

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, November 24, 2025**

**7:00 PM**

**<https://us02web.zoom.us/j/88544609775>**

**Webinar ID: 885 4460 9775**

**Main Council Chambers**

**Mayor and Council of Princeton**

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

<https://us02web.zoom.us/j/88544609775>

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**II. STATEMENT CONCERNING NOTICE OF MEETING**

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

**III. LAND ACKNOWLEDGEMENT**

"We gather today on the land of the Lenni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come"

Councilwoman Michelle Pirone Lambros read the Land Acknowledgement.

**IV. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Matthew Solovay, Chief of Police; Deanna Stockton, Deputy Administrator/Municipal Engineer; James Purcell, Assistant Municipal Attorney; Justin Lesko, Municipal Planner; and Trishka W. Cecil, Municipal Attorney

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

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. APPROVAL OF MINUTES**

1. Mayor and Council of Princeton- Regular Meeting- July 28, 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

**Abstain:** Council Member McDonald

## VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros announced as part of the plan to launch the new bus route, they are looking to rename the Munibus and the new bus route. Anyone interested in participating must have their submissions in by 12/3/25.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga announced that Princeton has maintained a perfect score of 100% by the Human Right's Municipal Equality Index for the seventh year in a row.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

### **Staff Reports/Announcements:**

Bernard Hvozdovic, Administrator, announced municipal offices will be closed on Thursday, November 27th, 2026 and Friday, November 28th, 2026 for the Thanksgiving holiday.

#### **1. October Monthly Chief's Report**

Chief Matthew Solovay presented the October Monthly Chief's Report and began with an update on the department's "Street Smart" campaign. Traffic safety continues to be one of the most common concerns raised by residents and remains a top priority for the Police Department. As part of the grant process to acquire the "Street Smart" initiative, the Traffic Safety Bureau was required to demonstrate the extent of its existing enforcement and education efforts. During the two-week campaign period in October, officers conducted targeted enforcement details totaling more than 52 hours of focused activity. These efforts resulted in 96 motor vehicle stops at the five locations identified as having the highest rates of bicycle and pedestrian related crashes. Chief Solovay also highlighted driving while intoxicated (DWI) enforcement efforts. In October, officers made eight (8) DWI arrests, bringing the total number of DWI-related incidents in 2025 to 36 to date. With the upcoming holiday season approaching, the department will continue enhanced roadway patrols to help keep the community safe.

## VIII. PRESENTATION

#### **1. Stormwater Utility Feasibility Study Phase 2 Presentation to Mayor and Council by**

## Department of Engineering

Deanna Stockton, Deputy Administrator/Municipal Engineer, James Purcell, Assistant Municipal Engineer, and Princeton Hydro WSP presented a PowerPoint which provided an update on the Stormwater Feasibility Study. The presentation reviewed the four distinct phases of the study, noting that the project is currently in Phase 2. Additional topics included the current status of the stormwater program, who currently pays for stormwater and how it could change with a stormwater utility, Phase 1 deliverables, Phase 2 deliverables, level of service plan considerations, cost model considerations, credit considerations, and Phase 3 look ahead. With the completion of Phase 2, they are seeking Council support to move into Phase 3 of the feasibility study. It was emphasized that moving into Phase 3 does not constitute a decision to implement a stormwater utility, but rather a decision to continue refining the program policies and budget framework that could serve as the basis for a future utility. Council and public engagement will be critical components of the next phase to formulate these items in a transparent and accountable fashion. Princeton Hydro will be providing a proposal for the Phase 3 services and it will be brought to Council within the next month or so.

At the conclusion of Phase 3, Council will determine whether to proceed with the implementation of a stormwater utility. Should Council decide to move forward, an ordinance establishing the utility would be introduced and considered for adoption. If Council elects not to proceed, the information and analysis gathered throughout the process can be revisited at a later date.

Councilman Newlin inquired about the distinction between a "reactive" versus "proactive" approach to stormwater infrastructure management.

Councilman Cohen expressed support for advancing to Phase 3 and asked whether Council would receive the work product generated during Phase 2, and if so, when could it be expected.

Jamie Feinstein of Princeton Hydro WSP explained that the nature of Phase 2 does not, at this time, include a summary document. It is a bunch of different products together.

Councilwoman Pirone Lambros stated she was supportive of moving forward and requested additional information from Ms. Stockton regarding the MS4 permit requirements, describing them as an unfunded State mandate, and asked for clarification on the Municipality's current compliance obligations and future requirements.

Councilwoman Leticia Fraga stated she was in favor of proceeding with Phase 3.

Mayor Mark Freda inquired about the anticipated cost of Phase 3 and whether residents could be provided with a list of measures or improvements that may help reduce future stormwater utility fees.

Councilman McDonald stated he was strongly in favor of moving forward with Phase 3.

## 2. Long Range Capital Plan Presentation

Councilman David Cohen presented a PowerPoint presentation on the long-range capital plan. The PowerPoint presentation provided an overview of current and anticipated capital projects, including roads, property acquisitions, buildings, stormwater infrastructure improvements, recreation, and sanitary sewer upgrades. It also identified new revenue sources to support project funding and ensure financial sustainability.

The presentation also reviewed the projected timing of both expenditures and revenues, highlighting anticipated cash flow needs and the sequencing of project implementation. Attention was given to the relationship between the capital program and the operating budget, including the potential impact that capital investments may have on future operating costs and budget planning.

In addition, the presentation addressed external factors that could affect financial projections, such as availability of Open Space funds, impact of a potential stormwater utility, state and federal grants, and private donations. The presentation concluded with a discussion of next steps, which includes a council retreat that will quantify the capital budget tax implications over the coming 5-6 years and prioritize capital spending to minimize the impact on tax-payers. The retreat will be noticed and open to the public for anyone who is interested in attending.

## IX. 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. An Ordinance by the Municipality of Princeton Revising the Definition of “Minor Site Plan”; Modifying Certain Provisions Pertaining to Administrative Approvals and Zoning Permits; Updating the Checklist for Minor Site Plan Applications; and Amending the “Code of the Borough of Princeton, New Jersey, 1974” and the “Code of the Township of Princeton, New Jersey, 1968.” - Roll Call

Justin Lesko, Municipal Planner, provided an overview of the ordinance and explained that it primarily serves as a "clean up" measure addressing several procedural items staff has identified within the development application process.

Mr. Lesko explained one proposed change would revise the definition of a minor site plan so that any application involving a variance, conditional use approval, subdivision approval, or stormwater relief would automatically be classified as a major site plan application. The remaining amendments relate to expiration dates for certain approvals including administrative waiver of site plan review, and would harmonize the expiration dates for zoning permits in the former Township with those currently applicable in the former

Borough.

Mayor Mark Freda opened the public hearing. Seeing no members of the public wishing to speak either in person or via Zoom, Mayor Freda closed the public hearing.

**RESULT:** ADOPTED

**MOVER:** Mia Sacks

**SECONDER:** Leighton Newlin

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

**X. ORDINANCE INTRODUCTION**

- 1. An Ordinance by the Municipality of Princeton Regarding Tree Removal Permit Requirements and Amending Chapters 22 and 10B of the “Code of the Township of Princeton, New Jersey, 1968.”- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** David Cohen

**SECONDER:** Leighton Newlin

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

- 2. An Ordinance by the Municipality of Princeton Regulating Short-Term Rentals, Imposing an Occupancy Tax on Transient Accommodations and Amending Chapters 15A and 16 of the “Code of the Borough of Princeton, New Jersey, 1974”- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Leighton Newlin

**SECONDER:** Leticia Fraga

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

**XI. RESOLUTIONS**

- 1. Resolution of the Mayor and Council of Princeton Authorizing and Directing the Planning Board of the Municipality of Princeton to Undertake a Preliminary Investigation of the Properties Located at 27 Franklin Avenue, Princeton and 101 Walnut Lane, Princeton, and Designated on the Official Tax Map of Princeton as Block 7301, Lot 1 and Block 31.01, Lot 105, respectively, to Determine Whether the Properties, or Parts thereof, Qualify as a Non-Condensation Area in Need of Redevelopment.

Steve Mlenak, redevelopment attorney from Greenbaum, Rowe, Smith & Davis LLP, attended the meeting via "Zoom" to explain what the resolution is meant to accomplish; it is the first step in investigating the property.

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

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

- 2. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Topology NJ LLC for Planning Services in Connection with a Preliminary Investigation, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., for an Amount Not to Exceed \$21,000

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

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

- 3. Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to J. Fletcher Creamer & Son, Inc. for the Replacement and Repair of Guide Rail on Pretty Brook Road and Quaker Road for \$115,225.00

**RESULT:** ADOPTED  
**MOVER:** Brian McDonald  
**SECONDER:** Leighton Newlin

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

- 4. Resolution of the Mayor and Council of Princeton in Support of Speed Limit Revisions on Route NJ 27 within the Municipality of Princeton

Councilman David Cohen explained the resolution is in response to a letter Council received from the NJDOT indicating that they studied this matter and came to the conclusion that the speed limit reduction to 35 mph made sense.

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

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

5. Resolution of the Mayor and Council of Princeton Authorizing a License Agreement by Fengqiao Lu to Permit a 22-Foot-Wide Curb Cut onto Valley Road

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** David Cohen

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

6. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing an Increase of \$40,289.80 to the Not to Exceed Amount for the Contract with IPS Group, Inc. for Parking Meter Charges Utilizing Omnia Partners National Cooperative Purchasing Contract CW18653 for a New Not to Exceed Amount of \$200,289.80

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Michelle Pirone Lambros

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

7. Resolution of the Mayor and Council of Princeton to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs for \$810,000 Toward a Sewer Rehabilitation Project

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

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

8. Resolution of the Mayor and Council of Princeton Authorizing Block 7401, Lot 1.013 of the Princeton Tax Map to be Added to the Princeton Tax Exemption List

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

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

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**XII. CONSENT AGENDA**

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

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

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

2. Resolution of the Mayor and Council of Princeton Authorizing 2025 4th Quarter Refunds of \$61,823.73 Overpayments

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

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

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

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

**IN-PERSON:**

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

**ZOOM:**

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

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

Mayor Mark Freda opened public comment for items not on the agenda. Seeing no one in person or via "Zoom" Mayor Freda closed public comment.

**XIV. ADJOURNMENT**

A motion to adjourn at 8:10 p.m. was made by Councilman David Cohen, seconded by Councilman Leighton Newlin, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk