

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, September 8, 2025

7:00 PM

<https://us02web.zoom.us/j/82208006480>

Webinar ID: 822 0800 6480

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/82208006480>

Webinar ID: 822 0800 6480

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"

Councilwoman Michelle Pirone Lambros read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Justin Lesko, Municipal Planner; and Trishka Cecil, Municipal Attorney

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

V. PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

VI. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald reported that Council received a letter from the current president of the Jewish Center, several past presidents, and other leaders of the Jewish community expressing serious concern regarding an increasing number of anti-semitic incidents, including graffiti and speech at public gatherings. He stated that these acts have created a climate in which Jewish residents feel unsettled and unsafe, and he outlined actions taken by the Municipality and the Princeton Police Department in response.

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga announced that Welcoming Week 2025 will take place from September 12 through September 21, 2025. She noted that various events will be held throughout the week in collaboration with community partners. The week will begin with a Culture Exchange Night hosted by Human Services and the Princeton Public Library on September 12, 2025, at 4:30 p.m. in Hinds Plaza. The event is free and open to the public.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

Staff Reports:

There were no staff reports or announcements.

VII. PROCLAMATION

1. A Proclamation Celebrating Welcoming Week 2025

Councilman Leighton Newling read the proclamation proclaiming Welcome Week 2025 in Princeton.

2. A Proclamation Observing September 15th Through October 15th, 2025 as Hispanic Heritage Month

Councilwoman Leticia Fraga read the proclamation observing September 15, 2025 through October 15, 2025 as Hispanic Heritage month in Princeton.

VIII. 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 Authorizing the Lease of a Portion of the Community Park South Tennis Facility for a Public Purpose to the Princeton Tennis Program Pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-14 (c) and N.J.S.A. 40A-12-15(i)"- Roll Call

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

In person:

Jack Roberts, former Princeton Recreation Director, speaking on behalf of the Board of

Trustees of the Princeton Tennis Program, commended the parties involved in developing the agreement and expressed enthusiasm for moving the program forward.

Via "Zoom":

There was no public comment from those attending via "Zoom".

Seeing no one further, Mayor Freda closed the public hearing.

2. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled "Land Use" of the Municipality of Princeton by Creating the Affordable Housing District 14 (AH-14) in Furtherance of the Fair Housing Act-Roll Call

Mayor Mark Freda voiced concern that it appears the affordable units are going to be in separate buildings from the rest of the units, the units will be smaller, and he inquired if the interior finishes will be consistent between the affordable units and the market rate units.

Councilman Leighton Newlin stated he felt the same way as Mayor Freda but after conferring with the Municipal Planner and learning more on how "for sale" units are handled differently under U-Hack rules (NJ Uniform Housing Affordability Controls), he is okay with moving forward and thinks it is a good deal.

Councilwoman Michelle Pirone Lambros noted because the project is not redevelopment, limitations exist on cost-generative elements, but she viewed the ordinance as a step in the right direction.

Council President Mia Sacks explained that because the units are "for sale" rather than rental, there is no standard amenity package; the affordable units are subject to minimum standards by municipal ordinance, while market-rate unit rates are not.

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

In Person:

Hendricks Davis, 232 John Street, expressed support for the ordinance and inquired about unit pricing and the possibility of a Princeton preference. He encouraged outreach to residents interested in homeownership opportunities within the community.

Via "Zoom":

There was no public comment from anyone attending via "Zoom".

Seeing no one further, Mayor Freda closed the public hearing.

IX. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing the Extension of the Term of the Professional Services Agreement with Arcadis, U.S., Inc. for Hamilton Avenue Sanitary Sewer Replacement Engineering Design and Bid Phase Services for the Length of Time Necessary for the Completion of the Actual Construction with No Change to the Contract Amount

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leighton Newlin

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

Absent: Council Member Cohen

2. Resolution of the Mayor and Council of Princeton Authorizing and Amending Princeton Affordable Housing Program, Home Rehabilitation Loans 2025-1 and 2025-2 Not to Exceed \$39,300.00

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Cohen

3. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$65,000.00 to the Contract with Jen Electric, Inc. for Traffic Signal Maintenance Services for a New Not to Exceed Amount of \$107,040.00 for the January 1, 2025 through December 31, 2025 Term

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leighton Newlin

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

Absent: Council Member Cohen

4. Resolution of the Mayor and Council of Princeton Endorsing Princeton's Application to the New Jersey Division of Fish and Wildlife for Designation of a Special Deer Management Area and Approval of Princeton's 2025-2026 Community Based Deer Management Plan

RESULT: ADOPTED
MOVER: Brian McDonald
SECONDER: Michelle Pirone Lambros

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

Absent: Council Member Cohen

5. Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to Dan Swayze & Son, Inc. for North Harrison Street Traffic Striping and Pavement Markings for an Amount Not to Exceed \$132,193.75

RESULT: ADOPTED
MOVER: Brian McDonald
SECONDER: Leticia Fraga

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

Absent: Council Member Cohen

6. Resolution of the Mayor and Council of Princeton Authorizing the Execution of a Development Agreement with PCH Development Corporation for an Affordable Housing Development in Connection with the Municipality's Fourth Round Affordable Housing Plan

Ed Truscelli, Executive Director of Princeton Community Housing, thanked Council and stated it is going to be a very exciting development. It is right in the middle of town, is infill, will check a lot of boxes, but most importantly it will be a place for people to call home in a great community

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member Cohen

7. Resolution of Need for the Construction of an Affordable Housing Project on Property Located at 13 Chestnut Street (block 30.02, lots 39.01 and 39.02)

RESULT: ADOPTED
MOVER: Leighton Newlin
SECONDER: Leticia Fraga

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

Absent: Council Member Cohen

8. Resolution of the Mayor and Council of Princeton, in the County of Mercer, New Jersey, Determining the Form and Other Details of One or More Notes Relating to the Construction Financing Loan Program of the New Jersey Infrastructure Bank, to be Issued in the Aggregate Principal Amount of up to \$6,300,000, Providing for the Issuance and Sale of Such Notes to the New Jersey Infrastructure Bank and Authorizing the Execution and Delivery of Such Notes by Princeton in Favor of the New Jersey Infrastructure Bank, All Pursuant to the New Jersey Infrastructure Bank Construction Financing Loan Program

RESULT: ADOPTED

MOVER: Michelle Pirone Lambros

SECONDER: Brian McDonald

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

Absent: Council Member Cohen

X. CONSENT AGENDA

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

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leticia Fraga

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

Absent: Council Member Cohen

2. Resolution of the Mayor and Council of Princeton Authorizing 2025 3rd Quarter Refunds of \$61,318.93 Overpayments

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leticia Fraga

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

Absent: Council Member Cohen

3. Resolution of the Mayor and Council of Princeton Approving the Placement Pole Banners on Nassau Street by the Princeton Ballet School, November 15, 2025 to November 29, 2025

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leticia Fraga

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

Absent: Council Member Cohen

XI. 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 up public comment for items not on the agenda first to those attending the meeting in person than to those via "Zoom".

In Person:

Hendricks Davis, 232 John Street, expressed concern regarding the condition of sidewalks on John Street and surrounding streets, citing safety hazards and requesting Council action.

Carina He, 19 Walker Drive, introduced the Vote 16 Civic Engagement Initiative, which seeks to allow 16- and 17-year-olds to vote in Princeton Public Schools Board of Education elections, and discussed logistical considerations.

Ash Nieman, 213 Stuart Road East, spoke about how Princeton High School, the curriculum, and the community prepare the students to be able to vote at ages 16 and 17.

Avantika Palayekar, 45 Trewbridge Court, emphasized the importance of letting 16- and 17-year olds vote in school board elections.

Claire Yang, 86 Cedar Lane, shared concluding thoughts on youth responsibility and civic engagement.

Via "Zoom":

There were no comments from individuals attending via "Zoom".

Seeing no one further Mayor Freda closed public comment for items not on the agenda.

XII. ADJOURNMENT

A motion to adjourn at 8:06 p.m. was made by Councilwoman Pirone Lambros, seconded by Councilman McDonald, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk

approved

RESULT: APPROVED

MOVER: Michelle Pirone Lambros

SECONDER: Brian McDonald

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

Absent: Council Member Cohen