

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, July 28, 2025

7:00 PM

<https://us02web.zoom.us/j/83251766451>

Webinar ID: 832 5176 6451

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/83251766451>
Webinar ID: 832 5176 6451

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"

Mayor Mark Freda read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdevic, Administrator; Deanna Stockton, Deputy Administrator/Municipal Engineer; Jim Purcell, Assistant Engineer; and Trishka Cecil, Municipal Attorney

Present:	Council Member Michelle Pirone Lambros, Council Member David Cohen, Council Member Mia Sacks, Council Member Leticia Fraga, Council Member Leighton Newlin, Mayor Mark Freda, and Municipal Clerk Dawn M. Mount
Absent:	Council Member Brian McDonald

V. PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

VI. APPROVAL OF MINUTES

1. Mayor and Council of Princeton- Closed Session- May 6, 2025 2:00 p.m.

RESULT:	ADOPTED
MOVER:	David Cohen
SECONDER:	Leticia Fraga

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

Abstain: Council Member Fraga

2. Mayor and Council of Princeton- Regular Meeting- May 12, 2025 7:00 p.m.

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Leticia Fraga

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

Absent: Council Member McDonald

3. Mayor and Council of Princeton- Regular Meeting- May 27, 2025- 7:00 p.m.

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Leticia Fraga

Aye: Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

Absent: Council Member McDonald

Abstain: Council Member Pirone Lambros

VII. ANNOUNCEMENTS/REPORTS

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President had no reports or announcements.

Councilwoman Leticia Fraga, Councilman Leighton Newlin, Council President Mia Sacks, and Mayor Mark Freda shared in the reading of prepared statements on behalf of the Mayor and Council of Princeton, in Spanish and English, regarding the ICE activity in Princeton.

Mayor Mark Freda had no reports or announcements.

There were no staff reports or announcements.

1. Experience Princeton Report Offered by Isaac D. Kremer, Executive Director

Isaac Kremer, Executive Director of Experience Princeton, stated in the interest of time and out of respect to the significant amount of people who have showed up for the meeting, he will submit his report in writing. He wanted to notify Council, as by ordinance, Experience Princeton has submitted their annual report in writing. He highlighted the following: in July

they were going to cross the threshold of 10,000 hours of volunteer time contributed since Experience Princeton started in 2022. Financially, that translates into \$333,000 of volunteer time. Additionally, there was the distinction of the Main Street New Jersey grant last year (another \$150,000), and \$68,000 sold in gift cards. Lastly, Mr. Kremer noted there were 26 new businesses that opened in Princeton in the last year, which is nearly double the rate of the year prior.

VIII. PROCLAMATION

1. A Proclamation Honoring Kerry Philip on the Occasion of Her Retirement

Councilman David Cohen read the proclamation honoring Kerry Philip on the occasion of her retirement.

IX. ORDINANCE INTRODUCTION

1. Ordinance Appropriating \$775,000 from the Sewer Trust Fund to Provide for Various Sewer Improvements in and by Princeton, in the County Of Mercer, New Jersey- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: David Cohen

SECONDER: Michelle Pirone Lambros

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

Absent: Council Member McDonald

2. An Ordinance by the Municipality of Princeton Designating No Turn on Red Intersections and Amending Chapter 19 of the "Code of the Borough of Princeton, New Jersey, 1974"- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Leighton Newlin

SECONDER: Michelle Pirone Lambros

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

Nay: Council Member Sacks

Absent: Council Member McDonald

X. RESOLUTIONS

1. Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to Earle Asphalt Company for Improvements to Mount Lucas Road for \$2,055,413.13

RESULT: ADOPTED
MOVER: Leighton Newlin
SECONDER: David Cohen

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

Absent: Council Member McDonald

2. Resolution of the Mayor and Council of Princeton Authorizing Amendment #1 to the Contract with WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Services in 2025 to Adjust the Authorized Schedule for an Increase of \$7,500.00 for a New Amount Not to Exceed \$384,664.00

Councilwoman Leticia Fraga stated there was concern from some residents that there was going to be some stops taken away in order to add the additional stops and she asked for clarification.

Councilwoman Michelle Pirone Lambros explained the resolution is the authorization to do the pilot and the schedule is still being worked on to try and accommodate everyone.

Jim Purcell, Assistant Engineer, noted he has a meeting with the service provider to discuss adjusting the schedule to provide services to residents who are attending some events later in the evenings.

Lisa Wu, in attendance with her neighbor, Ella, stated a petition was passed around and 20+ signatures were obtained in protest to the new munibus schedule. Ms. Wu stated there was a 40% cut to the schedule and as a senior apartment complex they cannot afford to not have transportation. She asked Council to reconsider reducing the hours of the munibus. Ms. Wu's neighbor, Ella, provided additional information regarding the exercise schedule at the Y and the need for the bus to be available during those times.

Councilman Leighton Newlin expressed concern about the possibility of the negative impacts on the towns most vulnerable residents and did not feel comfortable moving forward without those concerns being addressed.

Councilman David Cohen supported the idea of tabling the resolution for now, and made a motion.

RESULT: TABLED
MOVER: David Cohen
SECONDER: Leticia Fraga

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

Absent: Council Member McDonald

3. Resolution of the Mayor and Council of Princeton Correcting the Amount of the Contract Previously Authorized by Princeton Council with Jet Vac Equipment for an 800-HPR Eco Series IV Truck Mounted Jet utilizing Sourcewell National Cooperative Purchasing Contract #101221-SCA from \$231,079.01 to \$242,640.82 Due to a Pricing Configuration Error

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Michelle Pirone Lambros

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

Absent: Council Member McDonald

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Allstate Office Interiors for Flooring Materials and Installation at 400 Witherspoon Street for \$145,341.86 utilizing New Jersey State Contract 23-FOOD-47764

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Michelle Pirone Lambros

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

Absent: Council Member McDonald

5. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$45,000.00 to the Professional Services Agreement with Clarke Caton Hintz for Affordable Housing Monitoring and Consulting Services for a New Not to Exceed Amount of \$116,000.00

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

6. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Execution of a Letter of Intent with McCarter Theatre Company, a New Jersey

Nonprofit Corporation, for the Sale and Purchase of a Portion of the Property Located at 101 Walnut Street, Princeton and designated as Block 31.01, Lot 105 on the Municipal Tax Maps

Trishka Cecil, Municipal Attorney, recused herself from the discussion on the matter.

Martin Miller, Executive Director of McCarter Theatre, explained the resolution presented before Council will give them the supporting document they need to apply for the state program, showing that there is a path for McCarter to use the state funds to help remediate and adaptively reuse several of the historic arts and education buildings on the Westminster site for the same purpose. It is not binding, but it does create an exciting future option for the company and the town to consider. If the tax credits are awarded, they then have a year to participate in the town's planning process for the campus and to come up with a site plan to submit for the council's review and public comment.

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Mia Sacks

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

Absent: Council Member McDonald

7. Resolution of the Mayor and Council Rejecting Bid for the Lease Of Public Property for a Wireless Telecommunications Facility at the Princeton Public Library and Authorizing Revisions to Bidding Materials and Re-Advertising the Lease

RESULT: ADOPTED
MOVER: David Cohen
SECONDER: Leticia Fraga

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

Absent: Council Member McDonald

XI. CONSENT AGENDA

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

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

2. Resolution of the Mayor and Council of Princeton Authorizing the Hiring of
Probationary Patrol Officers

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

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

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

4. Resolution of the Mayor and Council of Princeton Authorizing Extension of Grace
Period for Payment of Third Quarter, 2025 Property Taxes

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

5. Resolution of the Mayor and Council of Princeton Authorizing Block 7401, Lot 20 to
be Added to the Princeton Tax Exempt List

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

6. Resolution of the Mayor and Council of Princeton Authorizing Tax Exempt Status
for Various Properties in said Municipality

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

7. Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special
Budget Item-New Jersey Association of County & City Health Officials-\$24,951.00

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

8. Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special
Budget Item-NJ Department of Health-Strengthening Local Public Health Capacity
Program-Outbreak Preparedness-\$22,254.00

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

9. Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special
Budget Item for NJ Department of Health-Strengthening Local Public Health
Capacity Program-Public Health Infrastructure Grant-\$42,534.00

RESULT: ADOPTED

MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

10. Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ Department of Law & Public Safety-Body Worn Cameras Grant-\$108,014.00

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

11. Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-National Opioid Settlement Proceeds-\$6,088.90

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

12. Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ DEP Community Based Deer Management Grant-\$11,750.00

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

13. Resolution of the Mayor and Council of Princeton Authorizing the Trinity Turkey Trot 5K Run/Walk on Thursday, November 27th, 2025

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member McDonald

XII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

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

IN-PERSON:

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

ZOOM:

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

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

Mayor Mark Freda opened public comment for items not on the agenda first to those attending the meeting in person then to those via "Zoom".

In Person and via "Zoom":

Members of Resistencia en Accion NJ, residents of the Princeton community, Princeton University and PHS students, community activists, and residents of neighboring communities came out in numbers to passionately urge Council to pass a resolution supporting the Immigrant Trust Act. They shared personal stories, experiences, fears, and the need for urgency in passing a resolution.

Seeing no one further in person or via "Zoom" Mayor Freda closed public comment.

XIII. ADJOURNMENT

A motion to adjourn at 10:28 p.m. was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk