

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Tuesday, March 3, 2026

3:30 PM

Virtual Meeting

Mayor and Council Closed Session

I. 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.

II. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Jeff Grosser, Deputy Administrator/Health Officer; Deanna Stockton, Deputy Administrator; Rhodalynn Jones, Director of Human Services; Adam Kooker, Fire Chief; Trishka Cecil, Municipal Attorney; Kevin Van Hise, Assistant Municipal Attorney; Robert Merryman, Esq., Labor Attorney from Apruzzese, Mastro & Murphy; and Thomas Abbate, Esq., of DeCotiis, FitzPatrick, Cole & Giblin, LLP

Present	Leticia Fraga, Mark Freda, Brian McDonald, Leighton Newlin, Michelle Pirone Lambros, and Mia Sacks
Absent	David Cohen

III. CLOSED SESSION

1. Resolution of the Mayor and Council of Princeton to Enter Closed Session (Open Public Meetings Act Sec.3)

RESULT:	ADOPTED
MOVER:	Leticia Fraga
SECONDER:	Brian McDonald

Aye:	Fraga, McDonald, Newlin, Pirone Lambros, and Sacks
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Absent:	Cohen
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-Contract Negotiations-FMBA

Bernard Hvozdovic, Administrator, and Adam Kooker, Fire Chief, provided Council with an update regarding ongoing contract negotiations with the Firefighters' Mutual Benevolent Association (FMBA). They reviewed key terms and conditions of the proposed agreement and responded to questions from Council.

Robert Merryman, Esq. of Apruzzese, McDermott, Mastro & Murphy, provided additional explanation and legal guidance concerning the terms of the agreement. Mr. Merryman also addressed questions from Council regarding the matter. Council subsequently engaged in discussion regarding the proposed agreement.

Chief Kooker and Mr. Merryman departed the meeting at 3:48 p.m.

-Confidential advice of counsel regarding potential conveyance or lease of municipally owned property for affordable housing and/or supportive services purposes

Councilman Brian McDonald led a discussion with Council regarding the potential conveyance or lease of municipally owned property for affordable housing and/or supportive services. Mr. McDonald provided an update on the status of the process to date. Mayor Mark Freda and Councilman Leighton Newlin, who have been involved in and contributed to the process, provided additional input and participated in the discussion. Council then considered potential next steps, possible uses of the property(ies), and conditions that may be incorporated into a future agreement.

Kevin Van Hise, Assistant Municipal Attorney/Affordable Housing Counsel, responded to questions from Council and provided legal guidance as appropriate.

Mayor Mark Freda, Deanna Stockton, Deputy Administrator/Municipal Engineer, Jeff Grosser, Deputy Administrator/Health Officer; Rhodalyne Jones, Director of Human Services; and Kevin Van Hise, Assistant Municipal Attorney departed the meeting at 4:07 p.m.

Thomas Abbate, Esq. of DeCotiis, FitzPatrick, Cole and Giblin joined the meeting at 4:11 p.m.

-Update on Marcou litigation-Docket No. MER-L-2330-23

Tom Abbate, Esq., of DeCotiis, FitzPatrick, Cole & Giblin, LLP., provided Council with an update regarding the pending litigation and reviewed potential next steps in the legal process. Mr. Abbate responded to questions raised by Council and participated in further discussion, providing legal guidance and clarification as appropriate.

Mr. Abbate departed the meeting at 5:09 p.m.

IV. ADJOURNMENT

A motion to close the Closed Session portion to return to Open Session was made by Councilman Brian McDonald, seconded by Councilman Leighton Newlin, and carried unanimously by all members present. Then a motion to adjourn at 5:10 p.m. was made by Councilman Brian McDonald, seconded by Councilwoman Leticia Fraga, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk

