 1968" by prohibiting parking on one side of the entire length of Hun Road.



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

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Princeton, NJ 08540

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engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: James J. Purcell, PE, *Assistant Municipal Engineer*
Subject: Hun Road Parking Restrictions – Ordinance Amendment
Date: August 7, 2026

Attached for your consideration is amendment to the proposed ordinance to amend parking regulations on Hun Road that was introduced at the July 27, 2026 Council meeting.

The Department of Infrastructure & Operations had received complaints regarding motor vehicles parking on both sides of Hun Road. Upon investigation, it was noted that the parking on both sides was resulting in a reduced travelway of between 10 and 12 feet. Hun Road is a residential 2-way street and, when vehicles are parked on both sides, it becomes unsafe for any vehicle to pass, particularly large vehicles such as DPW branch collection equipment or fire apparatus.



The ordinance as introduced would prohibit parking on one side of Hun Road, similar to the restriction on the adjacent Russell Road.

After introduction, the Department of Infrastructure & Operations heard from many of the residents on Hun Road who were concerned that the restrictions were being placed on the wrong side of the road. The Engineering Department re-evaluated the recommendation and found that there is no compelling reason to allow parking on a particular side of the road. Given the neighborhood preference, Engineering is recommending that the ordinance be amended to prohibit parking on the even side of Hun Road.

We have checked with the Municipal Attorney, and she has advised that if the Council agrees with this recommendation, one of the members may make a motion to amend the introduced ordinance to change the word “odd” in the phrase “odd-numbered side” to “even” such that the ordinance will read “No person shall park any vehicle on any of the following streets or parts of streets at any time:

Hun Road, even-numbered side, entire length”

She has further advised that if the motion to amend passes, the Council should set a date for a public hearing on the ordinance as amended. The amended ordinance and new hearing date will then be advertised to the public.

Please contact me with any questions regarding this matter.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-28

Agenda Date: 8/10/2026

Agenda #: 2.

An Ordinance by the Municipality of Princeton Regulating Parking on Walnut Lane and Guyot Avenue and Amending Chapter 11 of the “Code of the Township of Princeton, New Jersey, 1968” and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974”- Roll Call



MUNICIPALITY OF PRINCETON

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MEMORANDUM

To: Mayor and Council
From: James J. Purcell, PE, *Assistant Municipal Engineer*
Subject: Walnut Lane and Guyot Avenue Parking – Ordinance Amendment
Date: July 22, 2026

Attached for introduction at the July 27, 2026 Council meeting is an ordinance to modify on-street parking for faculty and staff, school bus pick-up and drop-off zone, and parent pick-up and drop-off zone for the Princeton Middle School along Walnut Lane and Guyot Avenue.

The construction of the improvements at Princeton Middle School will result in disruption of the parking for teachers and staff and student drop-off and pick-up, and a future need for additional teacher and staff parking. The current faculty and staff parking area will be utilized for construction, and school administration has rearranged the entrances and exits to the school in order to avoid conflicts between the construction activities and academic activities. This rearrangement necessitates the requested change of the student arrivals and departures logistics.

The Princeton Planning Board, as a condition of approval of the improvements at Princeton Middle School, directed Princeton Public Schools (PPS) to work with municipal staff to implement traffic safety improvements associated with the improvements. Engineering staff met with the PPS business administrator, PMS principal, the project construction manager, and other PPS staff to discuss the operational changes during construction and proposed modifications that would lead to safe access to the school. Following that discussion, PPS submitted a formal request for permanent changes to the parking and drop-off / pick-up locations.

The plan for staff and faculty parking and student drop-off and pick-up was reviewed by municipal staff, by the Traffic Safety Committee, and by the Infrastructure & Operations Committee. Parking on Guyot Avenue for a distance west of Walnut Lane and in front of PMS will be restricted to faculty and staff and buses in specific areas. The student drop-off and pick-up area along Walnut Lane adjacent to PMS will be rearranged to facilitate safer student circulation and access to the school building wings.

Proposed changes are:

- Designation of a portion (70 feet) of Guyot Avenue west of Walnut Lane for PMS faculty and staff parking during school hours
- Designation of a portion (291 feet) of Guyot Avenue east of Walnut Lane for PMS faculty and staff parking during school hours
- Designation of a portion (60 feet) of Guyot Avenue east of Walnut Lane and east of the faculty and staff parking for school bus only parking to accommodate after-school athletic programs
- Designation of a portion (120 feet) of the current school bus only zone as a student drop-off and pick-up zone during school hours
- Designation of the current student drop-off and pick-up zone as a school bus only zone in addition

to a portion of the current school bus only zone (490 feet)

- Designation of two accessible parking spaces on Guyot Avenue adjacent to but 25 feet from the mid-block crosswalk between the school northerly entrance and the north school parking lot to replace the current accessible spaces within the restricted crosswalk clear zone

The proposed parking and drop-off / pick-up zones are shown in the following graphic, where green represents faculty and staff parking, light blue is student drop-off / pick-up zone, orange is bus zone, and dark blue is accessible parking:



Please feel free to contact me if you have any questions.

ORDINANCE #2026-28

**An Ordinance by the Municipality of Princeton
Regulating Parking on Walnut Lane and Guyot
Avenue, and Amending Chapter 11 of the “Code
of the Township of Princeton, New Jersey, 1968”
and Chapter 19 of the “Code of the Borough of
Princeton, New Jersey, 1974”**

WHEREAS, Princeton Public Schools has adopted a capital improvement program involving several schools, including Princeton Middle School; and

WHEREAS, due to improvements at Princeton Middle School, Princeton Public Schools requested modifications to parking for teachers and staff and student drop off and pick up on Guyot Avenue and Walnut Lane; and

WHEREAS, municipal staff, the Traffic Safety Committee and the Infrastructure & Operations Committee recommend that the requested modifications be adopted by ordinance at this time.

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

Section 1. Restricted parking spaces amended. Chapter 11, “Motor Vehicles and Traffic,” of the “Code of the Township of Princeton, New Jersey, 1968” (“Township Code”), is hereby amended by revising subsection T11-11.1(a) as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. T11-11.1 Restricted parking spaces.

- (a) No person shall park a vehicle in the following designated restricted parking spaces, unless said person has been issued a special vehicle identification card, pursuant to N.J.S.A. 39:4-205, by the New Jersey Motor Vehicle Commission and unless said person is either the driver or a passenger in that vehicle:

Community Park North. Two spaces, one in the northeast corner of said lot, closest to the existing pedestrian path and one in the northwest corner of said lot closest to the existing restrooms.

Community Park South. Two spaces located on the north side, one space located at the westerly most end of said lot and one space located at the easterly most end of said lot.

Franklin Avenue. One space located on the southern side abutting property known as 391 Franklin Avenue starting at a point 645 feet west from the westerly curblines of Leavitt Lane and extending a distance of 20 feet therefrom.

Guyot Avenue. South side, two spaces, from a point 236 feet of the easterly curblines of Walnut Lane, extending 18 feet east and from a point 312 feet of the easterly curblines of Walnut Lane, extending 18 feet east.

Jefferson Road. Jefferson Road, east side, two spaces directly in front of house numbers 77 and 79.

Leigh Avenue, south side, one space beginning at a point 106 feet west of the westerly curblines of Witherspoon Street.

Princeton Municipal Complex Parking Lots. Four spaces located in north parking lot closest to police building entrance, four spaces located in south parking lot closest to the Community Room building entrance, and three spaces closest to the Community Park Pool entrance.

Valley Road Building front parking lot. Three spaces utilizing entire lot.

Valley Road Building parking lot. One space in visitors' lot closest to Witherspoon Street.

Witherspoon Street. East side, two spaces opposite intersection with Birch Avenue.

Section 2. Section T11-11.2 Repealed. Chapter 11 of the Township Code is amended by repealing section T11-11.2 thereof, entitled “Handicapped drop-off zones.”

Section 3. School pick up/drop off area amended. Chapter 11 of the Township Code is hereby amended by revising section T11-17.2 as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. T11-17.2 School days — Pick up/drop off area.

No person shall park any vehicle nor allow any vehicle to be unattended on any of the following streets or parts of streets on any day when public schools are in session between the hours of 8:00 a.m. and 4:00 p.m. other than to pick up or drop off a student.

Magnolia Lane. East side, in front of the Littlebrook School.

[Walnut Lane. East side, from a point 350 feet south of the intersection of Walnut Lane and Guyot Avenue extending south to the intersection of Walnut Lane and Franklin Avenue.]

Walnut Lane. East side from a point 50 feet south of the southerly curblin of Guyot Avenue extending 120 feet south therefrom.

Section 4. Parking in school bus zone amended. Chapter 11 of the Township Code is hereby amended by revising section T11-17.3 as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. T11-17.3 School days — School bus zone.

No person shall park any vehicle or leave any vehicle unattended on any of the following streets or parts of streets on any day when public schools are in session, between the hours of 8:00 a.m. and 4:00 p.m., except for school buses.

[Walnut Lane. East side from a point 50 feet from the intersection of Walnut Lane and Guyot Avenue extending 350 feet south therefrom.]

Walnut Lane. East side, from a point 170 feet south of the southerly curblin of Guyot Avenue extending 660 feet south therefrom.

Section 5. Parking in school bus zone amended. Chapter 11 of the Township Code is hereby amended by revising section T11-17.4 as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. T11-17.4 School days — Additional school bus zone.

No person shall park any vehicle or leave any vehicle unattended on any of the following streets or parts of streets on any day when public schools are in session, between the hours of 8:00 a.m. and 7:00 p.m., except for school buses.

Guyot Avenue. South side from a point 420 feet of the easterly curblin of Walnut Lane, extending 60 feet east therefrom. [the handicapped parking area adjacent to the John Witherspoon School to said school's driveway entrance onto Guyot Avenue.]

Section 6. Parking during school hours amended. Chapter 11 of the Township Code is hereby amended by revising section T11-18 as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. T11-18 School days — 8:00 a.m. to 3:15 p.m.

No person shall park any vehicle except school buses on any of the following streets or parts of streets, on any day during which public schools are in session, between the hours of 8:00 a.m. and 3:15 p.m.

[Guyot Avenue. Southerly side, between a point 400 feet west of the westerly line of Linden Lane and a point 40.5 feet westerly of such first mentioned point.]

Prospect Avenue. Northerly side, between the corner of Riverside Drive West to a point 550 feet easterly therefrom.

Section 7. Parking during school drop off/pick up amended. Chapter 11 of the Township Code is hereby amended by revising section T11-19 as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. T11-19 School days — 8:00 a.m. to 9:00 a.m. and 2:15 p.m. to 3:15 p.m.

No person shall park any vehicle on any of the following streets or parts of streets, on any day when public schools are in session, between the hours of 8:00 a.m. and 9:00 a.m. or between the hours of 2:15 p.m. and 3:15 p.m.:

Grover Avenue. Both sides, between Clearview Avenue and Terhune Road.

[Guyot Avenue. Southerly side, between the westerly line of Linden Lane and a point 400 feet west of such line of Linden Lane, and between a point 440.5 feet west of such line of Linden Lane and the easterly curb line of Walnut Lane.]

Section 8. Princeton High School/Westminster Choir College Neighborhood Permit Parking District – restrictions amended. Chapter 19, “Motor Vehicles and Traffic,” of the “Code of the Borough of Princeton, New Jersey, 1974” (“Borough Code”), is hereby amended by revising subsections B19-37(e) and (g) as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. B19-37 Princeton High School/Westminster Choir College Neighborhood Permit Parking District.

- (e) Designation of permitted parking areas for high school parking. From September 1 to June 30 of each year, excepting Saturdays, Sundays and legal holidays, parking on the streets or parts of streets, and parking yards, below shall be prohibited, except to vehicles which display decals issued pursuant to this ordinance:

Name of Street	Hours	Sides	Location
Franklin Avenue	7:00 a.m. to 3:00 p.m.	South	From the east curb line of Walnut Lane to a point 400 feet east
Guyot Avenue	7:00 a.m. to 3:00 p.m.	South	[Between Moore Street and Walnut Lane] <u>From the east curblane of Moore Street to a point 400 feet east</u>
Westminster Parking Yard	7:00 a.m. to 4:00 p.m.		Pursuant to § B19-37C

- (g) High school faculty, staff/guest parking. In addition to the permits authorized above, Princeton High School administration may issue special placards to permit parking for faculty, staff and guests on the streets or parts of streets listed below.

Guyot Avenue, south side, from a point 70 feet west of the westerly curblane of Walnut Lane to a point 140 feet west

Guyot Avenue, south side, from a point 35 feet east of the easterly curblane of Walnut Lane to a point 236 feet east, and from a point 330 feet east of the easterly curblane of Walnut Lane to a point 90 feet east

Houghton Road, south side, between Moore Street and Walnut Lane

Franklin Avenue, south side, between Moore Street and a point 40 feet easterly of the extension of the easterly curb line of Harris Road

Moore Street, west side, from a point 55 feet north of the extended north curb line of Houghton Road to a point 68 feet south of the south curb line of Franklin Avenue

Walnut Lane, east side, between Houghton Road and Franklin Avenue, 9:00 a.m. to 1:30 p.m. only

Section 9. Signage. The appropriate signs shall be posted to implement the requirements of this ordinance.

Section 10. Repealer. All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

Section 11. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

Section 12. Effective date. This ordinance shall take effect on August 24, 2026.

Dawn M. Mount, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's traffic regulations in the "Code of the Township of Princeton, New Jersey, 1968" and "Code of the Borough of Princeton, New Jersey, 1974" by amending the parking and drop off / pick up regulations in the vicinity of the Princeton Middle School, and specifically on Walnut Lane and Guyot Avenue.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-29

Agenda Date: 8/10/2026

Agenda #: 3.

An Ordinance by the Municipality of Princeton Updating Public Parking Fees and Regulations Related Thereto, and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974”- Roll Call



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

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MEMORANDUM

To: Mayor and Council
From: Deanna Stockton, *Deputy Administrator*
Subject: Ordinance to Amend Parking Rates
Date: July 22, 2026

Attached for introduction at Council's July 27, 2026 meeting is an ordinance to amend parking rates and related provisions for metered parking and Spring Street Garage. Presentations regarding this proposed ordinance were given at the June 8, 2026 Council meeting and at the July 15, 2026 Experience Princeton meeting.

Princeton's parking regulations and associated fees were updated by ordinance in October 2018 upon the installation of the new parking meter infrastructure. In May 2019, the regulations and fees were modified. Notably, a 2-hour parking time limited zone was deleted, the rates for 30-minute and 3-hour meters decreased, and all-day and Princeton Station rates were increased. In January 2024, the 90-minute time limited parking zone was created. While the majority of the parking rates in Princeton have been unchanged since 2019, the municipal cost of operating a parking system continue to increase. For the period of 2021 – 2025, parking expenditures have increased sixteen percent. Parking demand over this period has also increased significantly based upon revenue reporting, public comments that there is not enough parking available in the heavily visited central business district (CBD) near Nassau Street and Palmer Square, and tourism data.

Since the parking overhaul in 2018, Princeton has generally followed the following parking principles espoused by Dr. Donald Shoup (author of *The High Cost of Free Parking*):

- Cities should charge fair market prices for metered parking.
- Cities should spend the revenue to improve services in the metered area.

Parking revenues provide funding for the Princeton Loop buses, municipal public trash collection in the CBD, street sweeping, stormwater management, landscaping, tax relief, and the staff and equipment costs dedicated to the parking utility. To remain consistent with these principles, Princeton must periodically review its parking rates and regulations and make adjustments.

Over the last year, Princeton's Infrastructure and Operations Committee and Finance Committee has been conducting this review. Provided below is an overview of the modifications included in the attached ordinance:

- Combine the provisions of B19-20(e) and B19-21(m) as they both relate to holiday parking regulations. B19-20(e) refers to the time limits being inoperable in general on nine holidays. B19-21(m) refers to parking meter time limits and fees on those nine holidays. The existing list of nine parking holidays is proposed to remain unchanged.
- Remove the reference to garage parking permits from B19-31 and place it instead in B19-32(c). Later this year when the former Borough and Township motor vehicle codes (B19 and T11, respectively) are combined in a new ordinance, it is anticipated that additional reorganization of the code will be completed to put like sections together and separate unlike sections.
- Increase metered parking rates for 30-minute, 90-minute, 3-hour, all-day, Princeton Station, and Omnibus parking zones.
- Create a higher rate 3-hour time-limited parking zone.
- Increase the Spring Street Garage hourly rate fee to \$2 per hour for the denoted daytime period;

replace the overnight rate to a \$5 flat rate; and clean up the code text by replacing a table with a paragraph. Remove the Spring Street Garage holiday parking rate.

- Increase the Spring Street Garage permit rate to \$225 per month.

The proposed effective date of the ordinance amendment is September 14, 2026. Princeton Parking Staff, with assistance from Public Works, will replace parking meter decals and associated signage.

If you have any questions or require further information, please contact me.

ORDINANCE #2026-29

**An Ordinance by the Municipality of Princeton
Updating Public Parking Fees and Regulations
Related Thereto, and Amending Chapter 19 of
the “Code of the Borough of Princeton, New
Jersey, 1974”.**

BE IT ORDAINED by the Mayor and Council of Princeton as follows:

Section 1. Suspension of parking fees provision amended. Subsection B19-20(e), “Parking Time Limits Inoperative,” within the general parking provisions in Chapter 19, “Motor Vehicles and Traffic,” of the “Code of the Borough of Princeton, New Jersey, 1974” (“Borough Code”), is hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. B19-20. General Provisions.

- (e) Reserved.[Parking Time Limits Inoperative on Certain Holidays. Except as otherwise provided in this article or in the "Code of the Township of Princeton, New Jersey (1968)", the parking time limits provisions in this division shall not be operative on New Year's Day, Martin Luther King Jr. Day, President's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. The Council may from time to time designate by resolution additional days or portions thereof in a given year on which the parking time limit provisions shall not be operative.]

Section 2. Suspension of parking meter requirements on certain holidays. Subsection B19-21(m), which suspends parking meter fees and time limits on certain holidays, within the general parking provisions in Chapter 19, “Motor Vehicles and Traffic,” of the Borough Code, is hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

(m) The payment of [P]parking meter fees shall not be required and time limit provisions shall be inoperative [on certain holidays.]

[(1) Except in the Spring Street Municipal Parking Garage or as otherwise indicated herein, the payment of parking meter fees shall not be required] on New Year's Day, Martin Luther King Jr. Day, President[']s Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. The Council may from time to time designate by resolution additional days or portions thereof in a given year on which the payment of parking meter fees shall not be required and parking time limit provisions shall be inoperative.

Section 3. Parking permit regulations amended. Subsections B19-31(b)(3)(b) and (c), which regulate parking permits in municipal parking yards and garages, in Chapter 19, "Motor Vehicles and Traffic," of the Borough Code, are hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. B19-31 Parking Permits.

(b) For municipal parking yards [and garages].

(3) Issuance of permit; term; fee; transferability; issuance limited.

b. The permit shall be effective for a calendar month or part thereof remaining at the time of issuance. The application shall be accompanied by payment of a fee [to the borough] of \$30 for a daytime parking yard permit. For any vehicle owned by a resident who lives within 400 yards of a [borough] municipal parking yard, an unlimited parking permit application may be filed and shall be

accompanied by payment [to the borough] of a fee of \$25.
[Application for a monthly parking permit for the Spring Street
Municipal Parking Garage shall be accompanied by payment of a
monthly fee to the borough of \$180.] Students living on campus
shall not be eligible for issuance of parking permits.

- c. The permit shall not be transferable; and not more than one permit,
regardless of kind, shall be issued for the same vehicle or the same
owner for periods that are concurrent in whole or in part.

[The borough clerk shall have the right to limit the number of
monthly permits issued for the Spring Street Municipal Parking
Garage.]

Section 4. Parking fee regulations (metered areas) amended. Subsection B19-32(a),
which regulates parking rates for metered parking areas, in Chapter 19, “Motor Vehicles and
Traffic,” of the Borough Code, is hereby amended as follows (new text is underlined thus; deleted
text is in brackets [thus]):

Sec. B19-32 Parking Fees.

(a) Metered Areas.

- (1) The rates for parking in metered parking spaces and zones shall be as
follows:

Area	Rate
15 Minute Metered Spaces	\$0.55 for 15 minutes
30 Minute Metered Spaces	[\$1.00] <u>\$1.25</u> for 30 minutes
90 Minute Parking Zones	[\$3.00] <u>\$3.50</u> for 90 minutes
Three Hour Parking Zone <u>6091</u>	[\$1.75] <u>\$2.00</u> per hour

Area	Rate
Three Hour Parking Zone 6090	<u>\$2.50 per hour</u>
All Day Parking Zones	[\$1.00] <u>\$1.25</u> per hour
Princeton Station	[\$5.00] <u>\$10.00</u> per 24 hours. A maximum of seven days (168 hours) can be purchased at a time
Omnibus Parking Zone	[\$20.00] <u>\$30.00</u> per hour

- [(b) Beginning on November 6, 2019 and ending on May 31, 2020 or when the Alexander Street bridge reopens, whichever is sooner, a maximum of 48 hours can be purchased at a time in the Princeton Station metered parking yard. This subsection 19-32(a)(2) shall automatically terminate and cease to be in effect as of June 1, 2020.]

Section 5. Parking fee regulations (Spring Street Parking Garage) amended.

Subsections B19-32(b)(1) and (2), which regulate the regular parking rates for parking in the Spring Street Parking Garage, in Chapter 19, “Motor Vehicles and Traffic,” of the Borough Code, are hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

Sec. B19-32 Parking Fees.

- (b) Spring Street Municipal Parking Garage.
- (1) [The following rates shall apply to the Spring Street Municipal Parking Garage, seven days per week, unless otherwise indicated below:

	9:00 a.m. to 9:00 p.m.	9:00 p.m. to 9:00 a.m.
0-30 min	\$0.00	\$0.25
30-1 hour	\$1.25	

	9:00 a.m. to 9:00 p.m.	9:00 p.m. to 9:00 a.m.
1-2 hours	\$2.50	\$0.50
2-3 hours	\$3.75	\$0.75
3-4 hours	\$5.00	\$1.00
4-5 hours	\$6.50	\$1.25
5-6 hours	\$8.00	\$1.50
6-7 hours	\$10.00	\$1.75
7-8 hours	\$12.00	\$2.00
8-9 hours	\$14.00	\$2.25
9-10 hours	\$16.00	\$2.50
10-11 hours	\$18.00	\$2.75
11-12 hours	\$20.00	\$3.00]

The parking rate for the Spring Street Garage shall be \$2.00 per hour between the hours of 8:00 a.m. and 10:00 p.m. and a flat fee of \$5.00 for any period of time between the hours of 10:00 p.m. and 8:00 a.m., except that there will be no charge for vehicles entering and leaving within 30 minutes of entrance. These rates shall apply seven days per week.

- (2) In lieu of paying the hourly and daily fees set forth in subsection B19-32(b)(1) above, a person may purchase a monthly permit to pay for parking at the Spring Street Municipal Garage for a fee of \$225. The permit shall be effective for a calendar month or part thereof remaining at the time of issuance. Students living on a university campus shall not be eligible for issuance of parking permits. The permit shall not be transferable; and not

more than one permit, regardless of kind, shall be issued for the same vehicle or the same owner for periods that are concurrent in whole or in part. Princeton shall have the right to limit the number of monthly permits issued for the Spring Street Municipal Parking Garage. [The following rates shall apply to the Spring Street Municipal Parking Garage on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas day unless otherwise indicated below:

- a. Every hour or any part thereof shall be \$0.25.]

Section 6. Signage. The appropriate signs shall be posted to implement the requirements of this ordinance.

Section 7. Repealer. All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

Section 8. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

Section 9. Effective date. This ordinance shall take effect on September 14, 2026.

Dawn Mount, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's traffic regulations and specifically various parking fees and rates for metered parking spaces and metered parking zones, and parking in the Spring Street Municipal Garage.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-230

Agenda Date: 8/10/2026

Agenda #: 1.

Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Gabrielli Kenworth of NJ LLC for a 2027 Kenworth T480 Vehicle for an Amount Not to Exceed \$282,499.00 Utilizing Sourcewell National Cooperative Purchasing Contract #032824-KTC

WHEREAS, the Municipality of Princeton has a need to procure a 2027 Kenworth T480 replacement dump truck with snowplow and spreader; and

WHEREAS, these goods are available on Sourcewell National Cooperative (“Sourcewell”) Contract #032824-KTC, which was awarded to Gabrielli Kenworth of NJ LLC (“Gabrielli”); and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2 b. (3), the Municipality of Princeton may make purchases through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process within the State of New Jersey, or within any other state; and

WHEREAS, Gabrielli has provided a proposal for the desired goods in the amount of \$282,499.00; and

WHEREAS, the Municipality of Princeton has documented the required due diligence to determine that the use of the cooperative purchasing agreement shall result in cost savings after all factors, including charges for service, material, and delivery, have been considered; and

WHEREAS, the Municipality of Princeton has reviewed the Sourcewell contract and determined that it meets New Jersey’s “fair and open” standards; and

WHEREAS, the Municipality of Princeton has obtained statutory required forms and confirmed that Gabrielli complies with New Jersey requirements; and

WHEREAS, in accordance with guidance from the State of New Jersey, an advertisement notifying the public of the intent to award a contract was posted on princetonnj.gov on July 30, 2026; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these goods in account 04-215-26-023-075-319.

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, is hereby authorized and directed to enter into an agreement with Gabrielli Kenworth of NJ LLC for a 2027 Kenworth T480 replacement dump truck with snowplow and spreader for an amount not to exceed \$282,499.00 without public bidding as permitted by law.

2. A copy of this Resolution, Pay-to-Play Forms, Documented Due Diligence, and the contract will be kept on file in the Office of the Clerk.



QUOTATION

Bill To:

TIM VANATTA
MUNICIPALITY OF PRINCETON
DEPARTMENT OF PUBLIC WORKS
1 MONUMENT DR PRINCETON NJ

Comments:

As per attached specifications

Date:	7/27/2026
Quote ID#:	20260512MPSA-2
Contract Name:	Sourcewell
Contract #:	032824-KTC
Customer Sourcewell ID:	28187
Quote Valid Until:	8/30/2026

Prepared By: Colin Keim
Cell: 862-266-3904
Email: Ckeim@gabriellitruck.com

Description	Amount
2027 KENWORTH T480 4X2 AS PER ATTACHED SPECIFICATIONS	
Sourcewell Member Locally Added Items/Equipment These item included: Diesel Fuel, DEF Fluid, Dealer Prep & Detail Vehicle for Delivery, Inspections-Safety & Emissions, PTO-Transmission & Engine Parameter Settings-ECM Programming, and Sourcewell Allowable Body Equipment Fee/Upcharge of 5%	
GALION 433U STAINLESS STEEL SMOOTH SIDE DUMP BODY 10' LONG X 96" WIDE X 30" SIDES X 36" TAILGATE 3/16" AR450 STEEL FLOOR 3/16" 201 #4 POLISHED STAINLESS STEEL SIDES, FRONT & TAILGATE STRAIGHT AIR ACTIVATED REAR TAILGATE - DOUBLE ACTING (3) STAINLESS STEEL COAL CHUTES 1/4" 100K PSI FORMED LONGSILLS FRONT AND REAR CORNER POSTS/ GRIP STRUT WALK RAILS ON BODY SIDES ?TARP TIE RAIL ON BODY SIDES 24" DEEP X FULL WIDTH STAINLESS STEEL CABSHIELD 8" PIN ON REAR SPREADER APRON - SPREADER BRACKET STAINLESS STEEL FIXED LADDER DRIVER SIDE FRONT & INSIDE BODY STEPS STAINLESS STEEL DOUBLE SLIDE-OUT STEPS MOUNTED UNDER LADDER STAINLESS STEEL SHOVEL HOLDER FRAME MOUNTED STAINLESS STEEL STONE SHIELDS w/RUBBER EXTENSSIONS RUBBER MUD FLAPS WITH STAINLESS STEEL HINGED BRACKETS IN REAR CHAMPION U860 FF UNDERBODY MOUNT HOIST - 20 TON CAPACITY (1) BODY PROP (2) LED STOP/TURN/TAIL LIGHTS RECESSED IN REAR CORNER POSTS (1) AMBER LED WARNING LIGHTS RECESSED IN EACH REAR CORNER POSTS - WHELEN 5GAC (1) AMBER LED WARNING LIGHTS RECESSED IN EACH CORNER POST SIDE - WHELEN 5GAC (2) AMBER LED WARNING LIGHTS RECESSED IN CABSHIELD FRONT - WHELEN 5GAC (1) AMBER LED WARNING LIGHTS RECESSED IN EACH CABSHIELD SIDE - WHELEN 5GAC NOTE: FRONT & REAR WARNING LIGHTS TO SEPARATE OEM SWITCHES IN CAB (2) LED WORK LIGHTS AT REAR FOR SPINNER VISIBILITY FRAME MOUNTED 30" x 18" x 18" ALUMINUM DIAMOND PLATE TOOL BOX - P/S REMOUNT OEM BACKUP ALARM BACKUP CAMERA MOUNTED IN STAINLESS BRACKET IN LOAD SPACE - 7" LCD MONITOR IN CAB OAK WOOD SIDE BOARDS PAINTED - PAINT TO MATCH CAB - "GREEN" AERO TARP FULLY AUTOMATIC TARP SYSTEM w/SOLID ASPHALT TARP 3/4" HITCH PLATE WITH 25 TON SPRING LOADED PINTLE HOOK & "D" RINGS FOR SAFETY CHAINS NOTE: PINTLE HOOK MOUNTED AS HIGH AS POSSIBLE ON HITCH PLATE - (PAVER) RELOCATE 7 POLE ROUND OEM LIGHT PLUG FURNISH ADDITIONAL 7 RV STYLE FLAT TRAILER LIGHT PLUG & ELECTRIC BRAKE CONTROLLER RELOCATE GLAD HANDS AT REAR - CHANGE TO FOLDING STYLE UNDERCOAT BODY & CHASSIS FRAME	
FORCE AMERICA CENTRAL HYDRAULIC SYSTEM FOR DUMP BODY, PLOW AND SPREADER HOT SHIFT PTO WITH LOAD SENSE TXV92 PISTON PUMP PATROL COMMANDER DUAL JOYSTICK CONTROLS ON PEDESTAL VT35 STAINLESS STEEL VALVE/TANK ENCLOSURE 5100EX ELECTRONIC SPREADER CONTROLLER WITH GROUND SPEED CONTROLS LOW HYDRAULIC OIL SHUT DOWN FUNCTION STAINLESS STEEL HYDRAULIC CHASSIS LINES - FRONT & REAR REAR SPREADER DISCONNECTS TO UNDERSIDE OF DUMP BODY (PIC) STAINLESS STEEL QUICK COUPLERS - FRONT & REAR SNOWDOGG TRUCK PORTION QCP HITCH WITH FOLD FLAT LIFT ARM 1/2" STEEL SIDE PLATE 3" X 10" DOUBLE ACTING LIFT CYLINDER FRONT FRAME EXTENSION FIXED GRILLE FRONT BUMPER ENDS - SPRAYLINED ECCO HEATED PLOW LIGHTS ON (TALL) STAINLESS STEEL BRACKETS ON CHASSIS FENDERS	\$ 282,499.00

SNOWDOGG 11' X 42" HIGH FULL TRIP MUNI PLOW 10" SCREW ADJUSTABLE CASTER WHEELS WINTER EQUIPMENT CERAMIFLEX CUTTING EDGE SYSTEM DROP PIN SWIVAL PLATE ADAPTER 36" YELLOW OVERSIZED PLOW BLADE GUIDES - BP1308150 11' RUBBER SNOW DEFELCTOR SALT DOGG 92426SSA STAINLESS STEEL UNDER TAILGATE SPREADER WITH 6" AUGER DRIVERS SIDE DISCHARGE EXTENDED 8" SIDE END PLATES REMOVABLE (BOLTED THROUGH) STAINLESS STEEL SPILL SHIELDS ON TAILGATE SHORT HYDRAULIC HOSE KIT TO REAR DISCONNECTS ON SIDES OF CHASSIS STAINLESS STEEL QUICK DISCONNECTS		
EXTENDED WARRANTY: ENGINE PX9 5 YEAR/100,000 MILES		
EXTENDED WARRANTY: AFTERTREATMENT PX9 5YR/100,000 MILES		
EXTENDED WARRANTY: ALLISON TRANSMISSION EXTENDED COVERAGE (5YR/UNLIMITED MILES)		
DELIVERY TO PRINCETON NJ		
Additional Options and Extended Warranties available upon request	TOTAL	\$ 282,499.00

Signature:_____

Date:_____

Print Name:_____

Title:_____

Terms and Conditions:

Chassis will be allocated upon receipt of this signed quotation and purchase order.

If received after allocation is sold out the entity will be notified and given option to cancel the order or pay the difference. This quotation is subject to the addition of any Federal, State or Local Government requirements. Due to current market conditions and the supply shortages any additional surcharges inforced by the chassis or body manufacture shall be paid in full or the enitivity will have the option to cancel the purchase order. Any applicable Tariffs imposed on the products provided in this proposal prior to final delivery and acceptance will be invoiced to the customer. All documentation and supporting information twill be provided. Unless otherwise agreed, payment terms will be Net 30 upon signed invoice, if payment is delayed additional flooring cost will be added at \$20.00 per day.

Remit Purchase Order To : 239 Bergen Turnpike Ridgefield Park, NJ 07660



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor & Council
From: Tim Vanatta, *Fleet Supervisor*
Subject: Purchase of a Replacement 5/7 Yard Dump Truck
Date: July 27, 2026

Attached for Council approval are a resolution and contract to purchase a replacement 5/7yd dump truck with snowplow and spreader. Public Works staff utilize these trucks for snow removal, road repairs and material hauling needs. This unit will replace a 2017 unit that has met its life expectancy. The unit has been plagued with costly repairs and breakdowns.

Year	Make	Current Meter	Current Meter Unit	Purchase Price (USD)	Purchase Date	Estimated Service Life in Months	Service Costs (Lifetime) (USD)
2022	Kenworth	721	hr	206620	4/11/2022	144	8990.07
2023	Kenworth	802	hr	219753.5	12/15/2022	144	9528.75
2023	Kenworth	740	hr	203864.5	3/16/2023	144	5396.8
2016	International	1470	hr	122923	7/20/2016	120	27049.43
2025	Kenworth	33	hr	277156	5/1/2026	144	243.98
2024	Kenworth	527	hr	220380.1	9/13/2024	144	2646.23
2022	Kenworth	606	hr	206620	2/18/2022	144	4877.22
2017	International	1783	hr	124217	7/1/2017	120	62577.7
2023	Kenworth	577	hr	224947.6	10/2/2023	144	5072.32
2023	Kenworth	543	hr	224947.6	10/20/2023	144	5539.22
2025	Kenworth	214	hr	277156	10/8/2025	144	6995.51
2023	Kenworth	974	hr	219753.5	2/9/2023	144	6462.79
2018	International	1645	hr	139521	7/1/2018	120	20247.74
2018	International	1438	hr	139521	7/1/2018	120	10760.45

Council previously authorized \$295,000 for this replacement unit in the 2026 capital bond ordinance. Through Sourcewell contract purchase price (\$282,499.00) has come in below the allotted amount of \$295,000.

Please feel free to contact me with any questions or concerns regarding this purchase.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-231

Agenda Date: 8/10/2026

Agenda #: 2.

Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Gabrielli Kenworth of NJ LLC for a 2027 Kenworth T480 Bucket/Aerial Vehicle for an Amount Not to Exceed \$448,378.38 Utilizing Sourcewell National Cooperative Purchasing Contract #032824-KTC

WHEREAS, the Municipality of Princeton has a need to procure a 2027 Kenworth T480 replacement bucket/aerial truck; and

WHEREAS, these goods are available on Sourcewell National Cooperative (“Sourcewell”) Contract #032824-KTC, which was awarded to Gabrielli Kenworth of NJ LLC (“Gabrielli”); and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2 b. (3), the Municipality of Princeton may make purchases through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process within the State of New Jersey, or within any other state; and

WHEREAS, Gabrielli has provided a proposal for the desired goods in the amount of \$448,378.38; and

WHEREAS, the Municipality of Princeton has documented the required due diligence to determine that the use of the cooperative purchasing agreement shall result in cost savings after all factors, including charges for service, material, and delivery, have been considered; and

WHEREAS, the Municipality of Princeton has reviewed the Sourcewell contract and determined that it meets New Jersey’s “fair and open” standards; and

WHEREAS, the Municipality of Princeton has obtained statutory required forms and confirmed that Gabrielli complies with New Jersey requirements; and

WHEREAS, in accordance with guidance from the State of New Jersey, an advertisement notifying the public of the intent to award a contract was posted on princetonnj.gov on July 30, 2026; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these goods in account 04-215-26-026-075-302.

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, is hereby authorized and directed to enter into an agreement with Gabrielli Kenworth of NJ LLC for a 2027 Kenworth T480 replacement bucket/aerial truck for an amount not to exceed \$448,378.38 without public bidding as permitted by law.

2. A copy of this Resolution, Pay-to-Play Forms, Documented Due Diligence, and the contract will be kept on file in the Office of the Clerk.



2306 Route 130 N Dayton, NJ 08810

Bill To:

TIM VANATTA
MUNICIPALITY OF PRINCETON
DEPARTMENT OF PUBLIC WORKS
1 MONUMENT DR PRINCETON NJ

Comments:

As per attached specifications

QUOTATION

Date: 7/27/2026
Quote ID#: 20260218MPAA-5
Contract Name: Sourcewell
Contract #: 032824-KTC
Customer Sourcewell ID: 28187
Quote Valid Until: 8/30/2026

Prepared By: Colin Keim
Cell: 862-266-3904
Email: Ckeim@gabriellitruck.com

Description		Amount
2027 KENWORTH T480 4X2 37000 GVWR AS PER ATTACHED SPECIFICATIONS		\$448,378.38
Sourcewell Member Locally Added Items/Equipment These item included: Floor Mats, Diesel Fuel, DEF Fluid, Dealer Prep & Detail Vehicle for Delivery, Inspections-Safety & Emissions, PTO-Transmission & Engine Parameter Settings-ECM Programming, and Sourcewell Allowable Body Equipment Fee/Upcharge of 5%		
EXTENDED WARRANTY: ENGINE PX9 5 YEAR/100,000 MILES		
EXTENDED WARRANTY: AFTERTREATMENT PX9 5YR/100,000 MILES		
EXTENDED WARRANTY: ALLISON TRANSMISSION EXTENDED COVERAGE (5YR/UNLIMITED MILES)		
TIMMERMAN EQUIPMENT PROVIDED ALTEC INDUSTRIES MODEL LR860-E70 AS FOLLOWS		
Conforms to ANSI A92.2 Safety Standards Lower Boom Having 0 to 125° of Articulation Upper Boom Having 0 to 270° of Articulation Actuated by Walking Link Drive System Pedestal Elevator System Rising 10 Ft. Maximum Work Height of 75.3 Ft. Platform Capacity of 400 Lbs. 24" x 24" Scuff Pad with Step for Inside Platform Foam Filled Platform Cover 24" x 24" Two Outrigger Assemblies (1- A-Frame/1- Modified A-Frame) Steel Plate Cabguard Covered with Non-Skid Coating T-40 Through Box Safety Harness and Lanyard Mud Flaps LED Lights on all Turn & Stop Lights Outrigger Boom Interlock Electric Backup Alarm Hydraulic Hourmeter Engine Hourmeter Boom "Out of Rest" Light Pintle Hook, BP-100A Buyers Heavy Duty Upper Boom Cylinders Composite Outrigger Pads, 18' x 18' x 1' Outrigger Pad Holders Wheel Chocks 5 Lb. Fire Extinguisher Boltron Boom Cover/Patch 3-Gallon Water Cask with Wire Type Bracket (2) Hydraulic Tool Circuits at Platform Secondary Stowage System with Engine Start/Stop-Captive Air Controlled Air Blow-Off System for Tools, Installed by Outriggers on Curbside Sign Carrier, 46"L x 22 3/16"W x 6"H-Rear Mount Body Cover for Hydraulic Reservoir (Good w/ Flatbed)		
Electric Brake Controller Underbody Storage Box 24"L x 18"W x 24"H LED Rope Lighting-ALL BOX SIZES Cone Holder on Front Bumper, Locking Style Vise & Bracket Safety Inspection & Dielectric Test 3-Yrs. Go Light wireless remote spotlight with Brush Guard- 2 Pieces LevelReady Setup Slope Interlock System Two (2) boxes - gas can storage 132" L box 72" L box 1 year labor, parts and travel warranty LIFETIME WARRANTY on all Altec Structural Components Boom Color: White T-Box Color: White Samlex 2200W, 120V @ 18A, Pure Sine Wave Output Inverter - T Box installation- no auxiliary battery Inverter storage inside T-box Ignition hot with switch in chassis cab		
DELIVERY TO PRINCETON PUBLIC WORKS		INCLUDED
Additional Options and Extended Warranties available upon request	TOTAL	\$448,378.38
TOTAL PRICE REFLECTS PAYMENT OF CHASSIS PORTION UPON DELIVERY TO UPFITTER: \$ 146,653.03		
FINAL PAYMENT FOR BODY PORTION TO BE PAID WITHIN 30 DAYS OF DELIVERY AND ACCEPTANCE OF VEHICLE : \$301,725.35		
IF PAYMENT IS NOT MADE FOR CHASSIS PORTION AND DELAYED TO COMPLETION OF BODY/FINAL ACCEPTANCE A FLOORING CHARGE OF \$1,200.00 PER MONTH (FROM DATE VEHICLE ARRIVED AT BODY VENDOR) WILL BE ADDED TO BASE TOTAL.		

Signature: _____ Date: _____
Print Name: _____ Title: _____

Terms and Conditions:

This Quotation is valid for the build quarter noted on this quotation.
Chassis will only be allocated upon receipt of a signed purchase order.
If a Purchase order is received after allocation is sold out the entity will be notified and given option to cancel the order or pay the difference. This quotation is subject to the addition of any Federal, State or Local Government requirements. Due to current market conditions and the supply shortages any additional surcharges inforced by the chassis or body manufacture shall be paid in full or the enity will have the option to cancel the purchase order.
Any applicable Tariffs imposed on the products provided in this proposal prior to final delivery and acceptance will be invoiced to the customer. All documentation and supporting information will be provided

Remit Purchase Order To : 239 Bergen Turnpike Ridgefield Park, NJ 07660



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor & Council
From: Tim Vanatta, *Fleet Supervisor*
Subject: Purchase of a Bucket Truck Replacement for Tree Maintenance Activities
Date: July 28, 2026

Attached for Council's approval are a resolution and contract to purchase a replacement 75-foot bucket / aerial truck. Public Works' Urban Forestry staff use this truck daily to maintain and remove trees throughout the municipality. The new truck will replace the one of 2018 units.

Year	Body Type	Current Meter	Current Meter Unit	Purchase Price (USD)	Purchase Date	Estimated Service Life in Months	Service Costs (Lifetime) (USD)
2018	BUCKET TRUCK	6018	hr	168000	7/1/2018	120	54678.72
2018	BUCKET TRUCK	10003	mi	98451	7/1/2018	120	4444.29

These units have a 10-year life under OSHA dielectric-testing safety standards; after 10 years, the aerial lift and bucket are not be certified for electrocution hazards. Council authorized \$450,000 for this replacement in the 2026 capital ordinance. Through a Sourcewell-approved vendor, the replacement unit will cost \$448,378.38. Current production time is estimated at 12 to 14 months. We anticipate that the other 2018 unit (35-foot bucket / aerial truck not subject to the certification) will be due for replacement in one to two years; it is used less frequently due to its size.

Please feel free to contact me with any questions regarding this requested purchase.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-232

Agenda Date: 8/10/2026

Agenda #: 3.

Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Arcadis U.S., Inc. for Construction Administration and Resident Observation Services for the Hamilton Avenue Sewer Replacement Project for an Amount Not to Exceed \$318,610.00

WHEREAS, the Municipality of Princeton has a need for construction administration and resident observation services for the Hamilton Avenue Sewer Replacement Project; and

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

WHEREAS, Arcadis U.S., Inc. (“Arcadis”) provided a proposal for these services for an amount not to exceed \$318,610.00; 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, pursuant to N.J.S.A. 40A:11-15 (9), all contracts for professional services shall be awarded for a period not to exceed 12 consecutive months except that any public works project, including the retention of the services of any engineer in connection therewith, may be authorized for the length of time necessary for the completion of the actual construction; 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, Arcadis has completed and submitted the required pay-to-play forms which certify that Arcadis 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 Arcadis from making any reportable contributions through the term of the contract; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these services in account 04-215-24-017-089-303.

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 Arcadis U.S., Inc. for construction administration and resident observation services for the Hamilton Avenue Sewer Replacement Project for an amount not to exceed \$318,610.00 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 for the length of time necessary for the completion of the actual construction.
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 of Princeton
From: Deanna Stockton *Deputy Administrator/Municipal Engineer*
Dominick Itzi *Sewer Operations Manager*
Subject: Professional Services Agreement with Arcadis U.S., Inc. for Construction Administration and Inspection
Services Associated with the Hamilton Avenue Sewer Replacement Project
Date: July 28, 2026

Attached for Council's authorization at its August 10, 2026 meeting is a professional services agreement with Arcadis U.S., Inc. for construction administration and resident inspection services associated with the Hamilton Avenue Sewer Replacement Project, in an amount not to exceed \$318,610.

The Hamilton Avenue Sewer Replacement Project consists of approximately 2,700 linear feet of new sanitary sewer main construction within Hamilton Avenue, Moore Street, and Walnut Lane, including the reconnection and replacement of affected sewer laterals and the abandonment of aging sewer infrastructure that has reached the end of its useful life. The project is being funded through the New Jersey Water Bank (NJWB) Program at the New Jersey Infrastructure Bank (NJIB). NJIB partners with the New Jersey Department of Environmental Protection to jointly administer low-cost loans through the NJWB for projects with water quality benefits.

As a condition of funding, NJWB requires qualified engineering oversight throughout the construction phase. Arcadis, as the project design engineer, will provide construction administration services including contract management, review of contractor submittals and payment applications, change order review, project coordination, funding compliance assistance, and project closeout documentation. Arcadis will also provide full-time resident inspection services during active construction to ensure work is completed in accordance with the approved plans, specifications, and regulatory requirements.

The proposed fee is comprised of:

- Construction Administration Services: \$54,640
- Resident Inspection Services: \$243,970
- Community Coordination and Traffic Control Allowance: \$20,000

Thank you and please do not hesitate to contact me with any questions you may have.

**PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION ADMINISTRATION
AND RESIDENT OBSERVATION SERVICES FOR THE HAMILTON AVENUE
SEWER REPLACEMENT PROJECT**

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 ARCADIS U.S., INC. 50 Millstone Road, Building 200, Suite 220, East Windsor, New Jersey 08520 (hereinafter referred to as "CONSULTANT").

WITNESS

WHEREAS, PRINCETON desires to obtain construction administration and resident observation services for the Hamilton Avenue Sewer Replacement Project; and

WHEREAS, on June 3, 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 expire 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 three hundred eighteen thousand, six hundred ten dollars and zero cents (\$318,610.00),

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

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:

ARCADIS U.S., INC.

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).

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.**

Deanna Stockton, PE
Municipal Engineer / Deputy Administrator
Municipal of Princeton
400 Witherspoon Street
Princeton, NJ 08540

Arcadis U.S., Inc.
50 Millstone Road
Building 200 Suite 220
East Windsor, NJ 08520
United States
Phone: 609 860 0590
www.arcadis.com

Date: June 3, 2026
Subject: Construction Administration Services and Resident Observation
Services
Hamilton Avenue Sewer Replacement Project
NJIB Loan No. S349656-14

Dear Ms. Stockton,

Arcadis U.S., Inc., (Arcadis) is pleased to provide the Municipality of Princeton (Municipality) Department of Engineering and Sewer Division with this proposal to provide Construction Administration Services and Resident Observation (Inspection) Services for the Hamilton Avenue Sewer Replacement Project (Project). For your convenience, the limits of the Project area is represented in the attached figure entitled, "The Municipality of Princeton – Hamilton Avenue Area Sewer Replacement".

The Project consists of construction of approximately 2,700 linear feet (LF) of proposed sewer, associated maintenance holes (MH), rerouting of the laterals to the homes, and abandoning of the existing sewers that are no longer required to be in service as outlined below:

Sewer Main Construction in Public Right-of-Way

- Construction of 1,475 LF 8-inch diameter VCP sewer in Hamilton Avenue (MH221B to MH257A)
- Construction of 550 LF 8-inch diameter VCP sewer in Moore Street (MH223H to MH230B)
- Construction of 660 LF 8-inch diameter VCP sewer in Walnut Lane (MH223C/226A to MH237B)

Sewer Lateral Rerouting in Right-of-Way

- Construction and connection of new 4-inch VCP sewer laterals and cleanouts from the property lines to the newly constructed sewers for 23 dwellings in the Project Area.

Sewer Lateral Rerouting on Private Property

- Construction and connection of new 4-inch PVC sewer laterals and cleanouts for nine (9) additional homes serviced by the existing easement to the proposed sanitary sewer within Hamilton Avenue right-of-way. These laterals are to be constructed from the dwelling to the proposed sewer.
- Interior plumbing work to reroute the drain lines is required for two (2) of the 9 houses state under Item 3.

Sewer Abandonment

- Abandonment of approximately 2,550 L.F. of existing 8-inch sewer mains and associated manholes in the project area to be taken out of service and filled with controlled low-strength material (CLSM).

Ms. Deanna Stockton
Municipality of Princeton
June 3, 2026

This project is earmarked for funding by the New Jersey Water Bank, provided by the partnership between the New Jersey Infrastructure Bank (NJIB or I-Bank) and New Jersey Department of Environmental Protection (NJDEP) under NJIB Loan No. S340656-14. This proposal presents a scope of work with associated costs for Construction Services and Resident Observation Services as required for this project and those required by the I-Bank for funding this project.

Construction Administration Services

Contract Execution. After Municipality awards the construction contract, Arcadis will coordinate with Municipality by reviewing the executed documents, insurance certificates and bonds provided by the Contractor for compliance with I-Bank requirements. Copies of executed documents will also be submitted to NJDEP. Once notified by Municipality and NJDEP that the necessary documents are in order, Arcadis will issue a Notice to Proceed and then will schedule and lead a pre-construction meeting with the Contractor, Municipality, and NJDEP representatives and Social and Economically Disadvantaged (SED) representatives.

Office Services/Project Management. Arcadis will provide general and administrative support for the project based on the date of the Notice to Proceed to the Contractor. These services include project management and coordination with Municipality, NJDEP, SED and Contractor communications. Office personnel will provide support services to our Resident Inspector (RI) over the proposed six (6) month construction period.

Review of Submittals. Arcadis will prepare the submittal register for this project. Shop drawings will be reviewed to verify compliance with the design and the intent of the Contract Documents. Each submittal will be logged in, tracked, reviewed, logged out and returned. Based on our review, Arcadis will assign a submittal status and return the submittal to the Contractor for action. Approvals or other actions that are associated with the review of each shop drawing would not be applicable to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs. Arcadis anticipates receiving up to fifty (50) submittals total, including twenty-five (25) resubmittals, for the Hamilton Avenue Sewer Replacement Project. Approximately one hour of effort is assumed per submittal.

Review of Requests for Information (RFIs). Arcadis will review and provide responses to RFIs that are received from the Contractor. Each RFI will be logged, tracked, reviewed and returned to the Contractor. Arcadis typically provides a written response to each RFI within seven (7) calendar days from its receipt. We have assumed that up to four (4) RFIs will be received from the Contractor, for which Arcadis will prepare written responses. Four hours of effort is assumed per RFI.

I-Bank Assistance. Since the Project is being funded by I-Bank, Municipality is required to submit a payment requisition to the I-Bank for reimbursement of administration, financing, engineering, construction permits, construction services, and service connection costs. Municipality has confirmed that existing staff will be responsible for administering the New Jersey Water Bank funding and that Municipality will forward the completed payment applications to the I-Bank.

For the Project, we have assumed that there will be up to six (6) reimbursement requests. Arcadis has provided a budget to provide assistance to Municipality to process payment requisitions and satisfy the NJDEP program requirements as requested by Municipality.

Ms. Deanna Stockton
Municipality of Princeton
June 3, 2026

Change Orders. Arcadis will review each potential change order (PCO) identified during the course of the Project and provide a recommendation to Municipality on its merits and applicability. Upon determining that a PCO is applicable, and a change order is needed, we will prepare the change order, assist Municipality with negotiating the cost of the change order with the Contractor, and finalize and execute the change order. We have assumed that two (2) change orders will be identified, evaluated and prepared for the Project.

Final Inspection. It is anticipated that a final inspection will be performed with representatives from Arcadis, Municipality, the Contractor and the NJDEP in attendance. The final inspection will be performed at the completion of all punch list work. After a successful final inspection, Arcadis will issue a certificate of completion of construction.

As per I-Bank funding requirements, Arcadis will provide a final certification to the NJDEP one year after Project completion. This certification will close out the I-Bank funding requirement for this Project.

Resident Engineering Services

Resident Observation (Inspection) Arcadis will provide the services of a qualified resident inspector (RI) that will observe and monitor the Contractor's work. We expect that a single RI will be capable of covering the work that will be performed. Arcadis will conduct visual observations of the work and observe Contractor's testing to satisfy the requirements of the New Jersey Administrative Code 7:22-3.17(a)28. Arcadis' RI will document the progress of the Contractor's work through daily inspection reports, address Contractor questions and concerns, provide ordinary communications between the Arcadis and the Contractor, and record daily Contractor pay quantities on unit price items.

Construction is anticipated to be based on a six (6) month schedule which includes a construction duration of five (5) months to achieve substantial completion and an additional one (1) month to achieve final completion. The anticipated construction schedule will also be dependent on the Contractor's schedule and working within certain traffic control guidelines and working hours. Arcadis has assumed that our RI will be on-site full time during active construction as required by NJDEP (time when Contractor is on-site completing construction) for eight (8) hours per day during the duration of the construction. After substantial completion, we will verify that the Contractor has resolved punch list items, the site has been fully restored, final completion is achieved, final payment and release of retainage has been made, and the Contract has been closed out. For the purposes of this scope and budget, we have assumed 130 construction days with 8 hours per day of inspection services. During this time, inspectors will also prepare inspectors daily reports (IDRs), update construction progress drawings, update Pay Item Progress Tracker, and update Issues Tracker daily. During this time, design staff will also visit the site to confirm compliance with project intentions. For the purposes of this scope and budget, we have assumed four visits by Frank Belardo and 4 visits by project design staff.

Review Payment Applications. Arcadis will work with the Contractor to develop and finalize monthly payment applications to Municipality. We will review draft pencil copies of Contractor payment applications, review the final payment application and provide a recommendation letter to Municipality regarding each monthly Contractor payment application. We have assumed that there will be up to six (6) payment applications for the Contract.

Meetings. Arcadis will attend and preside over a pre-construction meeting and issue minutes for the meeting. We will also attend and preside over regular progress meetings. We will prepare an agenda for each meeting, develop, print & provide various logs, prepare meeting minutes subsequent to each meeting and follow-up with any issues identified. We have assumed that there will be seven (7) on site monthly progress meetings, each two

Ms. Deanna Stockton
Municipality of Princeton
June 3, 2026

(2) hours long with travel time also included. Depending on the needs, two Arcadis employees will attend these meetings.

Sewer Testing and Disinfection. Our RI will be present for the sewer pressure testing per the required standards as stated in the Project Documents. Arcadis will provide Municipality, NJDEP and the Licensed Sewer System Operator with copies of test reports. Upon acceptance by Municipality, NJDEP and Licensed Sewer System Operator, of the pressure test reports, the sewer will be available to be placed into service.

Record Drawings/As-Built Drawings. Arcadis will obtain the red line drawings maintained by the Contractor and with input from our RI will prepare a set of Record/As-Built drawings. The Record/As-built drawings will show the actual as-installed locations of the work items and materials. Arcadis will provide a set of Record/As-built drawings to Municipality and NJDEP for their records in electronic format (pdf), as well as a hard copy. Record/As-built drawings will be signed and sealed by a New Jersey Licensed Professional Engineer.

Other Services

Recognizing that this project is located within a residential neighborhood that includes up to three public and/or private educational facilities, Municipality has requested an allowance to support coordination with the School Board and local residents, as well as to provide traffic control assistance on an as-needed basis. To avoid any potential construction delays and scheduling impacts, an allowance of \$20,000 has been established for this project and will be utilized at the direction of Municipality representatives.

Project Fee

A breakdown of our costs for each phase of the project and our total estimated cost is as follows:

Task	Budgetary Cost
Construction Administration Services	\$ 85,225
Resident Observation Services*	\$ 320,020
Other Services	\$ 20,000
Total	\$ 425,245

*Other direct expenses (i.e., mileage, tolls, meals, accommodation, etc.) are included in the resident observation services.

The anticipated construction cost is \$5.1M; RI services are 8.3%, which is less than typical on this amount of construction work. Arcadis will work with Municipality to best mitigate any unforeseen field circumstances under the existing contract to the furthest extent possible within the project fee. However, should any services or expenses be required above and beyond those identified in this proposal, Arcadis will bring them to Municipality’s attention as soon as reasonably possible. The Project does not anticipate services related to cultural or historic resource impacts due to the Project’s exemption. The Project does not anticipate any services related to hazardous waste mitigation because none were detected during the environmental sampling phase of the design project. Furthermore, should services requiring major redesign resulting from unforeseen field conditions arise, Arcadis will discuss with Municipality and provide separate proposal(s) addressing these circumstances.

Ms. Deanna Stockton
Municipality of Princeton
June 3, 2026

Arcadis will provide the Professional Engineering Services defined in this proposal on a time-and-material basis not to exceed the total of \$ 425,245 in accordance with our standard rates. Our standard rates are subject to annual readjustment.

We look forward to working with Municipality on this Project. If this proposal is acceptable to Board, we will provide Municipality with an agreement incorporating its terms that can be executed and submitted to the NJDEP as evidence that Municipality has retained an engineer to provide the services required by the I-Bank. In the meantime, if you have any questions or comments, or should you require any additional information, please do not hesitate to contact us.

Sincerely,
Arcadis U.S., Inc.



Vishal Shah, PE
Vice President
Email: vishal.shah@arcadis.com
Direct Line: 201-398-4329

CC. J. Shelton, C. Mallon, and F. Belardo, Arcadis

This proposal and its contents shall not be duplicated, used or disclosed — in whole or in part — for any purpose other than to evaluate the proposal. This proposal is not intended to be binding or form the terms of a contract. The scope and price of this proposal will be superseded by the contract. If this proposal is accepted and a contract is awarded to Arcadis as a result of — or in connection with — the submission of this proposal, Arcadis and/or the client shall have the right to make appropriate revisions of its terms, including scope and price, for purposes of the contract. Further, client shall have the right to duplicate, use or disclose the data contained in this proposal only to the extent provided in the resulting contract.

TOTAL WORKHOURS ESTIMATE

Estimate of Workhours								
Description of Work	Project/Program Director	Project Manager	Senior Engineer/ Scientist/ Architect II	Project Engineer/ Scientist/ Architect/ Project Assistant VII/ Technician VII	Staff Engineer/ Scientist/ Architect/ Project Assistant VI/ Technician VI	Engineer/ Scientist/ Architect/ Project Assistant V/ Technician V	Technician/ Project Assistant III	Total Workhours
Construction Administration Services	9	64	54	195	40	0	60	422
Resident Observation Services	10	24	62	1482	0	120	0	1698
Other Services	0	12	38	46	0	0	0	96
SUBTOTALS	19	100	154	1723	40	0	60	2216
Total Workhours Estimate								2216

SUMMARY OF TOTAL PROJECT COST

Estimate of Labor Costs										
Description of Work	Project/Program Director	Project Manager	Senior Engineer/ Scientist/ Architect II	Project Engineer/ Scientist/ Architect/ Project Assistant VII/ Technician VII	Staff Engineer/ Scientist/ Architect/ Project Assistant VI/ Technician VI	Engineer/ Scientist/ Architect/ Project Assistant V/ Technician V	Technician/ Project Assistant III	Total Labor Cost	Total Expenses	Total Cost
Hourly Rates	\$ 300.00	\$ 282.00	\$ 231.00	\$ 169.00	\$ 149.00	\$ 126.00	\$ 149.00			
Construction Administration Services	\$ 2,700.00	\$ 18,048.00	\$ 12,474.00	\$ 32,955.00	\$ 5,960.00	\$ -	\$ 8,940.00	\$ 81,077.00	\$ 4,148.00	\$ 85,225.00
Resident Observation Services	\$ 3,000.00	\$ 6,768.00	\$ 14,322.00	\$ 250,458.00	\$ -	\$ 15,120.00	\$ -	\$ 289,668.00	\$ 30,352.00	\$ 320,020.00
Other Services	\$ -	\$ 3,384.00	\$ 8,778.00	\$ 7,774.00	\$ -	\$ -	\$ -	\$ 19,936.00	\$ 64.00	\$ 20,000.00
								\$ 390,681.00	\$ 34,564.00	\$ 425,245.00

Summary of Costs	
Description	Cost
Construction Administration Services	\$ 85,225.00
Resident Observation Services	\$ 320,020.00
Other Services	\$ 20,000.00
TOTAL PROJECT COST	\$ 425,245.00

Municipality of Princeton 2026 Hourly Rate Schedule

This document describes the basis for compensation and terms of payment. All rates presented apply to services rendered after April 1, 2026 and will be adjusted annually.

In addition to these fees, clients will also be responsible for any sales or value-added taxes that may apply to engineering services performed.

Hourly Rates: Charges for services provided will be in accordance with the following schedule:

2026 RATE SCHEDULE	
Category	Hourly Rate
Technician/Project Assistant I	\$60
Technician/Project Assistant II	\$75
Technician/Project Assistant III	\$85
Technician/Project Assistant IV	\$97
Engineer/Scientist/Architect/Project Assistant V/ Technician V	\$126
Staff Engineer/Scientist/Architect/Project Assistant VI/ Technician VI	\$149
Project Engineer/Scientist/Architect/ Project Assistant VII/ Technician VII	\$169
Senior Engineer/Scientist/Architect I /Project Assistant VIII/ Technician VIII	\$192
Senior Engineer/Scientist/Architect II	\$231
Principal Engineer/Scientist/Architect I	\$246
Principal Engineer/Scientist/Architect II	\$282
Project/Program Director	\$300

Other Direct Costs: All expenses incurred for a project (except in-house services specified below) from outside vendors will be invoiced at cost plus 10% to cover administrative expenses. These items may include but are not limited to: shipping charges; printing; supplies; equipment; travel and lodging expenses; special insurance; licenses; permits; or subcontractors.

In-house services consist of:

- Transportation - \$0.73 per mile for cars, \$0.80 for trucks.
- Equipment - a schedule of usage rates for specialty equipment is available for field assignments
- Per Diem - Meal and Incidental expenses during travel will be charged at the US GSA rate.

Payment: All invoices are due and payable within 30 days of billing date. Any attorney's fees, court costs, or other related expenses incurred in collecting delinquent accounts shall be paid by the client. Delinquent bills are subject to finance charges of 1.5% per month.

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 & CONDITIONS**EXEMPTION**

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, 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 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, 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
- 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-26-233

Agenda Date: 8/10/2026

Agenda #: 4.

Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Environmental Management Associates, Inc. for a Site Investigation at 27 North Harrison Street for an Amount Not to Exceed \$38,085.00

WHEREAS, the Municipality of Princeton has a need for a site investigation at 27 North Harrison Street; and

WHEREAS, Environmental Management Associates, Inc. (“EMA”) provided a proposal for these services for an amount not to exceed \$38,085.00; 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, EMA has completed and submitted the required pay-to-play forms which certify that EMA 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 EMA from making any reportable contributions through the term of the contract; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these services in account 04-215-24-018-089-301; 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 Environmental Management Associates, Inc. for a site investigation at 27 North Harrison Street for an amount not to exceed \$38,085.00 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 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, PE, Municipal Engineer
Subject: Authorization for Phase II Site Investigation Work at 27 North Harrison Street
Date: August 5, 2026

Attached for Council authorization at its August 10, 2026 meeting is an amendment to the professional services agreement with Environmental Management Associates, Inc. (EMA) for Phase II Site Investigation services at the Princeton Department of Public Works vehicle maintenance garage and Hook and Ladder property located at 27 North Harrison Street, identified as Block 32.01, Lot 167

EMA specializes in all aspects of Environmental Site Investigation and Remediation Services and is currently under contract with Princeton to perform environmental assessments and investigations of Princeton Public Works properties designated as a future affordable housing sites in Princeton's Fourth Round Affordable Housing Plan Element and Fair Share Plan. EMA was retained by Princeton to perform a Phase I preliminary environmental assessment of the subject site. Based upon EMA's findings in the preliminary assessment phase, EMA has submitted the attached proposal to conduct a Phase II site investigation to conduct a Phase II site investigation which includes a ground penetrating radar scan of the property, soil borings, groundwater monitoring wells installation, and analyses of the soil and groundwater samples for various contaminants. Due to the combined value of the contracts (\$41,100.00 for Phase I and \$38,085.00 for Phase II), formal action by Council is required in accordance with Local Public Contract Law.

Based on the findings identified in the Phase I Environmental Assessment Report and the need to further evaluate soil and groundwater conditions at the property, authorization is respectfully requested for EMA to proceed with the Phase II site investigation services at the Princeton DPW property located at 27 North Harrison Street in an amount not to exceed \$38,085.00.

Please contact me if you have any questions.

**PROFESSIONAL SERVICES AGREEMENT FOR SITE INVESTIGATION AT 27 NORTH
HARRISON STREET**

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 ENVIRONMENTAL MANAGEMENT ASSOCIATES, INC. 5303 Route 33/34, Farmingdale, New Jersey 07727 (hereinafter referred to as "CONSULTANT").

WITNESS

WHEREAS, PRINCETON desires to obtain a site investigation at 27 North Harrison Street; and

WHEREAS, on April 17, 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 expire 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 thirty-eight thousand, eighty-five dollars and zero cents (\$38,085.00), 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.

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:

**ENVIRONMENTAL MANAGEMENT
ASSOCIATES, INC.**

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).

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

ENVIRONMENTAL MANAGEMENT ASSOCIATES, INC.
5303 Route 33/34, Farmingdale, NJ 07727 · Ph: (732) 919-0595 · Fx: (732) 919-0758
www.emaenv.com
"Navigating the Environment" SM

April 17, 2026

Princeton Engineering
400 Witherspoon Street
Princeton, NJ 08540
Attention: Deanna Stockton, PE
Via Email: dstockton@princetonnj.gov

RE: Princeton DPW Property: Site Investigation
27 North Harrison Street
Princeton, NJ
Block: 32.01; Lot: 167

Dear Ms. Stockton:

Environmental Management Associates, Inc. (EMA) has prepared the following proposal for Site Investigation of the referenced property. The intent of the investigation is to identify areas of potential environmental concern on this property prior to the planned residential redevelopment of the property.

Work Scope

- EMA's Phase I Environmental Assessment Report dated April 13, 2026 for the referenced property identified the following Recognized Environmental Conditions (RECs) at the property: 1) former leaded gasoline (UST) that had documented releases and subsequent remediation efforts; 2) potential past agricultural usage of pesticides at the property from 1931 to 1947; 3) potential PCB contamination from a pole mounted transformer; 4) current ASTs and fueling area; 5) storm drains in parking lot receiving surface runoff from fueling area; 6) floor drains within the Princeton DPW Garage Building; 7) former sanitary and floor drain disposal cesspool north of the Princeton Hook and Ladder Fire Department Building. In general, for soil borings other than surface samples, at least one boring in each REC will be installed north of the REC surface features to follow grade and groundwater flow.
- Prior to proceeding with additional property investigation, EMA recommends a ground penetrating radar (GPR) survey of the property to identify any remaining USTs, voids, potential septic systems, former excavation areas, utilities, or other subsurface anomalies at the site.
- Assuming no additional RECs are identified by the GPR survey that may alter the Site Investigation scope, EMA would recommend additional investigation of each REC identified in the Phase I to determine if there are current exceedances of NJDEP Remediation Standards. The past soil investigation documented in the NJDEP case file is from the 1990s with substantial changes in testing requirements and standards as compared to current requirements. Recommended investigation is presented below for each REC with proposed soil borings and temporary groundwater sampling points shown on the attached Site Investigation Figure 4A Site Plan.
- REC-1: Former Leaded Gasoline UST A-1 and 1993 NJDEP Case: EMA recommends advancing three soil borings shown as B-1, B-2, and B-3 on the attached plan. Borings would be advanced to direct push refusal, which has been reported at the site as weathered bedrock between 3 and 10 feet. Borings are located to investigate past UST A-1. Soils would be screened with a photoionization detector (PID), and one sample would be collected from each boring at the depth of highest PID response or at groundwater depth if no obvious petroleum soil contamination is identified. Soil samples will be analyzed for Volatile Organic (VO+ 15), 1,2-Dibromomethane, 1,2-Dichloroethane, and Lead. One temporary groundwater sampling point T-1 will be installed (B-2 shown or boring with greatest contamination) with sample analysis for Volatile Organic (VO+ 15), 1,2-Dibromomethane, 1,2-Dichloroethane, and Lead.

Deanna Stockton, Princeton

April 17, 2026

Page 2

- REC-2: Potential Agricultural Application of Pesticides: collect two surface soil samples at locations P-1 and P-2 for Arsenic, Lead, and Target Compound List (TCL) Pesticide analysis.
- REC-3: PCB Release from Transformer: collect surface soil sample at location TR-1 at the base of the transformer pole for TCL PCBs analysis.
- REC-4: Current ASTs and Fueling Area (also former UST E-1 location): advance two soil borings at locations B-4 and B-5 in proximity to the ASTs at locations shown. One soil sample to be collected from each boring following the sample protocol for REC-1 to be analyzed for EPH Category 2 with contingency for PCB, TCL Metals, TCL VO + TICs, TCL BN + TICs analysis.
- REC-5: Storm Drains in Parking Lot: advance two soil borings at locations B-6 and B-7 in proximity to the storm sewer inlets at locations shown. One soil sample to be collected from each boring following the sample protocol for REC-1 to be analyzed for EPH Category 2 with contingency for PCB, TAL Metals, TCL VO + TICs, TCL BN + TICs analysis.
- REC-6: Floor Drains in DPW Garage Building: advance two soil borings at locations B-8 and B-9 in proximity to the floor drains at locations shown. One soil sample to be collected from each boring following the sample protocol for REC-1 to be analyzed for EPH Category 2 with contingency for PCB, TAL Metals, TCL VO + TICs, TCL BN + TICs analysis. Contingency soil analysis to also include 1,2-Dibromomethane and 1,2-Dichloroethane.
- REC-7: Former sanitary and floor drain disposal cesspool: advance three soil borings at locations B-10, B-11, and B-12 to north, east, and west of the former cesspool. One soil sample to be collected from each boring following the sample protocol for REC-1 to be analyzed for EPH Category 2 with contingency for PCB, TAL Metals, TCL VO + TICs, TCL BN + TICs analysis. Contingency soil analysis to also include 1,2-Dibromomethane and 1,2-Dichloroethane. One temporary groundwater sampling point T-2 will be installed (B-11 shown or boring with greatest contamination) with sample analysis for Volatile Organic (VO+ 15), BN + 15, 1,2-Dibromomethane, 1,2-Dichloroethane, and TAL Metals.
- EMA will provide a Phase II assessment report outlining potential reporting requirements to NJDEP as well as any further investigation or remediation that may be necessary for the property based on comparison of soil and groundwater results to current NJDEP remediation standards.

Costing

LSRP: general coordination, meetings, email, review, scheduling: 8 hours @ \$ 200/hr.:	\$ 1,600.00
LSRP: field oversight: two days: 16 hours @ \$ 200/hour:	\$ 3,200.00
LSE: field oversight, documentation, soil sampling: 36 hours @ \$ 125/hour:	\$ 4,500.00
Preparation of Phase II Assessment Report:	\$ 6,200.00
GPR survey of the property:	\$ 2,500.00
Drill rig: mobilization and crew: 4 days @ \$ 2,500/day:	\$ 10,000.00
Additional Driller's Helper: 4 days @ \$ 850/day:	\$ 3,400.00
Temporary Point Materials: 2 temporary points to 15 feet: 30 feet @ \$ 35/foot:	\$ 1,050.00
Soil: analysis of 3 samples for VO+ 15, 1,2-Dibro., 1,2-Dichloroe. and Lead:	\$ 720.00
Soil: analysis of 2 samples for Arsenic, Lead, and Target Compound List (TCL) Pest.:	\$ 540.00
Soil: one sample for TAL PCBs:	\$ 125.00
Soil analysis: 9 samples for Category 2 EPH:	\$ 1,125.00
Soil: assume analysis 5 contingency VO +15, BN + 15, TAL Metals, PCBs:	\$ 2,250.00
Groundwater: 1 sample VO+ 15, 1,2-Dibromomethane, 1,2-Dichloroethane, and Lead:	\$ 225.00
Groundwater: 1 for VO+ 15, BN + 15, 1,2-Dibrometh., 1,2-Dichleth, and TAL Metals:	\$ 650.00

Estimated Phase II: \$ 38,085.00

Deanna Stockton, Princeton

Assumptions

- Access to all areas of the property will be provided to EMA during the Site Investigation site work.
- Services will be governed by Purchase Order issued by Princeton.
- Well and boring locations will be accessible to a track mounted drill rig.
- EMA will call in utility mark-out for the property. EMA shall not be responsible for any damage to unmarked or mismarked utilities or subsurface features not brought to our attention.
- Subsurface materials will allow borehole to penetrate to the desired depth. EMA shall not be responsible for subsurface conditions such as shallow refusal that may alter or prolong the work scope. Quoted costs assume four days of field work. If additional days of site work become necessary due to conditions beyond EMA's control, day rate for Drill Rig and crew is as quoted. Overtime rate for Drill Rig and crew past 8 hours on site on any given day is \$ 450/hour.
- EMA is not responsible for incidental damage to pavement and landscaping that may be caused using heavy equipment.
- EMA is not responsible for dust, pavement cracking, or shifting of any site feature that may be caused by the use of compressed air for air rotary drilling to install the on-site monitoring wells.

Please contact me at (732) 919-0595 with any questions regarding this proposal.

Sincerely,
Environmental Management Associates, Inc.

Nathan Thompson, C.P.G.
Project Manager

Deanna Stockton, Princeton
April 17, 2026
Page 4

Authorization to Proceed

I authorize EMA to proceed with the stated work under the pricing and assumptions listed in their proposal of April 17, 2026 regarding the Princeton DPW site at 27 North Harrison Street in Princeton, NJ. EMA will be paid within 30 days of approved invoice receipt. If EMA must retain an attorney to obtain payment of open invoices, I/we agree to pay all attorney fees and court costs in addition to the invoice balance. I am authorized by Princeton to agree to these terms. Services also subject to Professional Services Agreement issued by Princeton.

By agreeing to this proposal, the client agrees to attempt to resolve any dispute without resorting to litigation. However, in the event that a claim is made by either party that results in litigation, and the claimant fails to prevail, then the claimant shall pay all costs incurred in defending the claim, including reasonable attorney's fees. Any cause of action must be instituted within two (2) years from the date the service is performed; regardless of whether the facts giving rise to the claim are not discoverable during that time period.

Signed: _____

Name: _____

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 & CONDITIONS**EXEMPTION**

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, 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 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, 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
- 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-26-234

Agenda Date: 8/10/2026

Agenda #: 5.

Resolution of the Mayor and Council of Princeton Authorizing the Execution of a Development Agreement with PCH Development Corporation for an Affordable Housing Development at 303 John Street (Block 69.02, Lot 29) in Connection with the Municipality's Fourth Round Affordable Housing Plan

WHEREAS, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP v. Mount Laurel, 67 N.J. 151 (1975) and Southern Burlington County NAACP 14 v. Mount Laurel, 92 N.J. 158 (1983), has determined that every municipality in New Jersey has a constitutional obligation to provide through its land use regulations a realistic opportunity for its fair share of its region's present and prospective needs for housing for low- and moderate-income families; and

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the Act (the "FHA"); and

WHEREAS, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 ("Administrative Directive #14-24"), the Township filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, bearing Docket No. MER-L-1550-15, identifying its fourth round present need and prospective need obligations, committing to timely preparing and adopting a Housing Element and Fair Share Plan ("HEFSP"), implementing ordinances and compliance submissions, and seeking a declaratory judgment granting fourth round compliance certification, including a judgment of compliance and repose pursuant to N.J.S.A. 52:27D-304.1 of the FHA; and

WHEREAS, PCH Development Corporation ("PCH") is a local not-for-profit corporation that has a long history of developing, constructing, facilitating and managing affordable housing opportunities within the Municipality of Princeton ("Princeton"); and

WHEREAS, PCH has expressed an interest in constructing, owning, operating and maintaining additional affordable, income-restricted family rental housing within Princeton to assist Princeton in addressing its Fourth Round (2025-2035) affordable housing obligation; and

WHEREAS, Princeton is the owner of certain real property located at 303 John Street, designated as Block 69.02, Lot 29 on the Princeton Tax Map (the "Property"), which Princeton believes is suitable and appropriate for the provision of low- and moderate-income housing; and

WHEREAS, Princeton is desirous of having PCH construct, develop, own and operate a proposed 35-unit,

100% affordable housing development on the Property (the “Project”); and

WHEREAS, the Township has included the Project in its HEFSP, with the Project assisting Princeton in meeting its Fourth Round affordable housing obligations; and

WHEREAS, N.J.S.A. 52:27D-311.a.(5) and N.J.S.A. 52:27D-325 authorizes a municipality to convey public property for the purposes of creating affordable housing opportunities; and

WHEREAS, N.J.A.C. 5:97-8.7(a) and N.J.A.C. 5:93-8.16 specifies that a municipality may use affordable housing funds for the construction of new affordable housing units, related development costs and for infrastructure directly serving affordable housing developments, for a rehabilitation program, for the acquisition and/or improvement of land to be used for affordable housing, for maintenance and repair of affordable housing units, and for any other activities as specified in an approved spending plan; and

WHEREAS, to enable, facilitate and support the development of the Project, Princeton will demolish the site’s existing improvements and undertake any site remediation that may be necessary, and agrees and commits to provide funding to PCH in an amount of up to \$50,000.00 for any further demolition and/or environmental remediation not undertaken by Princeton that may be necessary or required; and

WHEREAS, said funds shall come from the municipal affordable housing trust fund and/or by bonding, and is made expressly contingent upon court-approval of a municipal spending plan amendment that includes and commits the necessary funds for this Project; and

WHEREAS, Princeton wishes to enter into an Agreement with CHA providing for the Project contemplated herein and does wish to commit and expend funds to assist PCH construct and complete the Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, County of Mercer, State of New Jersey, on this 27th day of July, 2026, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. Princeton is hereby authorized to enter into a Development Agreement with PCH Development Corporation (the “Agreement”), providing for (a) the conveyance of municipally owned property located at 303 John Street, designated as Block 69.02, Lot 29 on the Princeton Tax Map, and (b) development of the Property with a 35-unit, 100% affordable housing rental project that will be administered in accordance with the terms and conditions of the FHA, the applicable rules of the Council on Affordable Housing (“COAH”), the Uniform Housing Affordability Controls (“UHAC”), and Princeton’s ordinances.
3. Pursuant to the authority granted by N.J.S.A. 52:27D-311.a.(5) and N.J.S.A. 52:27D-325, Princeton is authorized to convey by private sale and conveyance the Property to PCH under the terms and conditions set forth in the Agreement, with such conveyance specifically conditioned upon a contractual guarantee that the Project will remain available to low- and moderate-income households for a period of at least 40 years.
4. Princeton hereby commits the sum of up to Fifty Thousand (\$50,000.00) Dollars for additional site demolition and/or environmental remediation that may be necessary or required. Said funds are or shall be available from by the adoption of a necessary funding ordinance and/or the Municipal Affordable

Housing Trust Fund pursuant to the Court's approval of a Fourth Round Municipal Affordable Housing Spending Plan as part of Princeton's Mount Laurel Declaratory Judgment action, Docket No. MER-L-1550-15.

5. The Mayor and Municipal Clerk are authorized and directed to sign the Agreement on behalf of the Princeton, a copy of which is on file in the Municipal Clerk's Office, or such other substantially similar agreement, the terms and form of which shall have been reviewed and approved by the Municipal Attorney in consultation with the Mayor and Administrator.
6. The Mayor, Administrator, Clerk, Finance Officer, Attorney, Affordable Housing Planner, and other appropriate officers, employees, staff and professionals are hereby authorized and directed to prepare and execute any and all documents regarding the agreement authorized above and to undertake any and all further acts necessary to accomplish the purposes hereof
7. This Resolution shall take effect immediately.

**AGREEMENT BETWEEN PCH DEVELOPMENT CORPORATION AND
MUNICIPALITY OF PRINCETON FOR DEVELOPMENT OF JOHN STREET
AFFORDABLE HOUSING PROJECT**

THIS AGREEMENT (this “Agreement”), dated as of August 10, 2026 (the “Effective Date”), by and among **PCH DEVELOPMENT CORPORATION**, a New Jersey not-for-profit corporation, with offices at 1000 Herrontown Road, Suite 201, Princeton, New Jersey 08540 (“PCH”) and the **MUNICIPALITY OF PRINCETON** (the “Municipality”), a body corporate and politic of the State of New Jersey, with offices at 400 Witherspoon Street, Princeton, New Jersey 08540. PCH and the Municipality are sometimes referred to singularly as a “Party” or collectively referred to as the “Parties”.

WITNESSETH:

In consideration of the mutual covenants herein contained and for other good and valuable consideration, it is mutually covenanted and agreed as follows:

1. This Agreement is made pursuant to the authority contained in the New Jersey Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-311.a.(5) which permits the “donation or use of municipally owned land or land condemned by the municipality for purposes of providing low and moderate income housing”. In addition, the FHA at N.J.S.A. 52:27D-311.a.(7) and 311.k.(8) permits a municipality to provide very-low, low and moderate-income housing through a municipally sponsored or one hundred percent (100%) affordable development.

2. PCH is an experienced non-profit developer, owner and manager of affordable housing which currently owns, operates and maintains the following existing affordable developments known as Princeton Community Village, Elm Court, Harriet Bryan House and Griggs Farm in the Municipality.

3. The Municipality has an obligation to provide very low, low and moderate-income housing opportunities within the Municipality and the Municipality has chosen to satisfy that obligation, in part, by entering into the within Agreement with PCH.

4. PCH agrees that it shall:

A. Develop, finance, construct, own, administer and manage up to thirty-five (35) units of affordable housing (the “Units”) for and on behalf of the Municipality in satisfaction of a portion of the Municipality’s obligation to provide very-low, low and moderate-income housing (the “Project”).

B. Provide that at least 13% of the Units in the Project shall be reserved as very low-income units (defined as units available for households at or below 30% of the median income for Region 4) and at least 37% of the Units developed in the Project shall be reserved as low-income units (defined as units available for households at or below 50% of median income for Region 4). The remaining balance of Units may be moderate-income units (defined as units available for households at or below 80% of the median income for Region 4) with moderate-income rents set no higher than 60% of median income per N.J.A.C. 5:80-26.4(c), et. seq. The Units shall meet the bedroom distribution provided for in N.J.A.C. 5:80-26.4(e) with each income tier proportionally distributed across each bedroom type.

5. PCH shall apply for, reasonably pursue and obtain preliminary municipal site plan approval for the Project within twelve (12) months of the Effective Date of this Agreement, which may be extended for an additional period upon written agreement between the Parties.

6. PCH shall secure all appropriate funding necessary for the Project, including but not limited to, New Jersey Low Income Housing Tax Credit funding (“LIHTC”) as well as County HOME funds, Federal Home Loan Bank funds and PCH equity (collectively, “Project Subsidies”).

It is understood by the Parties that the LIHTC monies are highly competitive, and the Project may not be awarded the same. If the awarded LIHTC funds and Project Subsidies are not sufficient to finance the Project, it is understood the Municipality will need to make additional contributions to fund any shortfall which will be subject to a negotiated amendment to this Agreement. If the Parties are unable to agree on an amendment or the appropriate funding is not in place for the Project within three (3) years of the Effective Date of this Agreement, this Agreement may be terminated by either Party upon written notice.

7. PCH agrees to comply in all respects with the requirements promulgated by the State of New Jersey Department of Community Affairs (“DCA”) and the State of New Jersey Housing and Mortgage Finance Agency (“HMFA”), their successor agencies, for the development, construction, administration and management of affordable housing units, including, but not limited to, full compliance with the FHA, the requirements set forth in the Uniform Housing Affordability Controls, N.J.S.A. 5:80-26.1, et seq. (“UHAC”) as well as all rules and regulations promulgated by any agency or court that effect the Project so as to permit the Municipality to fulfill its FHA obligations for the Project pursuant to the applicable requirements. PCH shall serve as the administrative agent for the Units in the Project and shall perform the duties and obligations of an administrative agent as set forth in UHAC. PCH shall coordinate its efforts with the Municipality’s affordable housing liaison. Notwithstanding anything to the contrary herein, should PCH be found in default of its obligations as administrative agent, after an opportunity to cure the default, the Municipality shall have the right, subject to DCA approval, to select another administrative agent.

8. The land upon which the Project shall be developed is owned by the Municipality and is known as Block 69.02, Lot 29 as designated on the Municipality Tax Map, consisting of

approximately 1.1 acres, commonly known as 303 John Street, Princeton, New Jersey (the “Property”).

9. In consideration of the services of PCH described herein, the Municipality shall:

A. Provide to PCH a municipal resolution of support from the Mayor and Council to demonstrate to financing sources the Municipality’s commitment to working with PCH to provide the housing opportunities outlined in this Agreement.

B. Convey the Property to PCH for One Dollar (\$1.00) through a bargain and sale deed with covenant against grantor’s acts which shall include the requirement that:

(i) the Property be restricted for use as affordable housing for a minimum of forty (40) years (the “Affordability Period”). The Municipality shall have the right to require the extension of controls on the Project for an additional forty (40) year period of control under such terms, conditions and agreement in accordance with UHAC or successor requirements as may be agreed upon by the Parties at that time;

(ii) PCH agrees the deed conveying title shall contain the reverter provisions of N.J.S.A. 40A:12-21. The Municipality’s rights under the reverter provision shall be subject to the mortgage given by PCH and recorded against the Property to finance the construction of the Project and the regulatory encumbrances filed against the Property in connection with such mortgages and that maintain the Property as low and moderate income housing;

(iii) conveyance of the Property is contingent upon PCH receiving necessary financing and approvals for the Project, and the Property shall not be conveyed until PCH is ready to close on all financing and start construction of the Project; and

(iv) title to the Property shall be good and marketable, with title valid of record, and insurable by a title company of PCH’s choice authorized to do business in the State of New

Jersey. PCH shall not have any affirmative obligation to clear title to the Property or conduct environmental remediation for any actions caused prior to its ownership of the Property.

C. Enter into a separate agreement with PCH pursuant to N.J.S.A. 55:14K-1 et seq. to grant an exemption for real estate taxes to the Project subject to PCH agreeing to make a payment in lieu of taxes in an amount not to exceed 6.28% of project revenues. “Project Revenues” means the total gross rental income of the Project less the cost of utilities furnished by the Project, which shall include the costs of gas, electricity, heating, fuel, water supplied and sewage charges but shall not include any Project or resident rental subsidy contributions received from any federal or state program.

D. Prior to conveyance of the Property, undertake and complete the necessary site demolition to render the Property free of any and all existing structures and equipment and undertake and complete all necessary environmental remediation to render the Property free of any hazardous substances so as to obtain a No Further Action letter or Response Action Outcome document, whichever is applicable. In the event that after conveyance of the Property it is discovered by PCH that further site demolition and /or environmental remediation is necessary, the Municipality will also commit to contributing municipal affordable housing trust funds towards any such further demolition and/or further environmental remediation of the Property required to be undertaken by PCH, up to a maximum amount of \$50,000. Expenditure of trust funds shall be contingent upon the Municipality receiving a compliance certification, judgment of repose or other judgment by a court approving the Municipality’s Fourth Round affordable housing plan and spending plan. Notwithstanding the immediate foregoing, in the event the further demolition and/or environmental remediation of the Property exceeds \$50,000 or unforeseen circumstances occur that impact the financial structure of the Project or increase the cost of the development of

the Project, additional municipal housing trust funds may be requested by PCH. Upon such circumstance, the Parties agree to meet and work together to determine the best course of action and revise and/or adjust the Project scope and/or budget.

E. Make available its employees and professional staff in the Municipality's Planning, Zoning Office and Affordable Housing departments to PCH.

F. Reasonably assist PCH in obtaining site plan approval for the Project, including, but not limited to, adopting any necessary zoning ordinance amendments to facilitate the grant of such approvals. The Municipality shall comply with the FHA by not imposing cost-generative conditions or features during the processing, reviewing and adjudicating of all development applications filed by PCH for the Project under this Agreement.

G. Pay for, as an additional municipal financial contribution, or waive, any and all required Municipality fees, including but not limited to, development application fees, inspection fees, open space fees, road opening permit fees, building permit fees, soil, tree removal or tree clearing permit fees or tree replacement fees. This waiver shall not apply to third party professional escrows attributable to any filed development application.

H. Assess water and sewer connection fees to be paid for the Project, at the then current assessed rate based upon the ordinances of the Municipality, which recognize a 50% reduction of such fees for affordable housing units.

10. It is understood and agreed that the value of the Property to be conveyed shall address DCA and HMFA requirements for municipal involvement/contribution for the Project.

11. The Municipality agrees to extend its full and prompt cooperation to execute such funding application documents and adopt any resolution as may be necessary or required upon written request by PCH for submission to HMFA or DCA.

12. Upon request, PCH shall submit to the Municipality each year a copy of all required monitoring reports, records, submissions, etc. pertaining to the Project for the Municipality to satisfy FHA requirements and regulations.

13. The Municipality shall grant PCH and its agents, contractors and subcontractors access to the Property for site due diligence, studies, surveys, inspections, etc. PCH shall have up to one hundred twenty (120) days from the Effective Date of this Agreement to conduct due diligence on the Property at its sole expense. PCH shall notify the Municipality prior to conducting any invasive (Phase II) environmental testing. PCH shall furnish the Municipality with copies of any reports prepared as part of PCH's due diligence. In the event that PCH and the Municipality review the reports and jointly determine that the Property is not suitable for development of the Project, this Agreement shall terminate, whereupon the Municipality agrees to reimburse PCH for fifty percent (50%) of all reasonable due diligence costs associated with the Project incurred prior to the termination of this Agreement. "Due Diligence Costs" means costs incurred for title searches, surveys, and environmental inspections and studies. Notwithstanding the immediately foregoing, if PCH determines in its reasonable judgment that the Property is not suitable for development of the Project based on the results of the due diligence studies, PCH shall immediately notify the Municipality in writing and the Parties shall enter into good faith negotiations to resolve the issues and cure any deficiencies to allow the Parties to proceed with the Project. Should the Parties not be able to reach agreement, either Party may terminate this Agreement upon written notice to the other Party, whereupon PCH would not be entitled to the 50% reimbursement of its Due Diligence Costs.

14. PCH shall, upon request, permit inspection of the Property and buildings of the Project by duly authorized representatives of the Municipality. The Municipality shall give 24-

hour notice to PCH of such a request, if possible, except in the case of an emergency. Any such inspection or examination shall be made during reasonable business hours, in the presence of an officer or agent of PCH.

15. Notice required under this Agreement shall be in writing and served upon the respective Party by (i) certified mail, return receipt requested; (ii) recognized overnight delivery service with certified proof of receipt; (iii) regular mail and facsimile transmission with proof of transmittal; or (iv) personal service. Notice shall be sent as follows (or to such other address as a Party may designate in writing):

To the Municipality:

Municipality of Princeton
Attn: Bernard Hvozdovic Jr., Administrator
400 Witherspoon Street
Princeton, New Jersey 08540
Fax: (609) 688-2031

with a copy to:

Kevin Van Hise, Esq.
Mason Griffin & Pierson, PC
101 Poor Farm Road
Princeton, New Jersey 08540
Fax: (609) 683-7978

To PCH:

PCH Development Corporation
Attn: Edward Truscelli, Executive Director
1000 Herrontown Road, Suite 201
Princeton, New Jersey 08540
Fax: (609) 924-3827

with a copy to:

Thomas M. Letizia, Esq.
Troutman Pepper Locke LLP
104 Carnegie Center, Suite 203
Princeton, New Jersey 08540
Fax: (609) 452-1147

16. Subject to the terms and provisions of this Agreement, PCH agrees that it will not sell or transfer the Project to any corporation, association or entity, unless such corporation, association or entity qualifies to provide affordable housing services pursuant to applicable law.

No such transfer may be made without first obtaining the prior written consent of the Municipality, which consent shall not be unreasonably withheld, as long as it is agreed and understood that all obligations to the Municipality under this Agreement are completed to the satisfaction of the Municipality, and unless and until the proposed transferee agrees to assume all of the contractual and other obligations of PCH as are contained in this Agreement. The Municipality hereby acknowledges, accepts and consents that for the purposes of facilitating Project financing, the Project may be transferred to an ownership entity separate and distinct from PCH. The Municipality further acknowledges, accepts and consents that PCH or any transferee entity may encumber the Property with a mortgage or other customary security agreements with lenders or other institutional mortgages for the purpose of financing the Project. The transfer restriction set forth in this Section 16 shall terminate and be of no effect if the affordability controls on the Project expire and are not further extended in accordance with the terms of this Agreement.

17. This Agreement is hereby executed in anticipation of the Project being accepted by the *Mount Laurel* court for inclusion in the Municipality's Fourth Round affordable housing plan.

18. To the extent that the provisions of this Agreement are intended to bind PCH's successors and assigns, its provisions shall not be merged by reason of any deed transferring title to the Property to PCH or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

19. This Agreement shall be binding upon and inure to the benefit of the permitted successors and assigns of the Parties hereto, and their heirs, executors, and administrators.

20. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. It shall not be necessary in making proof of this Agreement to produce or account for more than a

sufficient number of counterparts to evidence the execution of this Agreement by each Party hereto.

21. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of New Jersey.

22. The “Effective Date” of this Agreement shall be the date the last Party signs this Agreement and said date shall be inserted at the top of the first page.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed,
all as of the date first above written.

ATTEST:

Dawn M. Mount
Municipal Clerk

MUNICIPALITY OF PRINCETON:

By: _____
Mark Freda, Mayor

Date: _____

ATTEST:

Merilyn Rovira, Secretary

PCH DEVELOPMENT CORPORATION

By: _____
Karen Jezierny, President

Date: _____



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-235

Agenda Date: 8/10/2026

Agenda #: 6.

Resolution of Need for the Construction of an Affordable Housing Project on Property Located At 303 John Street (Block 69.02, Lot 29)

WHEREAS, PCH Development Corporation (“Developer”) proposes to construct a 35-unit, 100% affordable housing project (the “Project”) pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1, *et seq.*) and the rules promulgated thereunder at N.J.A.C. 5:80-1, *et seq.*, and all applicable guidelines promulgated thereto (collectively referred to as the “HMFA Requirements”) within the Municipality of Princeton (the “Municipality” or “Princeton”) on certain lands located at 303 John Street and designated as Block 69.02, Lot 29 on the Princeton Tax Map; and

WHEREAS, the Developer shall finance, develop, construct, operate and manage the Project in accordance with the provisions of the HMFA Requirements; and

WHEREAS, the Project will be subject to the HMFA Requirements, and the financing documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the “Agency”); and

WHEREAS, pursuant to the provisions of the HMFA Requirements, Mayor and Council of Princeton hereby determines that there is a need for this housing project within the Municipality.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, County of Mercer, State of New Jersey, on this 27th day of July 2026, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. Princeton finds and determines that the proposed Project described above meets or will meet in the future an existing affordable housing need within the Municipality.
3. Princeton does hereby adopt this Resolution and makes the determinations and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Requirements to enable the Agency to process the Developer’s application for Agency funding to finance the Project.
4. This Resolution shall take effect immediately.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-236

Agenda Date: 8/10/2026

Agenda #: 7.

Resolution of the Mayor and Council of Princeton Authorizing the Submittal of a Scope Modification Request to the New Jersey Department of Transportation for the FY 2026 Municipal Aid Grant on North Harrison Street

WHEREAS, the New Jersey Department of Transportation (NJDOT) has previously solicited applications for funding under the Fiscal Year 2026 Municipal Aid Program from local government agencies; and

WHEREAS, Princeton has submitted and has been awarded a NJDOT grant in the amount of \$753,540.00 for bicycle, pedestrian and intersection improvements along North Harrison Street between Clearview Avenue and Bunn Drive; and

WHEREAS, Princeton has subsequently installed buffered bike lanes on North Harrison Street between Clearview Avenue and Terhune Road; and

WHEREAS, the Municipal Engineer recommends that a scope modification be requested from NJDOT to focus the awarded grant funds to the improvement of the North Harrison Street / Terhune Road intersection; and

WHEREAS, in accordance with the Harrison Street multi-modal corridor study recommendations prepared by Michael Baker International, the existing signalized intersection is proposed to be replaced by a single lane roundabout with pedestrian and bicycle facilities; and

WHEREAS, an alternatives analysis will be performed to confirm a roundabout is the optimal solution to safely accommodate bicycles, pedestrians, and all motor vehicles through the subject intersection; and

WHEREAS, the Mayor and Council of Princeton wish to endorse and support this scope modification.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of Princeton formally approve the scope modification for the above stated project.

BE IT FURTHER RESOLVED that the Municipal Engineer is hereby authorized to submit an electronic scope modification for the project grant MA-2026-North Harrison Street to the New Jersey Department of Transportation on behalf of Princeton.



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*
JP Ricci, *Principal Engineer*
Subject: Fiscal Year 2026 Municipal Aid North Harrison Street Grant Project – Intention to Submit a Scope Modification Request on August 5, 2026
Date: July 31, 2026

The Department of Infrastructure and Operations (I&O) is hereby seeking support from Mayor and Council to submit a scope modification request to the New Jersey Department of Transportation (NJDOT) for Princeton's Fiscal Year 2026 Municipal Aid project on North Harrison Street. The project proposed in the grant application included the improvement of three signalized intersections and installation of permanent bicycle and pedestrian improvements between Clearview Avenue and Bunn Drive. NJDOT awarded Princeton a \$753,540.00 grant toward an estimated \$7 million project. The proposed scope modification will request that the grant funds be dedicated to a project which would improve only the intersection of North Harrison Street at Terhune Road.

The original project submitted (identified internally as Phase II) was intended to implement the bulk of improvements proposed in the Michael Baker International (consulting firm) multi-modal Harrison Street corridor study in the area near the Princeton Shopping Center – 3 intersection improvements with roundabouts, new sidewalk on the west side of North Harrison Street, and grade-separated and buffered bike lanes in each direction. In conjunction with the Nassau Street to Franklin Avenue project (identified internally as Phase I and partially funded with a \$818,256.00 NJDOT Municipal Aid grant for traffic calming project), the Phase II project was proposed to supplement the improvements installed on Terhune Road (North Harrison to Grover) in support of the third-round affordable housing developments.

Since the Phase II project was submitted to NJDOT, Princeton subsequently installed buffered bicycle lanes on North Harrison Street. This improvement is functioning and the proposed permanent grade-separated and buffered bike lanes can be delayed until such time that funds can be available. Likewise, the Valley Road and Bunn Drive intersections, which were two of the three intersections proposed for improvement, are functioning in a satisfactory manner. Later this summer, Princeton's pavement striping contractor will install a buffered bicycle lane in the southbound direction from Bunn Drive to Terhune Road, with the support of the Traffic Safety Committee and the I&O Committee; this installation will enhance the traffic calming work done previously through the conversion of one travel lane to a buffered bicycle lane in each direction. The only component of the Phase II grant project that is not captured at this time is the installation of new sidewalk on the west side of North Harrison Street. It is proposed that the sidewalk between Bunn Drive and Terhune will be extended when the Bunn Drive intersection is improved. The sidewalk extension between Terhune Road and Franklin Avenue would be included in a future Valley Road intersection and / or the permanent bicycle lane project(s).

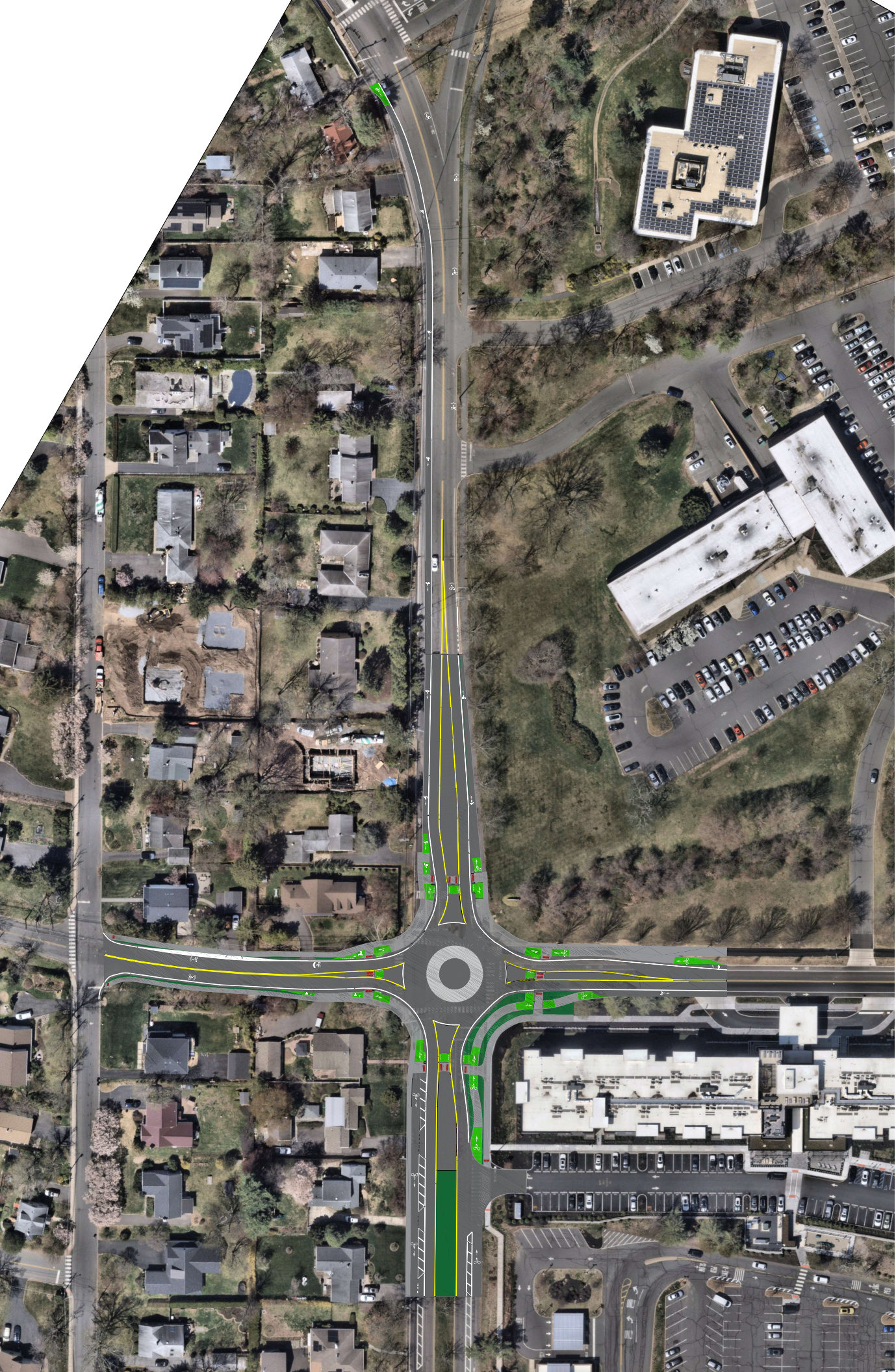
The modified Phase II project is intended to better match the grant funds available to the estimated cost of a project and to address the intersection most impacted by the third-round affordable housing developments. While we propose replacing the existing traffic signal with a one-lane roundabout, the consultant will confirm that all modes of traffic are effectively managed with a roundabout instead of a new traffic signal. The

intersection will be designed to safely accommodate bicycles, pedestrians, and all sizes of motor vehicles. Improvements will include:

- Grade-separated bicycle lanes and sidewalks on both sides of the intersection
- One lane of vehicular travel in each direction
- High-visibility crosswalks
- Pedestrian refuges within splitter islands on the roundabout approaches

A sketch of the proposed roundabout for the intersection of North Harrison Street and Terhune Road has been attached to this memo.

Princeton must award the Phase II construction contract by late 2027 and we would like to proceed with the design phase. Please contact us if you have any questions related to this request.





Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-237

Agenda Date: 8/10/2026

Agenda #: 8.

..title

Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a 2027 Ford F250 Regular Cab 4x4 Utility Truck from Ciocca Ford of Flemington for \$59,858.00 utilizing New Jersey State Contract 24-FLEET-103122

WHEREAS, the Municipality of Princeton wishes to purchase a 2027 Ford F250 Regular Cab 4x4 Utility Truck to replace an older model used by the Recreation Department; and

WHEREAS, this vehicle is available on State Contract 24-FLEET-103122 by the State of New Jersey, Department of the Treasury, Division of Purchase and Property (“Division”) awarded to Ciocca Ford of Flemington; and

WHEREAS, in accordance with the authority set forth in N.J.S.A. 40A:11-12 of the Local Public Contracts Law, the Municipality of Princeton may, without publicly advertising for bids, purchase any goods or services under any contract for such goods and services entered into on behalf of the Division; and

WHEREAS, Ciocca Ford of Flemington provided a proposal for the desired equipment in the amount of \$59,858.00; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for this equipment in account 04-215-26-007-121-336.

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 Ciocca Ford of Flemington for a 2027 Ford F250 Regular Cab 4x4 Utility Truck for \$59,858.00 utilizing New Jersey State Contract 24-FLEET-103122 without public bidding as permitted by law.
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.

CIOCCA FORD OF FLEMINGTON

215 US HIGHWAY 202, FLEMINGTON, NJ 08822

PHONE: (908) 782-3673 / FAX: (908) 782-7305

Rick Hungerford – rhungerford@cioccadealerships.com

CUSTOMER

PRINCETON

2027 FORD F250 REGULAR CAB 4X4 UTILITY TRUCK STATE CONTRACT T2100 / 24-FLEET-103122

STANDARD EQUIPMENT

Powertrain

7.3 LITER V-8 ENGINE

10 SPEED AUTO TRANSMISSION

Fuel Tank Capacity: 34 gal.

Suspension/Handling

Front Mono-beam non-independent suspension

Rear rigid axle leaf suspension with HD shocks

Hydraulic power-assist steering

Front and rear 17" x 7.5" argent steel wheels

LT245/75SR17.0E BSW AS front and rear tires

Body Exterior

2 doors

Black door mirrors

Black bumpers - Rear Step Bumper

Trailer sway control

Roof Clearance Lights

Convenience

Manual air conditioning

Manual tilt steering wheel

Manual telescopic steering wheel

Day-night rearview mirror

Front cupholders

Passenger visor vanity mirror

Upfitter Switches

Seats and Trim

Seating capacity of 3

Front 40-20-40 vinyl split-bench seat

2 KEY FOBS

4-way driver seat adjustment

Manual driver lumbar support

4-way passenger seat adjustment

Center front armrest with storage

Entertainment Features

AM/FM stereo radio with 2 speakers

Fixed antenna

Lighting, Visibility and Instrumentation

Halogen aero-composite headlights

Variable intermittent front windshield wipers

Front reading lights

Tachometer and Oil pressure gauge

Outside temperature display

Low tire pressure warning

Trip odometer

Safety and Security

4-wheel ABS brakes

Brake assist

4-wheel disc brakes

AdvanceTrac w/Roll Stability Control

Dual front impact airbags

Dual seat mounted side impact airbags

Manually adjustable front head restraints

Sync radio with bluetooth

POWER WINDOWS

POWER LOCKS

POWER HEATED MIRRORS

Base Price

\$ 52,503.00

FACTORY OPTIONS

512	Spare Tire, Jack and Wheel		included
18B	Factory Installed Running Boards	\$	250.00
473	Snow Plow Package	\$	230.00
76C	Exterior Back-up Chime	\$	230.00
52B	Trailer Brake Controller	\$	300.00
61S/62S	Splash Guards - Front & Rear	\$	130.00
592	Roof Clearance Lights	\$	95.00
COLOR	ADDITION CHARGE FOR GEM GREEN51860	\$	660.00
66S	UPFIITER SWITCHES	\$	230.00
67A	Extra HD Alternator		included
85S	Ford Factory applied Tough Bed Spray In Bedliner	\$	625.00
STATE CONTRACT DISCOUNT OF 2%		\$	(55.00)

Options Total \$ **2,695.00**

ADDITIONAL TRUCK EQUIPMENT

Snow Plows

Boss 8 ft. Super Duty	\$	7,930.00
Snow Deflector for Boss Plow	INCLUDED	

Utility Bodies

NOT INSTALLING UTILITY BODY - KEEPING 8' BED ON TRUCK	\$	(9,830.00)
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Lighting & Accesssories

Cab Roof Light Bar, LED Amber	\$	2,840.00
DOT 4 Amber LED's, 2 in Grille and 2 in Rear Tail Lights	\$	1,295.00
Cab Screen, Black	\$	695.00
Tool Box,Aluminum, Weatherguard Brand	\$	1,595.00
VENT VISOR	\$	135.00

Options Total \$ **4,660.00**

Total Price with Options \$ **59,858.00**

Exterior Paint Color will be GEM GREEN
Interior Trim will be MED DARK SLATE VINYL

Date 7/29/2026

Quote is good for 60 Days

Please sign here to accept _____



Municipality of Princeton

380 Witherspoon Street
Princeton, NJ 08540-3496

Department of Recreation

609-921-9480

www.princetonrecreation.com

Evan Moorhead

Executive Director

emoorhead@princetonnj.gov

DATE: July 31, 2026
TO: Mayor Mark Freda and Members of Princeton Council
FROM: Evan Moorhead, Executive Director of Recreation
RE: Purchase of Ford F250 Pick-Up Truck

Dear Mayor Freda and Members of Council,

Attached is a resolution for your review regarding the purchase of a 2026 Ford F250 pick up truck for use by the Recreation Department. This truck will be replacing the department's oldest F250 which is a 2017 model with over 40,000 miles on it and 6500 hours and that is starting to have costly repairs. The municipal fleet manager recommends that the ideal replacement age for these particular units is 7 years.

This truck is critical to the the Recreation Department's daily operations and is used by our maintenance staff to transport tools and equipment as they perform their assigned duties and travel to the various municipal parks and Recreation facilities throughout Princeton. These duties include landscaping, painting, trash hauling, removal of organic debris and ballfield maintenance, as well as snow/ice removal.

Through a state contract approved vendor the cost of the unit is \$59,858.00. This purchase was approved in the 2026 capital budget (Account 04-215-26-007-121-336).

Please let me know if you have any questions.

Thank you.

Evan Moorhead

Cc:

Bernie Hvozdvic, Municipal Administrator

Dawn Mount, Municipal Clerk

Jeff Grosser, Deputy Administrator

Tim Vanatta, Municipal Fleet Manager



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-238

Agenda Date: 8/10/2026

Agenda #: 9.

Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a Ventrac Multi-Purpose Machine from Creston Hydraulics Incorporated for \$60,750.76 utilizing New Jersey State Contract 24-FLEET-123247

WHEREAS, the Municipality of Princeton wishes to purchase a Ventrac Multi-Purpose Machine for several Public Works operations; and

WHEREAS, this equipment is available on State Contract 24-FLEET-123247 by the State of New Jersey, Department of the Treasury, Division of Purchase and Property (“Division”) awarded to Creston Hydraulics Incorporated; and

WHEREAS, in accordance with the authority set forth in N.J.S.A. 40A:11-12 of the Local Public Contracts Law, the Municipality of Princeton may, without publicly advertising for bids, purchase any goods or services under any contract for such goods and services entered into on behalf of the Division; and

WHEREAS, Creston Hydraulics Incorporated provided a proposal for the desired equipment in the amount of \$60,750.76; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for this equipment in account 04-215-26-023-075-323.

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 Creston Hydraulics Incorporated for a Ventrac Multi-Purpose Machine for \$60,750.76 utilizing New Jersey State Contract 24-FLEET-123247 without public bidding as permitted by law.
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.

Date: 07/27/26 2:11PM
Exp. Date: 08/06/26

PAGE: 1 OF 3

00027481
QUOTATION



Quote From:
CRESTON HYDRAULICS, INC.
53 Flock Road
Hamilton NJ 08619
USA

Quote Date	Payment Terms	FOB	Freight Terms
7/27/2026	NET 25	Shipping point	Prepaid

Sell Loc: CREST1

Cust PO: VENTRAC 4520N

Mark #:

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PRINCETON **
400 WITHERSPOON STREET
PRINCETON NJ 08540

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PRINCETON **
400 WITHERSPOON STREET
PRINCETON NJ 08540

SUPPLY AND PREP VENTRAC 4520N WITH ATTACHMENTS. VENTRAC PARTS AND LABOR PRICING PER CRESTON HYDRAULICS' NEW JERSEY STATE CONTRACT # 24-FLEET-123247.

LINE	ITEM / DESCRIPTION	QUANTITY UOM	UNIT PRICE DISCOUNT	NET UNIT PRICE EXTENDED PRICE
0010	39.51225 4520N KUBOTA MOTOR EFI Required Date: 7/27/2026	1.00 EA	31,138.8000	31,138.8000 31,138.80
0020	70.4161 KIT, 12V FRONT 4520 Required Date: 7/27/2026	1.00 EA	356.4000	356.4000 356.40
0030	47.0497 Kit, Arm Rest Deluxe Seat Required Date: 7/27/2026 LOCATION: WAREHOUSE SHELF 300 C	1.00 EA	167.2000	167.2000 167.20
0040	70.4163 KIT, FOOT CONTROL 4520 Required Date: 7/27/2026 LOCATION WAREHOUSE. BACK WALL SHELF 201 D LOCATION WAREHOUSE VENTRAC CABINET V2 SHELF G	1.00 EA	167.2000	167.2000 167.20
0050	70.4219 KIT, RESEAL TIRE SEALANT Required Date: 7/27/2026	1.00 EA	190.1600	190.1600 190.16
0060	70.4067 KIT, DUAL FIELD TRAX Required Date: 7/27/2026	1.00 EA	1,491.6000	1,491.6000 1,491.60
0070	70.4223 KIT, SLOPE INDICATOR Required Date: 7/27/2026 LOCATION: WAREHOUSE SHELF 201B	1.00 EA	404.8000	404.8000 404.80
0080	70.2014	1.00	7,876.0000	7,876.0000

Questions? Phone: 609-587-3334 TOMS COMPUTER - Fax: 609-587-2315

00027481
QUOTATION



LINE	ITEM / DESCRIPTION	QUANTITY UOM	UNIT PRICE DISCOUNT	NET UNIT PRICE EXTENDED PRICE
	4500 ALL WEATHER CAB Required Date: 7/27/2026	EA		7,876.00
0090	70.2006-4 EXTERIOR MIRRORS, KIT Required Date: 7/27/2026	1.00 EA	145.2000	145.2000 145.20
0100	70.8162 HAZARD FLASHERS, KIT Required Date: 7/27/2026	1.00 EA	475.2000	475.2000 475.20
0110	70.8161 STROBE BEACON, KIT Required Date: 7/27/2026	1.00 EA	360.8000	360.8000 360.80
0120	70.8148 WINDSHIELD WASHER KIT Required Date: 7/27/2026	1.00 EA	237.6000	237.6000 237.60
0130	70.2006-6 TWO SPEED DIRECTIONAL DEFROST FAN, KIT Required Date: 7/27/2026	1.00 EA	255.2000	255.2000 255.20
0140	70.2014-51 TRACTOR HEATER INSTALL, KIT 4500Y KBDSL Required Date: 7/27/2026	1.00 EA	334.4000	334.4000 334.40
0150	39.55118 HQ HQ682 MOWER, TOUGH CUT Required Date: 7/27/2026	1.00 EA	4,690.4000	4,690.4000 4,690.40
0160	70.8226 KIT, HYDRAULIC FLIP UP, HQ682 Required Date: 7/27/2026 LOCATION: WAREHOUSE SHELF 300A	1.00 EA	510.4000	510.4000 510.40
0170	39.55401 KJ, KJ520 BROOM KJ520 BROOM Required Date: 7/27/2026	1.00 EA	5,728.8000	5,728.8000 5,728.80
0180	70.8211 KIT, 12V ACTUATOR KJ Required Date: 7/27/2026	1.00 EA	378.4000	378.4000 378.40
0190	39.55271 KV, KV552 V-BLADE Required Date: 7/27/2026	1.00 EA	2,912.8000	2,912.8000 2,912.80
0200	70.8048 KIT, KV POLYURETHANE EDGE WAREHOUSE BACK WALL SHELF 200 C Required Date: 7/27/2026 LOCATION: WAREHOUSE SHELF 200C & 300D	1.00 EA	334.4000	334.4000 334.40
0210	SET UP	1.00	1,620.0000	1,620.0000

Questions? Phone: 609-587-3334 TOMS COMPUTER - Fax: 609-587-2315

00027481
QUOTATION



LINE	ITEM / DESCRIPTION	QUANTITY UOM	UNIT PRICE DISCOUNT	NET UNIT PRICE EXTENDED PRICE
	CHRG FOR SETUP Required Date: 7/27/2026 SET UP AND PREP TIME PER CRESTON HYDRAULIC'S NEW JERSEY STATE CONTRACT # 24-FLEET-123247. 18 HOURS @ \$90.00/HOUR.	EA		1,620.00
0220	SHP53 SHIPPING/FREIGHT/HANDLING Required Date: 7/27/2026	1.00 EA	975.0000	975.0000 975.00
Total Price				60,750.76

PRICES ON THIS QUOTE ARE GOOD FOR 10 DAYS FROM THE QUOTE DATE.
 ***NJ SALES TAX APPLIES, UNLESS TAX EXEMPT**MUST HAVE PROOF OF TAX
 EXEMPTION***ADDITIONAL SHIPPING COSTS MAY APPLY TO ORDERED ITEMS***
 ALL CREDIT CARD PURCHASES ARE SUBJECT TO A 3% FEE.
 ***COMPLETED OR NON-APPROVED REPAIRS/PARTS MUST BE PICKED UP OR
 SHIPPED WITHIN 30 DAYS AFTER NOTIFICATION; OTHERWISE, THE ITEM(S) WILL BE
 DISPOSED OF***
 ***ALL REPAIRS ARE SUBJECT TO AN INSPECTION CHARGE OF \$159.00 PLUS TAX.
 THIS CHARGE WILL BE DEDUCTED FROM COMPLETED WORK***
 DEPOSITS ARE NON-REFUNDABLE

Sales Rep(s): Tom Hart

Questions? Phone: 609-587-3334 TOMS COMPUTER - Fax: 609-587-2315



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor & Council
From: Tim Vanatta, Fleet Supervisor
Subject: DPW equipment
Date: July 28, 2026

Attached for Council's approval are a resolution and contract to purchase a new Ventrac 4520N multi-purpose machine. This piece of equipment will be utilized for several operations public works performs year-round. This unit will be equipped with a mower deck designed for traversing rough terrain and thick underbrush that is often found in stormwater management facilities that are required to be mowed to comply with NJDEP stormwater regulations.

For the winter months, the unit will also have a plow for snow removal on sidewalks and shared use paths. An alternate attachment is a rotary broom that can be used for both light snow and debris removal from sidewalks and shared use paths. Council previously authorized \$65,000 for this new piece of equipment in 2026 capital ordinance. Through a New Jersey State contract purchase price (\$60,750.76) has come in below the allotted amount of \$65,000.

Please feel free to contact me with any questions regarding this requested purchase.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-239

Agenda Date: 8/10/2026

Agenda #: 10.

Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a Kubota 2WD/4WD Tractor from Cherry Valley Tractor Sales for \$55,371.60 utilizing Educational Services Commission of New Jersey Contract ESCNJ 22/23-12

WHEREAS, the Municipality of Princeton wishes to purchase a Kubota 2WD/4WD Tractor to replace an older model used by the Recreation Department; and

WHEREAS, this vehicle is available on the Educational Services Commission of New Jersey, New Jersey State Approved Cooperative Pricing System #65MCESCCPS ("ESCNJ") on contract ESCNJ 22/23-12 (Grounds Equipment) awarded to Cherry Valley Tractor Sales; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011, c. 139) and LFN 2012-10, a New Jersey municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey; and

WHEREAS, Cherry Valley Tractor Sales provided a proposal for the desired equipment in the amount of \$55,371.60; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for this equipment in account 04-215-26-023-121-343.

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 Cherry Valley Tractor Sales for a Kubota 2WD/4WD Tractor for \$55,371.60 utilizing ESCNJ 22/23-12 without public bidding as permitted by law.
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.



Municipality of Princeton

380 Witherspoon Street
Princeton, NJ 08540-3496

Department of Recreation

609-921-9480

www.princetonrecreation.com

Evan Moorhead

Executive Director

emoorhead@princetonnj.gov

DATE: July 28, 2026
TO: Mayor Mark Freda and Members of Princeton Council
FROM: Evan Moorhead, Executive Director of Recreation
RE: Purchase of Kubota Tractor with Attachments

Dear Mayor Freda and Members of Council,

Attached is a resolution for your review regarding the purchase of 2026 Kubota Small Tractor and attachments for use by the Recreation Department. This vehicle will be replacing a 2015 unit with almost 2000 hours. The current vehicle has significant maintenance issues and the municipal fleet manager has recommended its replacement.

This vehicle is critical to the the Recreation Department's daily operations and is used for routine tasks such as moving brush, limbs and vegation in the parks. The tractor's attachments allow us to aerate playing fields and perform other maintenance duties. In addition, this vehicle is used during snow/ice removal operations.

This purchase was approved in the 2026 capital budget (\$60,000 – Account 04-215-26-023-121-343). Through a NJ State approved co-op the cost of the unit is \$55,371.60.

Please let me know if you have any questions.

Thank you.

Evan Moorhead

Cc:

Bernie Hvozdovic, Municipal Administrator

Dawn Mount, Municipal Clerk

Sandy Webb, CFO

Jeff Grosser, Deputy Administrator

Tim Vanatta, Municipal Fleet Manager



35 Route 70 West
Marlton, New Jersey 08053-3099
Tel #856-983-0111 Fax #856-983-7700
Cell #732-320-0452

To: PRINCETON TOWNSHIP
400 WITHERSPOON STREET-27 NORTH HARRISON STREET
PRINCETON , NJ 08540-3496

Attn: TIM VANATTA

Tel: 609-924-9183

Cell: 609-917-0427

Email: TVANATTA@PRINCETONNJ.GOV



Quote 26-72426

Date	7/24/2026
Estimated Delivery	From Receipt of Order
Terms	
F.O.B.	Marlton, NJ
To Be Shipped Via	
Salesman	John Fowler

****Price on this quote is an estimate and is subject to being increased****

Quantity			Total
1	KUBOTA LX4020HSDC 2WD/4WD TRACTOR FACTORY CAB HEAT AND AIR CONDITIONING-39.8 NET HP DIESEL ENGINE ABR8742 24X8.50-14-ABR8744 13.6-16 R3 TITAN TURF TIRES 3 SPEED HYDROSTATIC TRANSMISSION-DELUXE SEAT FRONT LED WORKLIGHTS-DUAL EXTERIOR MIRRORS TELESCOPIC STABILIZER LINKS-FRONT/REAR WIPERS B7345 LED REAR WORKLIGHTS-AM/FM/WB/BLEETOOTH RADIO LA545 LOADER W/UNIVERSAL COUPLER-MT KIT-GRILL GUARD B2371 54" QUICK ATTACH BUCKET W/B2373 54" BOLT ON EDGE B7369 3RD FUNCTION LOADER VALVE (380-419A) B2738 MECHANICAL SELF LEVELING KIT L8170 REAR BALLAST BOX HOLDS UP 1,000 LBS COUNTERWEIGHT LESS ESCNJ CATALOG DISCOUNT 20% LABOR TO ASSEMBLE 4 CORNER STROBES KIT VIRNIG 36" PALLET FORKS & FRAME LANDPRIDE RG1060 60" ROOT GRAPPLE-380-435A CYLINDER GUARD TOTAL SELL PRICE LX4020HSDC W/LA545 FRONT LOADER 60" ROOT GRAPPLE-PALLET FORKS-STD BKT	LIST PRICE ALL STANDARD SPECS \$265 + \$550 \$618 + \$233 =	\$ 40,777.00 \$ 1,520.00 \$ 815.00 \$ 5,426.00 \$ 851.00 \$ 1,311.00 \$ 1,220.00 \$ 672.00 (10,518.40) \$ 4,200.00 \$2,499.00 \$ 1,600.00 \$4,999.00 \$ 55,371.60
Please note terms and conditions on Page 2			

The Educational Services Commission of New Jersey
New Jersey State Approved Co-Op#: 65MCESCCPS
Bid# ESCNJ 22/23-12 (Grounds Equipment)

Thank you for the opportunity

John Fowler

Page 1 of 2

TERMS AND CONDITIONS

- Sale is not final until this purchase order is signed by Seller and Buyer.
- No Warranties Express or Implied: Seller makes no warranties, express or implied by law, as to the product(s) set forth in this purchase order, and Seller specifically disclaims any implied warranty of merchantability or fitness for a particular purpose and any liability for consequential damages, including loss of income.
- Manufacturer's Price Increase: Manufacturer has reserved the right to change the price of products to Seller without notice. In the event the price to Seller of the product(s) ordered by Buyer is changed by Manufacturer prior to its delivery to Buyer, Seller reserves the right to change the cash delivery price to Buyer. If the cash delivery price is increased by Seller, Buyer may, if dissatisfied with the higher figure, cancel this order.
- Delays in Delivery: Buyer understands and agrees that Seller shall not be held responsible for any loss, damage, detention, delay, or failure to deliver resulting from any cause which is unavoidable or beyond Seller's reasonable control, including, but not limited to, fire, flood, natural disaster, strike or labor disturbance, accident, vandalism, riot or insurrection, war, any order, decree, law, or regulation of any court, government, or governmental
- In the event that this purchase order is canceled by mutual written consent of Seller and Buyer, or if Seller is unable to make delivery of said product(s) for any of the reasons specified herein, Seller shall return and Buyer shall accept any of the monies paid for the product(s) in full discharge of any obligations of Seller to Buyer hereunder.
- No Modification Unless in Writing: Buyer agrees that all previous communications between Seller and Buyer, either verbal or written, with reference to the subject matter of this purchase order, are hereby abrogated. Buyer further agrees that no modification hereof shall be binding upon Seller unless said modification is in writing and agreed to and accepted in writing by an officer or authorized representative of Seller.
- Choice of Law and Forum: In the event that a dispute arises under this purchase order, Buyer and Seller agree that said dispute shall be governed by the law of the State of New Jersey, and Buyer and Seller agree that the dispute will be adjudicated in the State of New Jersey, and Buyer agrees to submit to jurisdiction of said court.
- Attorney's Fees: In the event that Seller turns a dispute arising under this purchase order to an attorney and prevails in said dispute, Buyer understands and agrees that Buyer will be liable for either, at Seller's choice, stipulated attorney's fees in the sum of twenty (20) percent of the unpaid balance of this purchase order, or actual attorney's fees incurred by Seller resolving the dispute to conclusion.

Cherry Valley Tractor Sales
 35 West Route 70
 Marlton, NJ, 08053
www.cherryvalleytractor.com

Page 2 of 2



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-240

Agenda Date: 8/10/2026

Agenda #: 11.

Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Two 2026 Ford Maverick Vehicles from All American Ford of Paramus for \$72,356.80 utilizing New Jersey Cooperative Purchasing Alliance Contract BC-BID 24-43

WHEREAS, the Municipality of Princeton wishes to purchase two (2) 2026 Ford Mavericks for use by the Health Department and Rental Housing Division; and

WHEREAS, these vehicles are available on the New Jersey Cooperative Purchasing Alliance (“NJCPA”) contract BC-BID 24-43: Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans, which was awarded to All American Ford of Paramus; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011, c. 139) and LFN 2012-10, a New Jersey municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey; and

WHEREAS, All American Ford of Paramus provided a proposal for the desired vehicles in the amount of \$72,356.80; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for this equipment in accounts 04-215-26-023-190-351 and 04-215-26-023-190-350.

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 All American Ford of Paramus for two (2) 2026 Ford Maverick vehicles to be used by the Health Department and Rental Housing Division for \$72,356.80 utilizing New Jersey Cooperative Purchasing Alliance contract BC-BIC 24-43 without public bidding as permitted by law.
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.



MUNICIPALITY OF PRINCETON

Health and Community Services
Department of Health

1 Monument Drive
Princeton, NJ 08540
(609) 497-7608

healthdepartment@princetonnj.gov

MEMORANDUM

To: Mayor & Councilmembers
From: Jeffrey C. Grosser, Deputy Administrator, Health Officer
Subject: Capital Purchase Request
Date: August 6, 2026

The Health Department respectfully requests capital funding for the purchase of two Ford Maverick Hybrid vehicles to replace two 2016 Jeep Patriot fleet vehicles that have reached the end of their useful service life, as determined by the Fleet Manager. One vehicle will be assigned to the Health Department for health inspectors, and the second will support the Rental Housing Division's inspection program.

These vehicles are essential for daily field inspections, complaint investigations, emergency response, and enforcement of state and local regulations. This request represents the replacement of existing fleet vehicles, not an expansion of the municipal fleet, and will ensure inspectors can continue providing timely and efficient services to the community.

Funding for these replacement vehicles has been included in the 2026 capital budget. We appreciate Council's consideration of this purchase.

Best Regards,

Jeffrey C. Grosser
Deputy Administrator | Health Officer

Prepared for: , MUNICIPALITY OF PRINCETON
400 WITHERSPOON
PRINCETON, NJ 08540

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2



Client Proposal

Prepared by:
Joseph Green
Office: 201-525-2590
Email: JGreen@allamericanford.net
Quote ID: NJCPAPRIN2
Date: 08/04/2026



Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2

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2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

W8H	Base Vehicle Price (W8H)	\$30,645.00
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Packages

300A	Equipment Group 300A <i>Includes:</i> - Engine: 2.5L Hybrid - Transmission: Power-Split Electric CVT - 2.91 Axle Ratio - GVWR: 5,230 lbs - Tires: P225/65R17 A/S BSW - Wheels: 17" Carbonized Gray Painted Aluminum - Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i> - Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i> - Ford Connectivity Package (1-Year Included) <i>Features may vary by make and model. Includes unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50G within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/Enhanced Voice Recognition <i>Includes 13.2" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition. A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles.</i> - SiriusXM w/360L <i>A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles. Service will automatically stop at the end of your trial subscription period unless you decide to continue service. Trial is non-transferrable. If you do not wish to enjoy your trial, you can cancel by calling the number below. All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period. Service subject to the SiriusXM customer agreement and privacy policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349. Some services and features are subject to device capabilities and location availability. Satellite service not available in Alaska and Hawaii. Certain features and/or content may not be available in vehicles with SiriusXM with 360L unless an active data connection is enabled in the vehicle. Content varies by SiriusXM subscription plan. All fees, content and features are subject to change. SiriusXM and related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.</i>	N/C
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Powertrain

993	Engine: 2.5L Hybrid	Included
44E	Transmission: Power-Split Electric CVT	Included
STDAX	2.91 Axle Ratio	Included
STDGV	GVWR: 5,230 lbs	Included

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2

As Configured Vehicle (cont'd)

Code	Description	MSRP
Wheels & Tires		
STDTR	Tires: P225/65R17 A/S BSW	Included
64T	Wheels: 17" Carbonized Gray Painted Aluminum	Included
Seats & Seat Trim		
7	Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i>	Included
Other Options		
121WB	121.1" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i>	Included
	<i>Includes:</i> <i>- Ford Connectivity Package (1-Year Included)</i> <i>Features may vary by make and model. Includes unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50G within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> <i>- SYNC 4 w/Enhanced Voice Recognition</i> <i>Includes 13.2" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition. A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles.</i> <i>- SiriusXM w/360L</i> <i>A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles. Service will automatically stop at the end of your trial subscription period unless you decide to continue service. Trial is non-transferrable. If you do not wish to enjoy your trial, you can cancel by calling the number below. All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period. Service subject to the SiriusXM customer agreement and privacy policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349. Some services and features are subject to device capabilities and location availability. Satellite service not available in Alaska and Hawaii. Certain features and/or content may not be available in vehicles with SiriusXM with 360L unless an active data connection is enabled in the vehicle. Content varies by SiriusXM subscription plan. All fees, content and features are subject to change. SiriusXM and related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.</i>	
66C	Ford Co-Pilot360 <i>Includes:</i> <i>- Auto High Beams</i> <i>- BLIS w/Cross-Traffic Alert & Trailer Coverage</i> <i>Includes blind spot assist.</i> <i>- Exit Warning</i>	\$795.00

Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Lane-Keeping System Includes Lane-Keeping Alert, lane-keeping assist, Driver Alert and road edge detection. - Intersection Assist - Pre-Collision Assist w/Automatic Emergency Braking Includes pedestrian detection, forward collision warning, dynamic brake support, automatic emergency braking (AEB) oncoming and post-collision braking. - Rear Cross Traffic Braking - Rear Parking Sensors - Rear View Camera - Power Glass Manual-Folding Mirrors Includes blind spot information system.	

96G	Tough Bed Spray-in Bedliner	\$525.00
153	Front License Plate Bracket	N/C
	Standard in states where required by law, optional to all others.	

Exterior Color

M7_05	Carbonized Gray Metallic	N/C
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Interior Color

7B_07	Navy Pier/Aspen Gray w/Unique Cloth Front Bucket Seats	N/C
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Upfit Options

UPFIT	INSTALL TONNEAU COVER	\$1,521.00
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SUBTOTAL	\$33,486.00
Destination Charge	\$1,695.00
TOTAL	\$35,181.00

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2

Pricing Summary - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		
Base Vehicle Price		\$30,645.00
Options		\$1,320.00
Colors		\$0.00
Upfitting		\$1,521.00
Fleet Discount		\$0.00
Fuel Charge		\$0.00
Destination Charge		\$1,695.00
Subtotal		\$35,181.00
<i>Pre-Tax Adjustments</i>		
Code	Description	MSRP
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (BASE DISCOUNT 3.5%)	-\$1,131.90
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (OPTIONS DISCOUNT 6%)	-\$79.20
Subtotal		\$33,969.90
<i>Post-Tax Adjustments</i>		
Code	Description	MSRP
DELIVERY	DELIVERY TO MERCER COUNTY (OPTIONAL)	\$425.00
Subtotal		\$34,394.90
Total		\$34,394.90

Customer Signature

Acceptance Date

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN2

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 2

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$61,290.00
Options	\$2,640.00
Colors	\$0.00
Upfitting	\$3,042.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$3,390.00
Subtotal	\$70,362.00

Pre-Tax Adjustments

Code	Description	MSRP
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (BASE DISCOUNT 3.5%)	-\$2,263.80
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (OPTIONS DISCOUNT 6%)	-\$158.40
Subtotal		\$67,939.80

Post-Tax Adjustments

Code	Description	MSRP
DELIVERY	DELIVERY TO MERCER COUNTY (OPTIONAL)	\$850.00
Subtotal		\$68,789.80
Total		\$68,789.80

Customer Signature

Acceptance Date

Prepared for: , MUNICIPALITY OF PRINCETON
400 WITHERSPOON
PRINCETON, NJ 08540

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1



Client Proposal

Prepared by:
Joseph Green
Office: 201-525-2590
Email: JGreen@allamericanford.net
Quote ID: NJCPAPRIN1
Date: 08/04/2026



All American Ford of Paramus | 375 Route 17, Paramus, New Jersey, 076522905
Office: 201-262-4900 | Fax: 201-262-4507



2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

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Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

W8H	Base Vehicle Price (W8H)	\$30,645.00
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Packages

300A	Equipment Group 300A	N/C
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Includes:

- Engine: 2.5L Hybrid
- Transmission: Power-Split Electric CVT
- 2.91 Axle Ratio
- GVWR: 5,230 lbs
- Tires: P225/65R17 A/S BSW
- Wheels: 17" Carbonized Gray Painted Aluminum
- Unique Cloth Front Bucket Seats
- Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.
- Radio: AM/FM Stereo w/6 Speakers
- Includes 2 front USB ports and 1 rear USB port.
- Ford Connectivity Package (1-Year Included)
- Features may vary by make and model. Includes unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50G within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.
- SYNC 4 w/Enhanced Voice Recognition
- Includes 13.2" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition. A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles.
- SiriusXM w/360L
- A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles. Service will automatically stop at the end of your trial subscription period unless you decide to continue service. Trial is non-transferrable. If you do not wish to enjoy your trial, you can cancel by calling the number below. All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period. Service subject to the SiriusXM customer agreement and privacy policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349. Some services and features are subject to device capabilities and location availability. Satellite service not available in Alaska and Hawaii. Certain features and/or content may not be available in vehicles with SiriusXM with 360L unless an active data connection is enabled in the vehicle. Content varies by SiriusXM subscription plan. All fees, content and features are subject to change. SiriusXM and related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.

Powertrain

993	Engine: 2.5L Hybrid	Included
44E	Transmission: Power-Split Electric CVT	Included
STDAX	2.91 Axle Ratio	Included
STDGV	GVWR: 5,230 lbs	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

As Configured Vehicle (cont'd)

Code	Description	MSRP
Wheels & Tires		
STDTR	Tires: P225/65R17 A/S BSW	Included
64T	Wheels: 17" Carbonized Gray Painted Aluminum	Included
Seats & Seat Trim		
7	Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i>	Included
Other Options		
121WB	121.1" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i>	Included
	<i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Features may vary by make and model. Includes unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50G within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/Enhanced Voice Recognition <i>Includes 13.2" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition. A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles.</i> - SiriusXM w/360L <i>A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles. Service will automatically stop at the end of your trial subscription period unless you decide to continue service. Trial is non-transferrable. If you do not wish to enjoy your trial, you can cancel by calling the number below. All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period. Service subject to the SiriusXM customer agreement and privacy policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349. Some services and features are subject to device capabilities and location availability. Satellite service not available in Alaska and Hawaii. Certain features and/or content may not be available in vehicles with SiriusXM with 360L unless an active data connection is enabled in the vehicle. Content varies by SiriusXM subscription plan. All fees, content and features are subject to change. SiriusXM and related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.</i>	
66C	Ford Co-Pilot360 <i>Includes:</i> - Auto High Beams - BLIS w/Cross-Traffic Alert & Trailer Coverage <i>Includes blind spot assist.</i> - Exit Warning	\$795.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

MUNICIPALITY OF PRINCETON

Prepared by: Joseph Green

08/04/2026

All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

**2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)**

Price Level: 615 | Quote ID: NJCPAPRIN1

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Lane-Keeping System Includes Lane-Keeping Alert, lane-keeping assist, Driver Alert and road edge detection. - Intersection Assist - Pre-Collision Assist w/Automatic Emergency Braking Includes pedestrian detection, forward collision warning, dynamic brake support, automatic emergency braking (AEB) oncoming and post-collision braking. - Rear Cross Traffic Braking - Rear Parking Sensors - Rear View Camera - Power Glass Manual-Folding Mirrors Includes blind spot information system.	
96G	Tough Bed Spray-in Bedliner	\$525.00
153	Front License Plate Bracket <i>Standard in states where required by law, optional to all others.</i>	N/C
Exterior Color		
YZ_01	Oxford White	N/C
Interior Color		
7B_07	Navy Pier/Aspen Gray w/Unique Cloth Front Bucket Seats	N/C
Upfit Options		
UPFIT	INSTALL SNUGTOP SPORT BED CAP - PART # VNZ6Z99501A42AK - PAINT CODE YZ (OXFORD WHITE)	\$5,088.00
SUBTOTAL		\$37,053.00
Destination Charge		\$1,695.00
TOTAL		\$38,748.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$30,645.00
Options	\$1,320.00
Colors	\$0.00
Upfitting	\$5,088.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,695.00
Subtotal	\$38,748.00

Pre-Tax Adjustments

Code	Description	MSRP
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (BASE DISCOUNT 3.5%)	-\$1,131.90
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (OPTIONS DISCOUNT 6%)	-\$79.20
Subtotal		\$37,536.90

Post-Tax Adjustments

Code	Description	MSRP
DELIVERY	DELIVERY TO MERCER COUNTY (OPTIONAL)	\$425.00
Subtotal		\$37,961.90
Total		\$37,961.90

Customer Signature

Acceptance Date

Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 3

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$91,935.00
Options	\$3,960.00
Colors	\$0.00
Upfitting	\$15,264.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$5,085.00
Subtotal	\$116,244.00

Pre-Tax Adjustments

Code	Description	MSRP
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (BASE DISCOUNT 3.5%)	-\$3,395.70
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (OPTIONS DISCOUNT 6%)	-\$237.60
Subtotal		\$112,610.70

Post-Tax Adjustments

Code	Description	MSRP
DELIVERY	DELIVERY TO MERCER COUNTY (OPTIONAL)	\$1,275.00
Subtotal		\$113,885.70
Total		\$113,885.70

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-241

Agenda Date: 8/10/2026

Agenda #: 12.

Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Two 2026 Ford Maverick Vehicles from All American Ford of Paramus for \$75,923.80 utilizing New Jersey Cooperative Purchasing Alliance Contract BC-BID 24-43

WHEREAS, the Municipality of Princeton wishes to purchase two (2) 2026 Ford Mavericks for use by the Department of Infrastructure and Operations; and

WHEREAS, this vehicle is available on the New Jersey Cooperative Purchasing Alliance (“NJCPA”) contract BC-BID 24-43: Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans, which was awarded to All American Ford of Paramus; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011, c. 139) and LFN 2012-10, a New Jersey municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey; and

WHEREAS, All American Ford of Paramus provided a proposal for the desired vehicles in the amount of \$75,923.80; and

WHEREAS, the Temporary Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for this equipment in account 04-215-26-023-076-332.

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 All American Ford of Paramus for two (2) 2026 Ford Maverick vehicles to be used by the Department of Infrastructure and Operations for \$75,923.80 utilizing New Jersey Cooperative Purchasing Alliance contract BC-BIC 24-43 without public bidding as permitted by law.
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.



MUNICIPALITY OF PRINCETON

Department of Infrastructure & Operations

400 Witherspoon St.

Princeton NJ

08540

(609) 497-7658

Tvanatta@princetonnj.gov

MEMORANDUM

To: Mayor and Council

From: Tim Vanatta, Fleet Supervisor

Subject: Replacement of Engineering Vehicles

Date: August 6, 2026

Attached for Council's authorization is a resolution and contract to purchase 2 replacement vehicles for use by the engineering department. These vehicles are used in daily operations by staff. They will be replacing Jeep Patriots that have far exceeded their useful life expectancy. Council approved funding for this purchase in the 2026 capital budget.

Year	Make	Model	Body Type	Current Meter	Current Meter Unit	Purchase Price (USD)	Purchase Date	Estimated Service Life in Months
2014	Jeep	Patriot	SUV	29333	mi	\$17,093	7/20/2014	60
2016	Jeep	Patriot	SUV	59467	mi	\$19,148	7/1/2016	60
2018	Chevrolet	Equinox	SUV	29526	mi	\$29,695	7/1/2018	60
2021	Ford	Escape Hybrid	SUV	24124	mi	\$26,495.17	7/21/2021	60
2018	Chevrolet	Equinox	SUV	20759	mi	\$29,695	7/1/2018	60
2021	Ford	Escape	SUV	7407	mi	\$24,872.17	9/1/2021	60

Prepared for: , MUNICIPALITY OF PRINCETON
400 WITHERSPOON
PRINCETON, NJ 08540

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1



Client Proposal

Prepared by:
Joseph Green
Office: 201-525-2590
Email: JGreen@allamericanford.net
Quote ID: NJCPAPRIN1
Date: 08/04/2026



All American Ford of Paramus | 375 Route 17, Paramus, New Jersey, 076522905
Office: 201-262-4900 | Fax: 201-262-4507



2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

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2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

W8H	Base Vehicle Price (W8H)	\$30,645.00
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Packages

300A	Equipment Group 300A <i>Includes:</i> - Engine: 2.5L Hybrid - Transmission: Power-Split Electric CVT - 2.91 Axle Ratio - GVWR: 5,230 lbs - Tires: P225/65R17 A/S BSW - Wheels: 17" Carbonized Gray Painted Aluminum - Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i> - Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i> - Ford Connectivity Package (1-Year Included) <i>Features may vary by make and model. Includes unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50G within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/Enhanced Voice Recognition <i>Includes 13.2" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition. A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles.</i> - SiriusXM w/360L <i>A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles. Service will automatically stop at the end of your trial subscription period unless you decide to continue service. Trial is non-transferrable. If you do not wish to enjoy your trial, you can cancel by calling the number below. All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period. Service subject to the SiriusXM customer agreement and privacy policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349. Some services and features are subject to device capabilities and location availability. Satellite service not available in Alaska and Hawaii. Certain features and/or content may not be available in vehicles with SiriusXM with 360L unless an active data connection is enabled in the vehicle. Content varies by SiriusXM subscription plan. All fees, content and features are subject to change. SiriusXM and related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.</i>	N/C
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Powertrain

993	Engine: 2.5L Hybrid	Included
44E	Transmission: Power-Split Electric CVT	Included
STDAX	2.91 Axle Ratio	Included
STDGV	GVWR: 5,230 lbs	Included

Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

As Configured Vehicle (cont'd)

Code	Description	MSRP
Wheels & Tires		
STDTR	Tires: P225/65R17 A/S BSW	Included
64T	Wheels: 17" Carbonized Gray Painted Aluminum	Included
Seats & Seat Trim		
7	Unique Cloth Front Bucket Seats <i>Includes 6-way manual adjustable driver and 4-way manual adjustable passenger, front floor console with eShifter, armrest and storage bin.</i>	Included
Other Options		
121WB	121.1" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/6 Speakers <i>Includes 2 front USB ports and 1 rear USB port.</i>	Included
	<i>Includes:</i> - Ford Connectivity Package (1-Year Included) <i>Features may vary by make and model. Includes unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment. Included for one-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50G within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.</i> - SYNC 4 w/Enhanced Voice Recognition <i>Includes 13.2" center display, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility, digital owner's manual and conversational voice command recognition. A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles.</i> - SiriusXM w/360L <i>A 3-month trial subscription is included for all new SiriusXM-equipped Ford vehicles. Service will automatically stop at the end of your trial subscription period unless you decide to continue service. Trial is non-transferrable. If you do not wish to enjoy your trial, you can cancel by calling the number below. All SiriusXM services require a subscription, each sold separately by SiriusXM after the trial period. Service subject to the SiriusXM customer agreement and privacy policy, visit siriusxm.com for complete terms and how to cancel which includes online methods or calling 1-866-635-2349. Some services and features are subject to device capabilities and location availability. Satellite service not available in Alaska and Hawaii. Certain features and/or content may not be available in vehicles with SiriusXM with 360L unless an active data connection is enabled in the vehicle. Content varies by SiriusXM subscription plan. All fees, content and features are subject to change. SiriusXM and related logos are trademarks of Sirius XM Radio Inc. and its respective subsidiaries.</i>	
66C	Ford Co-Pilot360 <i>Includes:</i> - Auto High Beams - BLIS w/Cross-Traffic Alert & Trailer Coverage <i>Includes blind spot assist.</i> - Exit Warning	\$795.00

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Prepared for:

MUNICIPALITY OF PRINCETON

Prepared by: Joseph Green

08/04/2026

All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

**2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)**

Price Level: 615 | Quote ID: NJCPAPRIN1

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Lane-Keeping System Includes Lane-Keeping Alert, lane-keeping assist, Driver Alert and road edge detection. - Intersection Assist - Pre-Collision Assist w/Automatic Emergency Braking Includes pedestrian detection, forward collision warning, dynamic brake support, automatic emergency braking (AEB) oncoming and post-collision braking. - Rear Cross Traffic Braking - Rear Parking Sensors - Rear View Camera - Power Glass Manual-Folding Mirrors Includes blind spot information system.	
96G	Tough Bed Spray-in Bedliner	\$525.00
153	Front License Plate Bracket <i>Standard in states where required by law, optional to all others.</i>	N/C
Exterior Color		
YZ_01	Oxford White	N/C
Interior Color		
7B_07	Navy Pier/Aspen Gray w/Unique Cloth Front Bucket Seats	N/C
Upfit Options		
UPFIT	INSTALL SNUGTOP SPORT BED CAP - PART # VNZ6Z99501A42AK - PAINT CODE YZ (OXFORD WHITE)	\$5,088.00
SUBTOTAL		\$37,053.00
Destination Charge		\$1,695.00
TOTAL		\$38,748.00

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Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

Pricing Summary - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		
Base Vehicle Price		\$30,645.00
Options		\$1,320.00
Colors		\$0.00
Upfitting		\$5,088.00
Fleet Discount		\$0.00
Fuel Charge		\$0.00
Destination Charge		\$1,695.00
Subtotal		\$38,748.00
<i>Pre-Tax Adjustments</i>		
Code	Description	MSRP
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (BASE DISCOUNT 3.5%)	-\$1,131.90
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (OPTIONS DISCOUNT 6%)	-\$79.20
Subtotal		\$37,536.90
<i>Post-Tax Adjustments</i>		
Code	Description	MSRP
DELIVERY	DELIVERY TO MERCER COUNTY (OPTIONAL)	\$425.00
Subtotal		\$37,961.90
Total		\$37,961.90

Customer Signature

Acceptance Date

Prepared for:
MUNICIPALITY OF PRINCETON
Prepared by: Joseph Green
08/04/2026



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2026 Maverick FWD SuperCrew 4.5' box 121.1" WB XLT (W8H)

Price Level: 615 | Quote ID: NJCPAPRIN1

Pricing Summary - Multiple Vehicles

Vehicle Quantity: 3

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$91,935.00
Options	\$3,960.00
Colors	\$0.00
Upfitting	\$15,264.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$5,085.00
Subtotal	\$116,244.00

Pre-Tax Adjustments

Code	Description	MSRP
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (BASE DISCOUNT 3.5%)	-\$3,395.70
NJCPA	NJCPA BID#: BC-BID-24-43 / CO-OP#: CK04 (OPTIONS DISCOUNT 6%)	-\$237.60
Subtotal		\$112,610.70

Post-Tax Adjustments

Code	Description	MSRP
DELIVERY	DELIVERY TO MERCER COUNTY (OPTIONAL)	\$1,275.00
Subtotal		\$113,885.70
Total		\$113,885.70

Customer Signature

Acceptance Date

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Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-242

Agenda Date: 8/10/2026

Agenda #: 13.

Resolution of the Mayor and Council of Princeton Naming Princeton's High-Water Rescue Truck in Honor of the Late Michael Kenwood

WHEREAS, Princeton is the owner of a high-water rescue truck; and

WHEREAS, although municipally-owned, the high-water rescue truck is intended by use by all of Princeton's first responders, including the Princeton Fire Department (PFD) and the Princeton First Aid and Rescue Squad (PFARS); and

WHEREAS, the members of PFARS and PFD have trained significantly on how and when to use this vehicle; and

WHEREAS, one of the primary reasons for acquiring the vehicle was to make water rescues safer for the rescuers; and

WHEREAS, PFARS has requested permission to name the high-water rescue truck in honor of the late PFARS member Michael Kenwood, who tragically passed away while attempting to make a swift water rescue on Rosedale Road during Hurricane Irene; and

WHEREAS, Michael Kenwood was 39 years old when he died in the line of duty on August 28, 2011, leaving behind a wife and young daughter; and

WHEREAS, Michael Kenwood's funeral on August 31, 2011 drew more than 100 police, fire, and EMS personnel from across the state, along with New Jersey Lieutenant Governor Kim Guadagno and then-Mayor Chad Goerner; and

WHEREAS, in the words of his eulogist, Michael Kenwood is remembered for being a hero "not for how he lost his life, but for how he lived it"; and

WHEREAS, Michael Kingwood's death led to meaningful changes in water rescue protocols and highlighted the risks volunteer first responders take without compensation, recognition, or the institutional support given to career departments; and

WHEREAS, the President of PFARS has stated that the legacy of Michael Kenwood is among the first things every new member of the squad learns and is expected to embody, and is a reminder to everyone of why they show up every day; and

WHEREAS, Michael Kenwood's service to the Princeton community was extraordinary by any measure; and

WHEREAS, the Mayor and Council find that naming the high-water rescue truck in Michael Kenwood's honor

is an appropriate and fitting tribute to his legacy, not only because of the nature of his death, but because the truck represents the type of response Michael Kenwood gave his life performing;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, County of Mercer, State of New Jersey that Princeton's high-water rescue truck shall henceforth be known as the Michael Kenwood high-water rescue truck; and

BE IT FURTHER RESOLVED, that this this resolution shall take effect immediately.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-243

Agenda Date: 8/10/2026

Agenda #: 1.

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

WHEREAS, Interim Chief Financial Officer, Joseph Monzo 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: 08/10/2026 For bills from 07/28/2026 to 08/06/2026

Vendor	Description	Payment	Check Total
5146 - AIRGAS USA, LLC	PO 48264 BLANKET	2,666.95	2,666.95
2630 - APRUZZESE, MCDERMOTT, MASTRO & MURPHY	PO 48661 2026 LABOR COUNSEL LEGAL SERVICES	2,914.00	2,914.00
2929 - ARTIQ	PO 49650 2026 Meraki Renewal	36,865.36	36,865.36
4048 - B & T TOOLS, INC.	PO 49694 ANNUAL SOFTWARE RENEWAL	1,779.00	1,779.00
2642 - BEANS, FRED PARTS, INC	PO 48145 BLANKET PARTS TV	194.44	194.44
1997 - BELLE MEAD CO-OP	PO 48256 BLANKET / SUPPLIES	511.94	511.94
4444 - BERNARD HVOZDOVIC	PO 49744 Award Plaque	159.38	159.38
63 - BISH SALES & SERVICE INC	PO 48273 BLANKET	32.99	32.99
463 - BRITTON INDUSTRIES, INC.	PO 48274 BLANKET	520.55	520.55
3359 - CHAMPION DISPOSAL SERVICES. LLC	PO 49111 2026 STREET SWEEPING DISPOSAL	4,891.96	4,891.96
2685 - CHERRY VALLEY TRACTOR SALES INC.	PO 48138 BLANKET PARTS TV	464.85	464.85
364 - CINTAS FIRST AID & SAFETY 105	PO 48706 2026 FIRST AID SUPPLIES - RIVER ROAD	205.00	
	PO 48707 2026 BUILDINGS & GROUNDS FIRST AID SUPPL	1,765.61	
	PO 48708 2026 FIRE FACILITIES FIRST AID SUPPLIES	77.38	
	PO 48709 2026 SSG FIRST AID SUPPLIES	168.62	2,216.61
3244 - CLARKE CATON HINTZ	PO 48104 2026 AFFORDABLE HOUSING MONITORING SERVI	374.50	374.50
4871 - CMRS-FP	PO 49808 REPLENISH POSTAGE 106001070510	10,000.00	10,000.00
263 - COMCAST CORPORATION	PO 49813 Comcast - Acct. 8499 05 311 0093564- Bil	25.95	25.95
1872 - CONTES BAR/PIZZA	PO 48497 BLANKET - FOOD FOR YOUTH PROGRAMMING AND	150.00	150.00
5367 - CORE EQUIPMENT GROUP	PO 48962 2026 PARTS/SERVICE TV	1,415.27	1,415.27
4663 - CORPORATE BILLING	PO 48137 BLANKET PARTS/SERVICE TV	442.20	442.20
4604 - COSTELLO'S ACE HARDWARE	PO 48206 BLANKET/SUPPLIES	79.94	
	PO 48207 BLANKET/SUPPLIES	381.20	
	PO 48291 BLANKET	9.99	
	PO 48292 BLANKET	8.77	
	PO 48293 BLANKET	26.99	
	PO 48295 BLANKET	125.95	
	PO 49207 BLANKET	1,196.00	1,828.84
117 - CRESTON HYDRAULICS INC.	PO 48140 BLANKET TV	208.79	208.79
4043 - CSAV SYSTEMS, LLC	PO 49681 CSAV Service Visit	689.00	689.00
1849 - CUSTOM BANDAG, INC.	PO 48139 BLANKET TIRES TV	700.04	700.04
4812 - DATA CENTER WAREHOUSE LLC	PO 49566 Q# 176211	2,825.00	2,825.00
4915 - DEPARTMENT OF COMMUNITY AFFAIRS	PO 49663 DCA INSPECTION FEES COLLECTED 2ND QTR 20	1,340.00	1,340.00
5422 - DIAMOND M LUMBER COMPANY	PO 49660 PRESSURE TREATED WOOD FOR QUARD RAIL FOR	1,919.60	1,919.60
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 48143 BLANKET PARTS/OILS TV	389.60	389.60
5431 - Fast Signs of Millstone	PO 49767 REMIT TO: FAST SIGNS OF MILLSTONE 480 RO	80.00	80.00
1786 - FLEET PRIDE	PO 48144 BLANKET PARTS/OILS TV	263.77	263.77
3189 - FLEXFACTS.COM	PO 48511 Blanket 2026	60.00	60.00
4310 - FRANKLIN TRAILERS, INC.	PO 49748 2026 SURE-TRAC TRAILER MODEL#T7812-7ST	6,095.00	6,095.00
395 - FRENCH & PARELLO ASSOCIATES,PA	PO 42374 Reso 23-357 Herrontown Rd Culvert Replac	490.00	490.00
1773 - GABRIELLI TRUCK SALES, LTD	PO 48146 BLANKET PARTS/SERVICE TV	1,530.64	1,530.64
158 - GALLS LLC	PO 48190 UNIFORMS	2,779.38	2,779.38
170 - GRAINGER	PO 48667 2026 DPW ROADS SUPPLIES AND MATERIALS	101.39	
	PO 48668 2026 BUILDINGS AND GROUNDS SUPPLIES AND	745.97	847.36
4370 - GREEN HOLLY LANDSCAPING	PO 48715 2026 PARKS CONTRACTED SERVICES	2,480.00	2,480.00
5249 - GREEN LMN LLC	PO 48107 2026 SOCIAL MEDIA CONTENT CREATION	900.00	900.00
1371 - GREENBAUM ROWE SMITH & DAVIS LLP	PO 48858 RESO 26-77 - 2026 REDEVELOPMENT COUNSEL	23,639.50	23,639.50
4863 - GREENMAN-PEDERSEN, INC.	PO 42376 Reso 23-359 Meadowbrook Dr Culvert Repla	1,353.60	1,353.60
177 - HAMILTON TOWNSHIP	PO 46509 RESOLUTION 2025-166 CLINICAL HEALTH SHAR	400.00	400.00
4878 - HARRAH'S ATLANTIC CITY OPERATING COMPANY	PO 49794 Mark Freda, Mayor-2026 Governors Confere	142.00	142.00
191 - HOME DEPOT CREDIT SERVICES	PO 48312 BLANKET	228.37	
	PO 48314 BLANKET	193.03	421.40
5350 - HUTCHINS HVAC INCORPORATED	PO 48702 2026 BUILDINGS AND GROUNDS HVAC SERVICES	7,760.00	7,760.00
2690 - INTERSTATE BATTERY OF PRINCETON	PO 48150 BLANKET BATTERIES TV	305.90	305.90
4640 - INTERSTATE WASTE SERVICES, INC	PO 48486 RESO 26-39 SOLID WASTE & BULK WASTE COLL	127,137.08	127,137.08
3831 - JPMONZO MUNICIPAL CONSULTING	PO 49783 RFP DEVELOPMENT FOR PAYROLL, BANKING AND	50.00	50.00
988 - K C SERVICE	PO 48151 BLANKET PARTS TV	25.30	25.30
75 - KOVI TOWING LLC	PO 48152 BLANKET TOWING	281.00	281.00
228 - LAWSON PRODCTS, INC	PO 48153 BLANKET PARTS/SUPPLIES TV	76.71	76.71
4672 - LOBIANCO, VERA	PO 48737 2026 PUBLIC HEALTH NURSING SERVICES	950.00	950.00
3149 - LOONEY RICKS KISS (LRK) INC.	PO 47522 CONTRACT CONCEPT & REDEVELOPMENT PLANNIN	4,450.00	132

List of Bills - Clearing Claims

Meeting Date: 08/10/2026 For bills from 07/28/2026 to 08/06/2026

Vendor	Description	Payment	Check Total
	PO 48990 RESOLUTION 26-99 REDEVELOPMENT & PLANNIN	3,150.00	7,600.00
4588 - M & E ENGINEERS, INC.	PO 46778 WCC Heating Assessment	2,860.00	2,860.00
379 - MAGIC TOUCH CONSTRUCTION CO IN	PO 48339 BLANKET/PLUMBING BUILDINGS AND GROUNDS E	1,084.97	1,084.97
1674 - MAGLOCLEN	PO 49716 ANNUAL MEMBERSHIP FEE JULY 1, 2026 - JUN	400.00	400.00
1570 - MAJESTIC OIL COMPANY	PO 48343 2026 MOTOR FUEL	17,461.49	17,461.49
5434 - MAVELI ESPITIA	PO 49801 2026 Eyeglass Reimbursement- eyebuydirec	150.00	150.00
1555 - MAYFLOWER CLEANERS LLC	PO 48753 2026 LAUNDRY/DRY CLEANING	504.60	504.60
1553 - MCCAFFREYS MARKET	PO 48434 BLANKET - FOOD	158.91	158.91
282 - MERCER COUNTY IMPROV AUTHORITY	PO 48288 RESO 23-222 (YEAR 3 OF 5)	56,913.42	56,913.42
752 - MES SERVICE COMPANY, LLC	PO 48437 BLANKET - SERVICES	1,656.59	1,656.59
4260 - MULLER & BAILLIE, P.C.	PO 45096 Legal Review: Escrow #24-506, PSC Signag	495.00	
	PO 48057 Legal Services for Deed Restrictions 8/2	330.00	825.00
1501 - MULTIFORCE SYSTEM CORP.	PO 49739 MULTI-FORCE SYSTEMS FUEL ISLAND ANNUAL S	2,750.00	2,750.00
1489 - NAPA AUTO PARTS	PO 48160 BLANKET PARTS TV	307.46	307.46
162 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 48351 BLANKET	987.00	987.00
1483 - NATIONAL RECREATION & PARK ASSOCIATION	PO 49714 NRPA Annual Conference Registration	3,180.00	3,180.00
1445 - NATIONAL WATER MAIN CLEANING	PO 46154 Reso 25-97: MS 35 Maintenance Hole Rehab	38,415.02	38,415.02
832 - NEW JERSEY AMERICAN WATER	PO 49770 Water - Acct 1018-220042592932 - 2nd Mar	384.85	384.85
1033 - NEW JERSEY AMERICAN WATER	PO 49810 SMOYER PARK ACCT: 1018-21023045148	12,402.20	12,402.20
832 - NEW JERSEY AMERICAN WATER	PO 49812 Water - SOC - Acct 1018-210051252446 - B	5,198.95	
	PO 49812 Water - SOC - Acct 1018-210051252446 - B	512.54	5,711.49
343 - NEW JERSEY STATE LEAGUE OF MUNICIPALITIE	PO 49742 League of Municipalities Conference Regi	65.00	
	PO 49742 League of Municipalities Conference Regi	2,445.00	2,510.00
2321 - NICKOLAUS CONSTRUCTION CO, INC	PO 49543 EMERGENCY CRACK REPAIR - CP COURT #2	500.00	500.00
1465 - NIELSEN, ROBERT	PO 49768 June, July & August 2026 Dental	220.95	220.95
1032 - NJ AMERICAN WATER	PO 49787 Hydrants Water - Acct 1018-210023720128	38,149.22	38,149.22
1032 - NJ AMERICAN WATER	PO 49788 Water - Hydrants Acct 1018-210023719760	12,343.22	12,343.22
4071 - NJ ARBORISTS CHAPTER ISA	PO 49097 REGISTRATION - TAYLOR SAPUDAR - ISA PRES	1,930.00	1,930.00
348 - NJ MUNICIPAL MANAGERS ASSOCIATION	PO 49649 2026 NJMMA Fall Conference	400.00	400.00
3650 - NV5	PO 47428 RESOLUTION 25-318 ROSEDALE RD FINAL DESI	9,026.80	9,026.80
5003 - PARAMUS FORD D/B/A ALL AMERICAN	PO 49462 Vehicle Service	1,479.75	1,479.75
4717 - PAULUS, SOKOLOWSKI & SARTOR LLC	PO 46075 Construction Administration for Terhune	250.00	250.00
370 - PCH DEVELOPMENT CORPORATION	PO 48111 2026 ADMINISTRATIVE AGENT SERVICES FOR A	4,038.67	4,038.67
785 - PERFORMANCE TRAILERS, INC.	PO 49101 BLANKET TRAILER PARTS TV	102.00	102.00
1393 - PERNA'S PLANT & FLOWER SHOP	PO 49316 SYMPATHY ARRANGMENT - ABED FAMILY	215.95	215.95
4478 - PETRUCELLI, CHRIS	PO 49793 2026 Eyeglass Reimbursement- Somerset Ey	150.00	150.00
3949 - PMC MECHANICAL LLC	PO 48364 BLANKET	1,234.00	1,234.00
588 - PRINCETON FIRST AID & RESCUE SQUAD,	PO 49751 Annual Contribution	125,000.00	125,000.00
4711 - PRINCETON ICE AND CUSTARD LLC	PO 49662 Rita's employee ice cream social event o	425.00	425.00
5420 - PRINCETON MOTORSPORT, INC	PO 49634 BLANKET SERVICE/REPAIR TV	3,123.60	3,123.60
1277 - PRINCETON SUPPLY CORPORATION	PO 48230 BLANKET / SUPPLIES / MATERIALS	564.50	
	PO 48373 BLANKET	636.92	
	PO 48717 2026 SPRING ST GARAGE JANITORIAL SUPPLIE	161.50	1,362.92
603 - PSE&G CO	PO 49804 HILLTOP PARK ACCT: 1301303305	365.30	365.30
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49819 Electric - Bundled Acct 13 013 030 03 -	4,004.28	
	PO 49819 Electric - Bundled Acct 13 013 030 03 -	27,451.57	31,455.85
1204 - RIGGINS INC.	PO 48375 BLANKET	7,830.62	7,830.62
639 - S.A.V.E.	PO 48579 2026 ANIMAL BOARDING SERVICES	3,485.00	3,485.00
1007 - SANDRA WEBB	PO 49800 2026 Eyeglass Reimbursement- 1-800 Conta	150.00	150.00
1274 - SANDUSKY, GREGORY	PO 49415 2026 Tax Map Maintenance	5,179.80	5,179.80
4006 - SCARINCI & HOLLENBECK LLC	PO 48485 RESO 26-38 ENVIRONMENTAL LEGAL & LITIGAT	2,345.00	2,345.00
3136 - SCHUBERT, MICHAEL	PO 49717 2026 MEDICAL REIMBURSEMENT - COMPLETE	900.00	900.00
5353 - SEVERINO SLAPPY CONSULTTING INC.	PO 48632 FINANCIAL EDUCATION SERVICES	7,675.00	7,675.00
5099 - SHAH & RUBENSTEIN, LLC	PO 48070 RESO 26-7 2026 TAX APPEAL COUNSEL	8,680.00	8,680.00
702 - STAPLES BUSINESS ADVANTAGE	PO 49766 Leighton Newlin Business Cards	51.99	51.99
355 - STATE OF NJ DIV OF EMPLOYER ACCT	PO 49786 Quarter ending 6/30/26 EIN:0-300-746-654	18,488.38	18,488.38
1213 - STRONG, JAMES	PO 49811 2nd Qtr 2026 Health 3/15/26 to 6/20/26	6,391.66	6,391.66
736 - SUBURBAN FENCE COMPANY	PO 48245 BLANKET / SUPPLIES	1,218.75	
	PO 48390 BLANKET	876.50	2,095.25
748 - SUNSET CREATIONS INC.	PO 49528 REPAIR DAMAGED AREA AT FARMVIEW FIELD 2	500.00	500.00
1211 - SUSTAINABLE PRINCETON	PO 48061 RESO 26-33 - 2026 SERVICES RELATED TO SU	12,500.00	12,500.00
2906 - SYNATEK, LP	PO 48392 BLANKET	1,959.60	1,959.60

List of Bills - Clearing Claims

Meeting Date: 08/10/2026 For bills from 07/28/2026 to 08/06/2026

Vendor	Description	Payment	Check Total
1190 - TISDALE, TAMMIE	PO 49809 REIMBURSEMENT-TAMMIE TISDALE TAX COLLECT	138.34	
	PO 49814 2026 Eyeglass Reimbursement-EZ Contacts,	123.62	261.96
838 - TRAP ROCK INDUSTRIES, LLC	PO 48728 2026 DPW ASPHALT AND PAVING MATERIALS	1,767.88	1,767.88
2058 - ULINE	PO 49693 Conference Room Chairs	998.00	998.00
2592 - UNIFIRST CORPORATION	PO 48633 2026 UNIFORMS FOR PUBLIC WORKS	2,330.58	
	PO 48634 2026 UNIFORMS FOR PARKING	587.76	
	PO 48635 2026 UNIFORMS FOR SOC	1,089.99	4,008.33
923 - UNITED PARCEL SERVICE	PO 49769 Acct. 6AF535 - Service Charge - 7/18/26	184.77	184.77
4069 - VASEFUL FLORAL AND GIFTS	PO 48510 Blanket 2026	85.00	85.00
408 - VECTOR SECURITY	PO 48400 BLANKET BUILDINGS/GROUNDS COMMS AND ALAR	232.74	232.74
20 - VERIZON	PO 48503 MONTHLY TELEPHONE EXPENSE ACCT #: 957-13	562.79	562.79
20 - VERIZON	PO 49753 Phone - Acct. 357-046-267-0001-33 Bundle	3,266.74	3,266.74
20 - VERIZON	PO 49754 Phone - Acct. 250-717-293-0001-43 - Bill	487.92	487.92
20 - VERIZON	PO 49755 Phone - Acct. 756-981-704-0001-54 - Bill	96.45	96.45
1151 - VILLAGE OFFICE SUPPLY	PO 48580 PRINTING	112.50	112.50
1146 - VOIP NETWORKS	PO 49816 Phone System - Acct #CORP-000105 - Bill	1,385.29	1,385.29
1024 - W.E. TIMMERMAN CO., INC.	PO 48172 BLANKET PARTS/SERVICE TV	1,699.11	1,699.11
2 - WB MASON CO	PO 48233 BLANKET / OFFICE SUPPLIES FOR RECREATION	305.18	
	PO 48406 BLANKET DPW OFFICE SUPPLIES	62.95	
	PO 48408 BLANKET	261.76	
	PO 48439 2026 FIRE DEPARTMENT OFFICE SUPPLIES	261.19	
	PO 48499 BLANKET - HUMAN SERVICES GENERAL OFFICE	24.15	
	PO 48526 BLANKET - FINANCE/TAX/HR OFFICE SUPPLIES	65.05	
	PO 48646 BLANKET CLERK OFFICE SUPPLIES	94.63	
	PO 49198 2026 OFFICE SUPPLIES	575.88	1,650.79
3215 - WSP USA INC.	PO 39567 Reso 22-399/23-386/25-355 Design & Permi	2,478.95	2,478.95
TOTAL			739,143.21

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-08-105-006	OTHER FEES & PERMITS - ZONING			80.00	
01-201-20-105-200	PERSONNEL - OE	16,486.77			
01-201-20-110-200	MAYOR & COUNCIL OE	77.94			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	1,484.38			
01-201-20-120-200	MUNICIPAL CLERK OE	94.63			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	38,707.71			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	5,293.00			
01-201-20-130-200	FINANCE ADMINISTRATION OE	60.00			
01-201-20-145-200	COLLECTION OF TAXES OE	203.39			
01-201-20-151-200	DEFENSE OF TAX APPEALS OE	8,680.00			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	28,898.50			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	3,150.00			
01-201-21-181-200	SUSTAINABLE PRINCETON	12,500.00			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	7,512.61			
01-201-25-240-200	POLICE OE	5,010.43			
01-201-25-260-200	CONTRIBUTION TO FIRST AID & RESCUE SQUAD	125,000.00			
01-201-25-265-200	FIRE OE	2,250.52			
01-201-25-266-200	FIRE HYDRANT SERVICES OE	50,492.44			
01-201-25-267-200	FIRE FACILITIES OE	5,666.83			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	13,341.39			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	184,050.50			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	17,374.70			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	11,569.86			
01-201-27-330-200	BOARD OF HEALTH OE	950.00			
01-201-27-341-200	SAVE BOARDING COSTS OE	3,485.00			
01-201-27-345-200	HUMAN SERVICES OE	174.15			
01-201-28-370-200	JOINT RECREATION BOARD OE	385.12			
01-201-28-375-200	PARK MAINTENANCE OE	18,923.89			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

01-201-31-430-200	ELECTRICITY & GAS OE	2,995.08			
01-201-31-431-200	NATURAL GAS OE	8,673.58			
01-201-31-435-200	STREET LIGHTING OE	10,580.28			
01-201-31-440-200	TELEPHONE OE	4,034.84			
01-201-31-445-200	WATER OE	3,637.37			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	6,309.16			
01-201-31-460-200	GASOLINE OE	28,042.11			
01-203-20-111-200	(2025) ADMINISTRATIVE & EXECUTIVE OE		4,450.00		
01-203-23-220-200	(2025) EMPLOYEE GROUP INSURANCE OE		573.62		
01-203-27-330-200	(2025) BOARD OF HEALTH OE		400.00		
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	632,939.80
01-286-55-900-805	DUE TO STATE (DCA)- LEAD SAFE CERTS			1,340.00	

TOTALS FOR	CURRENT FUND	626,096.18	5,423.62	1,420.00	632,939.80
=====					
02-213-44-911-301	CLEAN COMMUNITIES	1,196.00			
02-260-05-100	DUE TO CLEARING/CLAIMS			0.00	1,196.00

TOTALS FOR	GRANT FUND	1,196.00	0.00	0.00	1,196.00
=====					
04-215-18-007-000-000	Ordinance 2018-7 Various Capital Imprv			1,015.97	
04-215-19-021-000-000	Ordinance 2019-21 Various Capital Imprv			1,179.09	
04-215-20-023-000-000	Ordinance 2020-23 Various Capital Imprv			9,026.80	
04-215-21-021-000-000	Ordinance 2021-21 Various Capital Improvements			5,179.80	
04-215-22-018-000-000	Ordinance 2022-18 NJ I-Bank			1,843.60	
04-215-23-017-000-000	Ordinance 2023-17 Sewer Improvements			38,415.02	
04-215-23-021-000-000	Ordinance 2023-21 Various Capital Improvements			533.89	
04-215-24-034-000-000	Ordinance 2024-34 Acq of Westminster			2,860.00	
04-215-26-023-000-000	Ordinance 2026-23 Various Capital Improvements			6,095.00	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	66,149.17

TOTALS FOR	GENERAL CAPITAL FUND	0.00	0.00	66,149.17	66,149.17
=====					
05-201-02-007-200	PARKING OE	5,434.70			
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	5,434.70

TOTALS FOR	PARKING UTILITY OPERATING FUND	5,434.70	0.00	0.00	5,434.70
=====					
12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	1,956.99			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	1,956.99

TOTALS FOR	OPEN SPACE FUND	1,956.99	0.00	0.00	1,956.99
=====					
17-260-05-100	Due To Claims/Clearing			0.00	495.00
17-290-20-000-000	PROFESSIONAL FEES			495.00	

TOTALS FOR	ESCROW	0.00	0.00	495.00	495.00
=====					
18-260-05-100	DUE TO CLAIMS			0.00	18,488.38
18-301-00-000-000	RESERVE FOR UNEMPLOYMENT TRUST			18,488.38	

TOTALS FOR	UNEMPLOYMENT TRUST FUND	0.00	0.00	18,488.38	18,488.38
=====					
40-201-20-105-200	AFFORDABLE HOUSING BOARD OE	12,483.17			
40-260-05-100	DUE TO CLAIMS/CLEARING			0.00	12,483.17

TOTALS FOR	AFFORDABLE HOUSING UTILITY	12,483.17	0.00	0.00	12,483.17
=====					

Total to be paid from Fund 01 CURRENT FUND	632,939.80
Total to be paid from Fund 02 GRANT FUND	1,196.00
Total to be paid from Fund 04 GENERAL CAPITAL FUND	66,149.17

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT

Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND		5,434.70			
Total to be paid from Fund 12 OPEN SPACE FUND		1,956.99			
Total to be paid from Fund 17 ESCROW		495.00			
Total to be paid from Fund 18 UNEMPLOYMENT TRUST FUND		18,488.38			
Total to be paid from Fund 40 AFFORDABLE HOUSING UTILITY		12,483.17			

		739,143.21			

Checks Previously Disbursed

730	TD WEALTH MANAGEMENT	PO# 49785	5,927.63	7/30/2026
803	NJEIT/US BANK NAT ASSOC.	PO# 49578	422,502.52	8/03/2026

				428,430.15

Totals by fund	Previous Checks/Voids	Current Payments	Total

Fund 01 CURRENT FUND	428,430.15	632,939.80	1,061,369.95
Fund 02 GRANT FUND		1,196.00	1,196.00
Fund 04 GENERAL CAPITAL FUND		66,149.17	66,149.17
Fund 05 PARKING UTILITY OPERATING FUND		5,434.70	5,434.70
Fund 12 OPEN SPACE FUND		1,956.99	1,956.99
Fund 17 ESCROW		495.00	495.00
Fund 18 UNEMPLOYMENT TRUST FUND		18,488.38	18,488.38
Fund 40 AFFORDABLE HOUSING UTILITY		12,483.17	12,483.17

BILLS LIST TOTALS	428,430.15	739,143.21	1,167,573.36
			=====



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-244

Agenda Date: 8/10/2026

Agenda #: 2.

Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-National Opioid Settlement Proceeds-\$14,069.91

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 \$ 14,069.91 is now available as a miscellaneous revenue anticipated from “National Opioid Settlement Proceeds” and

SECTION 2.

BE IT FURTHER RESOLVED, that a like sum \$ 14,069.91 be and the same is hereby appropriated under the caption of “National Opioid Settlement Proceeds”



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-245

Agenda Date: 8/10/2026

Agenda #: 3.

Resolution of the Mayor and Council of Princeton Authorizing Reimbursement of Qualified Private Communities for 2025 Services Pursuant to the New Jersey Municipal Services Act, N.J.S.A. 40:67-23.2 Et Seq.

WHEREAS, the New Jersey Municipal Services Act, N.J.S.A. 40:67-23.2 et seq. requires municipalities to provide certain services or reimbursement for those services to Qualified Private Communities as defined in the Act; and

WHEREAS, the Municipality of Princeton has chosen to provide some of said services directly and reimburse the Qualified Private Communities for other municipal services rather than provide services directly; and

WHEREAS, the Municipality of Princeton wishes to authorize the Mayor and Clerk of the Municipality of Princeton to execute Municipal Service Agreements with the Qualified Private Communities within the Municipality and authorize the annual reimbursement once said reimbursement has been audited and found correct by the Department of Infrastructure and Operations.

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 of the Municipality of Princeton are hereby authorized and directed to execute annually the Municipal Service Agreements for Qualifying Private Communities located within the Municipality and authorized reimbursement for said communities once audited and found correct by the Department of Infrastructure and Operations. The Municipal Service Agreements authorized by this Resolution are on file with the Municipal Clerk and may be inspected during regular office hours.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-246

Agenda Date: 8/10/2026

Agenda #: 4.

Resolution of the Mayor and Council of Princeton Authorizing Husayn Center for Social Justice to hold their Silent March on Sunday, August 16, 2026

WHEREAS, Princeton has adopted a “Sunday Events Policy” that requires an organization to request permission to hold an event on a Sunday; and

WHEREAS, Husayn Center for Social Justice has requested permission from the Mayor and Council of Princeton to hold a Silent March on Sunday August 16, 2026 from 2:00 p.m. to 5:00 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 duly interfere with proper fire and police protection of, or ambulance service to, area 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 of Princeton, that the Governing Body does hereby approve and give permission for Husayn Center for Social Justice to hold their Silent March on Sunday, August 16, 2026 from 2:00 to 5:00 p.m. contingent upon adherence to the provisions set forth by the Princeton Police Department including but not limited to traffic control and security.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-247

Agenda Date: 8/10/2026

Agenda #: 5.

Resolution of the Mayor and Council of Princeton Authorizing Stand with Dignity to Hold their Arbreen Peace Walk on Saturday, August 15, 2026

WHEREAS, Stand with Dignity has requested permission from the Mayor and Council of Princeton to hold an Arbreen Peace Walk on Saturday, August 15, 2026 from 3:30 p.m. to 6:30 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 duly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly areas, and the concentration of persons, animals, and vehicles at the assembly point of the parade will not duly 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 of Princeton, that the Governing Body does hereby approve and give permission for Stand with Dignity to hold their Peace Walk on Saturday, August 15, 2026 from 3:30 p.m. to 6:30 p.m. contingent upon adherence to the provisions set forth by the Princeton Police Department including but not limited to traffic control and security.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-248

Agenda Date: 8/10/2026

Agenda #: 6.

Resolution of the Mayor and Council of Princeton Authorizing the Arts Council of Princeton to Hold their Annual Hometown Halloween Parade on Friday, October 30, 2026

WHEREAS, the Arts Council of Princeton has requested permission from the Mayor and Council of Princeton to hold their annual Hometown Halloween Parade on Friday, October 30, 2026 from 4:30 p.m. to 5:00 p.m. The event will require the closures of Palmer Square, Hulfish Street, Chambers Street, and Paul Robeson Place (in stages) from 4:30 p.m. to 5:00 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 the 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 of Princeton that the Governing Body does hereby approve and give permission for the Arts Council of Princeton to hold their annual Hometown Halloween Parade on Friday, October 30, 2026 from 4:30 p.m. to 5:00 p.m. contingent upon adherence to the provisions set forth by the Princeton Police Department including but not limited to traffic control and security.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-249

Agenda Date: 8/10/2026

Agenda #: 7.

Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by Jewish Family and Children's Services, Monday, September 14 and taken down on Monday, September 21, 2026

WHEREAS, the Jewish Family and Children's Services will be announcing their 2026 Annual Bike Ride and Walk; and

WHEREAS, Jewish Family and Children's Services has requested permission to install a banner over Washington Road in Princeton with approval of the Office of Community and Regional Affairs at Princeton University beginning Monday, September 14 and taken down on Monday, September 21, 2026 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

File #: R-26-250

Agenda Date: 8/10/2026

Agenda #: 8.

Resolution of the Mayor and Council of Princeton Approving the Placement of Eight Pole Banners on Nassau Street by American Repertory Ballet and Princeton Ballet School, Saturday, November 14 and taken down on Saturday, November 28, 2026

WHEREAS, the Princeton Ballet School will be announcing the Nutcracker; and

WHEREAS, Princeton Ballet School has requested permission to install pole banners on Nassau Street in Princeton with approval of the Office of Community and Regional Affairs at Princeton University beginning Saturday, November 14 and taken down on Saturday, November 28, 2026 to advertise this event to the entire Princeton Community; and

WHEREAS, the banners 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.