Municipality of Princeton

Preliminary Investigation Report

Non-Condemnation Area in Need of Redevelopment

Block 31.01, Lot 105 and Block 7301, Lot 1

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Table of Contents

Executive Summary / Findings

Introduction

The following Preliminary Investigation has been prepared for the Princeton Municipal Council and Planning Board to determine whether Block 7301, Lot 1 and Block 31.01, Lot 105, as shown on the tax map of the Municipality of Princeton (the "Study Area"), meets one or more of the criteria to qualify as a **non-condemnation** area in need of redevelopment under N.J.S.A. 40A:12A-5.

Study Authorization

The Governing Body authorized the Planning Board, through Resolution 25-389 annexed hereto as **Appendix A**, to conduct this Preliminary Investigation.

Conclusion

Based on the analysis and investigation described in this report, the Study Area can be appropriately designated as "area in need of redevelopment" in accordance with N.J.S.A. 40:12A. The designation is supported under Criteria A, D, and H. The corresponding criteria are listed below:

A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

H. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Figure 1: Aerial image of Study Area outlined in black

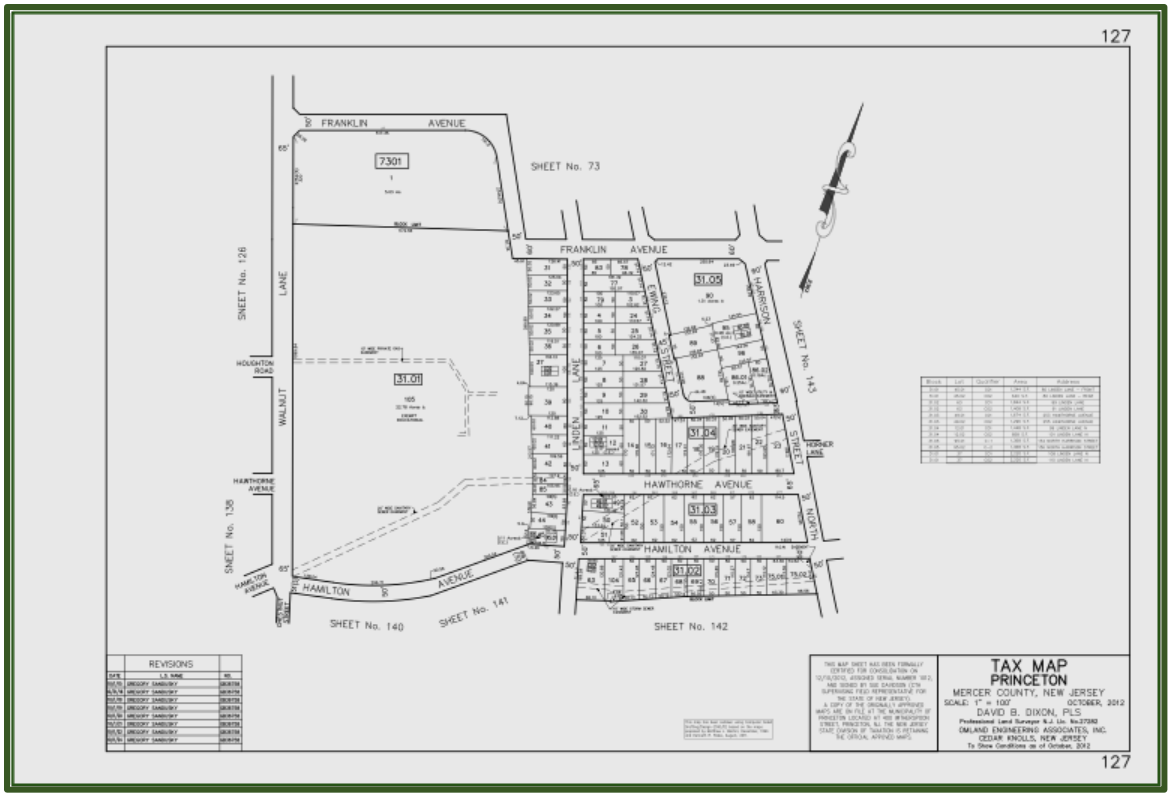

Figure 2: ***Tax Map of Study Area***

Note: Aerial imagery provided may be imprecise due to projection and angle of photography. Tax map boundaries of the corresponding block and lots should be utilized to define the recommended area in need of redevelopment.

Redevelopment Process

Legal Authority

New Jersey's Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., the "LRHL") empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be transformed to "promote the advancement of community interests through programs of redevelopment, rehabilitation and incentives to the expansion and improvement of commercial, industrial, residential and civic facilities." Once an area is designated in need of redevelopment in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ several planning and financial tools. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

Statutory Process for Redevelopment Designation

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. The steps required are generally as follows:

A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).

B. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area other than the use of eminent domain (non-condemnation redevelopment area) or whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area, including the power of eminent domain (condemnation redevelopment area).

C. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included for investigation. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.

D. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.

E. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an "area in need of redevelopment." The Governing Body must make the final determination as to the Redevelopment Area boundaries.

F. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a condemnation redevelopment area, then the notice of the final determination shall indicate that: (i) the determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and (ii) legal action to challenge the final determination must be commenced within forty five (45) days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.

G. A Redevelopment Plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "area in need of redevelopment."

H. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance.

I. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

Princeton Compliance with Statutory Requirements

In satisfaction of Part A above, the Princeton Municipal Council adopted Resolution 25-389 on November 24, 2025, which is on file with the Municipal Clerk. The resolution authorizing a non-condemnation preliminary investigation and a map outlining the Study Area, which satisfy Part B and C above, are included as **Appendix A** and **Appendix B**, respectively.

Purpose & Scope

In accordance with the process outlined above, this Preliminary Investigation will determine whether the Study Area within the Municipality of Princeton can be appropriately designated under N.J.S.A. 40A:12A-5 as an area in need of redevelopment. This study was duly authorized by the Governing Body via Resolution 25-389.

The scope of work for the investigation encompassed research including, but not limited to, the following:

1. Review of available municipal property records including tax records, permit records, utility records, prior approvals, building conditions reports, and development records;
2. Review of historic maps and photography;

3. Review of historical reports and documentation published by entities associated with operations within the Study Area;
4. Review of the existing zoning ordinance and zoning map;
5. Review of police and fire records;
6. Review of building condition reports prepared on behalf of the municipality;
7. Review of building condition reports prepared on behalf of prior owners of the Study Area;
8. Review of aerial photography;
9. Exterior site inspections; and
10. Interior site inspections, including on January 12, 2026, and January 15, 2026, the latter of which involved representatives of the municipality's Building & Construction department.

Background + Site Conditions

Study Area Context

Figure 3: Study Area context

Property History

The Study Area is comprised of 22.78 acres and includes two (2) parcels within the central portion of the Municipality of Princeton. The Study Area consists of the Block 31.01, Lot 105 and Block 7301, Lot 1, both of which are associated with the former Westminster Choir College. At one time the Study Area spanned the border of the now consolidated Borough of Princeton and Princeton Township.

In 1933, the Westminster Choir School ("WCC" or "Westminster") purchased ten acres along what is now Hamilton Avenue with the intent of establishing a campus. The Westminster Choir School had previously been in Dayton, Ohio

and then in Ithaca, New York. Princeton was selected as a permanent home, partially because it was a halfway point between New York City and Philadelphia.[1]

In 1934, the campus opened. This initial campus configuration consisted of four buildings: Williamson Hall, Erdman Hall and Taylor Hall (initially used for dormitories), and Bristol Chapel. Each of these structures were designed by Professor Sherley W. Morgan of the Princeton University School of Architecture.

Over the next several decades, Westminster grew in prominence. Among its many accomplishments, WCC and its choir attracted world-class talent; featured performances by musical luminaries including Leopold Stokowski, Sergei Rachmaninoff, Leonard Bernstein; featured in the soundtrack for *Fantasia;* and the Choir performed with the New York Philharmonic and the Philadelphia Orchestra.

With this growth in prominence, Westminster grew in physical size too. In the 1960s, WCC purchased an additional 13 acres of land. Additionally, Westminster participated in a subdivision which resulted in the construction of what is now Princeton Middle School and the reorientation of Franklin Avenue into its current configuration. As a result of these activities, the campus occupied its current footprint in the area generally bounded by Hamilton Avenue, Walnut Lane, Linden Lane, and Franklin Avenue. This campus expansion enabled a second phase of construction, which included Seabrook Hall, the three attached dormitory buildings (Dayton, Ithaca and Princeton), the William H. Scheide Student Center, and the Talbott Library and Learning Center.[2]

In the interest of financial stability, in 1992 WCC announced its intention to merge with Rider College of Lawrenceville. In 2014, the Marion Buckelew Cullen Center was opened for student use, which included both a renovated Playhouse and the Henry L. Hillman Performance Hall. In 2019, Rider announced its plan to move the Westminster Choir College to its Lawrenceville campus. Litigation was filed in relation to the potential move and the future use of the property. Following the departure of the Choir College from the Study Area in 2020, the Site became largely vacant.

Then, in September 2024, the municipality adopted an ordinance authorizing acquisition of the property via condemnation. Per Ordinance #2024-35, the acquisition was conducted to allow for various public purposes, "potentially including, but not limited to, developing facilities serving the Municipality

[1] History of Westminster Choir College generally summarized from "Westminster Choir College at Ninety" by Joseph G. Beck. https://www.westminsterfoundationprinceton.org/_files/ugd/3dea87_d1d2a6534a8b45d89dc127ac5d264b72.pdf, Last Accessed August 22, 2025.

[2] The buildings on campus are depicted in Figure 7 and are detailed in the associated table.

and/or Princeton Public Schools, public administrative offices, recreation, and other public needs." The findings of the ordinance further stated that acquisition for these purposes would benefit the municipality and surrounding communities via "promotion, protection, and preservation of the public health, safety, and welfare." In 2025, the acquisition was completed, and the municipality embarked on a planning process to determine its future use. Today, most of the Study Area's buildings remain vacant, although some are in use by non-profit groups.

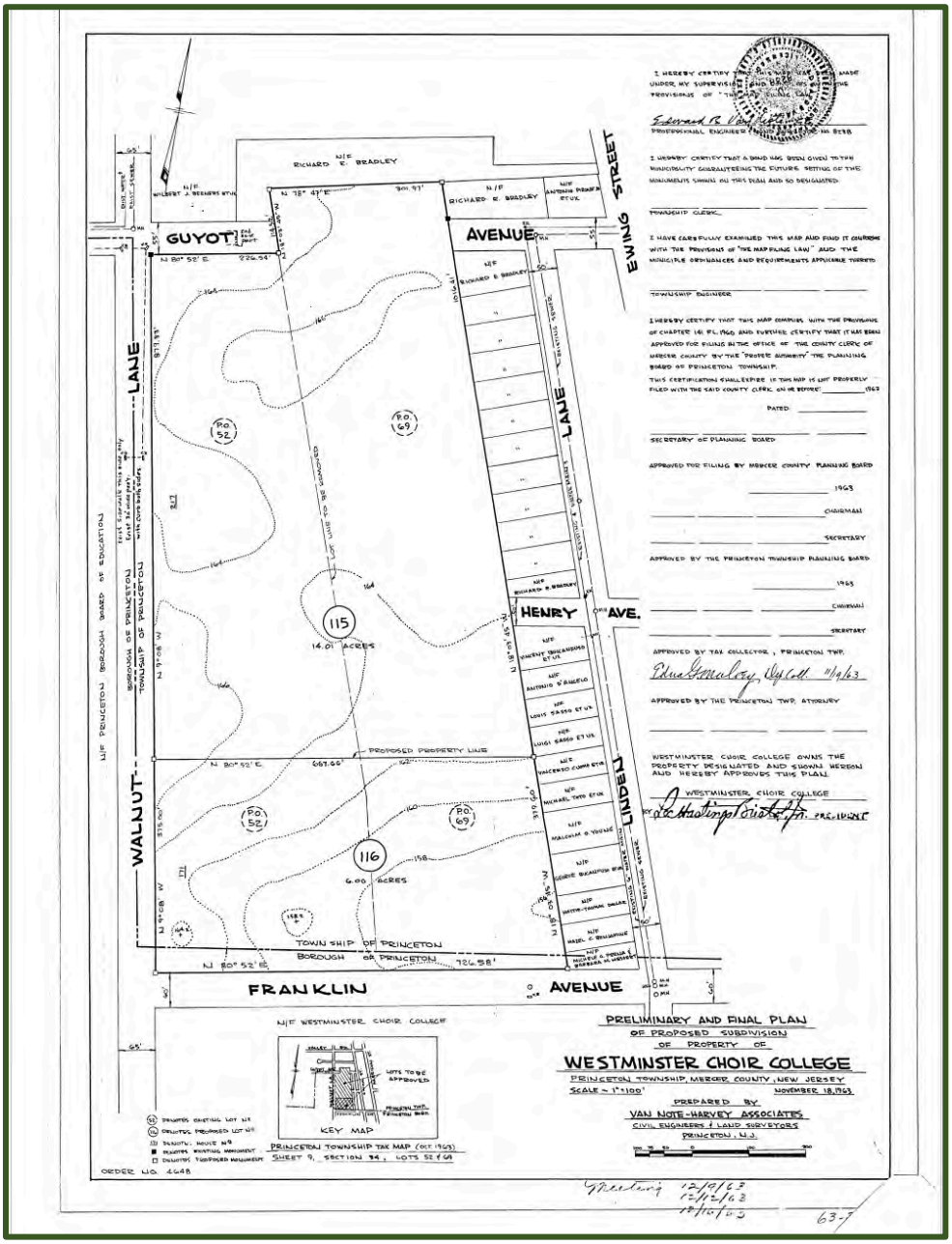

Figure 4: ***1964 Subdivision Plan showing orientation of Franklin Avenue prior to construction of Princeton Middle School.***

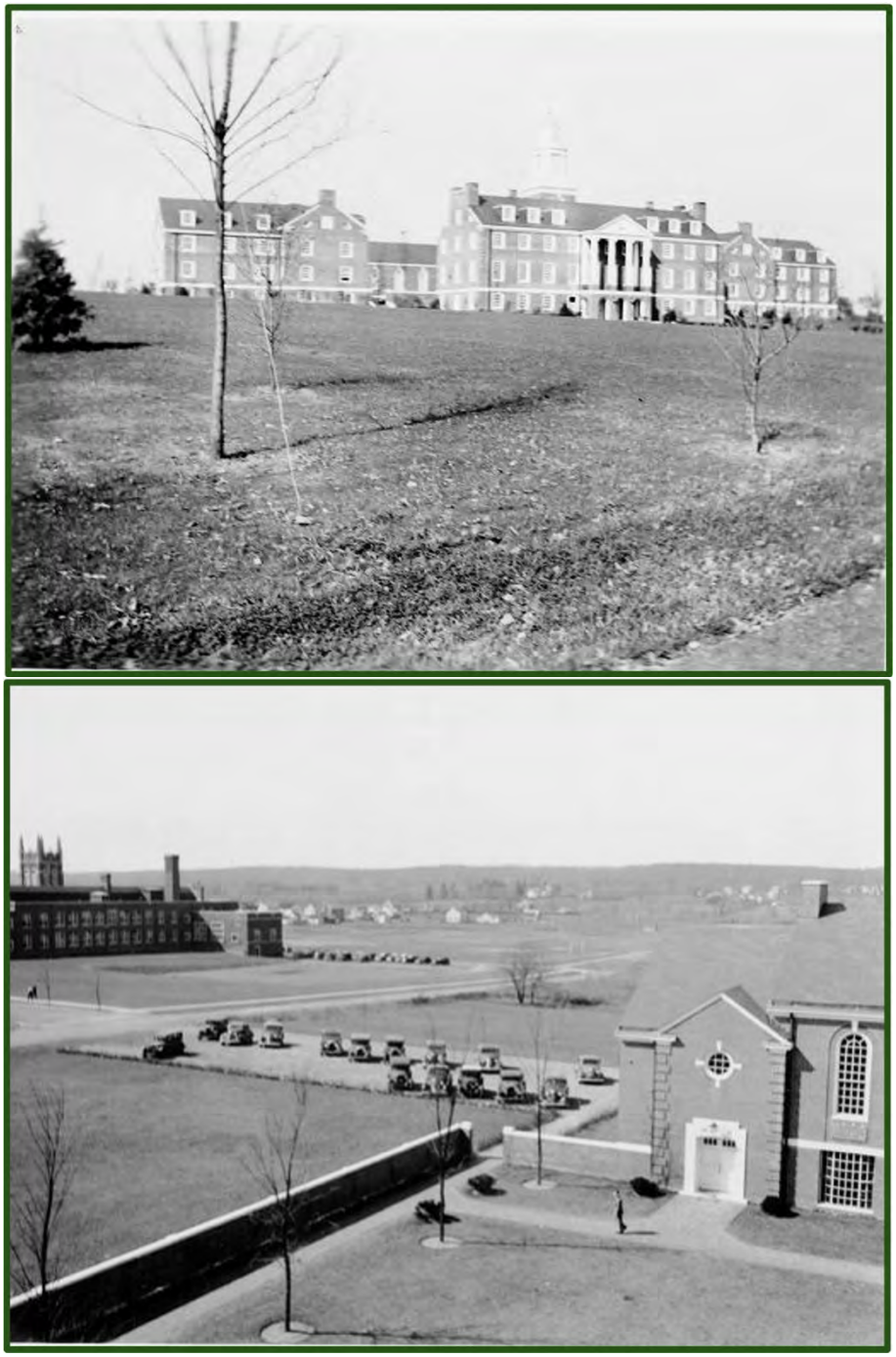

Figure 5-6: Historical Images of the Study Area. Top: Williamson Hall in the foreground and Erdman Hall to the left, ca. 1930. Bottom: Bristol Chapel to the right and Princeton High School in the left background, ca. 1930.[3]

[3] Early view of Princeton NJ campus with Williamson Hall in the foreground and Erdman Hall to the left. Westminster Choir College Archives Photograph Collection 14/A/26. https://cdm15457.contentdm.oclc.org/digital/collection/p16471coll2/id/452/rec/11, Last Accessed August 22, 2025. Early view of the Princeton, NJ campus with Bristol Chapel to the right and Princeton High School in the left background. Westminster Choir College Archives Photograph Collection 14/A/26. https://cdm15457.contentdm.oclc.org/digital/collection/p16471coll2/id/451/rec/7, Last Accessed August 22, 2025.

Figure 7: Study Area Buildings, with key for building numbers on subsequent page.

ID #	Name	Year Built	SF	Previous Building Use and Description
1	Williamson Hall	1933	16,492 SF	3.5 story building with above grade basement and finished attic. Previously primarily used for small offices.
2	Erdman Hall/Presser Music Center	1933	11,116 SF	3.5 story building. Previous use primarily for offices and classrooms. Originally constructed as dormitory.
3	Taylor Hall	1933	11,744 SF	3.5 story building. Previous use primarily for offices and classrooms. Originally constructed as dormitory.
4	William H. Scheide Student Center/Dining Commons	1974	19,904 SF	2-story building containing former cafeteria, bookstore, offices, student lounge, meeting rooms, bathrooms and elevator.
5	Bristol Hall/Bristol Chapel	1933	9,400 SF	2-story campus chapel with foyer, music rooms, pipe organ.
6	Talbott Library/Learning Center	~1970	29,992 SF	1-story campus library. Includes habitable basement with lecture halls, bathrooms and additional rooms.
7	Seabrook Hall	~1956	27,460 SF	2-story building previously used for124-two bedroom/one-bathroom dormitories. Also contains music practice rooms and laundry.
8, 9 & 10	Dayton Hall, Ithaca Hall & Princeton Hall	1956	40,194 SF	2-story dormitory buildings connected via one-story breezeway. Princeton Hall utilized by Westminster Conservatory
11	Robert L. Annis Playhouse/Performance Hall	1948	8,160 SF	1-story building. Primarily consists of 268-seat performance space with associated back-of-house areas. Basement area including storage.
12	Marion Buckelew Cullen Center & Hillman Performance Hall	2015	11,991 SF	Performance hall with 500-person capacity. Single-story, includes performance hall, several sound attenuate classrooms, performance rooms, mechanical room, foyer, and restrooms.
13	Hamilton House (Dean's Residence)	1957	3,700 SF	2-story dwelling. Formerly used as Dean's Residence.
14	Cottage	1947	4,555 SF	1-story building. Contains several classrooms and two half bathrooms.
15	Maintenance Shed	2016	1,500 SF	1-story building. Used for campus maintenance
16	Relocatable Classroom	1968	1,448 SF	1-story steel building. Contains two classrooms.


Figures 8-9: Williamson Hall (Left) and Erdman Hall/Presser Music Center (Right)


Figures 10-11: Taylor Hall (Left) and Scheide Student Center (Right)


Figures 12-13: Bristol Hall (Left) and Talbott Library (Right)

Figures 14-15: Seabrook Hall (Left) and Dayton Hall (Right)

Figures 16-17: Ithaca Hall (Left) and Princeton Hall (Right)

Figures 18-19: Robert L. Annis Playhouse (Left) and Cullen Center & Hillman Hall (Right)


Figures 20-21: Hamilton House (Left) and Cottage (Right)


Figures 22-23: Maintenance Shed (Left) and Relocatable Classroom (Right)

Existing Zoning

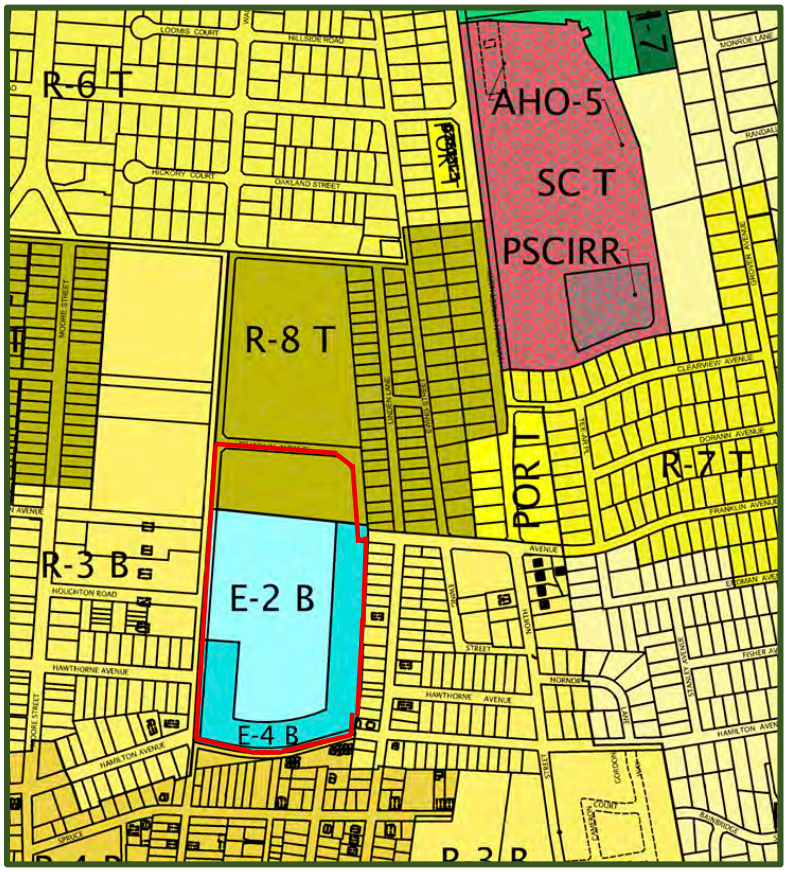

Figure 24: Study Area zoning

The Study Area is within three zoning districts: the R-8T Residence District, the E-2B Educational District, and the E-4B Educational District. The permitted uses in each of the districts are listed below:

- **R-8T Residence District:** The R-8T permits one-family dwellings.
- **E-2B Educational District:** The E-2B permits a variety of uses. These include a range of different educational and residential uses.
- **E-4B Educational District:** The E-4B permits a variety of uses. These include a range of different educational and residential uses.

Application of Statutory Criteria

Local Redevelopment and Housing Law Requirements

The "Blighted Areas Clause" of the New Jersey Constitution empowers municipalities to undertake a wide range of activities to effectuate redevelopment of blighted areas:

> "The clearance, replanning, development or redevelopment of blighted areas shall be a public purpose and public use, for which private property may be taken or acquired. Municipal, public or private corporations may be authorized by law to undertake such clearance, replanning, development or redevelopment; and improvements made for these purposes and uses, or for any of them, may be exempted from taxation, in whole or in part, for a limited period of time… The conditions of use, ownership, management and control of such improvements shall be regulated by law." NJ Const. Art. VIII, Section 3, Paragraph 1.

The New Jersey Local Redevelopment and Housing Law implements this provision of the New Jersey Constitution, by authorizing municipalities to, among other things, designate certain parcels as in need of redevelopment, adopt redevelopment plans to effectuate the revitalization of those areas, and enter agreements with private parties seeking to redevelop blighted areas. Under the relevant sections of the LRHL (N.J.S.A. 40A:12A-1 et. seq.), a delineated area may be determined to be in need of redevelopment if the governing body concludes there is substantial evidence that the parcels exhibit any one of the following characteristics:

a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenantable.

c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A- 5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Redevelopment Case Law Principles

The New Jersey Local Redevelopment and Housing Law has been interpreted extensively by the New Jersey State courts with regard to the specific application of the redevelopment criteria established under N.J.S.A. 40A:12A-5. The bulk of the case law relevant to this analysis has addressed: 1) the minimum evidentiary standard required to support a governing body's finding of blight; and 2) the definition of blight that would satisfy both the State Constitution and the LRHL.

Standard of Proof: According to the New Jersey Supreme Court's decision, Gallenthin Realty v. Borough of Paulsboro (2007) ("Gallenthin") a "municipality must establish a record that contains more than a bland recitation of the application of the statutory criteria and declaration that those criteria are met." In Gallenthin, the Court emphasized that municipal redevelopment designations are only entitled to deference if they are supported by substantial evidence on the record. Eretc v. City of Perth Amboy (N.J. App. Div. 2005), includes a comprehensive description of "substantial evidence" in the context of an area designation, describing the importance of "inspect[ing] the interiors of the buildings...review[ing] applications for building permits…review[ing] occupancy rates or the number of people employed in the area…and mak[ing] detailed block-by-block findings concerning the condition of the buildings in the proposed redevelopment area and the nature and level of the economic activity being conducted there." It is for this reason that the analysis herein is based on a comprehensive review of documentary evidence which is, in turn, reviewed through a thoughtful application of the statutory standards.

The Meaning of Blight: The Supreme Court in Gallenthin emphasized that only parcels that are truly "blighted" should be designated as "in need of redevelopment" and clarified that parcels designated under criterion "e" should be underutilized due to the "condition of the title, diverse ownership of the real properties." Prior to this decision, municipalities had regularly interpreted criterion "e" to have a broader meaning that would encompass all properties that were not put to optimum use and may have been more financially beneficial if redeveloped. Gallenthin ultimately served to constrict the scope of properties that were once believed to qualify as an "area in need of redevelopment" under subsection (e).

On the other hand, in 62-64 Main Street LLC v. Mayor & Council of the City of Hackensack (2015), the Court offered a clarification that resisted an overly narrow interpretation, "[this Court has] never stated that an area is not blighted unless it 'negatively affects surrounding properties' because, to do so, would undo all of the legislative classifications of blight established before and after the ratification of the Blighted Areas Clause." The Hackensack case is largely perceived as having restored a generally expansive view of the Housing and Redevelopment Law, except as restricted by the Gallenthin interpretation of subsection (e).

Finally, in Kevin Malanga v. Township of West Orange (2023) ("Malanga"), the Court provided additional clarity on the utilization of Criterion D. The Court emphasized that for a property to qualify as an area in need of redevelopment under Criterion D, it needs to exhibit one of the conditions listed in Criterion D, and that the presence of that characteristic needs to be demonstrated to be detrimental to health, safety, morals, or welfare. Because of this finding, this report is explicit in linking the conditions clause of Criterion D (dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors) and the outcomes clause (detrimental to the safety, health, morals, or welfare of the community) of Criterion D.

Malanga is also instructive in interpreting the meaning of obsolescence. In the decision, the Court cites several definitions of obsolescence, including the "condition or process of falling into disuse," and "no longer active or in use, disused, neglected." These definitions are used to inform the assessment of obsolescence within this report.

Summary of Conditions Relevant to Findings: There are several prevalent conditions present throughout the Study Area which are relevant to the criteria analysis.

First, nearly all the buildings on the campus lack basic accessibility features, rendering vast portions of the buildings completely inaccessible to those with physical disabilities. For example, in most buildings on the campus, a wheelchair user cannot independently access floors above the ground level because elevators or other accessible vertical circulation are absent. In many instances, building entrances themselves are not accessible, preventing wheelchair users from entering or exiting without assistance. This lack of mobility strips individuals of autonomy and creates an environment of unequal access. As will be demonstrated, this condition is relevant to the finding that the Study Area meets Criteria A and Criteria D.

Second, the buildings within the Study Area exhibit ongoing water intrusion and related water damage. Moisture infiltration can be observed in multiple locations throughout the campus and appears to be a recurring and expanding issue. As these conditions persist, they can create secondary problems associated with prolonged moisture exposure, including deterioration of building materials and conditions conducive to mold growth. As will be demonstrated, this condition is relevant to the finding that the Study Area meets Criteria A and Criteria D.

Third, many of the buildings within the Study Area contain substandard and obsolete heating and cooling systems that are unreliable and inadequate to

maintain consistent indoor environmental conditions. In several instances, these systems are unable to maintain appropriate indoor temperatures, creating conditions that may contribute to unsafe or unwholesome living and working environments. In one notable recent example, a steam leak associated with the heating system in one of the buildings resulted in a small fire, illustrating the deteriorated condition of portions of the campus' mechanical infrastructure. Evidence substantiating the occurrence of this fire can be found in **Appendix C.** As will be demonstrated below, these conditions are relevant to the determination that the Study Area satisfies Criteria A and Criteria D.

Consideration of Properties in a Single Entity: Although the Study Area includes two separate lots, the analysis herein considers the two properties as a single unit. This consolidated analysis is based on the common ownership of the properties and the fact that they have historically operated as a single unit.

Study Area Evaluation

Criterion A: *The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.*

The Study Area qualifies as an area in need of redevelopment under Criterion A as the generality of buildings are substandard and obsolescent in a manner that is conducive to unwholesome living or working conditions.

One substandard condition present in the generality of buildings is the lack of proper accessibility features. Across the Study Area, inaccessible buildings are found in many forms. Except for the Study Area's newest or most recently renovated buildings, no other buildings meet basic accessibility standards, lacking features such as wide doorways, low-slope ramps at entrances/exits, automatic doors, elevators, appropriate railings, accessible bathrooms, and appropriately graded sidewalks and paths.[4] In one particularly egregious instance (shown in Figure 27 below), an exit in Talbott Library does not contain an exit with steps, railings or even a sidewalk. In practical terms, there is a complete lack of functionality for a wheelchair user to access nearly all the Study Area's buildings.

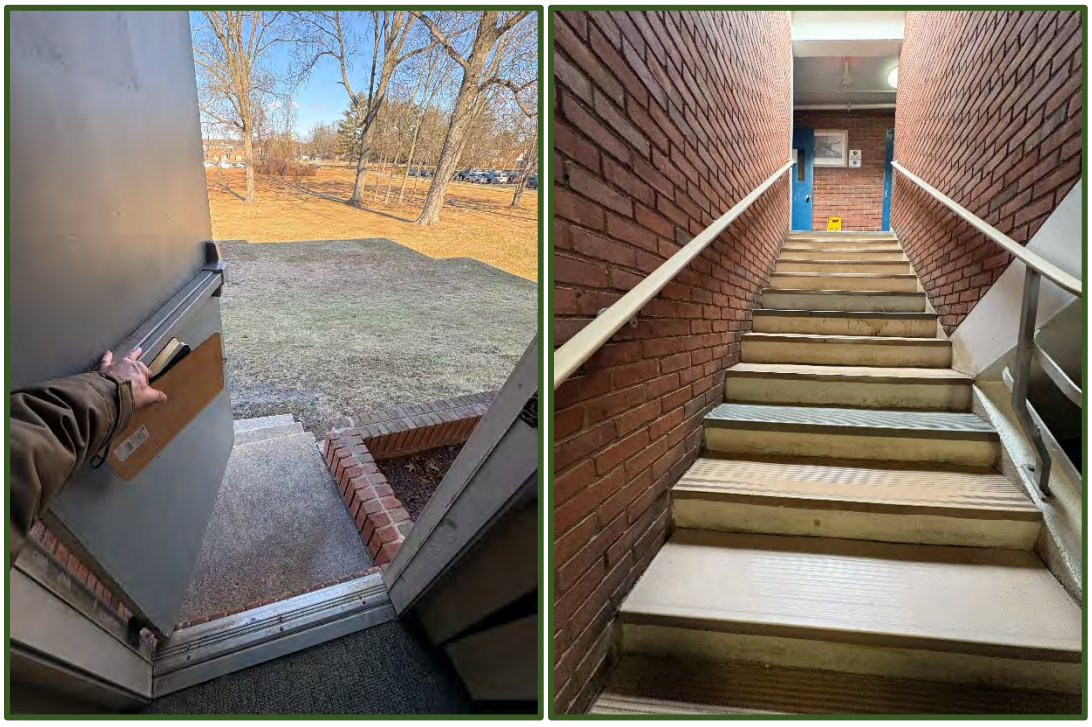

Figure 25 (left): Dorm exit, lacking accessibility features such as a hand railing.
Figure 26 (right): Dorm stairs which depict a lack of accessibility.

[4] Elements of Accessible Design. BL Companies. https://www.blcompanies.com/elements-of-accessible-design/#:~:text=Engage%20the%20Community.,can%20also%20benefit%20all%20users. Accessed February 9, 2026.

Figure 27: Exit/Entrance stairs which depict accessible exit with no sidewalk. Signs read "EMERGENCY EXIT ONLY!"

Figure 28 (left): Chair lift depicted in Bristol Hall, not accessible for wheelchair users.
Figure 29 (right): Relocatable Classrooms, lacking in bathroom facilities.

The most evident indicator of inadequate accessibility throughout the Study Area is the absence of functional elevators across the campus. Aside from Erdman Hall and the Scheide Student Center, none of the other buildings have functioning elevators.

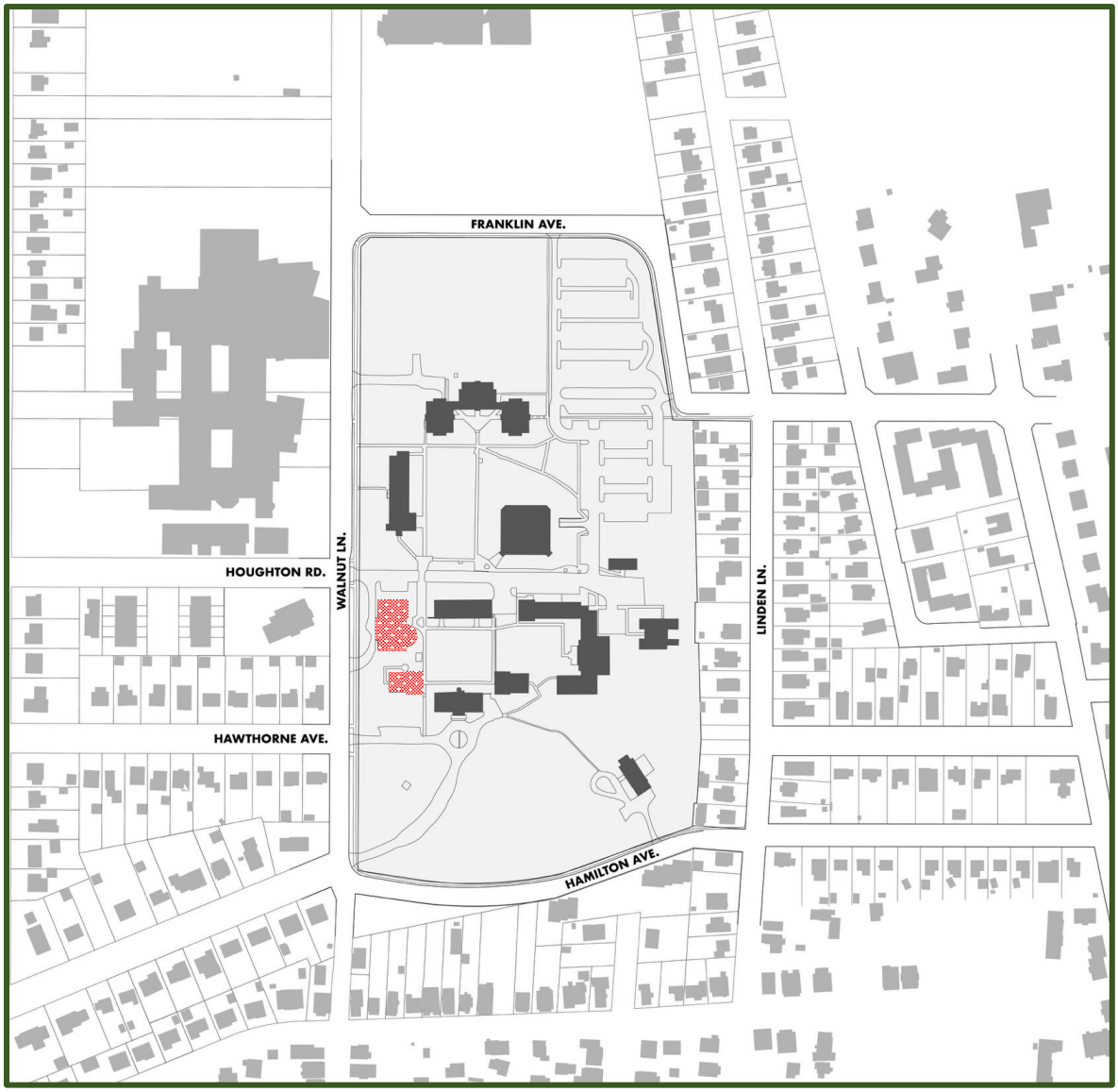

Figure 30: Buildings on campus with elevator service indicated in red.

Even where accessibility features are provided, they fail to sufficiently support the needs of low mobility users. Bristol Chapel, for example, contains a chair lift. This lift is inadequate in two ways. First, if a wheelchair user needs to access the second floor, their wheelchair must be carried upstairs, negating the accessibility benefits. Second, it provides no access to the building's lower floor, which is entirely inaccessible for wheelchair users.

Similarly, although the Student Center has an elevator, the building design limits the accessibility of the elevator to potential users. To use the elevator which is found in the kitchen area of the building, heavy doors must be opened that may not be possible to open for those with mobility concerns.

The inaccessible nature of the buildings is a substandard condition, particularly when considered in relation to the Americans with Disabilities Act of 1990 (ADA).[5] The inaccessible nature of the buildings reflects a lack of 'reasonable accommodations' as defined by the ADA. A reasonable accommodation is defined as the following:

> *"Any change or adjustment to a job or work environment that permits a qualified applicant or employee with a disability to participate in the job application process, to perform the essential functions of a job, or to enjoy benefits and privileges of employment equal to those enjoyed by employees without disabilities."*

A relevant example of a reasonable accommodation as identified by the U.S. Equal Employment Opportunity Commission is 'making the workplace readily accessible to and usable by people with disabilities.' There are implications for those who are impacted by inaccessible working conditions that lack reasonable accommodation, such as difficulty performing work functions, decreased employee retention, social isolation and/or segregation for those with disabilities.[6] These outcomes demonstrate the connection between inaccessible environments and unwholesome working conditions.

While the impact of inaccessible buildings is most prominently felt by individuals with disabilities, substandard buildings of these types are also conducive to unwholesome living and working conditions for people without disabilities. This can be understood through the prism of the curb-cut effect. The curb-cut effect reasons that accessible design doesn't just benefit those with disabilities, but also a broader user group.[7] As its name suggests, curb-cuts (the ramps that enable smoother transition between sidewalks and streets) are a primary example of this. Though initially designed for wheelchair users to more easily cross roads, the benefits extend to those on bikes, people with strollers, and generally an improved ease of access for all pedestrians.

While there are inherent benefits to implementing accessible design for broad groups, as evidenced by this example, it can also be argued that the lack of accessible design also has a negative impact to broad user groups. That is, a lack of accessible design can be conducive to unwholesome living and working conditions, even for individuals who do not necessarily rely on these features to access a space.

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[5] The ADA: Your Employment Rights as an Individual with a Disability. U.S. Equal Employment Opportunity Commission. https://www.eeoc.gov/publications/ada-your-employment-rights-individual-disability. Accessed January 30, 2026.

[6] Research Brief: Experience of Discrimination and the ADA. ADA. https://adata.org/research_brief/experience-discrimination-and-ada#:~:text=Experiences%20of%20employment%20discrimination%20are,of%20access%20to%20reasonable%20accommodations.&text=This%20physical%20inaccessibility%20can%20also,large%2C%20public%2Dsector%20organizations.&text=The%20study%20reveals%20that%20people,145).&text=The%20segregated%20desk%20location%20not,to%20significantly%20reduce%20job%20satisfaction. Accessed January 30, 2026.

[7] 3 Reasons Why Accessible Design Is Good for All. Interaction Design Foundation. https://www.interaction-design.org/literature/article/3-reasons-why-accessible-design-is-good-for-all?srsltid=AfmBOoqqpHFU0KUWaa48EzwEecYyZBcFfcANT3CmREnqW48wowTR4BEV. Accessed February 9, 2026.

For example, accessible design calls for features such as wider doorways, ramps, suitable hand railings and accessible bathrooms, to name a few[8]. In the event of an emergency, for example, a narrow doorway such as those found throughout the Study Area can lead to unsafe conditions for those needing to exit a building, regardless of if they have a mobility impairment. Similarly, the reason design can contribute to higher hazard, especially slips, trips and falls, in public spaces is that while people are familiar with the environmental cues within their homes, they are not so familiar with those of public spaces.[9] Thus characteristics such as level changes, open risers, single steps, low headroom, lack of intermediate landings, open railings and other similar features as are found throughout the Study Area pose a higher risk and are therefore conducive to unwholesome living and working conditions.

The table below summarizes substandard accessibility conditions throughout the campus. Collectively, the buildings which are found to have substandard accessibility conditions comprise 87.1% of the overall campus square footage, which is all but four of the buildings.

Observed Substandard Accessibility Conditions of Buildings					
	No Elevator	**Inaccessible Bathrooms**	**Substandard Railings**	**Substandard Stairways**	**Inaccessible Exits/ Entrances (Interior and Exterior)**
Williamson Hall	X	X	X	X	X
Erdman Hall/Presser Music Center		X	X	X	X
Taylor Hall	X	X	X	X	X
William H. Scheide Student Center/Dining Commons		X	X	X	X
Bristol Hall/Bristol Chapel		X	X	X	X

[8] The Curb-Cut Effect: Why Accessible Design Makes Life Easier for Everyone. Access 4 You. https://access4you.io/news/curb-cut-effect-accessibility-is-for-everyone. Accessed February 9, 2026.
[9] What is the Role of Design And Architecture In Slip, Trip, And Fall Accidents? Proceedings of the Human Factors and Ergonomics Society Annual Meeting. https://www.researchgate.net/publication/337422442_What_Is_The_Role_Of_Design_And_Architecture_In_Slip_Trip_And_Fall_Accidents. Accessed February 9, 2026.

Talbott Library/Learning Center	X	X	X	X	X
Seabrook Hall	X	X	X	X	X
Dayton Hall, Ithaca Hall & Princeton Hall	X	X	X	X	X
Robert L. Annis Playhouse/Performance Hall					
Marion Buckelew Cullen Center & Hilman Performance Hall					
Relocatable Classroom				X	
Cottages			X		X
Hamilton House (Dean's Residence)					
Maintenance Building					

Based on the analysis above, the property qualifies under Criterion A, as the generality of buildings are substandard and obsolescent in a manner that is conducive to unwholesome living and working conditions.

Another substandard condition that is prevalent in the generality of buildings is water damage, as observed during site visits and documented via reports. While the specifics of the water damage vary from building to building, without exception the damage relates to failures in substandard building infrastructure. In Bristol Chapel, for example, water damage was caused by a ruptured steam pipe. In the upper floor of Seabrook Hall, the damage appears to be related to failures in the roof which have caused a partial collapse in a bathroom; while in the lower floor of Seabrook Hall, water damage was caused by a burst pipe which flooded the basement. In Ithaca and Princeton Halls, cracked pipes caused portions of the buildings to flood. Regardless of the specific location or cause, the pattern across the Study Area is clear, repetitive and nearly ubiquitous: buildings are suffering from water damage as their systems begin to fail.

Figure 31 (left): Steam damage in Bristol Hall.
Figure 32 (right): Damaged wall and floor in Bristol Hall.

Nowhere within the Study Area is the threat of water more apparent than in Taylor Hall. No entry to this building is permitted due to the impacts of a major steam leak in January 2024. As a result, no interior inspection was conducted for this study. EWMA, an environmental remediation and consulting firm, however, was contracted by the municipality to conduct a visual survey of the building (the "EWMA Report", included in **Appendix F**). Based on their report, "the steam appeared to affect the integrity of…building materials on the first and lower floors" and "there were significant amounts of mold visible throughout these areas as well…"[10]

The condition of Taylor Hall is instructive in demonstrating ways which water damaged buildings are not simply substandard but are also conducive to unwholesome living and working conditions.

One factor is the relationship between water and mold growth. As the United States Environmental Protection Agency (EPA) notes, moisture is conducive to mold growth: *"The key to mold control is moisture control. It is important to dry water damaged areas and items within 24-48 hours to prevent mold growth.*[11] The EPA also points out the health risks posed by mold: *"Molds have the potential to cause health*

[10] EWMA Report, page 5
[11] "A Brief Guide to Mold, Moisture and Your Home." EPA. https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home#:~:text=Moisture%20Control%20is%20the%20Key March 27, 2025.

problems. Molds produce allergens (substances that can cause allergic reactions) and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash. Allergic reactions to mold are common."

A second factor is the impact of moisture on the integrity of building materials. EWMA's report notes not only that the major steam leak affected the integrity of building materials but also draws a relationship between this leak and the presence of significantly damaged ("SD") materials within the building, particularly with respect to "suspect asbestos-containing material" ("ACM"). As these materials become more damaged, the threat they pose to human health, and similarly their conduciveness to unwholesome living and working conditions, becomes more acute. Continued water damage will only exacerbate this issue. As noted in the EWMA report, for example: "without a proactive response in Taylor Hall, the integrity of the building materials has a higher chance of becoming significantly damaged." As more incidents of water damage occur throughout the Study Area, this conclusion becomes relevant to more structures.

An additional factor that makes water damage conducive to unwholesome working conditions is that when there is moisture, there is an increased chance of slip and/or fall risk. The potential for injury increases significantly in this environment, putting the safety of workers and others present in jeopardy.

The photographs below depict water damage throughout the campus. Notably, these are conditions where water had been observed in the period since the Municipality acquired the property, not simply stains that had accumulated over the years. They are a depiction of a problem that is ongoing, cumulative, and growing. Collectively, the buildings that have suffered recent water damage comprise roughly 84% of the overall building square footage throughout the campus.

Figure 33 (left): Leak causing stain on ceiling in Princeton Hall.
Figure 34 (right): Hole in ceiling depicting stain from leak in Ithaca Hall.

Figure 35 (left): Bucket on the floor of Ithaca Hall due to leak from ceiling.
Figure 36 (right): Stains on ceiling of Ithaca Hall from a leak.

Figure 37 (left): Leak in ceiling in Dayton Hall.
Figure 38 (right): Mold-like substance on the ceiling of Ithaca Hall due to leak from ceiling.

Figure 39 (left): Hole and stain from leak in ceiling of Erdman Hall.
Figure 40 (right): Steam damage in Bristol Hall.


Figure 41-42: Steam damage depicted in Bristol Hall.


Figure 43 (left): Damaged plaster on the ceiling of Bristol Hall.
Figure 44 (right): Water damage in the Student Center


Figure 45 (left): Water damage alongside damaged plaster in Talbott Library
Figure 46 (right): Sprinkler system depicted in Seabrook Hall, depicting sprinkler system which is currently not functioning following basement flooding


Figure 47 (left): Burst pipe that caused flooding in Seabrook Hall
Figure 48 (right): Water damage depicted in basement of Seabrook Hall following flooding

Figures 49-51: Images of significantly damaged materials within Taylor Hall, both finishing and structural, resulting from water damage[12]

Figures 52-53: Steam damaged room in Taylor Hall[13]

A third condition present in the generality of the buildings is substandard and obsolete heating and cooling systems. As with water damage, the specific conditions vary throughout the campus. In Williamson Hall, for example a portion of the building has no heat. In Seabrook Hall, flooding in the basement may have disabled the heating system. In Bristol Chapel, the air conditioning and heat function, but a persistent steam leak related to the heating system suggests unreliable heating and cooling and resulted in a small fire in an adjacent maintenance building.[14] This steam leak also contributes to water damage. Other steam leaks have been reported throughout the campus, as supported by police and fire calls included in **Appendix C and D**. In Erdman Hall, there are difficulties regulating the heat related to issues with the compressor. In the Student Center, a motor issue presents challenges for regulating heat. In many buildings, small window air conditioning units are

[12] Images sourced from EWMA Visual Survey Report.
[13] Images sourced from Donald Moliver Appraisal.
[14] This incident report, which occurred on November 5, 2025, is noted in **Appendix D**

relied upon to cool large areas. While the specific issue varies across the Study Area, the theme is consistent: heating and cooling systems are failing to provide reliable and adequate temperature control within the buildings. This is a substandard building condition and conducive to unwholesome living and working conditions.

Figure 54: Evidence of fire related to the steam heating system that started on top of microwave in Bristol Hall.

The substandard and obsolete nature of the heating and cooling systems is perhaps best exemplified by the condition of the shared boiler system which services Bristol Chapel, Williamson Hall, and Erdman Hall. Presently, only one of the two boilers is operational. An assessment conducted by Mechanical Preservation Associates ("MPA") in March of 2026[15] (included as **Appendix G.)** notes that both boilers are in poor condition and are at the typical end of life. Additionally, the report notes that ongoing repairs and piping changes have not been up to best practice. Ultimately the report concluded its findings indicating that "full replacement of the boiler plant is recommended". The condition of the boiler may be partially driven by the departure of Westminster Choir College, a factor which would have contributed to the type of general deferred maintenance that would put the shared boiler system at risk.

The report notes that the boilers appear to be in "poor condition," that "Boiler #1 is offline due to a cracked section and leakage", and that "Boiler #2 is operational but exhibits multiple deficiencies including leaking mud drum connections, deteriorated piping, and failing controls." Finally, the report details

[15] Boiler Plant Condition Assessment Report, Mechanical Preservation Associates, March 27, 2026.
Three inspections took place on the following dates: December 15, 2025, March 16, 2026, and March 23, 2026.

system issues with the boilers, which include "[a] steam distribution leak between buildings" and "limited system accessibility".

Figure 55 (left and right, above): System which services Dayton, Princeton and Ithaca Halls.

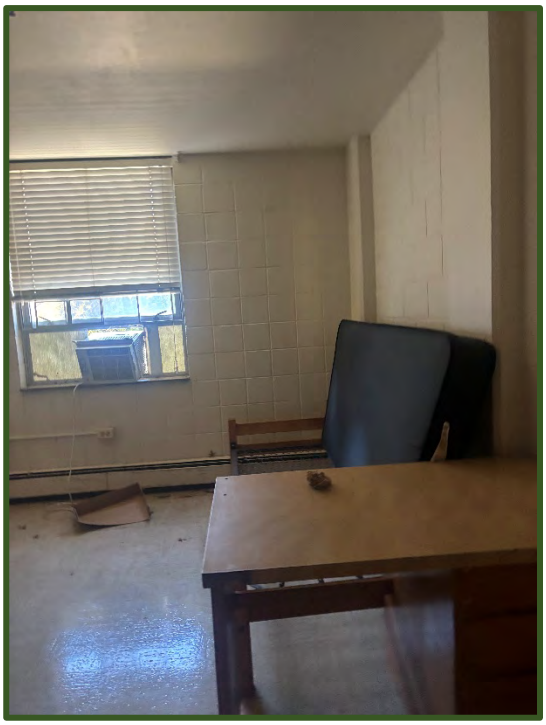


Figure 56: Lack of central air conditioning in Dayton Hall, with built-in wall unit.

Substandard and obsolete heating and cooling systems of the type found in the Study Area are conducive to unwholesome living and working conditions, as exemplified by several factors.

One repercussion of insufficient heating and cooling systems is a feedback loop that stems from the relationship between improper heating and cooling and the aforementioned water damage. When buildings lack proper climate control, the impacts of water damage are exacerbated. For example, in the event that temperatures reach below freezing and buildings are not properly heated, this

puts buildings at risk due to the fact that water inside the pipes begins to freeze, and eventually those pipes may explode.[16] One such example of this occurring was in Seabrook Hall, where a burst pipe caused flooding, demonstrating the feedback loop that occurs when building temperatures are not regulated. The outcome of this condition is that more opportunities for water damage are created, making the conditions of the building more prone to further damage and further leakage.

An additional factor demonstrating the connection between inadequately heated or cooled buildings and unwholesome working conditions is noncompliance with applicable code requirements. In New Jersey, several regulations establish standards for temperature control in buildings; however, these standards vary depending on building use. These standards are particularly relevant considering the municipality's stated intention to utilize the Study Area for public purposes.

For example, public buildings which may be occupied by public employees should follow the Public Employees Occupational Safety and Health (PEOSH) program, which dictates that 'acceptable' indoor temperatures should range from 68 to 79 degrees Fahrenheit.[17] Additionally, the New Jersey Uniform Construction Code (UCC) NJAC 5:23 governs the standards for HVAC.[18] While not setting specific temperature regulated standards and not specific to New Jersey, OSHA's General Duty Clause (Section 5(a)(1)) requires employers to provide workplaces that are free from hazards, such as extreme heat or cold[19]. Though not statutorily required by OSHA, they do detail recommendations for employers to provide indoor temperature control within the range of 68 to 76 degrees Fahrenheit.[20]

During site visits, the temperatures throughout the buildings varied widely, with some buildings being overly warm and others being uncomfortably cool. For those working in indoor temperatures that are too hot, severe heat-related illness may occur, which may cause things like heat exhaustion and heat stroke.[21] In contrast to heat-related illness, temperatures that are too cold may lead to what is known as cold stress.[22] One risk factor for cold stress is exposure to wetness and or dampness. In the case of the Study Area, water damage and

[16] Turn Down the Temperature, but Don't Let Your Pipes Freeze! U.S. Department of Energy. https://www.energy.gov/energysaver/articles/turn-down-temperature-dont-let-your-pipes-freeze. Accessed January 30, 2026.
[17] Public Employees Occupational Safety and Health. State of New Jersey Department of Health. https://www.nj.gov/health/workplacehealthandsafety/peosh/. Accessed January 30, 2026.
[18] Uniform Construction Code (NJAC 5:23). State of New Jersey Department of Community Affairs. https://www.nj.gov/dca/codes/codreg/ucc.shtml. Accessed January 30, 2026.
[19] Standards: Employer Responsibilities (OSHA Standards: General Duty Clause). U.S. Department of Labor Occupational Safety and Health Administration. https://www.osha.gov/heat-exposure/standards. Accessed January 30, 2026.
[20] What can I do if my indoor workplace is too hot or cold? U.S. Department of Labor Occupational Safety and Health Administration. https://www.osha.gov/node/57113. Accessed February 9, 2026.
[21] Overview: Working in Outdoor and Indoor Heat Environments. U.S. Department of Labor Occupational Safety and Health Administration. https://www.osha.gov/heat-exposure. Accessed February 9, 2026.
[22] Cold Stress Guide. U.S. Department of Labor Occupational Safety and Health Administration. https://www.osha.gov/emergency-preparedness/guides/cold-stress. Accessed February 9, 2026.

wetness in some of the buildings was described, which when combined with improperly heated buildings may put individuals' health at risk. Further, those who may have existing health conditions are more at risk, such as those with hypertension, hypothyroidism and diabetes, to name a few.

Issues with temperature control and water damage are further compounded by substandard roofing and windows present throughout many of the buildings. Within the Study Area, it was noted that Seabrook Hall, the Student Center, and the Relocatable Classroom need new roofs or significant repairs. Insufficient roofing places a strain on heating and cooling systems. Conditions such as air leaks, improper roof ventilation and surface temperatures all serve to let in either hot or cold air. When roofs have air leaks, a building's HVAC system must work harder to compensate, which puts undue pressure on the system as well as increases energy consumption.[23]

Figure 57-58 Seabrook Hall depicted, with patches and loose gravel which signify poor roof conditions[24]

Figures 59-60: Roof of Student Center, depicted patches which signify poor roof conditions

[23] Does a New Roof Help with Heating and Cooling? Leverage Roofing. https://leverageroofing.com/blog/does-a-new-roof-help-with-heating-and-cooling/. Accessed February 9, 2026.

[24] These conditions are indicative of prior complications with a roof such as leaks and wear and tear due to age. These issues contribute to difficult regulating indoor heating and cooling systems.
What issues should I look out for on my flat roof? Rolling Hills Roofing. https://www.rollinghillsroofing.com/roof-tips/common-flat-roof-problems. Accessed March 11, 2026.

Figure 61: Relocatable Classrooms depicted, currently with a temporary roof that needs to be replaced.

Similarly, rotting window frames interfere with the buildings' ability to maintain and regulate indoor temperatures. Rotted window frames were observed in several of the buildings during the January 15th site visit, including Erdman Hall, Taylor Hall and Bristol Chapel. Rotted window frames cause gaps and air leaks which allow both hot and cold air to enter buildings. According to the U.S. Department of Energy, heat gain and heat loss from windows account for roughly 25%-30% of heating and cooling energy use.[25] These conditions are particularly true when single-paned windows are used, as is the case throughout many of the Study Area buildings. The substantial energy loss from substandard windows directly contributes to the overall poor functioning heating and cooling systems throughout the Study Area.

As noted previously, difficulty regulating temperature is conducive to unwholesome living and working conditions. In addition to rotting windows, damaged window wells, as are present in Williamson Hall, lead to issues regulating indoor temperature.[26] Compromised window wells create thermal bridges, which allow for air infiltration. Together, rotting window frames and damaged window wells create numerous issues regulating indoor temperatures throughout the Study Area, and further put a strain on the heating and cooling systems.

[25] Update or Replace Windows. U.S. Department of Energy. https://www.energy.gov/energysaver/update-or-replace-windows. Accessed February 9, 2026.
This figure applies to residential buildings. While all buildings in the Study Area are not used for residential purposes, the underlying concept (that substandard windows lead to increased energy use for heating and cooling) still applies.
[26] Warning Signs That Your Window Wells Need Immediate Repair Or Replacement. Abarent Construction Group LTD. https://www.abarent.net/warning-signs-that-your-window-well-needs-immediate-repair-or-replacement/. Accessed February 17, 2026.

Figure 62 (left): Exterior rotted window at Bristol Hall.
Figure 63 (right): Exterior rotted windows in Erdman Hall.

Figure 64: A window well in Williamson Hall depicted in dilapidated condition

As outlined above the Study Area buildings possess substandard and obsolete heating and cooling systems which are conducive to unwholesome living and working conditions. The table below summarizes observed heating and cooling conditions throughout the campus.[27] Collectively, the buildings which are found to have substandard or obsolete building elements which affect temperature control (specifically heating systems, cooling systems, windows, and roofs) comprise 87.1% of the overall campus square footage (all but four of the buildings).

[27] Various sources were used to collect the data found in this table, which can be found in **Appendix F-I, respectively**. These sources are: Visual Survey Report, EWMA; Boiler Plant Condition Assessment Report, Mechanical Preservation Associates; Loss Control Report, J.A. Montgomery Consulting; Visual Inspection Letter, Pennoni. Additionally, observational data from the January 15th site visit was used to further substantiate the claims made within this table.

Conditions of Substandard Heating and Cooling Systems						
	Substandard Heating System	Substandard Air Conditioning System (including use of window units)	Rotting Window Frames	Substandard Roofing	Insufficient Insulation	Substandard or Obsolete Boiler
Williamson Hall	X	X			X	X
Erdman Hall/Presser Music Center	X	X	X			X
Taylor Hall	X	X	X		X	X
William H. Scheide Student Center/Dining Commons	X			X		
Bristol Hall/Bristol Chapel	X	X	X			X
Talbott Library/Learning Center		X				X
Seabrook Hall	X	X		X		
Dayton Hall, Ithaca Hall & Princeton Hall		X				
Robert L. Annis Playhouse/Performance Hall						
Marion Buckelew Cullen Center & Hilman Performance Hall						
Relocatable Classroom				X		
Cottages						X
Hamilton House (Dean's Residence)						
Maintenance Building						

While this Criterion A evaluation generally reviewed substandard conditions related to accessibility, water damage, and heating and cooling systems, there

are other issues which also contribute to this finding, some of which emerged during the drafting of this report. These included the following:

- Seabrook Hall: Problems with the alarm system, which required temporarily shutting the alarm system's power down.
- Ithaca Hall: During sewer pipe repairs, it was identified that there is larger problem with the building's sewer pipes. This has required all the building's toilets and sinks to be shut off.
- Hamilton House (Dean's Residence): There are issues with the smoke and carbon monoxide detectors. Additionally, the house has failed both the lead inspection and the rental housing inspection.[28]

Each of these factors contribute to the overall finding of this report: that the Study Area qualifies as an area in need of redevelopment under Criterion A as the generality of buildings are substandard in a manner that is conducive to unwholesome living or working conditions.

Criterion D: *Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

The Study Area qualifies as an area in need of redevelopment under Criterion D as it contains buildings or improvements which by reason of dilapidation, and obsolescence are detrimental to the safety, health, morals and welfare of the community.

As noted in the above analysis of the applicability of Criterion A, conditions within the buildings include inaccessible design, water damage, and obsolete and/or inadequate heating and cooling systems. These conditions are also applicable to Criterion D, as they are conditions of dilapidation or obsolescence that are detrimental to the safety, health, morals and welfare of the community.

The implications that water damage may have on living and working conditions has already been stated, but as it relates directly to safety, health and welfare, the relationship between the two is also clear. Water damage can lead to the formation of mold if not addressed in a timely manner. Per the EPA, the presence of mold in indoor buildings poses numerous health risks, including allergic reaction, which is common based on exposure. Mold exposure stemming from water damage is detrimental to the health of the community.

Buildings with obsolete heating and cooling systems are similarly detrimental to the community. The heating and cooling systems present in the Study Area have become obsolete and dilapidated, as stated previously. The resulting

[28] Evidence of these conditions can be found in the reports cited in Appendix E, Rental Housing Inspection and Rental Housing Lead Paint Inspection, Municipality of Princeton.

conditions are detrimental to health, safety and welfare by creating an environment where both heat-related illness and cold stress are a possible outcome.

There is also clear correlation between the health, safety, morals and welfare of the community and the obsolescence of the buildings on site reflected in their lack of accessibility features. This type of obsolescence means that certain individuals are not granted equal access to the Study Area.

These conditions are exemplified in Williamson Hall, where the buildings primary means of interior circulation is dependent upon a staircase which is not accessible. There is no elevator, no low-slope ramps, no chair lift device and handrails that do not properly provide reasonable accommodation. This obsolete layout is exclusionary to individuals with mobility impairments. In excluding this class of people, the layout is detrimental to the morals and the welfare of the broader community.

For an ambulatory user, mobility is not just hindered, it is almost entirely restricted. Without assistance, these individuals cannot even access the inside of most of the Study Area buildings. In non-emergency situations, this condition is detrimental to the welfare of members of the community with mobility impairments because they are excluded. In emergency situations, these conditions are detrimental because these individuals would not be able to safely exit the building.

The percentage of the population negatively impacted by these conditions is not trivial. According to the U.S. Centers for Disease Control and Prevention ("CDC"), in 2024 28.7%, or 1 in 4 adults had some type of disability. More specifically, 12.2% of adults had a mobility impairment, including serious difficulty walking or climbing stairs, and 5.5% of adults had a vision impairment, including blindness or serious difficulty seeing.[29] Further, in 2024, it was estimated 5.5 million Americans used a wheelchair.[30] This is a significant amount of the population that is excluded from these buildings due to inaccessible and obsolete design.

The obsolete nature of the buildings as it relates to accessibility is reflected in noncompliance with standards for public facilities associated with a variety of regulations including Americans with Disabilities Act, the New Jersey Law Against Discrimination ("NJLAD"), and the New Jersey Rehabilitation subcode. While the specific provisions vary across each regulation, they share a similar intent: to ensure equitable access, particularly to public facilities and to prohibit the continued exclusion of individuals from places of public accommodation. As stated in the NJLAD: "It shall be unlawful for an owner, lessee, proprietor,

[29] Disability Impacts All of US. U.S. Centers for Disease Control and Prevention. https://www.cdc.gov/disability-and-health/media/pdfs/disability-impacts-all-of-us-infographic.pdf. Accessed March 12, 2026.
[30] Secretary Buttigieg Announces Proposed Rule to Ensure Passengers Who Use Wheelchairs Can Fly with Dignity. U.S. Department of Transportation. https://www.transportation.gov/briefing-room/secretary-buttigieg-announces-proposed-rule-ensure-passengers-who-use-wheelchairs-can. Accessed March 12, 2026.

manager, superintendent, agent or employee of any place of public accommodation to refuse, withhold from or deny an individual, either directly or indirectly, on account of that person's disability or perceived disability, access to any of the accommodations, advantages, facilities or privileges of a place of public accommodation."[31]

Based on the various accessibility standards and requirements and the obsolete layout of the Study Area's inaccessible buildings, accommodations for people with disabilities will need to be made to bring these buildings to compliance. In the absence of these improvements, as it relates to accessibility, the buildings on site remain obsolete and detrimental to the safety, health, morals and welfare of the community.

The Site also qualifies under Criterion D due to the presence of dilapidated improvements which are detrimental to the health and safety of the community. Specifically, the Study Area has dilapidated sidewalks and parking areas. The poorest conditions are found directly around Talbott Library, Hillman Hall and the Playhouse. The pavement is cracked and significant portions of it have become dislodged. Dilapidated improvements are shown in Figures 65-68.

Figure 65-66: Cracked sidewalk outside of Hillman Hall and the Playhouse.

[31] N.J. Admin. Code § 13:13-4.3 - Unlawful practices


Figure 67 (left): Cracked sidewalk outside of Talbott Library.
Figure 68 (right): Cracked sidewalk outside of dorm buildings.

These dilapidated improvements are detrimental to public safety and welfare. Sidewalks and pathways which are crumbling, cracked and uneven significantly increase the risk of injuries and limit accessibility.[32] While it is inevitable for the quality of sidewalks to erode over time, the key to ensuring the best possible safety outcomes for pedestrians is continuous maintenance.

A second factor that makes the quality of the sidewalks and pathways a detriment to the welfare and morals of the community is the potential liability faced by the Municipality in the event of injury. "Trip and fall accidents are among the most frequent and costly claims filed against municipalities."[33] In this case, the Study Area is municipally-owned, which would imply that liability in the event of an accident or injury would lie with the municipality.[34] Legal action against the municipality in this event would be a detriment to the welfare and morals of the community, due to financial ramifications, and the fact that resources would need to be utilized which could otherwise be used to fulfill other community needs.

[32] The Safety Aspects of Sidewalk Management. TransMap. https://www.transmap.com/blog/the-safety-aspects-of-sidewalk-management. Accessed February 9, 2026; NJ School Zone Design Guide: Chapter 13: Maintenance and Other Improvements. New Jersey Safe Routes. https://www.nj.gov/transportation/community/srts/pdf/szdgchapter13.pdf. Accessed February 9, 2026.
[33] The Safety Aspects of Sidewalk Management. TransMap. https://www.transmap.com/blog/the-safety-aspects-of-sidewalk-management. Accessed February 9, 2026.
[34] When Poor Sidewalk Maintenance Leads to Serious Injuries. Wapner Newman. https://www.wapnernewman.com/when-poor-sidewalk-maintenance-leads-to-serious-injuries/. Accessed February 9, 2026.

Underscoring the various conditions within the Study Area is the prevailing obsolescence of the buildings and improvement associated with their prior use. As noted, in Malanga, the Court emphasized that obsolescence reflects the "condition or process of falling into disuse;" and the condition of being "no longer active or in use, disused, neglected."

These definitions reflect the conditions found in the Study Area. The Study Area was developed as a purpose-built campus to house a choir college. This use has disappeared, and, as that use diminished and ultimately ceased, the campus became increasingly physically obsolete and, in the words cited in Malanga, neglected. The outcome of that growing obsolescence are the conditions cited in this report: failing building systems, water damage, obsolete accessibility—characteristics reflective of an environment no longer in use.

While this report has included many examples of how the conditions of the Study Area are detrimental to health and safety of the community, the growing obsolescence of the Study Area is detrimental to its morals as well. The detrimental impact to the morals of the community is reflected in a break in which took place at Seabrook Hall in October 2025. During this break in, fire extinguishers were discharged, smoke detectors were destroyed, and other vandalism took place. This type of vandalism and petty crime is reflective of the detrimental impact the presence of the disused, obsolescent buildings and improvements have on the surrounding community and is indicative of the conditions which may be remediated through a program of redevelopment.

Criterion H: *The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

Criterion H applies to all properties within the Study Area in addition to the other criteria identified. Criterion H states: "the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation."

The Smart Growth principles crafted by the Smart Growth Network and cited by the United States Environmental Protection Agency include:

- Mix land uses
- Take advantage of compact design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost-effective
- Encourage community and stakeholder collaboration in development decisions

The Study Area exhibits many of the characteristics of an area suitable for Smart Growth. It is situated within an established dense community, and a walkable neighborhood that has a mixture of land uses. It has access to transit. It has a distinct architectural character that could be enhanced via additional considerate and contextually appropriate development. Each of these characteristics support the properties qualifying under Criterion H. Additionally, the 2023 Princeton Master Plan's Land Use Plan Element, states the Municipality's intention to continue advancing efforts towards smart growth through actions such the preservation of open space, sustainable development and strategies for resiliency.[35]

The New Jersey State Development and Redevelopment Plan (the "State Plan") was adopted in December 2025, the first major update of the State Plan since 2001, though it should be noted that the State Plan Policy Map has remained unchanged as it relates to this report. In the State Plan, the Study Area is in the Suburban Planning Area (PA-2). The Study Area's placement within PA-2 supports designation under smart growth purposes, as intention of PA-2 aligns with smart growth objectives. Specifically, the State Plan describes the intention of PA-2 as follows:

- Provide for much of the state's future growth in compact development and redevelopment; and
- Promote walkability and multi-modal transportation options; and
- Protect and enhance the character of existing stable communities.

In 2010, Executive Order 78 reiterated the importance of using "State planning as a tool to align all levels of government behind a shared vision for future growth and preservation." Redevelopment of the Study Area properties would be in line with the objectives of the State Plan and the directive of Executive Order 78, and the aims of the State Plan for PA-2 zones are consistent with Smart Growth objectives.

As such, designation of the Study Area would be consistent with the aims of the State Plan and the USEPA Smart Growth Principles, and warrant designation under Criterion H.

[35] 2023 Princeton Master Plan and Reexamination. Municipality of Princeton, pg. 168. https://www.princetonnj.gov/DocumentCenter/View/15349/Princeton-Master-Plan-2023---Adopted-PDF. Accessed March 26, 2026.

Conclusion

This Preliminary Investigation was prepared on behalf of the Princeton Municipal Planning Board to determine whether the properties identified as Block 7301, Lot 1 and Block 31.01, Lot 105 qualify as a non-condemnation "area in need of redevelopment" in accordance with N.J.S.A. 40A:12A-1 et seq. Based on the above analysis and investigation of the Study Area, Block 7301, Lot 1 and Block 31.01, Lot 105 can be appropriately designated as a non-condemnation "area in need of redevelopment" in accordance with N.J.S.A. 40:12A.

Appendices

Appendix A: Resolution 25-389 Authorizing Study

Appendix B: Study Area Map

Appendix C: Fire Calls

Appendix D: Police Calls

Appendix E: Rental Housing Inspection and Rental Housing Lead Paint Inspection

Appendix F: Visual Survey Report

Appendix G: Boiler Plant Condition Assessment

Appendix H: Loss Control Report

Appendix I: Visual Inspection

Appendix A: Resolution 25-389 Authorizing Study

File #: R-25-389 **Agenda Date:** 11/24/2025 **Agenda #:** 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-Condemnation Area in Need of Redevelopment.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq*. (the "**Redevelopment Law**") authorizes a municipality to determine whether certain properties or parcels of land located within the municipality constitute an area in need of redevelopment, pursuant to the enumerated criteria set forth in the Redevelopment Law; and

WHEREAS, the Redevelopment Law sets forth a specific procedure and the specific requirements for determining and establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-6, before an area of the municipality is determined to be in need of redevelopment, the governing body of the municipality shall, by resolution, authorize the municipal planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in *N.J.S.A.* 40A:12A-5 of the Redevelopment Law; and

WHEREAS, the Redevelopment Law, *N.J.S.A.* 40A:12A-6, also requires the governing body to specify whether the area being investigated will be considered for determination as a "non-condemnation redevelopment area," such that the municipality shall be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain, or as a "condemnation redevelopment area," such that the municipality shall be authorized to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and

WHEREAS, the Mayor and Council of the Municipality of Princeton (the "**Governing Body**") desire to authorize and direct the Planning Board of the Municipality of Princeton (the "**Planning Board**") to undertake a preliminary investigation to determine whether the real 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 (the "**Study Area**"), qualify as a non-condemnation area in need of redevelopment pursuant to and in accordance with the Redevelopment Law; and

WHERAS, the Governing Body hereby requests and directs the Planning Board to undertake an investigation of the Study Area, and produce a report containing its findings as to whether the Study Area meets one or more of the criteria set forth in *N.J.S.A.* 40A:12A-5, and make a recommendation to the Governing Body as to whether all or a portion of the Study Area should be designated as a non-condemnation redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, County of Mercer, State of New Jersey, as follows:

1. The preamble to this resolution is hereby incorporated herein as if fully restated.

2. The Planning Board is hereby directed to conduct a preliminary investigation of the Study Area defined hereinabove, consisting of the real 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, in accordance with the requirements set forth in *N.J.S.A.* 40A:12A-6 of the Redevelopment Law, in order to determine whether the Study Area, or part(s) thereof, meet the requirements for designation as a non-condemnation redevelopment area, such that the municipality may be authorized to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain.

3. The Planning Board is directed to prepare a map of the Study Area showing the boundaries of the proposed redevelopment area and locations of the various parcels of property included therein, along with a statement setting forth the basis for the investigation appended to the map; to prepare a report containing the Planning Board's findings; and to hold a duly noticed public hearing for the purpose of presenting the results of its investigation, hearing from all persons who are interested in, or would be affected by, a determination that the Study Area is a redevelopment area, and receiving into the record and considering all objections and evidence in support of such objections to a determination that the Study Area be designated as a non-condemnation redevelopment area.

4. After completing its public hearing on the matter, the Planning Board shall make a recommendation to the Governing Body as to whether all, or any portion thereof, of the Study Area should be designated as a non-condemnation redevelopment area.

5. The Planning Board staff, consultants and professionals, including Topology NJ LLC, are hereby authorized and directed to assist the Planning Board in conducting its investigation of the Study Area.

6. This resolution shall take effect immediately.

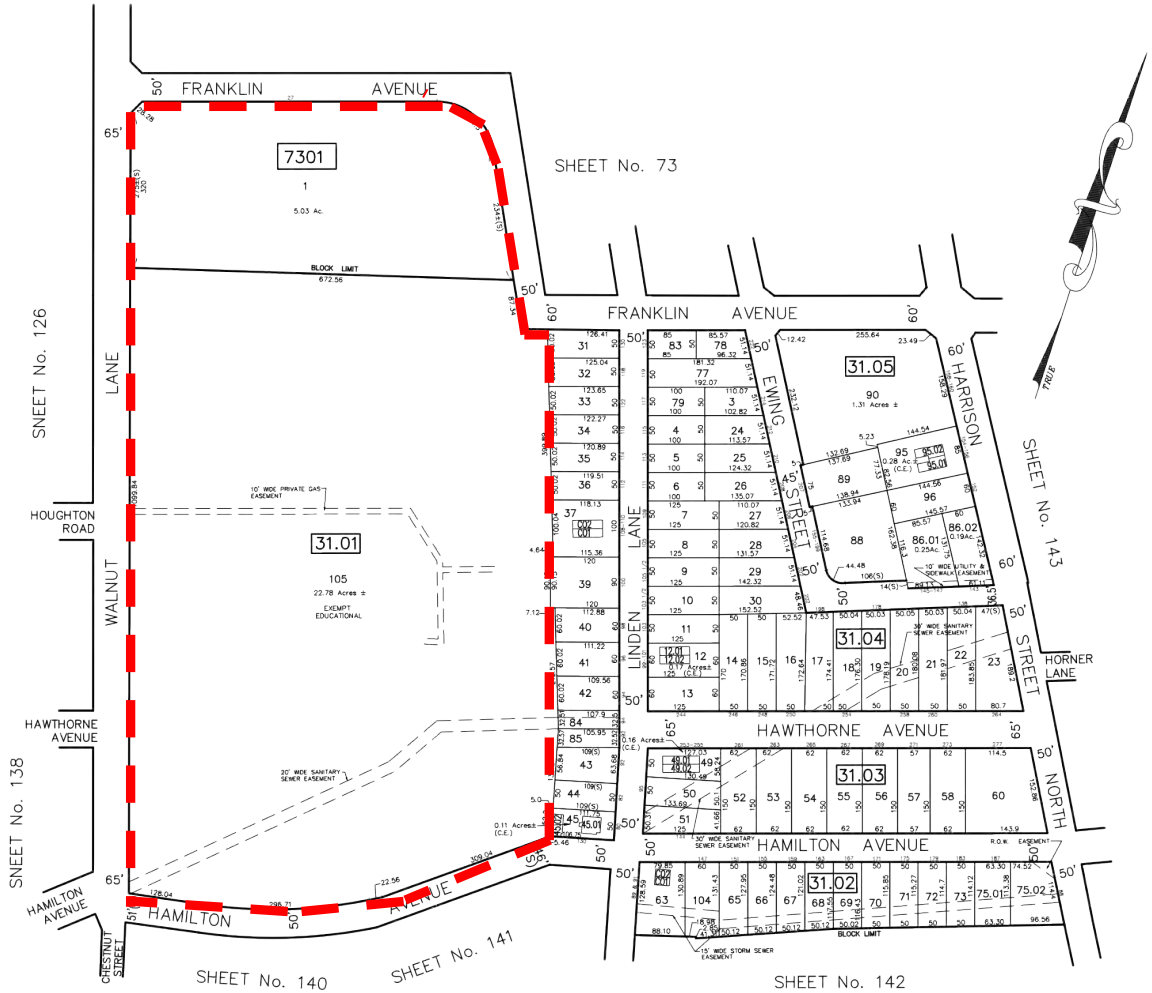
7. The Municipal Clerk shall cause a copy of this resolution to be transmitted forthwith to the Planning Board.

8. The findings and recommendations of the Planning Board, once completed, shall be submitted to the Governing Body for review and consideration in accordance with the provisions of the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq*.

Appendix B: Study Area Map

Study Area and Recommended Area in Need of Redevelopment Block 7301, Lot 1 and Block 31.01 and Lot 105

March 18, 2026, Prepared by Topology



Block	Lot	Qualifier	Area	Address
31.01	45.01	C01	1,344 S.F.	80 LINDEN LANE – FRONT
31.01	45.02	C02	640 S.F.	80 LINDEN LANE – REAR
31.02	63	C01	1,844 S.F.	89 LINDEN LANE
31.02	63	C02	1,408 S.F.	91 LINDEN LANE
31.03	49.01	C01	1,674 S.F.	253 HAWTHORNE AVENUE
31.03	49.02	C02	1,396 S.F.	255 HAWTHORNE AVENUE
31.04	12.01	C01	1,448 S.F.	99 LINDEN LANE N
31.04	12.02	C02	858 S.F.	101 LINDEN LANE N
31.05	95.01	C-1	1,368 S.F.	154 NORTH HARRISON STREET
31.05	95.02	C-2	1,368 S.F.	156 NORTH HARRISON STREET
31.01	37	C01	2,220 S.F.	108 LINDEN LANE N
31.01	37	C02	2,220 S.F.	110 LINDEN LANE N

REVISIONS		
DATE	L.S. NAME	NO.
10/1/15	GREGORY SANDUSKY	GB36758
10/31/16	GREGORY SANDUSKY	GB36758
10/1/18	GREGORY SANDUSKY	GB36758
10/1/19	GREGORY SANDUSKY	GB36758
10/1/20	GREGORY SANDUSKY	GB36758
10/1/21	GREGORY SANDUSKY	GB36758
10/1/22	GREGORY SANDUSKY	GB36758
10/1/24	GREGORY SANDUSKY	GB36758

This map has been redrawn using Computer Aided Drafting/Design (CAD/D) based on the maps prepared by Matthew J. Martini, December, 1994 and Kenneth R. Raike, August, 2011.

THIS MAP SHEET HAS BEEN FORMALLY CERTIFIED FOR CONSOLIDATION ON 12/10/2012, ASSIGNED SERIAL NUMBER 1012, AND SIGNED BY SUE DAVIDSON (CTA SUPERVISING FIELD REPRESENTATIVE FOR THE STATE OF NEW JERSEY). A COPY OF THE ORIGINALLY APPROVED MAPS ARE ON FILE AT THE MUNICIPALITY OF PRINCETON LOCATED AT 400 WITHERSPOON STREET, PRINCETON, NJ. THE NEW JERSEY STATE DIVISION OF TAXATION IS RETAINING THE OFFICIAL APPOVED MAPS.

TAX MAP
PRINCETON

MERCER COUNTY, NEW JERSEY

SCALE: 1" = 100' OCTOBER, 2012

DAVID B. DIXON, PLS

Professional Land Surveyor N.J. Lic. No.27282

OMLAND ENGINEERING ASSOCIATES, INC.

CEDAR KNOLLS, NEW JERSEY

To Show Conditions as of October, 2012

Appendix C: Fire Calls

Incident Number	Date	Building	Incident Type	Additional Notes
2023-260	4/15/23	-	Road freight or transport vehicle fire	Mobile document shredding truck with smoke and charred paper found
2025-122	2/12/25	Williamson Hall	Alarm system sounded due to malfunction	-
2025-124	2/13/25	Not Noted	Smoke detector activation, no fire - unintentional	Steam coming from vent, caused by boiler
2025-133	2/16/25	Not Noted	Alarm sounded due to malfunction	-
2025-221	3/15/25	Not Noted	Steam, vapor, fog or dust thought to be smoke	Boiler room issue. Steam and smoke present.
2025-628	6/30/25	Not Noted	Alarm system sounded due to malfunction	Residential neighbor reported hearing alarm, but no evidence found on site
2025-655	7/5/25	Seabrook Hall	Smoke detector activation due to malfunction	-
2025-1040	10/27/25	Not Noted	Smoke detector activation, no fire - unintentional	Alarm set off by steam from boiler
2025-1058	10/31/25	Seabrook Hall	Smoke scare, odor of smoke	Break in, fire extinguishers discharged, carbon monoxide and smoke detectors removed and smashed. Alarm went off from chemical agent of fire extinguishers.
2025-1076	11/05/25	Bristol Chapel	Building Fire	Small fire on top of microwave
2025-1146	11/26/25	Not Noted	Alarm system sounded due to malfunction	-

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **C Shift**

Location:
RU/WCC Williamson Hall
101 Walnut LN
PRINCETON NJ 08540
Walnut Ln

Lat/Long:
N 40° 21′ 18.66″
W 74° 39′ 12.27″

Location Type: **1 - Street address**
Cross Street, Directions or National Grid:
Walnut Ln

Incident Type:
735 - Alarm system sounded due to malfunction

FDID: **11060**
Incident #: **2025-122**
Exposure ID: **83844771**
Exposure #: **0**
Incident Date: **02/12/2025**
Dispatch Run #: **02122025-0007844**

Report Completed by:	Phillips , David	**ID:** 012	**Date:** 02/13/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 02/15/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:03

Structure Type:	Property Use: **200 - Educational, other**				
Automatic Extinguishment System Present: ☐	Detectors Present: ☐	Cause of Ignition:			
Aid Given or Received: **None**		Primary action taken:	**86 - Investigate**		
Additional actions:	**81 - Incident command , 84 - Refer to proper authority**				
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**1**	Total # of personnel on call:	**4**		

Narrative from dispatch:

2025-02-12 21:01:21

2025-02-12 21:01:21: [1] GFA

2025-02-12 21:05:21

2025-02-12 21:05:21: [2] R60 OUT INVESTIGATING

2025-02-12 21:08:55

2025-02-12 21:08:55: [3] 3 STORY WILLIAMS HALL OUT INVESTIGATING

2025-02-12 21:18:21

2025-02-12 21:18:21: [4] PER CMD THEIR IS A ISSUE WITH THE SPRINKLER SYSTEM AND THEY ARE GOING TO GET MAINTENCE TO HANDLE IT

NARRATIVE (2)

Narrative Title: Incident Narrative

Narrative Author: Phillips, David

Narrative Date: 02/13/2025 10:09:22

Narrative Apparatus ID: R-60

Narrative:

R-60 arrived on scene to a 3 story ordinary building with nothing showing and an alarm sounding. Crew was able to gain entry. The panel was reading a 3rd floor alarm activation. The crew investigated and was not able to find any signs of smoke or fire. The panel was unable to silence or reset. R-60 officer talked to facilities on scene and was informed that it was an ongoing issue. R-60 officer informed facilities to get in touch with their alarm/sprinkler company about the issue. Scene was turned over to facilities and R-60 was made available and command was terminated.

Member Making Report (Career Firefighter David Phillips): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **A Shift**

Location: **101 Walnut LN** **Princeton NJ 08540** Lat/Long: **N 40° 21′ 23.12″** **W 74° 39′ 14.23″** Location Type: **1 - Street address** Map Page: **School**	Incident Type: **743 - Smoke detector activation, no fire - unintentional** FDID: **11060** Incident #: **2025-124** Exposure ID: **83848400** Exposure #: **0** Incident Date: **02/13/2025** Dispatch Run #: **02132025-0007881**

Report Completed by:	Kooker , Adam	**ID:** 254	**Date:** 02/14/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 02/15/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:13

Structure Type:	Property Use: **241 - Adult education center, college classroom**				
Automatic Extinguishment System Present: ☐	Detectors Present: ☐	Cause of Ignition:			
Aid Given or Received: **Automatic aid received**		Primary action taken: **86 - Investigate**			
Additional actions: **82 - Notify other agencies. , 81 - Incident command**					
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**2**	Total # of personnel on call:	**7**		

Narrative from dispatch:

2025-02-13 07:57:39

2025-02-13 07:57:39: [1] AUDIBLE AND VISUAL ALARMS, SMOKE COMING FROM CHIMNEY

2025-02-13 07:59:32

2025-02-13 07:59:32: [2] E24 REQ

2025-02-13 08:01:19

2025-02-13 08:01:19: [3] C 60 on scene with a 3.5 story educational with steam coming from a vent.

2025-02-13 08:11:49

2025-02-13 08:11:49: [4] CMd 60 reports going to hold with rescue 60, recall the balance.

2025-02-13 08:16:00

2025-02-13 08:16:00: [5] Cmd 60 reports alarm caused by steam from a boiler.

NARRATIVE (2)

Narrative Title: n/a

Narrative Author: Kooker, Adam

Narrative Date: 02/14/2025 12:10:46

Narrative Apparatus ID: C-60

Narrative:

On 02/14/2025 Station 60 was dispatched to 101 Walnut for a reported smoke condition. Upon arrival Chief 60 and Rescue 60 found a 3.5 educational facility with steam coming from a vent on the roof. Rescue 60 crew investigated and found a large steam leak in a 1st floor boiler room. Crews checked all floors in the building and found nothing in evidence. Assignment recalled with the exception of Rescue 60 and Chief 60, other units cleared to handle concurrent call. Alarm panel would not silence or reset, FM60 notified and college safety staff notified. Upon arrival the scene was turned over to college safety personnel who were going to post a fire watch and notify their maintenance department. Safety staff reported that they would provide an update to FM60 once repairs were completed. Station 60 units cleared and returned.

Member Making Report (Chief Adam Kooker): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **A Shift**

Location: **RU/WCC Williamson Hall** **101 Walnut LN** **Princeton NJ 08542** Lat/Long: **N 40° 21′ 30.07″** **W 74° 39′ 16.5″** Location Type: **1 - Street address** Map Page: **School**	Incident Type: **735 - Alarm system sounded due to malfunction** FDID: **11060** Incident #: **2025-133** Exposure ID: **83887360** Exposure #: **0** Incident Date: **02/16/2025** Dispatch Run #: **02162025-0008425**

Report Completed by:	Griffis , Greg	**ID:** 007	**Date:** 02/16/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 02/21/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:14

Structure Type:	Property Use: **599 - Business office**				
Automatic Extinguishment System Present: ☐		Detectors Present: ☐		Cause of Ignition:	
Aid Given or Received:	**None**	Primary action taken:	**86 - Investigate**		
Additional actions:	**81 - Incident command , -**				
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**1**	Total # of personnel on call:	**3**		

Narrative from dispatch:

2025-02-16 08:12:36

2025-02-16 08:12:36: [1] 3rd flr fire alarm

2025-02-16 08:14:24

2025-02-16 08:14:24: [2] Backed up L60D with R60

NARRATIVE (2)

Narrative Title: n/a

Narrative Author: Griffis, Greg

Narrative Date: 02/16/2025 19:41:37

Narrative Apparatus ID: n/a

Narrative:

The Princeton Fire Department was dispatched to 101 Walnut Lane for the fire alarm activation. Rescue 60 arrived on location and alarm was sounding from the Williamson Hall building. The Alarm panel was checked and was reading the same as the prior days calls, 3rd floor waterflow, building was checked with no findings. Alarm was unable to be silence, scene was turned over to maintenance. No further fire department services required.

Member Making Report (Career Firefighter Greg Griffis): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **A Shift**

Location: **101 Walnut LN** **Princeton NJ 08540**	Incident Type: **652 - Steam, vapor, fog or dust thought to be smoke**
Lat/Long: **N 40° 21′ 23.12″** **W 74° 39′ 14.23″**	FDID: **11060** Incident #: **2025-221** Exposure ID: **84243439** Exposure #: **0** Incident Date: **03/15/2025** Dispatch Run #: **03152025-0013575**
Location Type: **1 - Street address** Map Page: **School**	

Report Completed by:	Sitek , Mark Nicholas	**ID:** 004	**Date:** 03/18/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 03/20/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:15

Structure Type:	Property Use: **241 - Adult education center, college classroom**				
Automatic Extinguishment System Present: ☐	Detectors Present: ☐	Cause of Ignition:			
Aid Given or Received:	**Automatic aid received**	Primary action taken:	**86 - Investigate**		
Additional actions:	**63 - Restore fire alarm system , 81 - Incident command**				
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**1**	Total # of personnel on call:	**2**		

Neighboring Agencies

Agency Name: Plainsboro FD (12018)
Agency ID: 12018
Agency Type: Fire

Agency Name: PPPL (12066)
Agency ID: 12066
Agency Type: Fire

Agency Name: West Windsor Fire & Emergency Services
Agency ID: 11045
Agency Type: Fire

Narrative from dispatch:

2025-03-15 15:11:49

2025-03-15 15:11:49: [1] BOILER ROOM

2025-03-15 15:15:32

2025-03-15 15:15:32: [2] R 60 on scene with a 4 story with nothing showing, investigating.

2025-03-15 15:18:18

2025-03-15 15:18:18: [3] Cmd 60 reports steam, going to hold with r-60.

NARRATIVE (2)

Narrative Title: Incident Narrative

Narrative Author: Sitek, Mark Nicholas

Narrative Date: 03/18/2025 08:50:55

Narrative Apparatus ID: n/a

Narrative:

Station 60 was dispatched to 101 Walnut Lane at the west minister choir college for the reported smoke condition in the boiler room. Rescue 60 responded. Due to the nature of the call additional units were added to the assignment. Rescue 60 on location with a 4 story building nothing evident from the street, rescue officer will have command. Reported to be smoke in the boiler room, turned out to be just steam. Assignment was held to rescue 60. Scene was turned over to Security personnel on scene and no further fire department services were needed. Command terminated.

Member Making Report (Career Firefighter Mark Nicholas Sitek): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **C Shift**

Location: **101 Walnut LN** **Princeton NJ 08540** **Franklin Avenue & Hawthorne** Lat/Long: **N 40° 21′ 23.14″** **W 74° 39′ 14.25″** Location Type: **1 - Street address** Cross Street, Directions or National Grid: **Franklin Avenue & Hawthorne**	Incident Type: **132 - Road freight or transport vehicle fire** FDID: **11060** Incident #: **2023-260** Exposure ID: **72777569** Exposure #: **0** Incident Date: **04/15/2023** Dispatch Run #: **04152023-0016735**

Report Completed by:	Lenarski , Joe	**ID:** 011	**Date:** 04/16/2023
Report Reviewed by:	Griffis , Greg	**ID:** 007	**Date:** 04/18/2023
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:02

Structure Type:	Property Use: **965 - Vehicle parking area**	
Automatic Extinguishment System Present: ☐	Detectors Present: ☐	Cause of Ignition: **Unintentional**
Aid Given or Received: **None**	Primary action taken: **11 - Extinguishment by fire service personnel**	
Additional actions: **12 - Salvage & overhaul , 82 - Notify other agencies.**		

Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**

Total # of apparatus on call:	**2**	Total # of personnel on call:	**7**

Narrative from dispatch:

2023-04-15 14:13:00

2023-04-15 14:13:00: [1] *ANONYMOUS CALL*

2023-04-15 14:15:32

2023-04-15 14:15:32: [2] CALLER STATED A PAPER TRUCK ON FIRE

2023-04-15 14:43:12

2023-04-15 14:43:12: [3] SMALL FIRE IN HOPER OF TRUCK AVA

NARRATIVE (2)

Narrative Title: Incident Narrative

Narrative Author: Pannell, Henry

Narrative Date: 04/15/2023 19:31:32

Narrative Apparatus ID: AC-60

Narrative:

Station 60 dispatched on a reported vehicle fire, Rescue 60 and Assistant 60 responded. Units arrived on location to find a mobile document shredding truck with smoke showing from the shredding area, Rescue 60 crew deployed the bumper line and began wetting down the unit, Assistant 60 established command. Rescue 60 opened the hopper area and noted charring of paper contained in the unit. The area was wet down, fire extinguished and overhauled. Assistant 60 made contact with the acting fire official via telephone, the acting fire official requested that the on duty fire inspector investigate. The fire inspector processed the scene, after the scene was processed all units were made available and command was terminated

NARRATIVE (3)

Narrative Title: Fire Investigation Narrative

Narrative Author: Lenarski, Joe

Narrative Date: 04/16/2023 17:40:55

Narrative Apparatus ID: R-60

Narrative:

On April 15th 2023 at 14:30 hours, the Princeton Fire Department was dispatched to 102 Walnut Lane for a report of a vehicle fire. Rescue 60 arrived and went into service with fire suppression operations.

The vehicle was located within the Westminster Choir College parking lot. The vehicle involved was a white Hino box truck being used as a mobile paper shredder. Located within the cargo area of the vehicle was a hopper used for the paper shredding operations and a storage area for the shredded paper material. The vehicle operator is Time Shred Services out of Freeport, NY. At the time of the incident, the vehicle was being used in a Municipality of Princeton Paper Shred Event.

During fire suppression operations, I observed smoke emitting from the front cargo area of the vehicle. That section of the cargo box housed the hopper for the shredding operation. I observed Rescue 60's crew first wet down the hopper with a hose line, then the crew proceeded to check the rear of the cargo area for any fire extension within the storage area for the shredded paper material. Rescue 60's crew stated they did not see any extension into the storage area, and they verified the same with a thermal imagining camera. Rescue 60's crew reevaluated the hopper area, the smoke had dissipated and there no other obvious signs of active burning. Rescue 60's crew checked the hopper area with a thermal imaging camera and did not have any abnormal heat readings.

Once fire suppression operations concluded, I was able to make entry into the cargo area of the vehicle. There were obvious burn/scorch marks on the side walls of the hopper and evidence of water from the fire suppression operation. None of the papers that were within the top of the hopper appeared to have ignited. None of the shredded paper material in the rear storage area appeared to have ignited.

After observation, the area of origin is determined to be the hopper area of the vehicle. The cause is determined to be unintentional. It is determined that the shredding unit had overheated during normal operations and caused a smoke condition to emit from the vehicle.

Firefighter/Fire Investigator Joseph Lenarski
#60-011

Member Making Report (Career Firefighter Joe Lenarski): _____

Incident Reviewer (Career Firefighter Greg Griffis): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **C Shift**

Location: **121 Walnut LN** **Princeton NJ 08540** Lat/Long: **N 40° 21′ 23.7″** **W 74° 39′ 14.49″** Location Type: **1 - Street address**	Incident Type: **735 - Alarm system sounded due to malfunction** FDID: **11060** Incident #: **2025-628** Exposure ID: **85520920** Exposure #: **0** Incident Date: **06/30/2025** Dispatch Run #: **06302025-0033423**

Report Completed by:	Wadsworth , Keith	**ID:** 003	**Date:** 07/03/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 07/06/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:19

Structure Type:	Property Use: **460 - Dormitory-type residence, other**				
Automatic Extinguishment System Present: ☐		Detectors Present: ☐		Cause of Ignition:	
Aid Given or Received: **None**		Primary action taken: **83 - Provide information to public or media**			
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**1**	Total # of personnel on call:	**4**		

Narrative from dispatch:

2025-06-30 16:26:00

2025-06-30 16:26:00: [1] GENERAL

2025-06-30 16:34:25

2025-06-30 16:34:25: [2] EDUCATIONAL COMPLEX

2025-06-30 16:37:34

2025-06-30 16:37:34: [3] UNABLE TO GAIN ENTRY// N/S FROM EXTERIOR// NO ALARM SOUNDING

NARRATIVE (2)

Narrative Title: Incident narrative

Narrative Author: Wadsworth, Keith

Narrative Date: 07/03/2025 16:02:19

Narrative Apparatus ID: R-60

Narrative:

At 16:26:16 station 60 was dispatched by Princeton Police Department to 121 Walnut Lane for the reported activated residential fire alarm. Rescue 60 responded at 16:27:28 hours from the street from previous incident (incident # 2025-627).

Rescue 60 arrived in the area of 121 Walnut observing multiple educational complex buildings none in which indicating an activated visual or audible fire alarm indicators. Rescue 60 officer (Wadsworth) communicated with Princeton Police Department to confirm the address and request an attempt to obtain more information of the reported activated fire alarm. Princeton Police Dispatch advised Rescue 60 the alarm company reported a general fire alarm at the Library building. Rescue 60 crew investigated unable to make entry due to the building being secure observing no evident signs of smoke or fire nor any fire alarm indicators activated at this location. Rescue 60 crew observed the surrounding buildings all did not display any indications of a fire alarm activation nor any evident signs of smoke or fire were visible from the exterior.

Mercer County Central Communications was advised of Rescue 60s findings taking no further actions. Rescue 60 cleared the scene at 16:37:38 hours.

Member Making Report (Career Firefighter Keith Wadsworth): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **A Shift**

Location: **109 Walnut LN** **Princeton NJ 08540** Lat/Long: **N 40° 21′ 23.35″** **W 74° 39′ 14.34″** Location Type: **1 - Street address**	Incident Type: **733 - Smoke detector activation due to malfunction** FDID: **11060** Incident #: **2025-655** Exposure ID: **85577630** Exposure #: **0** Incident Date: **07/05/2025** Dispatch Run #: **07052025-0034331**

Report Completed by:	Sitek , Mark Nicholas	**ID:** 004	**Date:** 07/07/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 07/09/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:17

Structure Type:	Property Use: **460 - Dormitory-type residence, other**				
Automatic Extinguishment System Present: ☐	Detectors Present: ☐	Cause of Ignition:			
Aid Given or Received:	**Mutual aid received**	Primary action taken:	**86 - Investigate**		
Additional actions:	**52 - Forcible entry , 81 - Incident command**				
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**1**	Total # of personnel on call:	**3**		

Neighboring Agencies

Agency Name: PPPL (12066)
Agency ID: 12066
Agency Type: Fire

Narrative from dispatch:

2025-07-05 04:50:58

2025-07-05 04:50:58: [1] FIRE ALARM

2025-07-05 04:58:37

2025-07-05 04:58:37: [2] 3 STORY NOTHING SHOWING AND THEY HAVE AUDIBLE AND VISUAL ALARMS

2025-07-05 05:06:24

2025-07-05 05:06:24: [3] PER CMD 360 DONE AND THEY ARE STILL TRYING TO GAINENTRY IN TO THE BUILDING

2025-07-05 05:21:54

2025-07-05 05:21:54: [4] PER CMD THEY GAINED ENTRY THROUGH A BASEMENT DOOR CHECKED THE BUILDING WITH NOTHING FOUND AND THE ALARM IS RESET AND HOLDING ALL UNITS CLEAR

NARRATIVE (2)

Narrative Title: Incident Narrative

Narrative Author: Sitek, Mark Nicholas

Narrative Date: 07/07/2025 10:25:15

Narrative Apparatus ID: n/a

Narrative:

Station 60 was dispatched to 109 Walnut Lane at the west minister choir college Seabrook hall. Engine 66 was dispatched to the due to rescue 60 is on another incident. Rescue 60 responded shortly after dispatch. Rescue 60 on scene with a 3 story non combustible dormitory with a visual and audible alarm. Rescue 60 officer will have command. Engine 66 shortly arrived after. Access was made via the basement door by picking it, Point of activation was 1 st floor. Crews walked throughout and found nothing for the cause. The building is currently vacant and not in use. Alarm was reset. No further fire department services were needed, Engine 66 and rescue 60 available. terminate command.

Member Making Report (Career Firefighter Mark Nicholas Sitek): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **B Shift**

Location:
Williamson Hall - Former Choir College
101 Walnut LN
Princeton NJ 08540

Lat/Long:
N 40° 21′ 23.12″
W 74° 39′ 14.23″

Location Type: **1 - Street address**
Map Page: **School**

Incident Type:
743 - Smoke detector activation, no fire - unintentional

FDID: **11060**
Incident #: **2025-1040**
Exposure ID: **86843836**
Exposure #: **0**
Incident Date: **10/27/2025**
Dispatch Run #: **10272025-0056339**

Report Completed by:	Kooker , Adam	**ID:** 254	**Date:** 10/29/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 10/31/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:15

Structure Type:	Property Use: **241 - Adult education center, college classroom**				
Automatic Extinguishment System Present: ☐	Detectors Present: ☐	Cause of Ignition:			
Aid Given or Received: **None**		Primary action taken: **86 - Investigate**			
Additional actions: **81 - Incident command , 62 - Restore sprinkler or fire protection system**					
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**2**	Total # of personnel on call:	**5**		

Narrative from dispatch:

2025-10-27 07:27:40

2025-10-27 07:27:40: [1] ZONE OF ACTIVATION- ZONE 001

2025-10-27 07:34:30

2025-10-27 07:34:30: [2] c60 3 story educational, out investigating

2025-10-27 07:42:47

2025-10-27 07:42:47: [3] c60 activation was from boiler

NARRATIVE (2)

Narrative Title: Chief 60 Narrative

Narrative Author: Kooker, Adam

Narrative Date: 10/29/2025 08:12:38

Narrative Apparatus ID: C-60

Narrative:

On 10/27/25 Station 60 was dispatched to 101 Walnut Lane (Williamson Hall) for a commercial fire alarm activation. Upon arrival Rescue 60 and Chief 60 found a 3 story former educational building with nothing in evidence from 3 sides. Rescue 60 crew investigated and met with municipal facilities representative who had found that the alarm was set off by steam coming from a boiler. The alarm was reset. All 60 units cleared and returned.

Member Making Report (Chief Adam Kooker): _____

Incident Reviewer (Career Firefighter George Luck): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **C Shift**

Location: **101 Walnut LN** **Princeton NJ 08540** Lat/Long: **N 40° 21′ 23.12″** **W 74° 39′ 14.23″** Location Type: **1 - Street address** Map Page: **School**	Incident Type: **651 - Smoke scare, odor of smoke** FDID: **11060** Incident #: **2025-1058** Exposure ID: **86889185** Exposure #: **0** Incident Date: **10/31/2025** Dispatch Run #: **10312025-0057177**

Report Completed by:	**Not Completed**		
Report Reviewed by:	**Not Reviewed**		
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:16

Structure Type:	Property Use: **460 - Dormitory-type residence, other**				
Automatic Extinguishment System Present: ☐		Detectors Present: ☐		Cause of Ignition:	
Aid Given or Received:	**Automatic aid received**			Primary action taken:	**-**
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**3**	Total # of personnel on call:	**7**		

Narrative from dispatch:

2025-10-31 12:49:06

2025-10-31 12:49:06: [1] R60- 3 STOPY DORMITORY NOTHING SHOWING WILL BE INVESTIGATING

2025-10-31 12:51:41

2025-10-31 12:51:41: [2] FIRST ALARM SMOKE THIRD FLOOR

NARRATIVE (2)

Narrative Title: Apparatus narrative

Narrative Author: Wadsworth, Keith

Narrative Date: 10/31/2025 19:45:38

Narrative Apparatus ID: R-60

Narrative:

At 12:45:53 hours, station 60 was dispatched by Princeton Police Department to 101 Walnut Lane for the reported activated commercial fire alarm. Rescue 60 responded at 12:46:48 hours with a crew of three fire department personnel.

Rescue 60 arrived at 12:49:55 hours to a three story wood framed dormitory with no signs of smoke or fire evident from the street. Rescue 60 investigated the reported activated fire alarm observing an audible and visual alarm active at the time of arrival. Rescue 60 chauffeur obtained a key for the front entry door of Seabook Hall via the campus fire department knox box. Rescue 60 officer conducted a walk around of the exterior of the building while the Chauffeur and nozzle position fire fighter made entry. Once entry was gained by use of the know key, Rescue nozzle firefighter observed the front lobby fire alarm annunciator panel indicated a third floor activation and reported the findings to Rescue 60 officer who was making his way to the front door to meet the nozzle position firefighter at the third floor landing.

Once the nozzle position firefighter made the third floor landing he reported an active smoke condition throughout the hallway of the third floor. At this time the assignment was upgraded to a first alarm. Rescue 60 officer stretched a four hundred foot one and three quarter inch handline while Rescue nozzle further investigated the cause of the smoke condition. During the investigation Rescue nozzle observed the third floor hallway fire extinguishers had all been discharged along with all carbon monoxide and smoke detectors had been removed from the walls and smashed into pieces on the floor. After further investigation, the smoke was determined to have been the dry chemical agent of the four to five ABC fire extinguishers. A primary search of the third floor was conducted along with the second floor where it was observed all carbon monoxide and smoke detectors had been removed and destroyed on the floor.

Positive pressure ventilation was conducted to ventilate the third floor in order to reset the fire alarm detection system. While ventilation was in place, Rescue 60 repacked all handlines and supply lines that had been deployed. While picking picking up, Station 60 received another call for service (Incident # 2025-1056). Rescue 60 cleared the scene and responded to the next assignment at 13:27:08 hours leaving Truck 60 and Chief 60 on scene.

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **B Shift**

Location:
Bristol Chapel
113 Walnut LN
Princeton NJ 08540

Lat/Long:
N 40° 21′ 23.47″
W 74° 39′ 14.39″

Location Type: **1 - Street address**

Incident Type:
111 - Building fire

FDID: **11060**
Incident #: **2025-1076**
Exposure ID: **86936503**
Exposure #: **0**
Incident Date: **11/05/2025**
Dispatch Run #: **11052025-0058120**

Report Completed by:	D'Amore , Frank	**ID:** 253	**Date:** 12/16/2025
Report Reviewed by:	D'Amore , Frank	**ID:** 253	**Date:** 12/16/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:18

Structure Type: **Enclosed building**	Property Use: **131 - Church, mosque, synagogue, temple, chapel**	
Automatic Extinguishment System Present: ☑	Detectors Present: ☑	Cause of Ignition: **Unintentional**
Aid Given or Received: **Mutual aid received**	Primary action taken: **11 - Extinguishment by fire service personnel**	
Additional actions: **12 - Salvage & overhaul , 81 - Incident command**		

Losses		**Pre-Incident Values**					
Property:	**$1,000.00**	Property:	**$2,000,000.00**	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	**$1,000.00**	Contents:	**$25,000.00**	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	**$2,000.00**	Total:	**$2,025,000.00**	Total Casualties:	**0**	Total Fire Service Casualties:	**0**

Total # of apparatus on call: **3**	Total # of personnel on call: **8**

Neighboring Agencies

Agency Name: Lawrenceville Fire St. 23 (11023)
Agency ID: 11023
Agency Type: Fire

Agency Name: Plainsboro FD (12018)
Agency ID: 12018
Agency Type: Fire

Narrative from dispatch:

2025-11-05 09:24:54

2025-11-05 09:24:54: [1] ZONE OF ACTIVATION- ZONE GENERAL

2025-11-05 09:32:59

2025-11-05 09:32:59: [2] R60 -- REQ ADDITIONAL ENG

2025-11-05 09:34:13

2025-11-05 09:34:13: [3] Backed up R60 with C60, FM60

2025-11-05 09:38:51

2025-11-05 09:38:51: [4] C60 -- FIRE EXTINGUISHED

2025-11-05 09:43:16

2025-11-05 09:43:16: [5] C60 -- REQ REMAINDER OF THE BOX

NARRATIVE (2)

Narrative Title: Rescue 60 Narrative

Narrative Author: Sitek, Mark Nicholas

Narrative Date: 11/08/2025 13:45:47

Narrative Apparatus ID: R-60

Narrative:

Station 60 was dispatched to 113 Walnut Lane at Bristol chapel for the fire alarm activation. Rescue 60 Responded, Rescue 60 on scene with a 3 story ordinary building with the alarm sounding. Rescue 60 officer will have command. Entrance to the building was made via Knox box. Rescue 60 crew encountered a smoke condition and odor of burning smell once made they made entry. At this time it was observed to be a small fire on top of a microwave. Rescue 60 crew extinguished the fire using a water can. Rescue 60 officer did request a 1st alarm building assignment but canceled due to the fire being extinguished with a water can.

Rescue 60 had 1 line charged and ventilation in progress by the time Mutual aid arrived on scene. Overhaul was completed by rescue 60 crew and scene turned over to the fire Official for further investigation. Rescue 60 remained on scene to assist.

NARRATIVE (3)

Narrative Title: Chief 60 Narrative

Narrative Author: Kooker, Adam

Narrative Date: 11/14/2025 09:29:46

Narrative Apparatus ID: C-60

Narrative:

On 11/05/25 Station 60 was dispatched to 113 Walnut, the Bristol Chapel, for an activated fire alarm. Chief 60 and FM60 responded when the assignment was upgraded. Upon arrival Chief 60 found Rescue 60 staged on the bravo side of the structure, crews were interior. Chief 60 spoke with Rescue 60 officer who reported crews found a fire on top of a table and were in the process of overhaul. During overhaul additional heat and potential smoke were found in the wall behind the table. Chief 60 requested a structure fire assignment be added to the incident. A line was stretched from Rescue 60 and crews worked to open up the wall.

Engine 20 arrived and laid in from the hydrant at Walnut and Houghton to Rescue 60. Princeton PD and Princeton Fire Police were sent to control the intersection as hose was laid across the street. Engine 20 was sent to interior of the Bristol Chapel to check for any extension. Rescue 60 officer reported that the wall area was opened and no other issues identified. Tower 49 arrived and was placed on the A side and the crew was held in staging. Engine 20 officer reported no signs of extension into the Chapel area. The assignment was held with units on location.

Fire scene was turned over to the FM for investigation. Crews restored the apparatus. All units cleared and returned.

Member Making Report (Fire Official Frank D'Amore): _____

Incident Reviewer (Fire Official Frank D'Amore): _____

Princeton Fire Department
Station: **S60**
Shifts Or Platoon: **A Shift**

Location: **109 Walnut LN** **Princeton NJ 08540** Lat/Long: **N 40° 21′ 23.35″** **W 74° 39′ 14.34″** Location Type: **1 - Street address**	Incident Type: **735 - Alarm system sounded due to malfunction** FDID: **11060** Incident #: **2025-1146** Exposure ID: **87138323** Exposure #: **0** Incident Date: **11/26/2025** Dispatch Run #: **11262025-0061988**

Report Completed by:	Lenarski , Joe	**ID:** 011	**Date:** 11/26/2025
Report Reviewed by:	Luck , George	**ID:** 002	**Date:** 11/28/2025
Report Printed by:	D'Amore, Frank	**ID:** 253	**Date:** 12/17/2025 **Time:** 10:18

Structure Type:	Property Use: **460 - Dormitory-type residence, other**				
Automatic Extinguishment System Present: ☐		Detectors Present: ☐		Cause of Ignition:	
Aid Given or Received:	**None**	Primary action taken:	**86 - Investigate**		
Additional actions:	**81 - Incident command , 63 - Restore fire alarm system**				
Losses	**Pre-Incident Values**				
Property:	Property:	Civilian Injuries:	**0**	Fire Service Injuries:	**0**
Contents:	Contents:	Civilian Fatalities:	**0**	Fire Service Fatalities:	**0**
Total:	Total:	Total Casualties:	**0**	Total Fire Service Casualties:	**0**
Total # of apparatus on call:	**1**	Total # of personnel on call:	**3**		

Narrative from dispatch:

2025-11-26 02:46:24

2025-11-26 02:46:24: [1] GENERAL FIRE ALARM

2025-11-26 03:01:34

2025-11-26 03:01:34: [2] UNKNOWN CAUSE FOR ACTIVATION.. ALARM RESET. FD AVAIL

NARRATIVE (2)

Narrative Title: Incident Command Narrative

Narrative Author: Lenarski, Joe

Narrative Date: 11/26/2025 06:40:26

Narrative Apparatus ID: L-60

Narrative:

The Princeton Fire Department was detailed to 109 Walnut Lane for a commercial alarm activation by Princeton Police Communications and Mercer County Central.

Ladder 60 responded emergency speed with a crew of 3. Ladder 60 arrived and began investigation. Alarm panel indicated a third floor activation, that area was checked and no activated devices were located. No smoke or fire was located. The alarm system took a reset from the main alarm panel.

No other fire department services were required. The assignment was recalled and Ladder 60 returned available.

Firefighter Joseph Lenarski
60-011

Member Making Report (Career Firefighter Joe Lenarski): _____

Incident Reviewer (Career Firefighter George Luck): _____

Appendix D: Relevant Police Calls

Report Number	Time of Call	Incident	Description
24-18796	06/05/2024 13:52:03	Criminal Mischief 2C:17-3	Bristol Chapel Security office off of walnut, would like to report graffiti on the property.
24-18803	06/05/2024 14:39:13	Criminal Mischief 2C:17-3	Caller reporting graffiti on a dumpster near Seabrook hall, incident just occurred in the last 15 minutes.
25-04295	02/13/2025 07:49:30	Fire - Smoke Condition	Caller thinks its odd that smoke is coming out of the chimney at the main building at WCC No fire reported, caller thinks its odd because he hasn't seen smoke coming out of that chimney in a long time O77 reports alarm lights activated - FD dispatched / MC Central FD checked the building. Smoke was caused by steam.
25-04621	02/16/2025 08:09:23	Alarm - Other	Fire alarm going off and lights flashing on 3rd flr fd dispatched, mc central was contacted. R56- signal 3,
25-17626	06/13/2025 08:07:28	Theft 2C:20-3	Theft of chairs
25-31945	10/27/2025 07:24:45	Alarm - Commercial Fire	ZOA: Williamson Hall Zone 001 // Op#Dolly Steam from boiler caused activation, Signal 2
25-32424	10/31/2025 12:54:35	Assist Own Agency (Backup)	SeaBrook Hall - ZOA: Zone 993 General Op#Chaz O88 advising there is a smoke condition on the third floor.
25-32424	10/31/2025 12:55:24	Assist Own Agency (Backup)	SeaBrook Hall - ZOA: Zone 993 General Op#Chaz O88 advising there is a smoke condition on the third floor.

Appendix E: Rental Housing Inspection and Rental Housing Lead Paint Inspection

Municipality of Princeton, NJ

Inspection Report

Inspection: Inspection

Inspector: Kate Wilhelmi

Inspection Date: Mar 11, 2026

Record: Residential Rental Property Registration and Inspection #RENT-26-61

Location: 100 Hamilton Avenue, Princeton, NJ 08540

Applicant: Municipality of Princeton

Rental Housing - Inspection

Overall Result: Fail

> **Overall Remarks:**
>
> Please be advised that an inspection of the property, in accordance with Sections 16-1 and/or B16, et. seq. of the Code of Princeton, disclosed that violation(s) of the Princeton Housing Code exist. Repairs are required to correct the violations before a Rental Certificate will be issued.

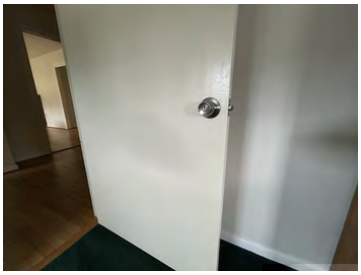
Checklist:

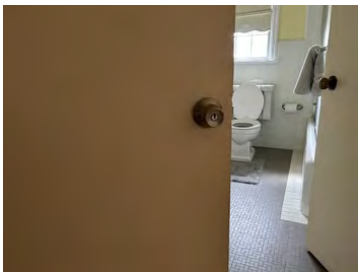
16-3A(j)(6) Windows and Doors: Door Locks (Prohibited)

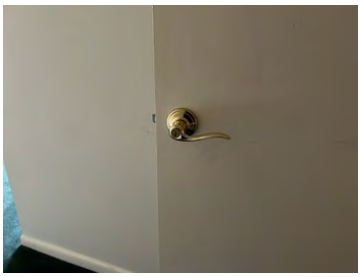
In all buildings, all egress doors shall be easily openable from the side from which egress is to be made without the use of a key or special knowledge. The use of double cylinder dead bolt locks is prohibited. Bedroom doors shall not be equipped with a locking device that may be locked when the bedroom is not occupied. The public officer may cause a summons and complaint to be filed without first issuing a notice of violation of this section.

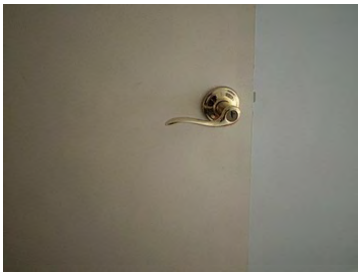
Result: Fail

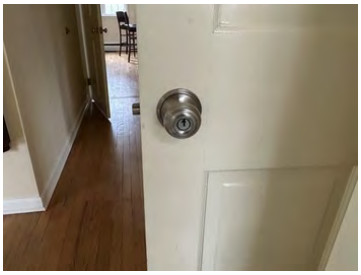
> **Remarks:**
>
> The bedroom doors were equipped with locking devices that allow the doors to be locked when the bedrooms are not occupied. This is prohibited by the Housing Code. Replacement of these locks is required.











16-3A(j)(1) Windows and Doors: Requirements

All doors, and windows required for ventilation in accordance with subsection (g)(1) or (g)(2) of this Code, shall be readily openable from the inside of the building or dwelling unit. All doors and windows shall be properly installed so as to be weathertight. All skylights shall be properly installed so as to be weathertight, and where required by subsection (g)(1) or (g)(2) for natural ventilation, shall be readily openable from the inside. All windows and skylights required to be openable shall be capable of being held open without the use of bars, stops, wedges or other devices.

Result: Fail

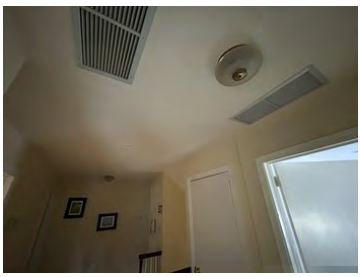
> **Remarks:**
>
> Many windows throughout the house were difficult to open, specifically in the 2nd floor bedrooms. All windows must be readily openable for ventilation and egress reasons. Repair of all inoperable windows is required per the Housing Code.

16-3A(f)(3) Lighting: Nonhabitable Areas

Every portion of each staircase, hall, cellar, basement, landing, furnace room, utility room, and all other similar non-habitable space located in a dwelling unit shall have artificial light available at all times to adequately light the area. Every light fixture shall be provided with a wall switch or other means of controlling the electric power to the fixture which is convenient and readily accessible for use.

Result: Fail

> **Remarks:**
>
> Hallway lights on the 2nd floor were inoperable at the time of inspection. All artificial lights shall be operable for safety reasons. Repair is required per the Housing Code.

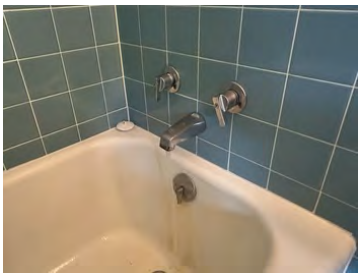


16-3A(I)(14) Maintenance: Plumbing

All plumbing fixtures and piping shall be kept free of leaks and breaks, and shall be maintained in operative condition at all times.

Result: Fail

> **Remarks:**
>
> Plumbing fixtures in the 2nd floor bathrooms were in a general state of disrepair at the time of inspection. Faucet handles leaked and were loose, a toilet flapper was damaged, and a faucet aerator sprayed water outside of the sink. Repairs are required per the Housing Code to restore proper function of the fictures and prevent damage from moisture.



16-3A(I)(16) Maintenance: Fireplace & Fireplace Chimney Certification

Every fireplace & fireplace chimney shall be inspected by a licensed/certified chimney contractor every two (2) years to ensure adequate draft, structural integrity and freedom from combustible deposits and obstructions in accordance with NFPA 211, 2003 Edition, and a certification documenting compliance with this requirement shall be provided to the housing inspector at the time of the structure's scheduled inspection.

Result: Fail

> **Remarks:**
>
> Provide a valid certificate from a qualified contractor for both of the fireplaces and fireplace chimneys. Qualified contractors can be found through the Chimney Safety Institute of America website at https://search.csia.org/. The contractor must complete the Fireplace Certification Form which can be downloaded at: https://princetonnj.gov/DocumentCenter/View/19897/Fireplace-Certification-Form-PDF
>
> You may choose to seal the fireplaces to prevent their use. The fireplace chimney shall be properly sealed at the top with an approved

chimney cap, screen or similar to prevent vermin, rain, snow and vegetative debris from entering. The chimney damper shall be closed. The base/firebox shall be properly sealed at the hearth by means of framing mechanically fastened, with a non-combustible sheathing or sealed and secured with masonry block.

16-3A(I)(11) Maintenance: Appliances

All appliances including, but not limited to, stoves, ovens, refrigerators, washers, dryers, freezers and light fixtures shall be maintained in proper working order at all times, and promptly repaired or replaced when necessary.

Result: Fail

> **Remarks:**
>
> The gas stovetop front right burner was inoperable at the time of inspection. The stove burner should ignite without the need for any additional tools or aids aside from the stove igniter. Repair is required per the Housing Code to restore proper function of the burner.

16-3A(I)(17) Maintenance: Boiler/Furnace Certification

Every boiler/furnace shall be cleaned, serviced, and inspected by a licensed/certified HVAC contractor or plumber every two (2) years to ensure adequate draft, structural integrity, freedom of combustible deposits, obstructions and all safety and control devices are properly working, and a certification documenting compliance with this requirement shall be provided.

Result: Fail

> **Remarks:**
>
> Provide a valid certificate from a licensed/certified HVAC contractor or plumber for the boiler. The contractor must complete the Heating System Certification Form which can be downloaded at: https://princetonnj.gov/DocumentCenter/View/19898/Heating-System-Certification-Form-PDF

16-3A(I)(15) Maintenance: Chimney Certification

Every chimney shall be inspected by a licensed/certified chimney contractor every two (2) years to ensure adequate draft, structural integrity and freedom from combustible deposits and obstructions in accordance with NFPA 211, 2013 Edition, and a certification documenting compliance with this requirement shall be provided.

Result: Fail

> **Remarks:**
>
> Provide a valid certificate for a Level 1 inspection from a qualified contractor for the boiler/water heater chimney. Qualified contractors can be found through the Chimney Safety Institute of America website at https://search.csia.org/. The contractor must complete the Chimney Certification Form which can be downloaded at: https://princetonnj.gov/DocumentCenter/View/19896/Chimney-Certification-Form-PDF

16-3A(I)(18) Maintenance: Electrical Junction Boxes/Open Wiring

Open Electrical junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch, outlet and electrical junction boxes.

Result: Fail

> **Remarks:**
>
> An open junction box or open wire splice was noted in the basement above the water heater at the time of inspection. This is prohibited and requires repair per the Housing Code for electrical safety reasons.

16-3A(I)(5) Maintenance: Exterior (structure)

All exterior surfaces shall be free of holes, breaks, loose or rotting materials; and maintained waterproof and properly surface coated where required to prevent deterioration. The roof and flashing shall be sound, tight, and not have defects which admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the building. Roof water shall not be discharged in a manner which creates a hazard or public nuisance.

Result: Fail

> **Remarks:**
>
> Exterior surfaces of the siding and trim had rotting materials and chipping/damaged paint. Given the age of the house, this is a lead-paint hazard. See Lead Inspection Report for details. Repairs are required per the Housing Code.

16-3A(I)(7) Maintenance: Windows/Doors

Every window, door, and frame, shall be kept in sound condition, good repair, and weathertight. All glazing material shall be maintained free and of cracks and holes. All screens shall be properly maintained and free from holes and tears. All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units shall tightly secure the door. Every basement hatchway shall be properly maintained so as not to be a hazard or public nuisance, and to prevent the entry of rain and surface drainage water.

Result: Fail

> **Remarks:**
>
> Windows throughout the house had chipping/damaged paint. Given the age of the house, this is a lead-paint hazard. See Lead Inspection Report for details. Repairs are required per the Housing Code.

16-3A(I)(20) Maintenance: Portable fire extinguishers

Portable fire extinguishers shall be the proper type (dry chemical), sized (minimum 2A-10B:C) not weighing more than 10 lbs. and installed within 10 feet of the kitchen; the extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items. Fire extinguishers shall be mounted using an approved mounting bracket. The top of the fire extinguisher shall not be more than five (5) feet above the floor, and the bottom of the installed fire extinguisher not be less than four (4) inches from the floor.

Result: Fail

> **Remarks:**
>
> The fire extinguisher was missing from the kitchen at the time of inspection. Fire extinguishers shall be sized minimum 2A-10B:C and installed within 10 feet of the kitchen. The extinguisher must be visible and in a readily accessible location, free from being blocked by furniture, storage, or other items. Fire extinguishers shall be mounted using an approved mounting bracket. The top of the fire extinguisher shall not be more than five (5) feet above the floor, and the bottom of the installed fire extinguisher not be less than four (4) inches from the floor. Repair is required per the Housing Code.

Municipality of Princeton, NJ

Inspection Report

Inspection: Lead Paint Hazards Inspection

Record: Lead Paint Hazards Inspection #LEAD-26-31

Inspector: Kate Wilhelmi

Location: 100 Hamilton Avenue, Princeton, NJ 08540

Inspection Date: Mar 11, 2026

Applicant: Municipality of Princeton

Rental Housing - Lead Paint Inspection

Overall Result: Fail

> **Overall Remarks:**
>
> Please be advised that an inspection of the property disclosed that lead paint hazards exist on the interior and exterior of the house. Repairs are required to correct the violations and receive a lead-safe certificate.
>
> Because this house was constructed prior to 1978, a US EPA Certified Renovation, Repair, and Painting (RRP) Contractor must do any/all work involving lead paint to comply with safe work practices for the painting and repairs of this property. For more information and to find a qualified contractor, visit https://cdxapps.epa.gov/ocspp-oppt-lead/firm-location-search.
>
> Kate Wilhelmi, Lead Inspector Risk Assessor NJ Lic. #042175

Checklist:

Exterior

Chipped/peeling paint on exterior

Result: Fail

> **Remarks:**
>
> Chipped/peeling paint - Deteriorated paint, chipped, and/or peeling paint observed on exterior areas of the siding, window and door trim, entry and garage doors, and windows (wells/jambs/muntins). This is a lead paint hazard and requires repair.

Interior

Chipped/peeling paint on interior

Result: Fail

Remarks:

Chipped/peeling paint - Deteriorated paint, chipped, and/or peeling paint observed on interior areas of windows (sashes/sills/muntins). This is a lead paint hazard and requires repair.

TOPO LOGY

Appendix F: Visual Survey Report

INNOVATIVE | EXPERIENCED | RESPONSIVE

Visual Survey Report

For the property known as:

Westminster Choir College Campus
101 Walnut Lane, Princeton, New Jersey 08540

Submitted to:
Municipality of Princeton
400 Witherspoon Street
Princeton, New Jersey 08540

Prepared by:
EWMA, LLC
800 Lanidex Plaza, Suite 200
Parsippany, NJ 07054-2741
973-560-1400

August 2024

Project 211235

Prepared by Craig Gorczyca, CHMM
Director, Compliance & Waste Mgmt.

Table of Contents

Executive Summary

EWMA was retained by the Municipality of Princeton (Client) to perform a visual survey at the property known as the Westminster Choir College Campus located at 101 Walnut Lane, Princeton, New Jersey 08540 (subject property and site). Specifically, the scope of this survey covered five buildings that included Williamson Hall, Taylor Hall, Bristol Hall/Chapel, Student Center and Erdman Hall and was conducted to visually identify the presence of significantly damaged (SD) interior building materials with respect to suspect asbestos-containing material (ACM). The survey was conducted by Craig Gorczyca of EWMA on August 12, 2024. Mr. Gorczyca was accompanied by M. Reca (Rider University), M. Maconi (Rider University) and R. Gegner (Pennoni). The following summarizes the findings of the visual survey.

Significantly Damaged (SD) Building Materials identified:

1. **Williamson Hall**

Plaster was identified as a SD building material. Approximate quantities and locations include:

- Boiler Room - 1,000 square feet (SF); and
- 2nd Floor, Room 3 – 8 SF (localized).

2. **Taylor Hall**

Plaster and thermal system insulation (TSI) was identified as a SD building material. Approximate quantities and locations include:

- Plaster – localized areas of SD in several rooms. Total quantity equals approx. 1,000 SF; and
- TSI (pipe insulation) – 2nd Floor bathroom, <3 linear feet (LF).

3. **Bristol Hall/Chapel**

Plaster was identified as a SD building material. Approximate quantities and locations include:

- 2nd Floor, Storage Closet – 200 SF.

4. **Student Center**

There was no SD materials visually identified.

5. Erdman Hall

There was no SD materials visually identified.

1. Introduction & Purpose

EWMA prepared this visual survey report for the Westminster Choir College Campus (WCCC) located at 101 Walnut Lane, Princeton, NJ. Specifically, at the request of the Client, the survey included the following five (5) buildings on campus:

- Williamson Hall;
- Taylor Hall;
- Bristol Hall/Chapel
- Student Center
- Erdman Hall

The visual survey was intended to identify the presence of significantly damaged (SD) building materials inside each of the buildings with respect to suspect asbestos-containing material (ACM). For the purpose of this survey, "significantly damaged" suspect material is defined as:

- Pipe insulation that has lost its structural integrity, or its covering, in whole or part – localized or distributed;
- Pipe insulation that is crushed or with exposed ends or joints;
- Surfacing material that has delaminated or separated from the substrate;
- Surfacing material that is flaking, blistering or crumbling;
- Surfacing material that is damaged over 10% of the entire area or less than 25% if localized; and
- Miscellaneous material (i.e., floor tile that is broken into pieces)

Also, for purposes of this survey and as identified by the EPA, "suspect ACM" is defined as being categorized as one of these types. Examples for each type, which were identified during this survey, are also provided.

1. Thermal System Insulation (TSI)
    - Pipe insulation
    - Boiler insulation
    - HVAC insulating components including duct wrap and joint gasketing

2. Surfacing (materials that are sprayed or troweled-on or otherwise applied to surfaces)
    - Plaster
    - Acoustical wall coverings
    - Fireproofing

3. Miscellaneous (anything but TSI or Surfacing)
    - Vinyl floor tile and sheet flooring;
    - Ceiling tiles
    - Glue (mastic)

2. Discussion & Findings

2.1 Williamson Hall

Williamson Hall was constructed in 1934 and its primary function was administrative. It also contains a boiler room that provides heat for several of the other buildings via underground tunnels. The total SF of the building is 16,975.

The rear plaster wall in the boiler room appeared to be SD at the time of the survey. There were also localized areas of SD plaster extending out from that wall. The total quantity of SD plaster in the boiler room equals approximately 1,000 SF.

Additionally, there was a hole in the plaster in room 3 on the second floor. This was considered as localized SD material. The total quantity of SD plaster in this room equals approximately 8 SF. The visible pipe insulation inside the wall was also damaged, but not SD.

2.2 Taylor Hall

Taylor Hall was constructed in 1934 and its primary function was academic. The total SF of the building is 12,240. It was reported to EWMA that Taylor Hall experienced a major steam leak in January 2024. The steam appeared to affect the integrity of a lot of building materials on the first and lower floors. There were significant amounts of mold visible throughout these areas as well as delaminated plaster walls. Specifically, localized SD wall/ceiling plaster was observed in the following areas:

- Steam tunnel room;
- Two (2) nearby offices; and
- Room 8 (2nd floor).

The total quantity of SD plaster in the building equals approximately 1,000 SF.

There was also localized SD pipe insulation located in the 2nd floor bathroom totaling less than three (3) LF.

2.3 Bristol Hall/Chapel

Bristol Hall/Chapel was constructed in 1934 and its primary function was assembly. The total SF of the building is 9,388.

The 2nd floor storage closet plaster wall (near the entry doors) appeared to be SD at the time of the survey. The total quantity of SD plaster wall in this room equals approximately 200 SF.

Note: The HVAC room next to the choir seating in the Assemble Room was inaccessible at the time of the survey. None of the keys would open the door.

2.4 Student Center

The Student Center was constructed in 1974 and its primary function was assembly. The total SF of the building is 19,948 SF. The building contains fireproofing on its structural steel, which appeared to be in good condition.

There was no suspect SD building materials observed at the time of the survey.

2.5 Erdman Hall

Erdman Hall was constructed in 1934 and its primary function was academic. The total SF of the building is 12,240 SF. The building was reported to be completely renovated in 1999-2000.

There was no suspect SD building materials observed at the time of the survey.

3. Conclusions & Recommendations

3.1 Conclusions

Interior SD building materials were identified as part of this survey. Generally, four of the five of the buildings appeared to be in good condition and maintained. Unfortunately, the steam leak in Taylor Hall was major and adversely affected the integrity of a significant amount of building materials in that building. Without a proactive response in Taylor Hall, the integrity of the building materials has a higher chance of becoming significantly damaged.

3.2 Recommendations

EWMA recommends that all SD suspect building materials be either assumed to be ACM or tested to show the material is not an ACM. All testing should be conducted by a New Jersey AHERA certified asbestos inspector. All ACM should be managed with an Asbestos Operations & Maintenance (O&M) Plan.

All SD materials should be repaired. If the material is ACM or assumed to be ACM, that repair work should be conducted by a New Jersey licensed asbestos abatement contractor.

EWMA also recommends, once the classification of the building materials in Taylor Hall has been determined, that a proactive approach be utilized to mitigate any future building material deterioration.

4. Limitations

Limited visual surveying was performed above or within solid ceilings or walls, below concrete floors, and of buried and/or inaccessible materials. In addition, no visual surveying occurred in permit required confined spaces. (There were no confined spaces observed during the survey.)

EWMA has presented professional opinions in this report based on information provided and gathered by EWMA and/or it's contractors' personnel on site.

Conditions described in this report are as found at the time of the event, unless stated otherwise.

EWMA has done nothing to create or contribute to the presence of any hazardous waste, pollutants, chemicals, or other hazardous materials at the site. A full and complete determination as to whether a property is, or is not, free from environmental contamination cannot be made with 100% certainty. The Municipality of Princeton retained EWMA for the sole purpose of conducting a visual survey of the assigned buildings to inspect for significantly damaged building materials. EWMA is only responsible for investigating the site to the extent feasible and for providing the services described in our proposal (and emails) for this project, as appropriate. EWMA will not be held liable for any disclosures, notifications, or reports that may be required to be made to third parties, including the appropriate governmental agencies.

The visual survey, although related to asbestos-containing building materials, did not include sampling. As a result, all suspect materials should be assumed as an ACM unless testing proves they are negative for asbestos (<1%).

5. Appendices

5.1 Photo Log Report

Craig G

EWMA

8/13/2024 | 14 Photos

INNOVATIVE | EXPERIENCED | RESPONSIVE

Visual Survey Report - Photo Log

Westminster Choir College
101 Walnut Lane, Princeton, NJ

Section 1

Williamson Hall

1

Williamson boiler room - SD wall plaster

Project: Westminster Choir College
Date: 8/13/2024, 7:12am
Creator: Craig G

2

Williamson boiler room - SD wall plaster

Project: Westminster Choir College
Date: 8/13/2024, 7:12am
Creator: Craig G

3

Williamson 2F Room 3 - SD wall plaster

Project: Westminster Choir College
Date: 8/13/2024, 7:36am
Creator: Craig G

Section 2

Taylor Hall

1

Taylor 2F office (from steam damage)

Project: Westminster Choir College
Date: 8/13/2024, 7:50am
Creator: Craig G

2

Taylor 2F office next to steam room - SD wall plaster

Project: Westminster Choir College
Date: 8/13/2024, 7:51am
Creator: Craig G

3

Taylor 2F bathroom - SD pipe insulation and plaster

Project: Westminster Choir College
Date: 8/13/2024, 7:53am
Creator: Craig G

4

Taylor 1F steam room - SD wall plaster

Project: Westminster Choir College
Date: 8/13/2024, 8:02am
Creator: Craig G

5

Taylor 1F steam room - SD wall plaster

Project: Westminster Choir College
Date: 8/13/2024, 8:03am
Creator: Craig G

6

Taylor - SD 1F plaster

Project: Westminster Choir College
Date: 8/13/2024, 8:09am
Creator: Craig G

7

Taylor - 2F room

Project: Westminster Choir College
Date: 8/13/2024, 8:10am
Creator: Craig G

8

Taylor 1F bedroom - SD plaster (localized)

Project: Westminster Choir College
Date: 8/13/2024, 8:18am
Creator: Craig G

Section 3

Bristol Hall/Chapel

1

Bristol 2F storage closet - SD plaster

Project: Westminster Choir College
Date: 8/13/2024, 8:31am
Creator: Craig G

2

Bristol 2F storage closet - SD plaster

Project: Westminster Choir College
Date: 8/13/2024, 8:31am
Creator: Craig G

Section 4

Student Center

1

Student Center - fireproofing throughout (good condition)

Project: Westminster Choir College
Date: 8/13/2024, 8:46am
Creator: Craig G

Appendix G: Boiler Plant Condition Assessment

Mechanical / HVAC Contractors
Engineering & Construction Services
Maintenance, Repairs and Installations
24 Hour Emergency Service
(908) 685-8999
Fax: (908) 685-8919

Boiler Plant Condition Assessment Report

Project: Steam Boiler Plant Review

Location: 101 Walnut Lane, Princeton, NJ

Dates of Inspection: 12/15/2025, 3/16/2026, 3/23/2026

1. Executive Summary

Both boilers are in poor condition. The boilers are vintage 1966 and 1974, typically end of life for these types of boilers. Ongoing repairs and piping changes are not up to best practice. Boiler #1 is offline due to a cracked section and leakage. Boiler #2 is operational but exhibits multiple deficiencies including leaking mud drum connections, deteriorated piping, and failing controls. Based on observed conditions and testing, full replacement of the boiler plant is recommended.

2. Detailed Findings

Boiler #1:
- Cracked section and severe corrosion
- Unit is offline and not repairable

Boiler #2:
- Four leaking mud drum nipples
- Water column requires replacement
- LWCO (McDonnell & Miller 63-2M) requires replacement
- Improper FGR piping installation
- General corrosion and deferred maintenance

System Issues:
- Steam distribution leak between buildings

- Limited system accessibility

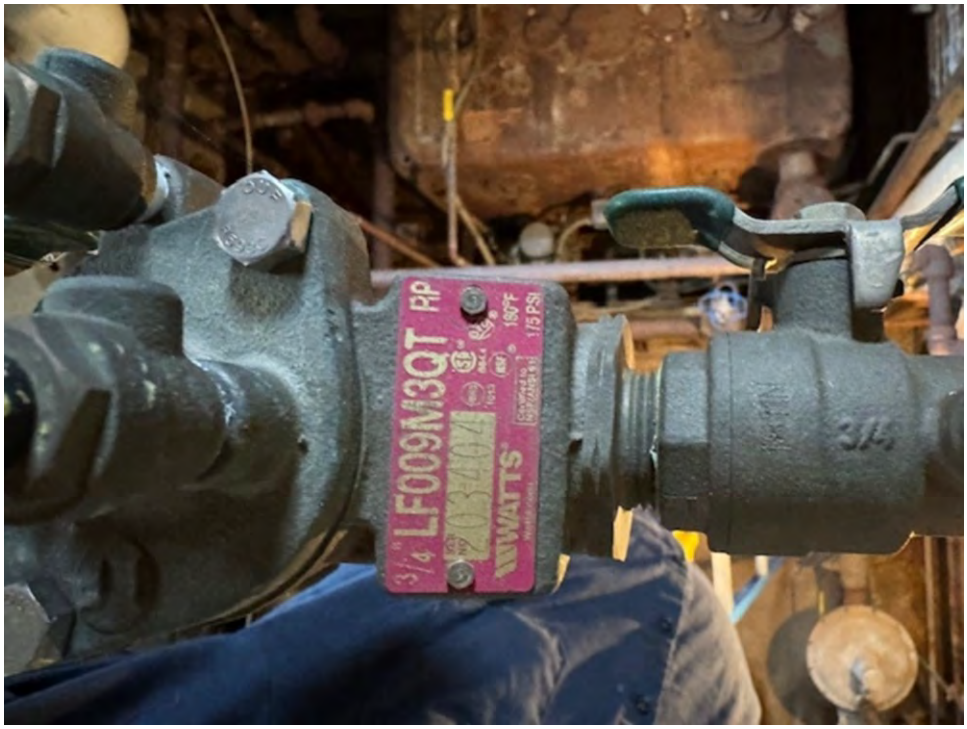
3. Engineer Checklist Response

Item #	Description	Result
1	DOL Checklist	Performed on Boiler #2 only (Boiler #1 non-functional)
2	Limit Controls	Tested OK on Boiler #2
3	Flame Detection	OK on Boiler #2
4	Blowdown Check	Not accessible without risk of damage
5	Separator/Cooler	Plugged and non-operational
6	Floor Drains	OK
7	LWCO	Performed; replacement required
8	Gas Train	OK
9	Burner Flame	OK
10	Combustion	Acceptable
11	Pressure Test	Limited hydro on #2; #1 failed
12	Valves	OK
13	Firebox	#2 OK; #1 water damaged
14	Burner Controls	OK
15	Steam Traps	Not accessible
16	Feed System	Functional
17	Backflow	Tested OK

4. Recommendations

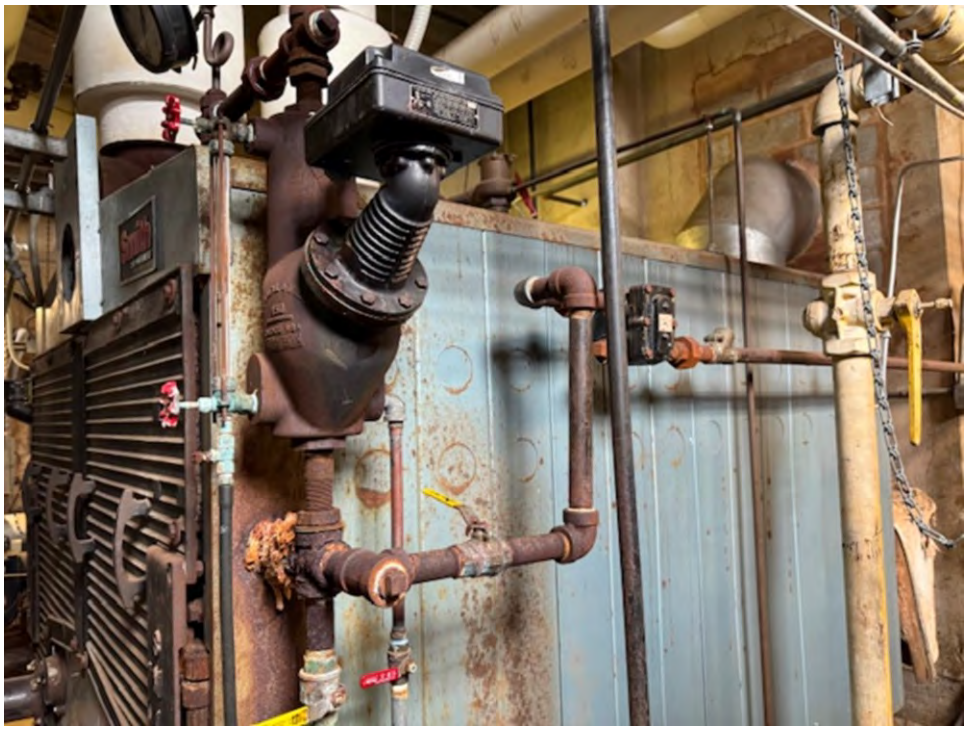
Replace the existing system with (2) Weil-McLain 88 Series sectional steam boilers, each sized approximately 3,000–3,200 MBH, equipped with modulating gas burners, a duplex feedwater system, and Tekmar or Heat-Timer controls.

5. Photo Documentation



Backflow Preventer - Passed Certification

Boiler #1 Section Failure - Unit Offline



Boiler #2 Water Column - Replacement Required

Boiler #2 LWCO Head - Replacement Required

Boiler #2 FGR Piping - Improper Installation

Boiler #2 Mud Drum Leaks - Multiple Failures

6. Appendix A – NJ DOL Steam Boiler Checklist

See attached scanned Pre-Inspection Checklist for Low Pressure Steam Boilers. This checklist was provided in lieu of the hot water checklist referenced in the RFP.

7. Appendix B – Backflow Test Report

8. Appendix C – Combustion Tickets

Department of Labor and Workforce Development
Labor Standards and Safety Enforcement
Division of Public Safety and Occupational Safety & Health
Bureau of Boiler and Pressure Vessel Compliance (BB&PVC)
1 John Fitch Way, 3rd Floor
P.O. Box 392
Trenton, NJ 08625-0392
Voice: (609) 292-2921
Fax: (609) 984-1577
Email: BPVRCompliance@dol.state.nj.us

Pre-Inspection Checklist for Low Pressure Steam Boilers

Notice: **This checklist reflects the most common violations BB&PVC field inspectors encounter when performing an inspection on low pressure steam boiler installations. It is suggested that boiler industry personnel have access to a current set of applicable codebooks/jurisdiction laws, such as:** the American Society of Mechanical Engineers (ASME) Section IV and Section VI for Heating Boilers; the National Board Inspection Code (NBIC); the New Jersey Statutes Annotated, N.J.S.A. 34:7-1, N.J.S.A. 34:7-14; and the New Jersey Administrative Code, N.J.A.C. 12:90.

Administration and General Requirements

REFERENCE		COMPLIANCE YES	COMPLIANCE NO
N.J.A.C. 12:90-4.2 NBIC	A minimum clear space of eighteen inches (18") shall be provided on all sides of the boiler. As a minimum, all other sides shall comply with the boiler manufacturer's installation instructions for clearances to combustible materials.	☒	☐
N.J.S.A. 34:7-20 N.J.S.A. 34:7-23	The owner or user of any boiler required to be inspected upon installation/reinstallation shall not operate the boiler until a certificate-inspection has been made.	☐ Cannot verify	☐
N.J.S.A. 34:7-23 N.J.A.C. 12:90-4.3	All low pressure steam boilers shall be constructed, stamped, and installed in conformance with Section IV of the ASME code.	☒	☐
N.J.S.A. 34:7-23	All low pressure boiler fuel trains shall comply with the requirements of ASME CSD-1.	☒	☐
ASME CSD-1 CG-500	Completion of the Installer's Verification of Function Testing and Operation of Controls and Safety Devices for Boilers Rated Up to 12,499,999 Btu/hr is required. Form BPVC-INST.101 Rev 3.2010.	☐ Cannot verify	☐

REFERENCE		COMPLIANCE YES	NO
	Instruments, Fittings, and Controls		
Section IV HG-602	Each steam boiler shall have a steam gage or a compound steam gage connected to its steam space or to its water column or to its steam connection.	☒	☐
Section IV HG-602	The gage shall contain a siphon.	☒	☐
Section IV HG-602	The gage connection to the boiler shall not be less than NPS ½ inch. Where steel or wrought iron pipe is used the gage connection to the boiler shall not be less than NPS ½ inch.	☒	☐
Section IV HG-602	The scale on the dial of a low pressure steam gage shall be graduated to not less than 30 psi nor more than 60 psi.	☒	☐
Section IV HG-603	Each steam boiler shall have one or more water gage glasses attached to the water column or boiler by means of valved fittings not less than NPS ½ inch, with the lower fitting provided with a drain valve to facilitate cleaning.	☒	☐
Section IV HG-603	The lowest visible part of the water gage glass shall be at least 1 inch above the lowest permissible water level recommended by the boiler manufacturer.	☒	☐
Section IV HG-604	The minimum size of ferrous or nonferrous pipes connecting a water column to a steam boiler shall be 1 inch.	☒	☐
Section IV HG-604	The water column piping shall have a cross or equivalent fitting at every right angle turn to facilitate cleaning.	☒	☐
Section IV HG-604	No shutoff valves shall be placed between the steam boiler and water column.	☒	☐
Section IV HG-604	The water column drain pipe and valve shall be not less than NPS ¾ inch.	☒	☐
Section IV HG-605	Each automatically fired steam boiler shall have a control that will cut off the fuel supply when the pressure reaches an operating limit, which is less than the maximum allowable pressure.	☒	☐
Section IV HG-605	No shutoff valves shall be placed between the controls and steam boiler.	☒	☐
Section IV HG-605	The controls will be protected with a siphon.	☒	☐

REFERENCE		COMPLIANCE YES	NO
	Instruments, Fittings, and Controls (continued)		
Section IV HG-605	The control connection to the boiler shall not be less than NPS ¼ inch, if steel or wrought iron pipe is used it shall not be less than NPS ½ inch.	☒	☐
Section IV HG-606	Each automatically fired steam boiler shall have an automatic low-water fuel cutoff so located as to automatically cut off the fuel supply when the surface of the water falls to the lowest visible part of the water gage glass.	☒	☐
Section IV HG-606	Fuel cutoffs and water feeding devices embodying a separate chamber shall have a vertical drain pipe and a blow-off valve not less than NPS ¾ inch, located at the lowest point in the water equalizing pipe connections so that the chamber and equalizing pipe can be flushed and the device tested.	☒	☐
	Installation Requirements		
Section IV HG-701	Safety valves and safety relief valves shall be located in the top or side of the boiler.	☒	☐
Section IV HG-701	Coil or header type boilers shall have the safety valve or safety relief valve located on the steam or hot water outlet end.	☒	☐
Section IV HG-701	Safety valves and safety relief valves shall be installed with their spindles vertical.	☒	☐
Section IV HG-701	The opening or connection between the boiler and any safety valve and safety relief valve shall have at least the area of the valve inlet.	☒	☐
Section IV HG-701.4	Safety valves and safety relief valves shall not be connected to an internal pipe in the boiler.	☒	☐
Section IV HG-701.5	No shutoff of any description shall be placed between the safety or safety relief valve and the boiler, or on discharge pipes between such valves and the atmosphere.	☒	☐
Section IV HG-701.6	A discharge pipe shall be used. Its internal cross-sectional area shall be not less than the full area of the valve outlet.	☒	☐

REFERENCE		COMPLIANCE YES	NO
	Installation Requirements (continued)		
Section IV HG-701.6	The discharge from safety or safety relief valves shall be so arranged that there will be no danger of scalding attendants.	☒	☐
Section IV HG-701.6	The safety valve discharge shall be as short and straight as possible and so arranged as to avoid undue stress on the valve.	☒	☐
Section IV HG-703.1	Provisions shall be made for the expansion and contraction of steam mains connected to boilers by providing substantial anchorage at suitable points and by providing swing joints when boilers are installed in batteries.	☒	☐
Section IV HG-703.2	The return pipe connections of each boiler supplying a gravity return steam heating system shall be so arranged as to form a loop so that the water in each boiler cannot be forced out below the safe water level.	☒	☐
Section IV HG-705	Feedwater or water treatment shall be introduced into a steam boiler through the return piping system.	☒	☐
Section IV HG-705	Feedwater or water treatment shall not discharge directly against parts of the steam boiler exposed to direct radiant heat from the fire.	☒	☐
Section IV HG-705	The feedwater pipe shall be provided with a check valve near the steam boiler and a stop valve or cock between the check valve and the steam boiler or between the check valve and the piping system.	☒	☐
Section IV HG-710	In lieu of a check valve in the feedwater line, a back flow preventive device may be used if the device's minimum pressure rating is equal to the pressure stamped upon the steam boiler, and the temperature rating of such device including all internal components is not less than 250°F. If the backflow preventer does not meet these requirements a check valve shall be installed in addition to the back flow preventer.	☒	☐
Section IV HG-710	When a stop valve is used in the supply pipe connection of a single steam boiler, there shall be one used in the return pipe connection.	☒	☐

REFERENCE		COMPLIANCE YES	NO

Installation Requirements (continued)

Section IV HG-710.3	A stop valve shall be used in each supply and return pipe connection of two or more boilers connected to a common system.	☒	☐
Section IV HG-710.4	The minimum pressure rating of all valves or cocks shall be at least equal to the pressure stamped upon the boiler, and the temperature rating of such valves or cocks including all internal components shall be not less than 250°F.	☒	☐
Section IV HG-325	All cast iron steam boilers shall be provided with washout openings to permit the removal of any sediment. Washout plugs shall not be smaller than NPS ½ inch for boilers having gross internal volume more than 5 cu ft. Washout plugs shall not be smaller than 1 inch for boilers having gross internal volume not more than 5 cu ft.	☒	☐
Section IV HG-715	Each steam boiler shall have a bottom blow-off connection fitted with a valve or cock connected to the lowest water space practicable with a minimum size as shown in the following table:	☒	☐

Minimum Required Safety Valve Capacity (Lb of Steam/Hr)	Blow-off Pipe Size (Inches)
Up to 500	¾
501 to 1250	1
1251 to 2500	1¼
2501 to 6000	1½
6001 and larger	2

Section IV HG-715	Steam boilers having a capacity of 25 gal or less are exempt from the above valve sizing requirements, except that they must have a ¾ NPS minimum drain valve connected to the lowest water containing space.	☒	☐

NOTE: Make certain that all items listed above are in compliance prior to requesting an inspection on a new or reinstalled boiler.

QPCTMR 09/13

Physical Connection Permit No.: _____-WPC_____

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Quarterly Physical Connection Test & Maintenance Report

1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
☒ 01/01-03/31	☐ 04/01-06/30	☐ 07/01-09/30	☐ 10/01-12/31

Instructions: This form is to be completed for each test of each approved valve. It is to be mailed to the Supplier of Water and Local Administrative Authority within 5 days of each test and inspection performed by a Certified Tester. These forms shall be kept at the facility for a period of 5 years (N.J.A.C. 7:10-10.2(f)) and be exhibited upon request.

Date of test 3 / 23 / 2026

To:

From: (Name of Permit Holder)

The backflow prevention device identified below has been tested and inspected as required by N.J.A.C. 7:10-10.6 and is certified to be in compliance with this regulation.

Description of Valve

Manufacturer: WATTS ☒RPZ ☐DCVA
Model Number: LF009M3QT Size: .75 in.
Serial Number: 203404
Comments and Notations: _____

Location of Valve

PRINCETON CHOIR COLLEGE

Test Kit Serial # 06201126 Calibration Date 1-26	PRESSURE TEST REDUCED PRESSURE ZONE ASSEMBLY DOUBLE CHECK VALVE			INTERNAL INSPECTION DOUBLE CHECK VALVE ASSEMBLY	
	1st Check	2nd Check	Relief Valve	1st Check	2nd Check
Initial Test Passed ☒ Failed ☐	Closed Tight ☐ at 7.0 psid Leaked ☐	Closed Tight ☐ at 7.2 psid Leaked ☐	Opened at 1.8 psid	OK ☐	OK ☐
	No. 2 Shut-off Valve Closed Tight ☒ Leaked ☐ By-pass Used ☐		Did Not Open ☐	Failed ☐	Failed ☐
Repairs & Materials Used					
Test After Repair & Assembly	Closed Tight ☐ _____ psid	Closed Tight ☐ _____ psid	Opened at _____ psid	OK ☐	OK ☐

The Results Shown Above are Certified to be True

Certified Testers Name: J. KEATING

Certified Testers Signature: _____

Certifying Authority NJ

Cert. ID #: BF2020215 Exp. Date: 6 / 25 / 26

Tester Phone No 908 240 2762

Witnesses to test and inspection

Name: _____ Title: _____

Representing: _____

Name: _____ Title: _____

Representing: _____

8. Appendix C – Combustion Tickets

PRINCETON CHOIR #2

LOW

testo 330-2
V2.27 02596173/USA

03/23/2026 12:36:35

Location
SITE
Combustion Type
2nd combustion type
ADDRESS

Fuel:	Natural Gas
O2ref.	3.0 %
CO2 Max:	11.7 %

Combustion test

405.9 °F	Temp. stack
64.6 °F	Ambient temp
12.5 %	Oxygen
4.70 %	CO2
0 ppm	CO
23 ppm	NOx
5.0 %	NO2 addition
22 ppm	NO
74.8 %	Eff. net
74.8 %	Eff. gross

MD

testo 330-2
V2.27 02596173/USA

03/23/2026 12:38:18

Location
SITE
Combustion Type
2nd combustion type
ADDRESS

Fuel:	Natural Gas
O2ref.	3.0 %
CO2 Max:	11.7 %

Combustion test

540.3 °F	Temp. stack
64.8 °F	Ambient temp
7.1 %	Oxygen
7.73 %	CO2
0 ppm	CO
36 ppm	NOx
5.0 %	NO2 addition
34 ppm	NO
76.1 %	Eff. net
76.1 %	Eff. gross

HIGH

testo 330-2
V2.27 02596173/USA

03/23/2026 12:39:10

Location
SITE
Combustion Type
2nd combustion type
ADDRESS

Fuel:	Natural Gas
O2ref.	3.0 %
CO2 Max:	11.7 %

Combustion test

558.7 °F	Temp. stack
64.8 °F	Ambient temp
9.1 %	Oxygen
6.61 %	CO2
1 ppm	CO
22 ppm	NOx
5.0 %	NO2 addition
21 ppm	NO
73.5 %	Eff. net
73.5 %	Eff. gross

TOPO LOGY

Appendix H: Loss Control Report

Mid Jersey Municipal Joint Insurance Fund

Princeton

To:	Bernie Hvozdovic, Fund Commissioner
Submitted by:	Matt Genna, CSP, CPSI
Date of Survey:	July 16, 2025
Contact & Title:	Afroula Ippolito, Safety Coordinator

NOTE TO FUND COMMISSIONER

The MEL Safety Institute (MSI) has created the MSI Leadership Academy for Managers, Administrators, Department Heads, and Supervisors interested in sharpening and expanding communication, conflict resolution, stress management, and team-building skills. The program's goal is to enhance leadership skills by offering participants varied and in-depth managerial training.

Open Enrollment will be June 1st-22nd. Classes will be offered through MSI LIVE and will be a combination of virtual and in-person at various locations throughout New Jersey. The student will complete the mandatory and elective classes within two years from their start date. Individuals who complete the program's requirements within two years will receive plaques commemorating their graduation from the MSI Leadership Academy.

For additional information, please visit the MSI Leadership Academy.

OBJECTIVES OF THE SURVEY

1. Conduct a Loss Control Survey of the Westminster Choir College.
2. New and Outstanding Suggestions for Improvement.

SURVEY RESULTS

OBJECTIVE #1: Conduct a Loss Control Survey of the Westminster Choir College.

At the recent Safety Committee Meeting, the Committee informed me that Princeton recently acquired the Westminster Choir College in April 2025. Princeton is leasing some of the spaces to tenants while other buildings are vacant. The municipality is responsible for the maintenance of the buildings and grounds within the former College.

There are 16 buildings on the campus and there are tentative plans to demolish some of the buildings including Seabrook Hall, Dayton Hall, Ithaca Hall, and Princeton Hall. It was reported that Taylor Hall has significant mold issues due to a steampipe break so the building is not in use and was not reviewed as a part of the survey.

J.A. Montgomery Consulting
231 Main Street
P.O. Box 2017
Toms River, NJ 08754

Matthew Genna, CSP, CPSI
Assistant Director
732-736-5265
mgenna@jamontgomery.com

All of the buildings contain a fire suppression system throughout the building except for Erdman Hall which only has one sprinkler head in the whole building. The Student Center, Library, and Princeton Hall have boilers in the building. The other buildings are heated by steam pipes that run underground out of a boiler in Williamson Hall.

We surveyed the following locations:

- Bristol Hall – Occasionally occupied for recitals
- Erdman Hall – Currently unoccupied but may be leased in the future
- Library
- Maintenance/Storage Garage - Currently used by Princeton DPW
- Playhouse/Cullen Center – Occasionally occupied for recitals
- Princeton Hall – Currently occupied by the Conservatory
- Relocatable Buildings 1 & 2 – Currently used as storage
- Sidewalks and parking lots throughout the campus
- Student Center – Currently rented to the "Music Together" organization
- The Cottages – Currently occupied by the Conservatory
- Williamson Hall – Currently rented to the Greater Princeton Youth Orchestra

We discussed the need for additional portable fire extinguishers to be provided and mounted in Williamson Hall. At the time of the survey, representatives from the Department of Public Works, reached out to the Princeton Fire Marshall to determine which locations need portable fire extinguishers. We also discussed the need to get the stair chair in Bristol Hall serviced since this building is occasionally used for recitals. Lastly, we identified several emergency call boxes throughout the walkways and parking lot areas of the campus. It was reported that the call boxes do not dispatch to the local Police Department and may not dispatch anywhere since the operations of the College have moved to nearby Rider University. The emergency call boxes should either be dispatched to Princeton Police or should be removed or covered so as not to cause confusion or delay if used by the public in an emergency.

OBJECTIVE #2: New and Outstanding Suggestions for Improvement.

New Suggestions for Improvement

New Suggestions for Improvement system are classified as follows:

- ***"Urgent" (U)*** *SFI's refer to situations of "imminent danger" or "critical" safety/health issues, which may cause serious physical harm or death.*
- ***"Important" (I)*** *SFI's would encompass regulatory concerns and hazards not classified as either "Urgent" or "Program Improvement" suggestions.*
- ***"Program Improvement" (PI)*** *SFI's would encompass suggestions related to safety, process improvements, management systems, and other practices that would improve the overall safety, quality, and effectiveness of the organization.*

Westminster Choir College

2-2025 (I) Additional portable fire extinguishers should be provided and mounted in Williamson Hall.

3-2025 (PI) The stair chair in Bristol Hall should be serviced/inspected to ensure proper functionality.

4-2025(PI) The emergency call boxes located around campus should either be dispatched to Princeton PD, removed entirely, or covered to prevent use.

5-2025 (I) The sidewalk outside the front of the library is spalling and damaged creating a trip hazard. The sidewalk should be repaired or replaced.

Outstanding Suggestions for Improvement

Outstanding Suggestions for Improvement (OSFI) status is based upon information provided to J.A. Montgomery during the survey:

SFI Number	Rating	Status	Comment
1-2024	I	Open	No update was provided.
3-2024	PI	Open	No update was provided.
4-2024	I	Open	No update was provided.
5-2024	I	Open	No update was provided.
1-2025	PI	Open	No update was provided.

CLOSING COMMENTS

Please review the Suggestions for Improvement Report and distribute copies of this report to all the pertinent departments. Once corrective action is taken, please notify us by emailing the Suggestions for Improvement Status Report to our office. For additional information or any questions regarding this survey, contact our office.

cc: Afroula Ippolito, Safety Coordinator
Deanna Stockton, Municipal Engineer/Deputy Administrator
Brian Maher, Department of Public Works
Barbara Murphy, Risk and Loss Managers, Inc.

Suggestions for Improvement (SFI) Report

Mid-Jersey Municipal Joint Insurance Fund

Report Generated on 6/18/2025

Agency	SFI #	Rating	Date of Survey	Location
Township of Princeton				
	1-2024	I	8/21/2024	**Maintenance Garage Harrison Street** The blue 55-gallon drums stored outside are not labeled. The drums must be labeled with the name of the product and manufacturer, hazard and precautionary statements, and the hazardous ingredients with their CAS numbers.
	3-2024	PI	8/21/2024	**Maintenance Garage Harrison Street** It was reported that employees have not been trained or certified in over 3 years to operate the forklift. Forklift operators must be trained and certified at least every 3 years per the OSHA Powered Industrial Truck Standard.
	4-2024	I	8/21/2024	**Senior Center** The emergency lighting located near the women's bathroom near the kitchen was not functioning on the day of the survey. The emergency lighting must be repaired.
	5-2024	I	8/21/2024	**Senior Center** A portable fire extinguisher was missing from its designated location in the Meter Room on the day of the survey. A portable fire extinguisher should be properly mounted in the Meter Room and monthly inspections must be completed to determine if extinguishers are present and fully charged.
	1-2025	PI	1/16/2025	**Department of Public Works** Health and Safety training must be completed by relevant employees for the following topics: Indoor Air Quality Designated Person, Asbestos Awareness, Bloodborne Pathogens, Fire Extinguisher, Hazard Communication with GHS, Hearing Conservation, Back Safety/Material Handling, Chainsaw Safety, Chipper Safety, Confined Space Entry, Excavation, Trenching, & Shoring, Fall Protection Awareness, Fire Safety, Flagger Work Zone Safety, Forklift Training & Evaluation, Heavy Equipment Safety, Hoist, Cranes, & Rigging, Jetter/Vacuum Safety Awareness, Ladder Safety/Walking & Working Surfaces, Leaf Collection Safety Awareness, Lockout/Tagout (Control of Hazardous Energy), Mower Safety, Personal Protective Equipment, Shop & Tool Safety, and Snow Plow/Snow Removal Safety.
	2-2025	I	6/16/2025	**Westminster Choir College** Additional portable fire extinguishers should be provided and mounted in Williamson Hall.
	3-2025	PI	6/16/2025	**Westminster Choir College** The stair chair in Bristol Hall should be serviced/inspected to ensure proper functionality.
	4-2025	PI	6/16/2025	**Westminster Choir College** The emergency call boxes located around campus should either be dispatched to Princeton PD, removed entirely, or covered to prevent use.
	5-2025	I	6/16/2025	**Westminster Choir College** The sidewalk outside the front of the library is spalling and damaged creating a trip hazard. The sidewalk should be repaired or replaced.

Suggestions for Improvement (SFI) Report

Mid-Jersey Municipal Joint Insurance Fund

Report Generated on 6/18/2025

Rating

Urgent (U) Encompasses situations of "imminent danger" or "critical" safety/health issues, which may cause serious physical harm or death.

Important (I) Encompasses regulatory concerns and hazards not classified as either "Urgent" or "Program Improvement" suggestions.

Program Improvement (PI) Encompasses suggestions related to safety, process improvements, management systems, and other practices that would improve the overall safety, quality, and effectiveness of the organization.

Total Count of SFI: 9

J.A. Montgomery CONSULTING

SUGGESTIONS FOR IMPROVEMENT STATUS REPORT

Please use this form to update the status of the Suggestions for Improvement submitted by our office and e-mail it to Elaina Borges at eborges@jamontgomery.com within 60 days of receipt.

Agency: _____

Date Submitted: _____

SFI Number	STATUS

Signature: _____

Title: _____

J.A. Montgomery Consulting
TRIAD1828 CENTRE
2 Cooper Street
PO Box 99106
Camden, NJ 08102

Elaina Borges
Administrative Assistant
732-736-5231
eborges@jamontgomery.com

Appendix I: Visual Inspection

August 14, 2024

RIDUX24005

Rider University
Attn: Mr. Michael Reca
Vice President of University Operations
2083 Lawrenceville Road
Lawrenceville, NJ 08648

RE: VISUAL INSPECTION
WESTMINSTER CHOIR COLLEGE
PRINCETON, NJ 08540

Dear Mr. Reca:

Pennoni is providing this report to **Rider University** documenting the condition of suspect materials observed during the visual inspection walk through for the following buildings: Williamson Hall, Talyor Hall, Bristol Hall, Scheide Student Center, and Erdman Hall. Pennoni's visual inspection observed suspect materials with damage and suspect materials that are in good condition. Suspect materials with damage should be assumed or presumed asbestos containing materials.

BACKGROUND
Pennoni was contracted to conduct a visual inspection to identify damaged suspect materials for the above referenced buildings.

VISUAL INSPECTION
Pennoni performed a non-intrusive visual inspection on August 13, 2024, to identify the current condition of suspect materials for due diligence purposes. The visual inspection was conducted by Mr. Richard Egner, a United States Environmental Protection Agency (USEPA), a USEPA trained Asbestos Building Inspector.

Williamson Hall
- Boiler Room – Damaged plaster was observed on the walls and ceilings.
- 1st Floor – Damaged plaster was observed on the soffit.
- 1st Floor – Damaged plaster ceiling was observed.
- 1st Floor – Two pipe fittings were observed with damage.
- 1st Floor, Janitor's Closet – Damaged plaster ceiling was observed caused by water leak.
- 2nd Floor, Office Suite – Damaged plaster ceiling was observed caused by water leak.
- 2nd Floor, Office #3 – Damaged plaster wall and debris were observed on the floor.
- 3rd Floor – Damaged plaster walls and ceilings were observed caused by water leak.
- No damaged flooring was observed.

Talyor Hall
- 1st Floor – Significant fungal growth was observed throughout the floor.
- 1st Floor – Damaged plaster wall and plaster ceiling was observed in rooms and hallway.
- 1st Floor, Men's Room – Damaged plaster ceiling was observed.
- Basement – Damaged plaster ceiling and debris is located on the underside of the staircase on the far end of the building.
- Basement – Significant fungal growth was observed throughout the basement.
- 2nd Floor, Office #10 – Damaged plaster ceiling was observed.
- 2nd Floor, Office #9 – Damaged plaster ceiling was observed.
- 2nd Floor, Office # 8– Damaged plaster ceiling was observed.
- 2nd Floor, Stairwell by Office #8 – Damaged plaster ceiling was observed.

- 3rd Floor, Office #18 – Damaged plaster ceiling was observed.
- 3rd Floor, Office # 21 – Damaged plaster ceiling was observed.
- Areas with carpet that were impacted by the flooding should be removed, unknown flooring underneath the carpet.

Bristol Hall

- 2nd Floor, Storage Room – Damaged plaster wall and ceiling with debris on the floor was observed.
- Steam Tunnel Pit – Less than 1 linear foot of pipe fitting damage was observed.
- Facility/Supply Room – Paint is flaking off walls and ceiling due to water damage.
- No damaged flooring was observed.

Scheide Student Center

- Penthouse, Mechanical Room – The sprayed-on fireproofing is overall in good condition. The only observation is less than 2 square feet of debris on top of the ductwork.
- Sprayed-on fireproofing and hard pipe fittings associated with fiberglass insulation were observed throughout the building.
- No other areas were observed with sprayed-on fireproofing damage.
- Hard pipe fittings were observed in good condition throughout the building.
- No damaged flooring was observed.

Erdman Hall

- No damaged was observed in this building.
- Building was completely renovated in 1999 and reopened in 2000.

If you have any questions concerning this report or require additional information, please feel free to contact us at 856-547-0505.

Sincerely,

PENNONI ASSOCIATES INC.

Richard G. Egner
Project Manager

Alan Lloyd, CIH, CSP, ENV SP, WELL AP
Regional Vice President

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