

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Final

Monday, December 22, 2025

7:00 PM

<https://us02web.zoom.us/j/84601938255>

Webinar ID: 846 0193 8255

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/84601938255>

Webinar ID: 846 0193 8255

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 Leticia Fraga read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Deanna Stockton, Deputy Adminsitrator/Municipal Engineer; and Trishka 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- Closed Session- August 19, 2025**

RESULT: APPROVED

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. Mayor and Council of Princeton- Regular Meeting- August 25, 2025

RESULT: APPROVED

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

3. Mayor and Council of Princeton- Closed Session- September 2, 2025

RESULT: APPROVED
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

4. Mayor and Council of Princeton- Regular Meeting- September 8, 2025

RESULT: APPROVED
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

VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros announced they had solicited community input regarding the municipal transit system and received dozens of creative suggestions for naming the bus routes. One suggestion, "Tiger Loop", was modified and ultimately finalized as the "Princeton Loop". She stated that plans are underway to have a graphic design presented to the public and Council in the near future.

Councilman David Cohen has no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin encouraged the public to shop, dine, and be local.

Mayor Mark Freda had no reports or announcements.

There were no staff reports or announcements.

1. November 2025 Monthly Chief's Report

Chief Matthew Solovay presented the November 2025 Monthly Chief's Report, highlighting several community-based initiatives undertaken by the department during the month. First, numerous members of the department volunteered their time to serve Thanksgiving dinner to the residents of the Harriet Bryant House. The annual event, held in partnership with Princeton Community Housing, provides officers with an opportunity to share a meal, enjoy meaningful conversation, and give back to members of the community. Throughout November, the department also partnered with the Jewish Center of Princeton to conduct a winter coat drive. Dozens of coats were collected and donated to the Princeton Cornerstone Community Kitchen at the Princeton United Methodist Church. Lastly, officers participated in "No Shave November", raising \$1,600.00, which was donated to Princeton Human Service to support holiday gift assistance for community members and families in need.

VIII. PROCLAMATION

1. A Proclamation Honoring Elizabeth Kim on the Occasion of Her Retirement

Councilman Leighton Newlin read the proclamation honoring Elizabeth Kim, Historic Preservation Officer, on the occasion of her retirement.

2. A Proclamation Honoring Edwin W. Schmierer on the Occasion of His Retirement

Mayor Mark Freda read the proclamation honoring Edwin W. Schmierer on the occasion of his retirement.

IX. PRESENTATION

1. Proposed 2026 Princeton Triathlon by Shawn Elwood

The presentation on the Princeton Triathlon was postponed until a later date since Mr. Shawn Elwood was unable to attend the meeting.

2. Presentation of Princeton's 2025-2029 Community Forestry Management Plan by Taylor Sapudar, Municipal Arborist

Taylor Sapudar, Municipal Arborist, presented a PowerPoint presentation on the 2025-2029 Community Forestry Management Plan (CFMP). Mr. Sapudar began by thanking all contributors involved in the development of the plan. The presentation included an overview of the CFMP background, Princeton's achievements, community outreach efforts, the CFMP Mission Statement, 2025-2029 plan elements, objectives and action items, recommended action plans, and next steps.

Councilman Brian McDonald made a motion to accept the CFMP, seconded by Council President Mia Sacks, and carried unanimously by all members present.

X. ORDINANCE PUBLIC HEARING

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

- 1. 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

Councilman Brian McDonald noted the ordinance strengthens how shade trees should be treated in Princeton. It is a bit stronger than the state recommends and that's appropriate.

Mayor Mark Freda opened the public hearing first to those attending the meeting in person then to those attending via "Zoom".

In Person:

Janet Stern, member of Shade Tree Commission, stated the Shade Tree Commission urges approval of the updates to the Princeton trees and shrubs ordinance, which will render it as strict as the model tree ordinance and thus bringing Princeton into state compliance.

Via "Zoom":

No comments were made.

Seeing no one further in person or via "Zoom", Mayor Freda closed the public hearing.

RESULT: ADOPTED
MOVER: Brian McDonald
SECONDER: David Cohen

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 Updating Certain Lane Use Reservations and Amending Chapter 11 of the “Code of the Township of Princeton, New Jersey, 1968”-Roll Call

Councilman David Cohen noted the amendment is a minor change intended to address confusion experienced by southbound drivers have encountered on North Harrison approaching Terhune Road. He explained drivers were previously able to continue straight from two lanes; however, under the current configuration, proceeding straight from one of those lanes directs vehicles into the bike lane. The roadway turn markings will be revised to provide clearer direction to motorists.

Mayor Mark Freda opened the public hearing first to those attending the meeting in person

then to those attending via "Zoom".

In Person:

No comments were made.

Via "Zoom":

No comments were made.

Seeing no one further in person or via "Zoom", Mayor Freda closed the public hearing.

RESULT: ADOPTED
MOVER: David Cohen
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

3. An Ordinance of the Mayor and Council of Princeton Concerning Salaries and Compensation of Certain Personnel of the Municipality of Princeton-Roll Call

Bernard Hvozdovic, Administrator, explained the ordinance is done every year for housekeeping purposes, mainly to update job titles and salary ranges.

Mayor Mark Freda opened the public hearing first to those attending the meeting in person then to those attending via "Zoom".

In Person:

No comments were made.

Via "Zoom":

No comments were made.

Seeing no one further in person or via "Zoom", Mayor Freda closed the public hearing.

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Mia Sacks

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 Approving Police Promotions for 2025

RESULT: ADOPTED
MOVER: Leticia Fraga
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. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to USA Architects for Facilities Programming and Conceptual Design for Various Facilities in Princeton, New Jersey, for an Amount Not to Exceed \$469,901.00

Deanna Stockton, Deputy Administrator/Municipal Engineer, explained the purpose of the agreement is to complete three phases of work related to the potential relocation of Public Works operations to the River Road site. She stated that Phase 1 involves programming services to evaluate the space needs for the Public Works Department at the River Road property. Phase 2 includes an analysis of the municipal property to determine its capacity to accommodate Public Works operations, as well as any additional improvements or municipal departments. Ms. Stockton noted that, if additional capacity exists at the site, the programming review would also include the Police Department and several other municipal groups. In addition, the project includes preparation of a Phase 2 environmental report to assess any potential contamination that may exist at the site. Ms. Stockton explained that all tasks are expected to be completed within a 90-day period, and the final report will be used to develop a scope of work for future construction document and plan preparation associated with relocating Public Works operations from the John Street and Harrison Street facilities to the new facility.

RESULT: ADOPTED
MOVER: Mia Sacks
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

- 3. Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order for the 2024 Roadway Resurfacing Project to Carroccia Company in the Amount of -\$387,253.00; Authorizing a Final Payment of \$60,994.56, Resulting in a Final Contract Amount of \$1,391,323.20; Releasing the Performance Bond; and Accepting a Maintenance Bond in the Amount of \$266,786.43

RESULT: ADOPTED
MOVER: David Cohen
SECONDER: Brian McDonald

- 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 Authorizing the Award of a Contract to SHI International Corp. for OpenGov Vertosoft Software for \$69,305.69 Utilizing New Jersey Cooperative Purchasing Alliance Contract #CK04 24-38
- RESULT:** ADOPTED
MOVER: Brian McDonald
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
5. Resolution of the Mayor and Council of Princeton Authorizing a One-Year Extension to the Contract with Greater Mercer Transportation Management Association, Inc. for Transportation Services for Crosstown for an Amount Not to Exceed \$158,000.00
- 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
6. Resolution of the Mayor and Council of Princeton Authorizing an Agreement with the Princeton Farmers Market for Use of Hinds Plaza on Specified Thursdays in 2026
- 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
7. Resolution of the Mayor and Council of Princeton Supporting a Regional Collaboration, Led by Montgomery Township, for the Preparation of a Watershed Improvement Plan for the Lower Millstone River Watershed
- RESULT:** ADOPTED
MOVER: David Cohen
SECONDER: Mia Sacks
- 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 Agreement With Princeton Mobile Food Pantry for Temporary Use of 237 North Harrison Street

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

- 9. Resolution of the Mayor and Council of Princeton Authorizing the Purchase/ Renewal of Licenses for Microsoft Office 365 from SHI International Corp. for \$208,558.06 utilizing New Jersey Cooperative Purchasing Alliance Contract CK04 BC-BID-24-38

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

- 10. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Tasers from Axon Enterprise, LLC for an Amount Not to Exceed \$178,320.00 utilizing New Jersey State Contract 17-FLEET-00738

RESULT: ADOPTED
MOVER: Leticia Fraga
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

- 11. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of APX8000 Radios from Motorola Solutions for \$57,867.30 utilizing New Jersey State Contract 83909

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

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

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 Approving Transfers in Accordance with N.J.S.A. 40A:4-58 Current Fund & Parking Utility Fund Appropriations

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 first to those attending the meeting in person then to those via "Zoom".

In Person:

Felicia Spitz, 5 Haslet Avenue, expressed concern regarding what she described as a lack of municipal support for the Housing Authority and raised governance-related issues involving the municipality’s treatment of the agency. She stated that a confidential letter she submitted for closed session discussion at the request of Council President Sacks was disclosed to a third party and later attached to a tort claim notice seeking \$3.7 million in damages from the Housing Authority and municipality. Ms. Spitz questioned the authorization and legal basis for the disclosure, citing concerns related to the Open Public Meetings Act (OPMA) compliance, confidentiality, governance procedures, and potential legal and financial exposure. She requested clarification and corrective action, including measures to prevent similar incidents, and stated she would seek assistance from the New Jersey Department of Community Affairs if a satisfactory response is not received by the 26th.

Via "Zoom":

No comments were made.

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

XIV. ADJOURNMENT

adjourned

RESULT: ADJOURNED
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