



Municipality of Princeton, NJ

Mayor and Council of Princeton

Meeting Agenda

400 Witherspoon St
Princeton, NJ 08540

Monday, April 27, 2026

7:00 PM

Main Council Chambers

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

II. STATEMENT CONCERNING NOTICE OF MEETING

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

III. LAND ACKNOWLEDGEMENT

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

IV. ROLL CALL

V. PLEDGE OF ALLEGIANCE

VI. APPROVAL OF MINUTES

1. [0093](#) Mayor and Council of Princeton-Regular Meeting-November 10, 2025
2. [TMP-0199](#) Mayor and Council of Princeton-Closed Session-November 17, 2025

VII. ANNOUNCEMENTS/REPORTS

1. [TMP-0197](#) "Film Ready Princeton"-Designation as a Certified Film Ready Community by the NJ Motion Picture and Television Commission
2. [TMP-0192](#) Chief's March 2026 Monthly Police Report

VIII. PROCLAMATION

1. [TMP-0185](#) Proclamation Honoring Derek Bridger on the Occasion of His Retirement

2. [TMP-0165](#) Proclamation Celebrating America's 250th Anniversary
3. [TMP-0194](#) Proclaiming April 24, 2026 as Arbor Day in the Municipality of Princeton

IX. 2026 MUNICIPAL BUDGET

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

1. [ORD 26-17](#) An Ordinance by the Municipality of Princeton to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)- Roll Call
2. [TMP-0187](#) Public Hearing on 2026 Municipal Budget
3. [R-26-132](#) Resolution of the Mayor and Council of Princeton to Amend and Adopt the 2026 Municipal Budget- Roll Call

X. ORDINANCE INTRODUCTION

1. [ORD 26-18](#) An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of "The Code of the Borough of Princeton, New Jersey, 1968" Accordingly (Public Hearing: May 11, 2026)- Roll Call
2. [ORD 26-19](#) An Ordinance of the Municipality of Princeton Authorizing the Conveyance of a Term Deed of Conservation Easement to the New Jersey Department of Environmental Protection in Connection with the Community Park North Reforestation Project (Public Hearing: May 11, 2026)-Roll Call

XI. RESOLUTIONS

1. [R-26-133](#) Resolution of the Mayor and Council of Princeton Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use by Auction on GovDeals
2. [R-26-134](#) Resolution of the Mayor and Council of Princeton Authorizing the Submission of an Award Extension Request for the Terhune Road Pedestrian Improvements Safe Streets to Transit Project (LA-2024-SST-00038) to the New Jersey Department of Transportation

3. [R-26-135](#) Resolution of the Mayor and Council of Princeton Authorizing an Agreement with Landscape Forms for Trash Receptacles for an Amount Not to Exceed \$162,521.60
4. [R-26-136](#) Resolution of the Mayor and Council of Princeton Designating an Area of the Municipality, as More Particularly Described Herein, as “An Area In Need of Redevelopment” Pursuant to the Local Redevelopment and Housing Law

XII. CONSENT AGENDA

1. [R-26-137](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-26-138](#) Resolution of the Mayor and Council of Princeton Approving a Request from Princeton University for a Fireworks Display on Saturday, May 23, 2026 as Part of the University Reunions and Temporary Road Closures from 8:00 P.M. to 11:00 P.M.
3. [R-26-139](#) Resolution of the Mayor and Council of Princeton Approving Firefighter Membership Application for Leonhard J. Muenz
4. [R-26-140](#) Resolution of the Mayor and Council of Princeton Authorizing HiTOPS of Princeton to Hold their Annual Half Marathon on Saturday, November 8th, 2026
5. [R-26-141](#) Resolution of the Mayor and Council of Princeton Approving Resistencia En Accion to Hold their May Day March for International Workers’ Day on Friday, May, 1st, 2026

XIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

We will now open the meeting for public comment for items not on the agenda. The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. The Governing Body will use this public comment period as an opportunity to listen to resident concerns, but not to debate issues or engage in a question-and-answer session. Issues raised by members of the public may require review and/or further investigation prior to responding. All comments will be considered and are always welcomed.

IN-PERSON:

Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak. Anyone wishing to make any comments, please state your name and the town you live in for the record.

ZOOM:

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

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3. Telephone: Press #9

XIV. ADJOURNMENT



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: 0093

Agenda Date: 4/27/2026

Agenda #: 1.

Mayor and Council of Princeton-Regular Meeting-November 10, 2025

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, November 10, 2025

7:00 PM

<https://us02web.zoom.us/j/89249690250>

Webinar ID: 892 4969 0250

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/89249690250>

Webinar ID: 892 4969 0250

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

Councilman Brian McDonald read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Deanna Stockton, Municipal Engineer / Deputy Administrator; and Jim Purcell, Assistant Municipal Engineer

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

V. PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

VI. APPROVAL OF MINUTES

1. Mayor and Council of Princeton-Regular Meeting-June 23, 2025

RESULT: APPROVED

MOVER: Leticia Fraga

SECONDER: Brian McDonald

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

2. Mayor and Council of Princeton-Special Meeting-June 26, 2025

RESULT: APPROVED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

3. Mayor and Council of Princeton- Regular Meeting- July 14, 2025

RESULT: APPROVED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

4. Mayor and Council of Princeton- Closed Session- July 22, 2025

RESULT: APPROVED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga announced on behalf of the Human Services Department that the holiday gift drive has begun. This will mark the 27th year that Human Services has conducted the drive. Last year there were over 350 applications received. Anyone interested in giving and any families with children 12 and under interested in participating should contact Human Services.

Councilman Leighton Newlin advised on behalf of the Mayor, Councilman Cohen and himself, that Jeff Grosser, Deputy Administrator and Director of Health, and the steering group working on short-term rentals will give a thorough update at the next Council Meeting. They are continuing to evaluate options and getting community and council input on this. Next, the Princeton Arts Council's 31st Annual Sauce for the Goose Art Market took

place on Saturday on Paul Robeson Place (right in front of the Arts Council). The event was a huge success, drawing over more than 6,000 attendees and featuring over 100 vendors. Looking forward, the Arts Council will be hosting the Winter Village in Hinds Plaza from Nov 13th thru Dec 31st. The festive market provides an opportunity to shop local and celebrate the season. Lastly, Wednesday, November 20th they will host a "Monthly Story and Verse", which spotlights emerging and established artists to share their stories, poetry and prose. It is an intimate and inspiring event in heart of downtown Princeton.

VIII. PRESENTATION

1. Westminster Choir College Planning Update

Chris Collie, representing Topology, provided an overview of the firm's four-step project scope, noting that they are currently in Phase 2. While Phase 1 focused on establishing a project plan, the current phase involves sharing findings to develop a project vision informed by site characteristics and established objectives. Future phases will involve the development of several design alternatives, eventually leading to a preferred alternative. Mr. Collie then presented a PowerPoint highlighting the constraints of the site and some design parameters and objectives of the 23-acre municipal property. He noted that the campus is centrally located between three commercial areas and is largely bordered by residential neighborhoods and schools. A critical component of the current phase is assessing the 16 existing structures on-site. They have been classified into 4 primary groups; the historic quad, the chapel/playhouse/library, the performance center, and the dormitories. Geographically, the property is being viewed in six sub-areas: the historic lawn, the historic quad, the performance quad, the residential quad, the Linden Lane frontage, the parking/field area. Mr. Collie also highlighted significant environmental features, specifically a wetland on the northern portion of the property. Topology is currently working with municipal staff to evaluate these wetlands, as their location will significantly influence future design and site layout. Other notable features include a downward slope toward Hamilton Avenue and a rise toward Franklin Avenue. Lastly, he noted that a previous subdivision plan remains a factor, as the extension of Franklin Avenue through the site creates intersection challenges. Additionally, the firm is collaborating with the Municipal Arborist to account for the site's extensive tree canopy.

To gauge desired uses for the site, the firm engaged with schools, municipal staff, and the public through various community events. Mr. Collie reported that 672 responses were collected, revealing five key themes: 1) promotion of arts, culture, and music, 2) Support for recreation, open space, and community use, 3) creation of housing opportunities, 4) support for Princeton Public Schools, and 5) retention of the historic fabric of the Westminster Choir Campus. Based on these findings, Topology established several guiding objectives for the next phase. These include retaining the historic quad, Cullen Center, and playhouse; preserving a portion of the Hamilton Avenue lawn; and allocating space for the schools and arts organizations such as McCarter Theatre or the Westminster Conservatory. Furthermore, the plan will address municipal facility needs, maintain respectful buffers for neighbors, and ensure flexible-use areas for various organizations.

After the conclusion of the presentation, Annabelle Radcliffe-Trenner, a Princeton resident and preservation architect with Historic Building Architects (HBA), introduced her Trenton-based firm to the Mayor and Council. She explained that HBA specializes in the adaptive reuse and planning of publicly used historic buildings, working with diverse clients ranging from small municipalities to large institutional entities. Ms. Radcliffe-Trenner highlights HBA's specialized capabilities, specifically their material conservation lab—the only one of its kind in New Jersey. The lab allows the firm to use advanced technology and non-destructive evaluation techniques to identify the root causes of building deterioration. Using "Castle Hill" and Stuart Hall as examples, she explained that turn-of-the-century masonry buildings often hide complex steel frames, making comprehensive assessments essential. She noted that HBA utilizes drone technology to provide efficient, clear site data to clients. By conducting these detailed assessments early, the firm aims to mitigate the risk of expensive "surprises" during the construction phase, ensuring that preservation remains cost-effective through a thorough understanding of the building's original construction.

IX. ORDINANCE PUBLIC HEARING

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

1. An Ordinance by the Municipality of Princeton Regulating Parking and Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-8 (AH-8) in Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

Councilman Brian McDonald requested to note and confirm that the ordinance is intended as a pilot program, which will undergo careful monitoring and evaluation.

Councilman David Cohen clarified the ordinance is to remove on-street parking on Armour Road in order to make accommodations for bike pedestrian lanes. The residents of Armour Road have been concerned about cut through traffic and the safety of walking in the street. There are no sidewalks on the street and this seemed to be a solution to both traffic calming and providing dedicated space in the street for pedestrians and bicyclists.

Mayor Mark Freda opened the public hearing and seeing no one in person, or via "Zoom", closed the public hearing.

RESULT: INTRODUCED ON FIRST READING
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

X. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$20,000.00 to the Extraordinary Unspecifiable Services Agreement with RnD Consulting, LLC for Information Technology Support Services for a New Not to Exceed Amount of \$85,000.00

RESULT: ADOPTED

MOVER: Leighton Newlin

SECONDER: Leticia Fraga

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

2. Resolution of the Mayor and Council of Princeton Authorizing a Contract with Elite Vehicle Solutions for Police Vehicle Upfitting for \$155,876.29 utilizing New Jersey State Contract 17-FLEET-00749

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: David Cohen

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

3. Resolution of the Mayor and Council of Princeton Opposing Williams Transco's Northeast Supply Enhancement Project (NESE)

Alexi Assmus, 32 Maple Street, noted that while water quality permits have been granted for the pipeline project, significant concerns remain for the Princeton community. She highlighted that the proposed route would leave Princeton "sandwiched" between two gas compressor stations—one on the Princeton/Lawrence border and the recently expanded station at the Trap Rock Quarry. Ms. Assmus also pointed to a reported deficiency in the Williams-Transco application, specifically a failure to disclose the types of toxic air emissions released during "blowdowns" (the venting of natural gas for maintenance or emergencies). She argued that without this data, the New Jersey Department of Environmental Protection (NJDEP) cannot effectively set or enforce limits on the frequency of these events. She concluded by thanking Council for considering a formal resolution in opposition to the pipeline

Kip Cherry, representing the Sierra Club, presented a map illustrating the location of the proposed Compressor Station 206 on Route 518, noting its proximity to Princeton (less than one mile). Ms. Cherry emphasized that compressor stations are significant sources of pollutants, including methane and air toxics. She identified several critical issues with the current NJDEP application, including its lack of completeness and the absence of specific dates for equipment start-ups and shutdowns. She further noted that gas leaks are a routine occurrence with such infrastructure. Finally, Ms. Cherry informed Council of an upcoming

NJDEP public hearing regarding the project, scheduled for November 13th.

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Mia Sacks

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

4. Resolution of the Mayor and Council of Princeton Authorizing an Extended Property Tax Grace Period for Eligible Federal Employees and Federal Contractors Due to the Federal Government Shutdown

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Brian McDonald

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

5. Resolution of the Mayor and Council of Princeton Authorizing Acceptance of Grant Funds from the State of New Jersey for the Venison Donation Program and Execution of Agreement

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leighton Newlin

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

XI. CONSENT AGENDA

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

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Brian McDonald

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

2. Resolution of the Mayor and Council of Princeton Authorizing Deputy Emergency Management Coordinator

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

3. Resolution of the Mayor and Council of Princeton Authorizing Appointments to Boards, Commissions and Committees

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

4. Resolution of the Mayor and Council of Princeton Approving Firefighter Membership Application for Matthew Johnson

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

5. Resolution of the Mayor and Council of Princeton Establishing a New Petty Cash Fund

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

6. Resolution of the Mayor and Council of Princeton Authorizing a Change in Custodian of Petty Cash Fund

RESULT: ADOPTED
MOVER: Mark Freda
SECONDER: Brian McDonald

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

- 7. Resolution of the Mayor and Council of Princeton Authorizing Adjustments of the Sewer Billing for BL-4.01 LT-9 for the Tax Year 2025 of \$827.20

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

- 8. Resolution of the Mayor and Council of Princeton Approving Transfers in Accordance with N.J.S.A. 40A:4-58 Current Fund Appropriations

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

- 9. Resolution of the Mayor and Council of Princeton Amending a Contract with John Zampini/Suburban Deer Management Association for Bow Hunting Services on Public Lands in Connection with Princeton’s 2025-2026 Deer Management Program to Add an Additional Property to be Hunted

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

- 10. Resolution of the Mayor and Council of Princeton Authorizing the Bayard Rustin Center for Social Justice to Hold Princeton’s 8th Annual PRIDE Parade on Saturday, June 13th, 2026

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

XII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

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

IN-PERSON:

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3. Telephone: Press #9

Mayor Mark Freda opened public comments for items not on the agenda, first to those attending the meeting in person, then to those attending via "Zoom".

In Person:

Andrea Malcolm, Mount Lucas Road, thanked Council and the Engineering Department for the installation of the Harrison Street bike lanes. She emphasized the need for increased public education regarding the new lanes and advocated for a reduction in traffic speeds on the Harrison Street corridor.

Via "Zoom":

Sam Bunting, Dempsey Avenue and representing Walk Bike Princeton. shared feedback from the organization's recent meeting. While the group views the project as a positive improvement, Mr. Bunting noted several concerns regarding its implementation. Specifically, he reported confusion among road users on how to navigate the new layout and suggested that the rollout felt abrupt. He recommended additional signposting and public information to better alert drivers to the changes. Mr. Bunting concluded that while the project is a significant step forward, it appears to be a work in progress with further refinements needed.

Carol Hollingsworth, Heather Lane, also expressed her gratitude to Council for the project, echoing previous comments regarding its importance. She noted that the bike lanes are a

vital component of Princeton’s bicycle network, the Vision Zero initiative, and the Climate Action Plan. Furthermore, she highlighted that the new configuration enhances safety for drivers as well as cyclists and expressed her appreciation for the use of electronic signage to alert the public.

XIII. ADJOURNMENT

A motion to adjourn at 7:56 p.m. was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone-Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk

adjourned

RESULT: ADJOURNED
MOVER: David Cohen
SECONDER: Michelle Pirone Lambros

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



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: TMP-0199

Agenda Date: 4/27/2026

Agenda #: 2.

Mayor and Council of Princeton-Closed Session-November 17, 2025

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, November 17, 2025

3:30 PM

Virtual Meeting

Mayor and Council Closed Session

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II. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Deanna Stockton, Deputy Administrator/Municipal Engineer, Jeff Grosser, Deputy Administrator/Director of Health; and Kevin Van Hise, Assistant Municipal Attorney

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

III. CLOSED SESSION

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

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

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

- Confidential Matters Falling within the Attorney-Client Privilege Regarding Contract Negotiations for Use, Development, Occupancy and/or Disposition of Municipal Property

Kevin Van Hise, Assistant Municipal Attorney, opened the discussion by seeking guidance from Council regarding contract negotiations for the use, development, occupancy, and/or disposition of certain municipal property. Mr. Van Hise provided a comprehensive review of the proposals to date and addressed inquiries from Council regarding the options.

During the discussion, Mayor Mark Freda departed the meeting at 3:58 p.m.

Council continued their deliberations and reached a consensus on the appropriate next steps.

IV. ADJOURNMENT

A motion to closed the Closed Session portion to return to Open Session was made by Councilwoman Leticia Fraga, seconded by Councilman Brian McDonald, and carried unanimously by all members present. Then a motion to adjourn at 4:29 p.m. was made by Councilman David Cohen, seconded by Councilman Leighton Newlin, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: TMP-0197

Agenda Date: 4/27/2026

Agenda #: 1.

“Film Ready Princeton”-Designation as a Certified Film Ready Community by the NJ Motion Picture and Television Commission



Mikie Sherrill
GOVERNOR
Dr. Dale G. Caldwell
LT. GOVERNOR

Michael E. Uslan
CHAIRMAN
Jon Crowley
EXECUTIVE DIRECTOR

COMMISSIONERS

Shelley Adler
Tom Bernard
Daniel Bryan
Carol Cuddy
Karen Kessler
Dr. Thomas Haveron
Karen Kessler
Janice Kovach
David A. Smith
Michael Veza

EX OFFICIO MEMBERS

Lt. Governor Dr. Dale G. Caldwell
Felicia Grant
Kevin Jarvis
Evan Weiss

April 10, 2026

The Honorable Mark Freda
Municipality of Princeton
400 Witherspoon Street
Princeton, NJ 08540

VIA ELECTRONIC MAIL: mfreda@princetonnj.gov

Dear Mayor Freda:

Congratulations! I am delighted to inform you that the Municipality of Princeton has been approved as a **certified Film Ready Community**.

An initiative of the New Jersey Motion Picture and Television Commission (NJMPTVC), the *Film Ready New Jersey Program*'s recently updated requirements establish a standardized, streamlined framework that makes certified communities especially attractive to the film and television industry.

Following the formal announcement of your cohort of Film Ready Communities, you will receive the **Film Ready New Jersey logo** to use in your publicity, publications and on your websites. Additionally, locations in Princeton will be tagged as *Located in A Film Ready Community* in Reel-Scout, the NJMPTVC's online location library. Your community will also enjoy **unlimited access** to this system to upload location photos on a rolling basis.

As we continue to prepare New Jersey's localities and generate excitement for the state's growing film and television industry, please know that our partnerships with local governments are vital to this success. We look forward to working closely with you and the Municipality designated **Film Ready Liaison, Dawn Mount**.

Congratulations again—we're excited to see what productions come your way!

Best regards,

Jon Crowley, Executive Director
NJ Motion Picture and Television Commission



CERTIFICATE

THIS CERTIFICATE OF RECOGNITION
IS OFFICIALLY AWARDED TO

Municipality of Princeton

TO SIGNIFY THAT IT HAS, AS OF APRIL 10, 2026, BEEN CERTIFIED AS A
FILM READY LOCALITY THROUGH APRIL 10, 2028.

Evan Weiss

EVAN WEISS

CHIEF EXECUTIVE OFFICER,
NEW JERSEY ECONOMIC
DEVELOPMENT AUTHORITY

Jon Crowley

JON CROWLEY

EXECUTIVE DIRECTOR,
NEW JERSEY MOTION PICTURE
AND TELEVISION COMMISSION

Elizabeth Parchment

ELIZABETH PARCHMENT

TEAM LEAD SPECIAL PROJECTS,
NEW JERSEY MOTION PICTURE
AND TELEVISION COMMISSION



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

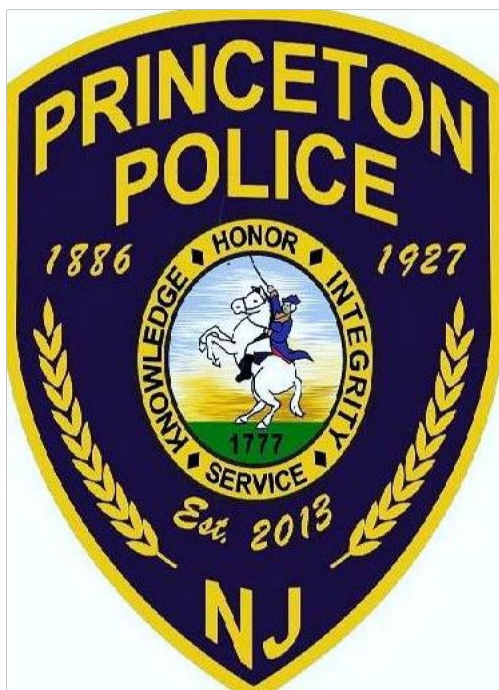
File #: TMP-0192

Agenda Date: 4/27/2026

Agenda #: 2.

Chief's March 2026 Monthly Police Report

**PRINCETON POLICE
DEPARTMENT
CHIEF'S MONTHLY REPORT**



**MARCH
2026**

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Community Relations Bureau Monthly Report (CRB)

March 2026

Activities to Note:

- ❖ Sgt. Navas installed three (3) child safety seats for Princeton residents.
- ❖ CRB conducted 134 Community Policing events.
- ❖ CRB conducted 16 Foot Patrol assignments.
- ❖ CRB conducted 13 Building Checks.
- ❖ CRB conducted 38 school details.
- ❖ CRB conducted 19 vacant house checks
- ❖ CRB joined St. Paul's School for Read Across America 2026



- ❖ CRB hosted Matcha with a Cop



- ❖ CRB partnered with Greater Mercer TMA for a bike safety presentation at CP School



- ❖ CRB hosted a successful Citizen's Police Academy Reunion at police headquarters



- ❖ CRB joined volunteers from Meals on Wheels of Mercer County



- ❖ CRB went to CP School for a special read with a Police Officer event where officers read in Spanish.



- ❖ CRB visited Riverside Elementary School for its Wellness Fair



- ❖ CRB followed up on abandoned bicycle complaints in the CBD area where they tagged 29 bicycles that were potentially abandoned. Upon CRB's follow-up, only one bicycle was removed.
- ❖ CRB was actively recruiting for Police Officer position in March via social media and they also hosted an Open House at the PD.

ARRESTS

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD</u>
<u>2026</u>	13	13	8										34
<u>2025</u>	12	11	10	11	14	11	20	11	15	24	14	13	166
<u>2024</u>	15	14	14	12	11	15	11	15	14	13	14	12	160
<u>2023</u>	11	11	16	16	13	15	17	17	8	8	9	9	150
<u>2022</u>	16	7	19	9	17	15	11	12	10	15	11	10	152
<u>2021</u>	5	9	4	4	4	6	8	11	11	11	17	10	100

POLICE CALLS FOR SERVICE

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD</u>
<u>2026</u>	3,957	3,787	3,996										11,740
<u>2025</u>	2,971	3,135	3,116	3,688	3,401	3,311	3,285	3,130	3,302	3,182	3,114	3,228	38,863
<u>2024</u>	3,410	3,153	3,355	3,986	4,310	3,785	3,413	3,385	3,349	3,438	2,945	2,777	41,306
<u>2023</u>	3,116	2,989	3,011	2,925	3,335	2,897	2,617	2,737	2,899	2,969	2,700	2,655	34,850
<u>2022</u>	2,696	2,709	3,029	3,069	3,197	3,186	2,710	2,612	2,999	3,399	2,914	2,768	35,288
<u>2021</u>	1,772	1,760	2,193	2,301	2,582	2,569	2,658	2,865	3,048	3,133	2,770	2,494	30,145

MARCH OFFENSES

	<u>March 2021</u>	<u>March 2022</u>	<u>March 2023</u>	<u>March 2024</u>	<u>March 2025</u>	<u>March 2026</u>	<u>YTD 2026</u>
Assault/Aggravated	1	2	1	3	2	0	1
Assault/Simple	2	6	0	1	2	9	20
Burglary	1	1	3	0	1	2	2
Burglary to Vehicle	0	3	0	0	1	0	2
Criminal Mischief	6	12	4	4	6	5	13
CDS Possession – Marijuana	0	0	0	2	0	0	0
CDS Possession – Heroin	0	0	0	0	0	0	0
DUI	2	3	6	5	1	3	9
Robbery	0	0	0	0	0	0	0
Sexual Assault	2	2	1	0	1	1	3
Theft	4	15	14	6	9	10	33
TOTAL	18	44	29	21	23	30	83

MARCH NON-CRIMINAL INCIDENTS

NON-CRIMINAL INCIDENTS	March 2021	March 2022	March 2023	March 2024	March 2025	March 2026	YTD 2026
Alarms Auto	1	0	0	1	0	0	0
Alarms Burglar	0	5	0	2	0	0	1
Alarms Commercial Burglar	27	24	15	24	21	16	55
Alarms Commercial Fire	16	27	16	20	24	36	92
Alarms Fire	2	3	4	3	0	4	8
Alarms Medical	9	10	13	6	19	13	43
Alarms Other	1	1	3	5	0	7	17
Alarms Panic	8	4	4	2	3	1	8
Alarms Residential Burglar	39	40	38	45	46	34	96
Alarms Residential Fire	14	9	10	14	18	18	51
Animal Complaints	20	19	17	9	12	13	38
Emotionally Disturbed Person	12	11	17	26	9	17	47
Fire (Other) Gas, Odor of Smoke	11	7	6	17	22	14	36
Fire Commercial	0	0	0	1	0	1	3
Fire Dwelling	1	0	0	2	0	0	2
Fire Vehicle	0	0	0	1	3	0	0
Firearms Applicant	15	6	4	7	5	3	33
Foot Patrol	47	103	56	71	107	80	192
Medical Call	152	143	189	178	187	204	575
Missing Person	3	1	5	1	4	3	6
Motor Vehicle Stop	45	522	452	740	403	697	2124
MVC Involving Injury	5	7	10	5	8	8	23
MVC No Injury	24	43	67	41	46	36	145
MVC No Report	6	6	9	4	8	88	25
MVC With Bicycle	0	1	1	1	0	22	2
MVC With Deer	2	2	1	2	0	11	6
MVC With Pedestrian	1	2	0	2	3	00	1
Noise Complaint	22	15	17	18	13	23	50
School Crossing	224	114	208	6	9	14	45
School Detail	0	32	24	72	36	82	203
Urinating in Public	0	2	1	0	0	0	2
Non-Criminal – TOTAL	707	1159	1187	1326	1006	1395	3929

MARCH SUMMONSES

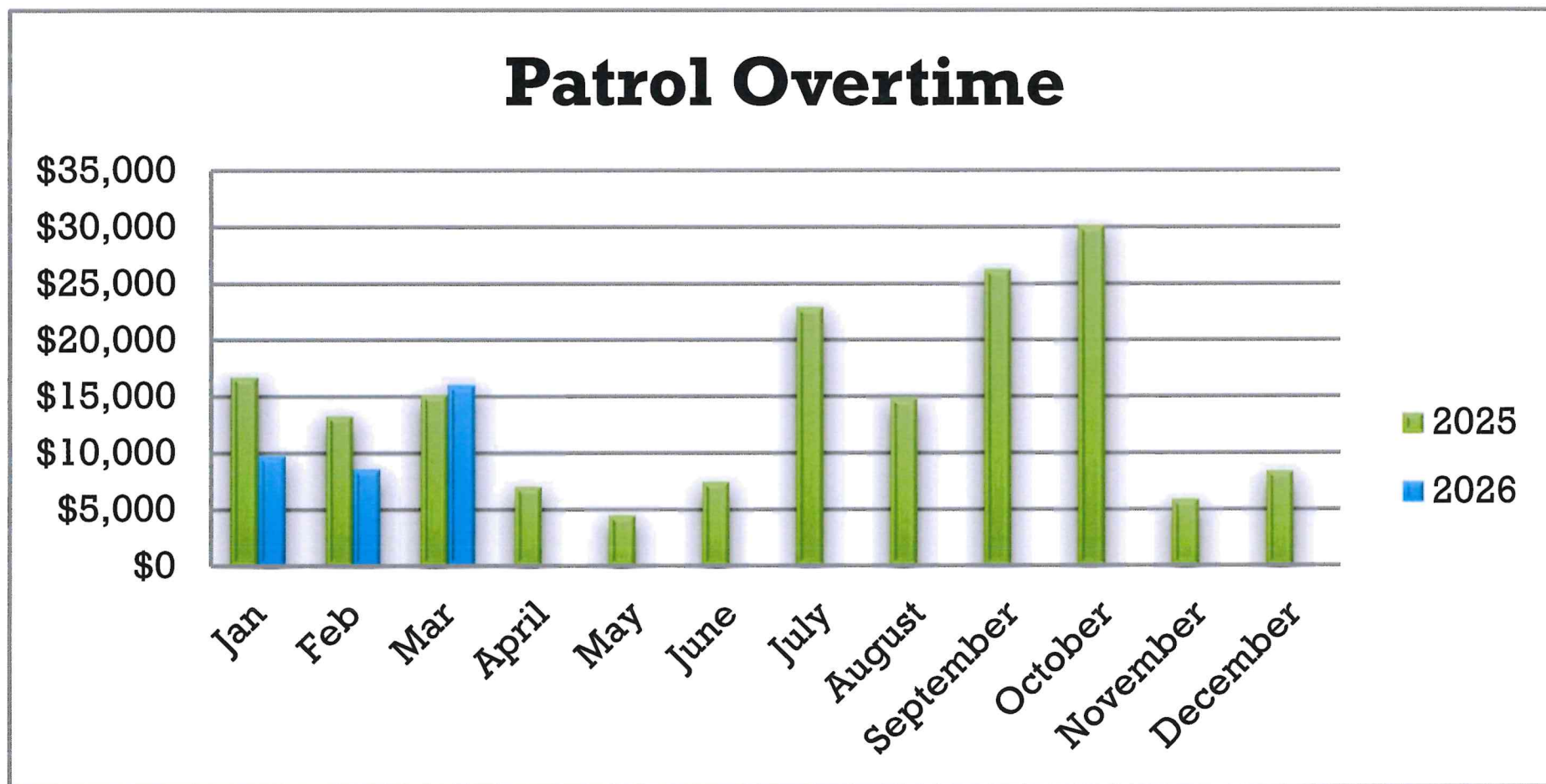
<u>SUMMONS TYPE</u>	<u>March 2021</u>	<u>March 2022</u>	<u>March 2023</u>	<u>March 2024</u>	<u>March 2025</u>	<u>March 2026</u>	<u>YTD 2026</u>
All Other (ordinances/moving)	21	89	104	181	101	143	374
Careless Driving	11	25	32	25	26	33	105
Cell Phone	2	5	0	5	0	0	4
Driving While Intoxicated	2	3	7	5	1	3	10
Driving While Suspended	1	10	7	12	7	9	43
Failure to Exhibit Documents	1	7	12	19	10	6	24
Failure to Inspect	0	5	13	16	8	14	36
Failure to Wear Seatbelt	0	3	3	2	0	2	4
Failure to Yield to Pedestrian in Crosswalk	3	4	1	7	0	5	14
Maintenance of Lamps	0	6	1	9	10	10	23
Speeding	6	44	51	77	26	78	191
Uninsured Motorist	1	1	5	7	5	4	11
Unlicensed Driver	1	12	4	9	15	6	20
Unregistered Vehicle	0	25	48	57	28	50	149
Total Summonses	49	239	288	431	237	363	1008

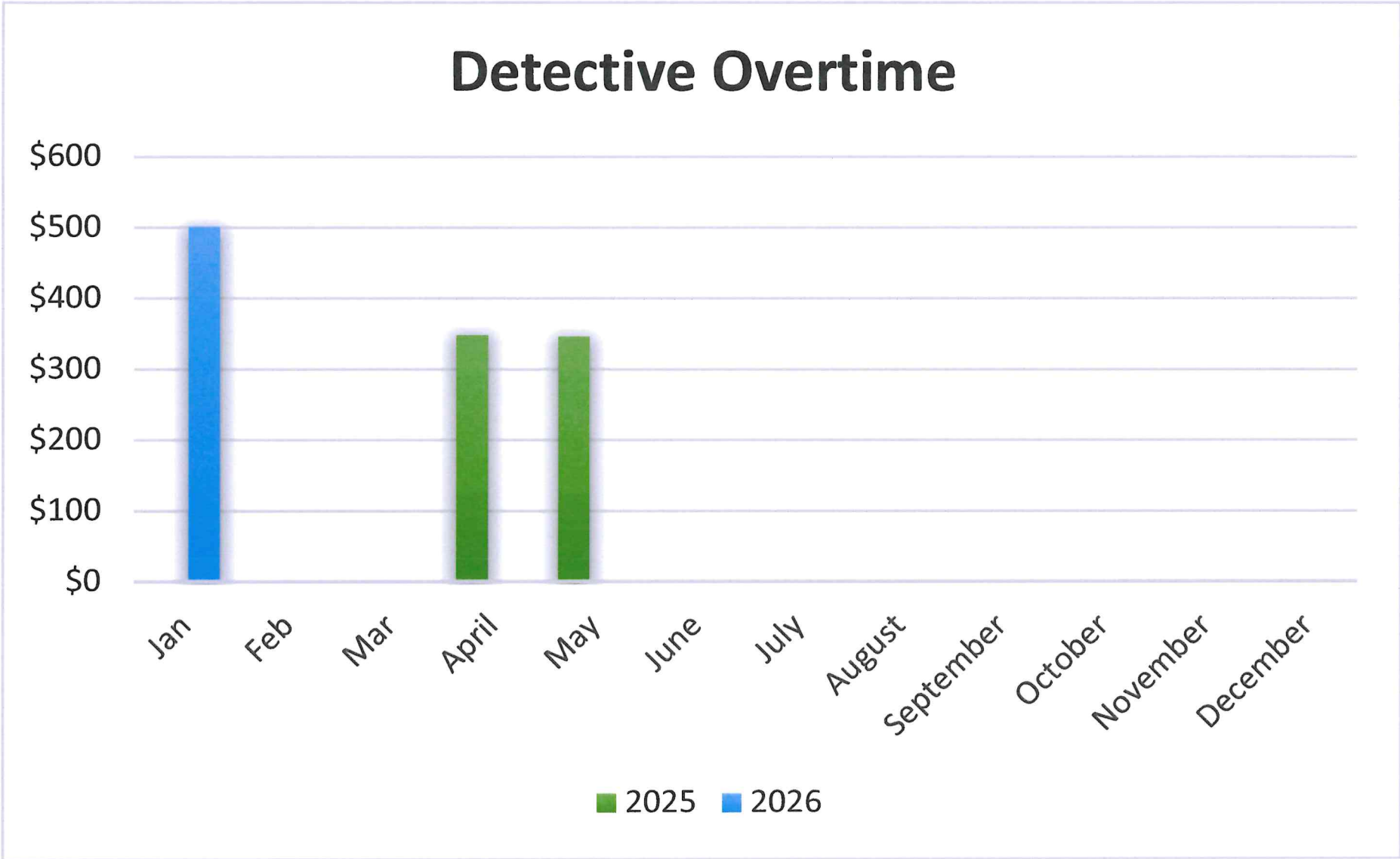
MARCH PARKING VIOLATIONS

<u>PARKING ORDINANCE</u>	<u>March 2021</u>	<u>March 2022</u>	<u>March 2023</u>	<u>March 2024</u>	<u>March 2025</u>	<u>March 2026</u>	<u>YTD 2026</u>
Bus Zone	1	1	1	0	0	0	0
Loading Zone	32	37	109	124	54	81	270
Parking Within Designated Parking Stalls	4	13	11	7	31	23	114
No Parking Zones/Anytime	3	61	51	27	54	65	193
Park Between 2AM & 6AM 1hr Limit	0	0	0	207	120	127	296
Parking Limit 2 hrs Between 8AM & 6PM	0	66	41	14	35	89	188
Park Between 2AM & 6AM in Municipal Yard	0	0	10	0	0	0	0
Meters	582	1745	1649	616	980	1173	3244
Meter Feeding	0	0	1	8	0	0	0
Parking in Handicap Space	0	0	0	2	2	1	7
All Others	14	117	106	61	97	110	303
Total - Parking Violations	636	2,040	1,979	1,066	1373	1669	4615

MARCH ORDINANCE VIOLATIONS

ORDINANCE VIOLATION	March 2021	March 2022	March 2023	March 2024	March 2025	March 2026	YTD 2026
Bicycles/Skateboards Prohibited	0	0	3	0	0	0	0
Consumption of Alcohol in Park	0	0	0	0	0	0	0
Construction After Hours	0	0	0	0	0	0	0
Disorderly Conduct	0	0	0	0	0	0	0
Dog Without a Leash	0	0	0	0	0	0	0
False Alarm – 2nd Offense	2	3	0	0	0	0	0
False Alarm – 3rd Offense	0	0	0	0	0	0	0
False Alarm – 4th Offense	0	0	0	0	0	0	0
Failure to Register Alarm	0	5	4	1	0	1	1
Failure to Remove Snow	0	0	0	0	0	5	5
Idling Vehicle	0	0	0	0	0	0	0
In Park After Hours	0	0	0	0	0	0	0
Left Turn Prohibited	0	1	2	1	0	0	0
Littering	0	0	0	0	0	0	0
Noise Complaint	0	0	0	0	0	1	1
No U-turn	0	0	0	0	0	0	0
Open Container	1	0	1	3	0	2	2
Other	0	0	0	0	0	0	0
Overweight Vehicle	2	5	2	3	1	0	1
Urinating in Public	0	2	0	0	0	1	3
TOTAL	5	16	12	8	1	10	13







Princeton Police Department

1 Valley Road, Princeton, NJ 08540

Phone: 609-921-2100 Fax: 609-924-8197 Mun. Code: 1110

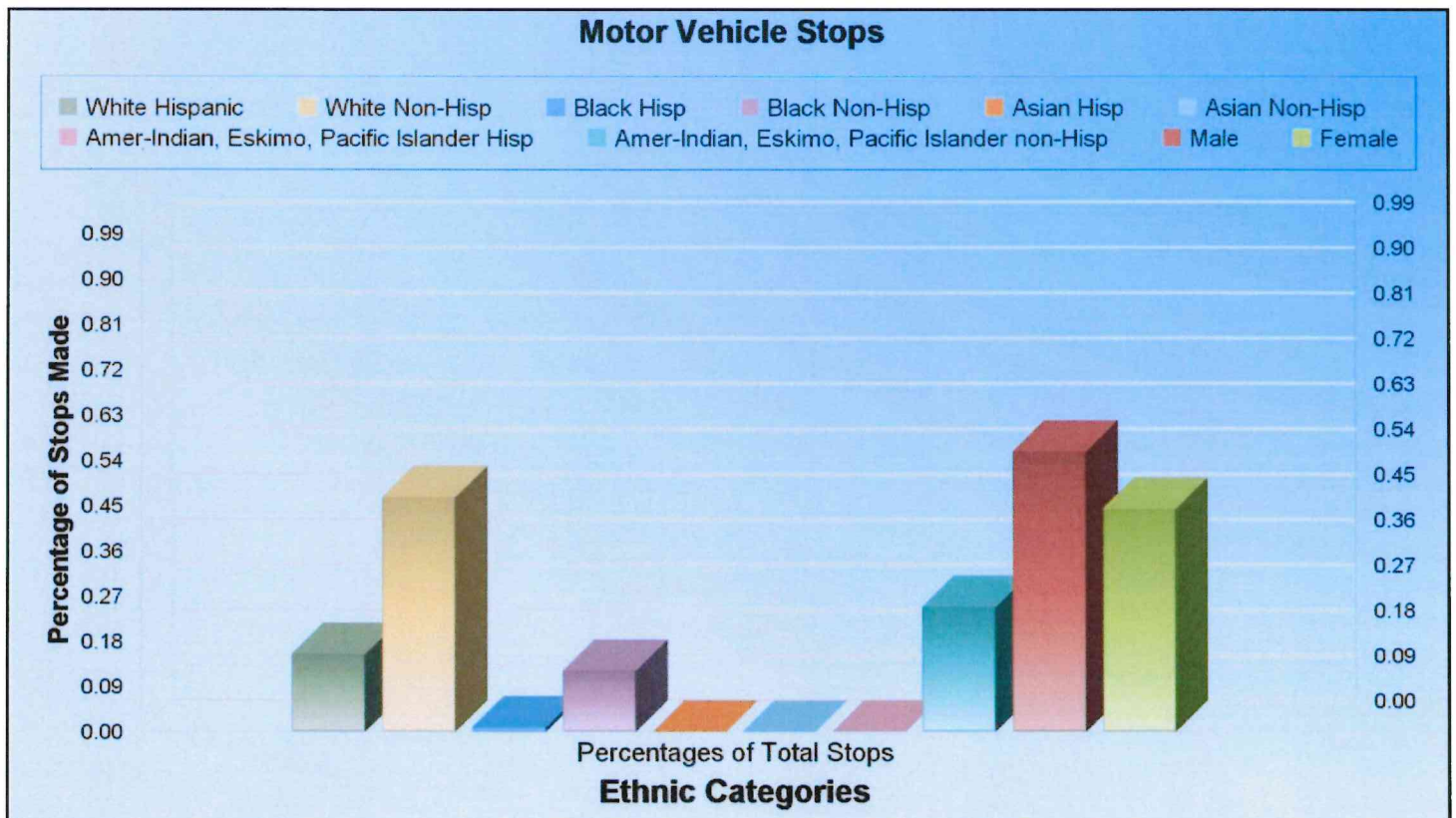
Gender & Ethnicity Report - MV Stops

Total MV Stops: 697

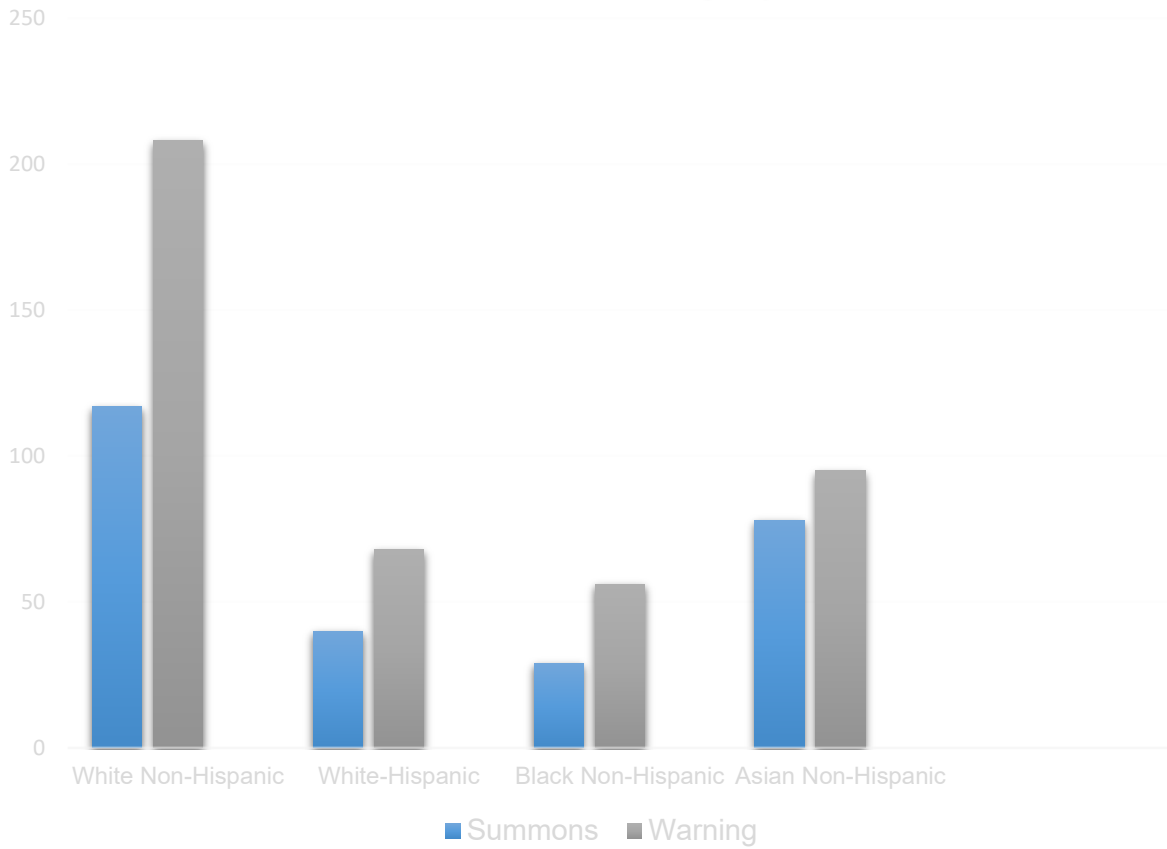


Gender / Ethnic breakdown shown in percentages of overall number of MV Stops

Race Code	Total #	Percentage
White Hisp.	108	15.49%
White Non Hisp.	325	46.63%
Black Hisp.	6	0.86%
Black Non-Hisp.	85	12.20%
Native Amer/Eskimo Hisp.	0	0.00%
Native Amer/Eskimo Non-Hisp.	0	0.00%
Asian Hisp.	0	0.00%
Asian Non-Hisp	173	24.82%
Male	388	55.67%
Female	309	44.33%



MARCH 2026
Summons vs. Warning by Race



Native American or Eskimo – a person having origins in any of the original peoples of the Americas and maintaining cultural identification through tribal affiliations or community recognition.

Asian or Pacific Islander – a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent or the Pacific Islands.

Black – a person having origins in any of the black racial groups of Africa

White – a person having origins in any of the original peoples of Europe, North Africa, or Middle East

**PRINCETON POLICE DEPARTMENT
MARCH YEAR-TO-DATE (2021 to 2026) MVC Report**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<u>VEHICLES INVOLVED</u>	199	245	317	268	310	301	<u>ROAD CONDITIONS</u>						
							Dry:	90	109	137	108	142	122
<u>INJURIES INVOLVED</u>	18	17	29	19	22	26	Wet:	12	19	33	27	12	10
							Snow:	14	4	0	11	14	27
<u>CRASHES WITH INJURIES</u>	17	14	24	17	23	23	Ice:	1	8	1	4	3	7
							Other:	0	1	0	0	0	2
<u>PROPERTY DAMAGE CRASHES</u>	17	16	24	11	18	13	<u>TOTAL:</u>	117	141	171	150	171	168
							<u>CRASHES INVOLVING DEER</u>	9	8	6	6	6	6
							<u>SUMMONS ISSUED</u>	82	108	169	91	158	129
<u>DAYLIGHT/DARKNESS</u>							<u>CRASHES INVOLVING PEDESTRIANS</u>						
Daylight:	91	104	132	121	130	137	Injury:	5	2	1	3	7	1
Darkness:	26	37	39	29	41	31	Non-Injury:	0	0	1	0	0	0
Unknown:	0	0	0	0	0	0	Fatal:	0	0	0	0	0	0
<u>TOTAL:</u>	117	141	171	150	171	168	Other:	0	0	0	0	0	0
<u>NUMBER OF CRASHES BY DAY</u>							<u>CRASHES INVOLVING BICYCLISTS</u>						
Unknown:	0	0	0	0	0	0	Injury:	0	2	2	2	3	2
Monday:	11	16	23	13	26	24	Non-Injury:	0	0	0	0	0	0
Tuesday:	23	20	34	24	30	24	Fatal:	0	0	0	0	0	0
Wednesday:	16	27	25	30	20	25	Other:	0	0	0	0	0	0
Thursday:	10	24	34	34	29	19	<u>CRASHES INVOLVING MOTORCYCLES</u>						
Friday:	20	29	36	23	37	26	Injury:	0	0	0	0	0	0
Saturday:	22	16	4	13	22	27	Non-Injury:	0	0	0	0	0	0
Sunday:	15	9	15	13	7	23	Fatal:	0	0	0	0	0	0
<u>TOTAL:</u>	117	141	171	150	171	168	Other:	0	0	0	0	0	0
<u>TIMES OF DAY</u>							<u>FATAL CRASHES</u>	0	0	0	0	1	0
0001 - 0100:	0	1	1	2	0	2	<u>PRIVATE PROPERTY LOCATIONS</u>	16	17	9	3	19	19
0101 - 0200:	3	0	0	1	0	2	<u>WEATHER CONDITIONS</u>						
0201 - 0300:	0	2	1	1	0	2	Other:	38	0	0	2	1	0
0301 - 0400:	0	0	0	0	0	0	Snow:	13	10	2	13	14	26
0401 - 0500:	0	0	0	0	0	0	Rain:	3	10	21	16	4	6
0501 - 0600:	0	0	3	3	1	1	Clear:	63	121	148	119	152	136
0601 - 0700:	0	3	5	1	1	4	<u>TOTAL:</u>	117	141	171	150	171	168
0701 - 0800:	7	12	9	10	6	10							
0801 - 0900:	5	7	16	14	11	20							
0901 - 1000:	7	7	9	15	10	15							
1001 - 1100:	7	10	8	10	7	8							
1101 - 1200:	9	10	12	6	10	9							
1201 - 1300:	9	8	9	11	17	14							
1301 - 1400:	11	11	11	13	17	11							
1401 - 1500:	14	4	12	9	9	9							
1501 - 1600:	8	21	16	17	12	14							
1601 - 1700:	11	9	18	7	17	11							
1701 - 1800:	11	11	15	12	20	7							
1801 - 1900:	6	7	6	2	13	8							
1901 - 2000:	6	7	9	5	9	7							
2001 - 2100:	1	4	4	4	5	4							
2101 - 2200:	1	3	3	3	3	6							
2201 - 2300:	1	3	2	3	2	2							
2301 - 2400:	0	1	2	1	1	2							
Unknown:	0	0	0	0	0	0							
<u>TOTAL:</u>	117	141	171	150	171								

USE OF FORCE

2026

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
Total Number of Use of Force Incidents	0	0	0										0
Persons against whom force was used	0	0	0										0
Total Number Officer use of Physical Force	0	0	0										0
Total Number Officer use of Mechanical Force	0	0	0										0
Total Officer Show of Force	2	0	0										2
Total Officer use of Deadly Force	0	0	0										0

January	26-03182 (SOF)
February	-
March	-
April	
May	
June	
July	
August	
September	
October	
November	
December	

(These totals do not reflect the NJSP NIBRS criteria, totals are Princeton Police policy totals only.)



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: TMP-0185

Agenda Date: 4/27/2026

Agenda #: 1.

Proclamation Honoring Derek Bridger on the Occasion of His Retirement



Proclamation

Office of the Mayor
Municipality of Princeton

A PROCLAMATION HONORING DEREK BRIDGER ON THE OCCASION OF HIS RETIREMENT

WHEREAS, the Municipality of Princeton is proud to recognize Derek Bridger, Zoning Officer, in the Office of Zoning, for his dedication to public service on the occasion of his retirement; and

WHEREAS, Derek began his career with the former Borough of Princeton on December 3rd, 2001 as the Assistant Zoning Officer; and

WHEREAS, throughout his tenure, he provided careful and consistent oversight of zoning matters affecting projects both large and small across the community; and

WHEREAS, Derek's professionalism and practical knowledge of zoning and consistent approach helped ensure local regulations were applied fairly and clearly; and

WHEREAS, Derek's retirement from the Municipality of Princeton will be effective May 1st, 2026; and

WHEREAS, Derek has dedicated 25 years to serving the Municipality of Princeton; and

WHEREAS, Derek Bridger has served the community of Princeton with pride, and upon the occasion of his retirement, is deserving of recognition and the highest commendation.

NOW, THEREFORE, BE IT RESOLVED, I, Mark Freda, Mayor of Princeton and the Council of Princeton, County of Mercer, State of New Jersey, extend the Municipality's humble expression of appreciation and sincerest congratulations, to Derek Bridger. We offer our best wishes for a long, happy, and healthy retirement.

GIVEN UNDER MY HAND AND SEAL
THIS 27th DAY OF APRIL 2026

MARK FREDA
Mayor



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: TMP-0165

Agenda Date: 4/27/2026

Agenda #: 2.

Proclamation Celebrating America's 250th Anniversary



Proclamation

Office of the Mayor
Municipality of Princeton

PROCLAMATION CHAMPIONING PRINCETON'S CONTRIBUTION TO THE UNITED STATES SEMIQUINCENTENNIAL

WHEREAS, local governments are the foundation of American democracy, delivering essential services and upholding the principles of accountability, transparency, inclusion, and responsiveness for more than 336 million residents; and

WHEREAS, from the nation's earliest settlements to its most dynamic communities today, local governments have played a central role in shaping the civic, economic, and cultural strength of the United States; and

WHEREAS, Princeton holds a unique and distinguished place in the American story, having served as the site of pivotal events leading up to and during the American Revolution, including the Battle of Princeton in 1777, and briefly as the nation's capital in 1783, hosting the Continental Congress at Nassau Hall; and

WHEREAS, Princeton has long been both a town and a campus where people gathered to debate the most important concepts of our times, enriched by the presence of Princeton University and a diverse community committed to public service, education, and the arts; and

WHEREAS, the United States Semiquincentennial in 2026 marks the 250th anniversary of the signing of the Declaration of Independence and offers a once-in-a-generation opportunity to reflect on the nation's founding ideals, celebrate its progress, and recommit to the work of building a more perfect union; and

WHEREAS, Princeton's commemorative efforts advance through partnerships with local institutions, including the Historical Society of Princeton, Princeton Battlefield Society, Princeton University, Princeton Public Library, Arts Council of Princeton, Morven Museum & Garden, and Princeton Public Schools; and

WHEREAS, these partners are presenting a robust calendar of signature events and exhibitions, including the Battle of Princeton Anniversary Commemoration and Reenactment at Princeton Battlefield State Park; The Historical Society of Princeton's "Princeton and the American Revolution" exhibition; Princeton University's "Nursery of Rebellion" and "Real and Remembered: Princetonians Caught Between Study and Revolution" exhibitions and related public programming; and Morven Museum & Garden's "Five Independent Souls" exhibition and related programming; and

WHEREAS, additional programming will include the Princeton Public Library's "America at 250" Lecture and Civic Dialogue Series, Princeton University's "Revolution Up Close A Public Lecture Series", the Arts Council of Princeton's community-wide arts and storytelling initiatives, Experience Princeton's Revolutionary-era walking tours of Princeton, creative placemaking and promotions, and Princeton Public Schools' student-led history projects and exhibitions connecting young people to the nation's founding ideals; and

WHEREAS, Experience Princeton will partner with local businesses and cultural organizations to widely promote area events and exhibitions during this 250th anniversary and in following years featuring significant anniversary events as part of an evergreen umbrella campaign entitled "Princeton NJ from 1776 to NOW"; and

WHEREAS, Experience Princeton and the Municipality will partner to enhance events happening throughout our business communities starting this May with the Historic Society of Princeton's, "Princeton's Taverns: On the Road to Revolution" exhibition in Dohm Alley and various Tavern Events around town; an expanded "Spirit of '76 Memorial Day Parade", support for the "Princeton Festival" at Morven this June with The Princeton Symphony; a summer calendar of cultural events in Palmer Square; a very special 4th of July; a rousing "1776 Festival" celebrated at multiple locations this October; and a new series of events at the Battlefield this December and January; and



Proclamation

Office of the Mayor
Municipality of Princeton

WHEREAS, together, these events and initiatives will provide meaningful opportunities for residents, students and visitors to engage with history in dynamic, inclusive, and educational ways, highlighting Princeton's enduring contributions to the American story; and

WHEREAS, this milestone provides an opportunity for Princeton to engage residents of all ages in civic education and discussion, commemorate its historic contributions, and inspire future generations through collaborative programming that reflects the community's diversity, creativity, and shared values;

NOW, THEREFORE, BE IT RESOLVED that I, Mark Freda, Mayor of the Municipality of Princeton, and the Council of Princeton, County of Mercer, State of New Jersey, hereby recognizes and supports the United States Semiquincentennial and encourages all residents, institutions, businesses, and community organizations to participate in activities that commemorate this historic anniversary; and

BE IT FURTHER RESOLVED that Princeton commits to working in partnership with its cultural, educational, and civic institutions to advance and promote these signature events and exhibits, ensuring broad community engagement and lasting impact; and

BE IT FURTHER RESOLVED that this Proclamation shall take effect immediately.

GIVEN UNDER MY HAND AND SEAL
THIS 27TH DAY OF APRIL 2026

MARK FREDA
Mayor



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: TMP-0194

Agenda Date: 4/27/2026

Agenda #: 3.

Proclaiming April 24, 2026 as Arbor Day in the Municipality of Princeton



Proclamation

Office of the Mayor
Municipality of Princeton

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees wherever they are planted are a source of joy and spiritual renewal; and

NOW THEREFORE, I, Mark Freda, Mayor of Princeton, and the Council of Princeton, County of Mercer, State of New Jersey, do hereby proclaim April 24, 2026, as

ARBOR DAY

As we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

GIVEN UNDER MY HAND AND SEAL
THIS 9TH DAY OF APRIL 2026,
the 30th consecutive year of Princeton being designated Tree City USA
by the Arbor Day Foundation.

MARK FREDA
Mayor



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-17

Agenda Date: 4/27/2026

Agenda #: 1.

An Ordinance by the Municipality of Princeton to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)- Roll Call

Ordinance #2026-17

An Ordinance by the Municipality of Princeton to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank ((N.J.S.A. 40A:4-45.14)

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of Princeton in the County of Mercer finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council of Princeton hereby determines that a 3.5% increase in the budget for said year, amounting to \$1,740,965.45 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council of Princeton hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of Princeton, in the County of Mercer, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of Princeton shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$1,740,965.45 and that the CY 2026 municipal budget for Princeton be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: TMP-0187

Agenda Date: 4/27/2026

Agenda #: 2.

Public Hearing on 2026 Municipal Budget



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-132

Agenda Date: 4/27/2026

Agenda #: 3.

Resolution of the Mayor and Council of Princeton to Amend and Adopt the 2026 Municipal Budget- Roll Call



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-18

Agenda Date: 4/27/2026

Agenda #: 1.

An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey, 1968” Accordingly (Public Hearing: May 11, 2026)- Roll Call

ORDINANCE #2026-18

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON PERTAINING TO ALLOWABLE BUSINESS USES THROUGHOUT THE MUNICIPALITY AND AMENDING VARIOUS PROVISIONS OF “THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974” AND “THE CODE OF THE TOWNSHIP OF PRINCETON NEW JERSEY 1968” ACCORDINGLY

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

SECTION 1. Uses permitted as of right in the Residence-Office Districts of the former Borough of Princeton (“Borough”) amended. Section B17A-270 of the “Code of the Borough of Princeton, New Jersey 1974” (“Borough Code”) pertaining to uses permitted as of right in the Residence-Office Districts is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-270. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings.
 - (5) On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area.

All activity associated with these uses shall be contained within the building.

(6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.

(c) {no changes}

(d) {no changes}

SECTION 2. Uses permitted as of right in the Residence-Business Districts of the former Borough amended. Section B17A-284 of the Borough Code pertaining to uses permitted as of right in the Residence-Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-284. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) {no changes}

(b) {no changes}

(c) Mixed uses.

(1) Joint occupancy buildings, provided, that:

a. The residential portion shall have a direct entrance upon a street, either directly or via an unobstructed passage at least 10 feet in width and 15 feet in height.

b. No floor shall be used for both residential and business use, unless a separate entrance, hallway and stairway provides direct access from the street to each use.

c. Business uses shall not occupy more than 40% of the aggregate floor area of the building and shall not be located above the ground floor.

- d. Permitted business uses shall be limited to the following:
1. Offices.
 2. Retail stores and bakeries, excluding automotive sales or service establishments.
 3. Eating and drinking places.
 4. Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 5. Studios for dancing [and]music, and fitness instruction.
 6. Private vocational and trade schools.
 7. Outlets and pick-up stations for laundries and cleaning establishments.
 8. Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair, and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 9. Medical and dental offices.

(d) {no changes}

SECTION 3. Permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough amended. Section B17A-292 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-292. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.
 - (5) Private vocational and trade schools.
 - (6) Outlets and pick-up stations for laundries and cleaning establishments.
 - (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
 - (8) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 - (9) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 4. Uses permitted as of right in the Central Business Districts of the former

Borough amended. Section B17A-305 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows

(new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-305. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places [or]of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings, provided that the first story of any structure containing office or banks must consist of those nonresidential uses permitted, subject to floor area limitation, by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses. For purposes of this section, offices shall include, but shall not be limited to real estate brokers, stockbrokers, financial planner, insurance agencies and other service professionals.
 - (5) Banks, provided the first story of any structure containing offices or banks must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses.
 - (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of (b) division 6, subdivision III of this article.
 - (7) Hotels.
 - (8) Theaters, museums and similar cultural uses.

(9) Medical and dental offices, subject to the following limitations:

a. Medical and dental offices shall be limited to the upper floors of the structure, or, if located on the first story, shall not occupy more than one third of the floor space.

b. [provided t]The first story of any structure [containing]that contains medical and/or dental offices must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10)[and excluding medical and/or dental offices].

(c) {no changes}

(d) {no changes}

SECTION 5. Permitted uses subject to floor area limitations in the Central Business Districts of the former Borough amended. Section B17A-306 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-306. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 10,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) Nonresidential uses.

(1) Radio and television broadcasting.

(2) Blueprinting, photostating and similar business services.

(3) Retail stores and bakeries, excluding automotive sales or service establishments.

(4) Places serving food or food and drink, whether or not the food and drink served are to be consumed on the premises or elsewhere.

- (5) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
- (6) Studios for dancing[and], music and fitness instructions.
- (7) Private vocational and trade schools.
- (8) Outlets and pick-up stations for laundries and cleaning establishments.
- (9) Self-service automatic laundry and dry cleaning establishments containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (10) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
- (11) Newspaper reporting and distribution activities, open to the general public.
- (12) Non-profit philanthropic agencies providing services to the community.
- (13) Offices for research, engineering, or development in science or technology, subject to the same conditions as per B17A-305(b)(4), provided that such uses shall not be located on the first floor.
- (14) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 6. Uses permitted as of right in the Service Business Districts of the former

Borough amended. Section B17A-321 of the Borough Code pertaining to uses permitted as of right in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-321. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations,

parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Offices, limited to the uses permitted by section B17A-322(a)(1) to (10), and provided further that if offices are located on the first floor, they shall not occupy more than one third of the floor space[but excluding offices on the first floor]. For purposes of this section, offices shall include, but shall not be limited to, the following uses: real estate broker, stockbroker, financial planner, insurance agency, and other service professionals.
 - (2) Parks, playgrounds and Public buildings.
 - (3) Churches and other places of worship.
 - (4) (Reserved)
 - (5) Banks on the first floor of any multi story building subject to the following standards:
 - a. The design of the bank shall include exterior public space between the building and the street that includes public seating, bike racks, refuse and recycling containers, landscaping, and decorative pavement (i.e. pavers, concrete with an attractive scoring pattern, stamped concrete, etc.).
 - b. The vision glass portion of the front facade of the bank shall be a minimum of 35%.
 - c. The ATM design shall be consistent with the building aesthetics and shall not be visible from a residential district.
 - d. No more than 4,500 square feet of the first floor of any building may be devoted to bank uses.
 - e. For ground floor banks one parking space for every 300 square feet of floor area shall be provided.
 - f. Any/all floors above the ground floor must be residential use, which must be equal to or greater than the square footage of the first floor.

- g. Banks shall not occupy more than 50% of the ground floor of any building.
 - h. Banks are permitted only in buildings with more than one story.
- (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.
 - (7) Medical and dental offices.

{remainder of section B17A-321 no changes}

SECTION 7. Permitted uses subject to floor area limitations in the Service Business

Districts of the former Borough amended. Section B17A-322 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-322. Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places as long as no outdoor dining is permitted adjacent to residentially zoned and used properties on Murray Place.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.

- (5) Private vocational and trade schools and college preparatory and tutoring services.
- (6) Outlets and pick-up stations for laundries and cleaning establishments.
- (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (8) Electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services.
- (9) Art galleries and museums.
- (10) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.
- (11) Offices for research, engineering, or development in science or technology, also subject to the conditions as per B17A-321(a)(1).
- (12) Medical and dental offices if subordinate and incidental to a permitted retail use.

SECTION 8. Uses permitted as of right in the Mixed Residential-Retail-Office

District of the former Borough amended. Section B17A-356 of the Borough Code pertaining to uses permitted as of right in the Mixed Residential-Retail-Office District of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-356. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

{(a) through (d) no changes}

(e) Nonresidential uses.

- (1) Medical Services Uses.
- (2) Medical and Professional Office Uses.
- (3) Restaurant Uses.
- (4) Banks.
- (5) Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:]
barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers.
- (6) Retail stores, convenience food stores and bakeries excluding automotive sales or services.
- (7) Child Care Facilities.
- (8) Leasing office for on premises leasing.
- (9) Art and craft studios.

SECTION 9. Permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) amended. Section T10B-257 of the “Code of the Township of Princeton, New Jersey 1968” (“Township Code”) pertaining to permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-257. Permitted Uses.

- (a) Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than

professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances.

- (b) Single-family houses.
- (c) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 10. Permitted uses in the Business Districts of the former Township
amended. Section T10B-258 of the Township Code pertaining to permitted uses in the Business Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-258. Permitted Uses.

The following uses are permitted in B-1 and B-2 districts or, if so indicated, in one of those districts, in addition to those permitted by Section T10B-253;

- (a) Retail sales uses not characterized either by heavy trucking or by any nuisance factors.
- (b) Retail stores and shops.
- (c) Banks.
- (d) Business and professional offices.
- (e) Establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep) or to tangible personal property (e.g., shoe repairs) of patrons, except as prohibited by Sections T10B-254, T10B-259, and T10B-260.
- (f) Restaurants, provided that table service is provided for all patrons and that any sale of food intended for consumption off the premises is incidental to the provision of table service.
- (g) Single-family houses; permitted in B-1 district only.
- (h) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 11. Permitted uses in the Shopping Center Districts of the former Township amended. Section T10B-261 of the Township Code pertaining to permitted uses in the Shopping Center Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-261. Permitted uses.

The following uses are permitted in SC districts in addition to those permitted by section T10B-253:

- (a) Shopping areas of integrated design and development for uses such as retail shops, establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron, personal service establishments, professional and business offices, studios for dancing, music and fitness instruction, banks, post offices, restaurants, outdoor dining in conjunction with said restaurants provided that tables do not interfere with pedestrian walkways and the outdoor dining facilities obtain site plan approval, theaters and auditoriums; provided, that such uses are housed in enclosed buildings, except for the outdoor dining facilities, are served by such common facilities as customer parking, pedestrian walks, loading and unloading space, utility and sanitary facilities and are connected with covered pedestrian walkways affording sheltered pedestrian passage between them.
- (b) Motor banking installations, designed so that the customer may remain within his vehicle; provided that any such motor banking structure or installation contains only uses permitted in SC districts and that any such structure or installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct or cause traffic congestion on the principal interior drives of the shopping center and said installations shall have no new street access other than the accessways currently serving the shopping center from Harrison Street north.
- (c) No more than one motor banking installation shall be permitted in the SC district.
- (d) Drive-through pharmacy installations, designed so that the customer may remain within their vehicle; provided that any such installation is a component of a pharmacy use enclosed in a building and that any such

installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct traffic or cause traffic congestion on the principal interior drives of the shopping center. Furthermore, said installations shall be designed such that lanes for vehicle access and stacking, and the location at which drive-through customers interact with the interior pharmacy use, are visually screened from the right-of-way of North Harrison Street.

SECTION 12. Permitted uses in the Service Districts of the former Township

amended. Section T10B-271 of the Township Code pertaining to permitted uses in the Service Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-271. Permitted uses.

The following uses are permitted in S-1 and S-2 districts or, if so indicated, in one of those districts, in addition to those permitted by section **T10B-253**.

- (a) Uses conducive to heavy trucking and to bus transportation.
- (b) Uses characterized by a moderate amount of dust and noise, such as the storage, handling, sale and delivery, either retail or wholesale, of lumber, coal, mason materials, grain and feed, solid and liquid fuels and similar goods.
- (c) Storage of inflammable materials other than explosives.
- (d) Storage warehouses.
- (e) Public utility structures and uses.
- (f) Freight yards, railroad sidings and other necessary railroad uses (permitted in S-1 districts only).
- (g) Commercial garages and gasoline service stations.
- (h) Printing establishments and newspaper offices.
- (i) Banks and savings institutions.
- (j) Retail stores and bakeries.

(k) Hotels and motels.

(l) Business offices.

([l.1]m) Personal services, including, but not limited to, barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers; studios for dancing, [and]music and fitness instruction; private vocational and trade schools and college preparatory and tutoring services; outlets and pick-up stations for laundries and cleaning establishments; self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying, and subject to the prohibition against the use of flammable solvent except for the incidental removal of spots; electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services; and crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.

([m]n) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 13. Permitted uses in the Retail-Office District of the former Township

amended. Section T10B-272.1 of the Township Code pertaining to permitted uses in the Retail-Office District of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-272.1. Permitted uses.

The following uses are permitted in the R-O district in addition to those permitted by section T10B-253:

(a) Hospitals properly licensed by the state which provide health, medical and surgical care for sick or injured human beings, including accessory uses as set forth below.

(b) Dental and medical clinics and pharmacies.

- (c) Convalescent and extended care facilities sponsored by or affiliated with the principal licensed hospital which are located on or adjacent to the hospital.
- (d) Accessory uses:
 - (1) Laboratories incidental to a permitted use.
 - (2) Out-patient departments.
 - (3) Training facilities.
 - (4) Management and medical/dental staff offices.
 - (5) Accessory off-street parking spaces.
 - (6) Accessory signs as permitted in section T10B-293.
- (e) Medical professional offices, including laboratories, and x-ray and other diagnostic equipment incidental thereto.
- (f) Business and professional offices.
- (g) Retail stores and shops.
- (h) Banks.
- (i) Restaurants.
- (j) Establishments providing services directly to the person (*e.g.*, barbershops, spas, tutoring/test prep) or to tangible personal property (*e.g.*, shoe repairs) of patrons, except as prohibited by sections T10B-254, T10B-259.

SECTION 14. Referral to Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board for review pursuant to N.J.S.A. 40A:55D-26a prior to adoption.

SECTION 15. Repealer. In the event of a conflict between the provisions of this ordinance and the provisions of any other provision of the Code of the Township of Princeton and the Code of Borough of Princeton, the provisions of this ordinance shall control to the extent of such inconsistency only.

SECTION 16. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 17. Effective date; applicability. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise required by law; shall be applicable within the entire municipality of Princeton; and shall become a part of the new Princeton Code once completed and adopted.

Dawn M. Mount, RMC, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning regulations regarding permitted nonresidential uses in various business and service zones throughout the municipality.



MUNICIPALITY OF PRINCETON

Planning Department
400 Witherspoon Street
Princeton, NJ 08540
(609) 924-5366
planning@princetonnj.gov

MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director *JL*
Date: April 21, 2026
Subject: **Ordinance Pertaining to Allowable Business Uses Throughout the Municipality**

Attached for Mayor and Council’s consideration is an ordinance amending several sections of both the former Borough and Township codes to clarify or amend permitted uses in various business zones in the Municipality.

These changes were initially suggested by Experience Princeton, the Municipality’s Special Improvement District (SID), through a professional planning firm they hired. Experience Princeton’s suggestions were carefully reviewed by staff and refined with the Code Review Committee of Council.

Note that no zones are being created or removed, nor are any parcels being moved from their current zone to another. General locations of zones are described below; please see the official zoning map of the Municipality or the [Princeton Zoning Viewer GIS map](#) for specific parcels in each zone.

By zone, the proposed changes are as follows:

RO B: Residence-Office Districts of the former Borough

Locations: south side of Nassau Street, bounded by Olden Street to the east and 185 Nassau Street (former Nassau Street School) to the west; across from St. Paul’s Catholic Church.

Jugtown area, on northwest and southwest corners of the Harrison and Nassau streets intersection and parcels adjacent to the NB B district.

Proposal: Add to list of permitted uses, “On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area. All activity associated with these uses shall be contained within the building.”

RB B: Residence-Business Districts of the former Borough

Locations: Witherspoon Street between Quarry Street and one parcel south of Clay Street and Franklin Avenue.

North Tulane Street.

Proposal: Clarify that “spas, tutoring, test prep” and “fitness” instruction are in list of permitted uses.

NB B: Neighborhood Business Districts of the former Borough

Locations: south side of Nassau Street bounded by Princeton University’s Burr Hall to the west and 185 Nassau Street (former Nassau Street School) to the east.

North side of Nassau Street bounded by Moran Avenue to the west and Maple Street to the east.

Jugtown Area on northeast and southeast corners of Harrison Street and Nassau Street intersection until one parcel in from Markham Road and one parcel in from Scott Lane.

Proposal: Include “spas, tutoring, test prep” and “fitness” instruction in list of permitted uses.

-Add to list of permitted uses, “On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area. All activity associated with these uses shall be contained within the building.”

CB B: Central Business District of the former Borough

Location: central business district of town roughly between Paul Robeson Place/Wiggins Street and Nassau Street, with Nassau fronting parcels bounded by the Princeton University Palmer House and Moore Street to the east. See zoning map.

Proposal: Allow “museums and similar cultural uses” as a permitted use along with “Theaters”.

-Allow for medical and dental offices, which are currently prohibited from first story spaces, to be permitted on the first story of up to one third of the floor space as long as the remainder of the space consists of permitted nonresidential uses.

-Clarify that “spas, tutoring, test prep” and “fitness” instruction are in list of permitted uses subject to the floor area limitation of 10,000 square feet per establishment.

-Add to permitted uses subject to the floor area limitation of 10,000 square feet per establishment “offices for research, engineering, or development in science or technology” on upper floors only.

-Add to permitted uses subject to the floor area limitation of 10,000 square feet per establishment “Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.”

SB B: Service Business Districts of the former Borough

Location: South side of Nassau Street bounded by Olden Street to the west and both sides of Murray Place to the east (gas stations).

Proposal: Allow offices, which are currently prohibited from first story spaces, to be permitted on the first story of up to one third of the floor space.

-Clarify that “spas, tutoring, test prep” and “fitness” instruction are in list of permitted uses subject to the floor area limitation of 5,000 square feet per establishment.

-Add to permitted uses subject to the floor area limitation of 5,000 square feet per establishment “offices for research, engineering, or development in science or technology.”

-Add to permitted uses subject to the floor area limitation of 5,000 square feet per establishment “Medical and dental offices if subordinate and incidental to a permitted retail use.”

MRRO B: Mixed Residential-Retail-Office District of the former Borough

Location: 100 Albert Way (Avalon Witherspoon apartment building)

Proposal: Clarify permitted uses as of right to read: “Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:] barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers” with bracketed text removed and underlined text added.

POR T: Professional Office-Residence Districts of the former Township

Location: North of the North Harrison Street and Franklin Avenue intersection; southwest corner of North Harrison Street and Valley Road (across from the Princeton Shopping Center.)

Proposal: Clarify permitted uses to read: “Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep”

and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances” with bracketed text removed and underlined text added.

B-1 T & B-2 T: Business Districts of the former Township

Location: B-1 – Witherspoon Street on west side from both sides of Leigh Avenue to Community Park School and east side bounded by Henry Avenue and Princeton Fire Department Princeton Hook & Ladder Company firehouse.

B-2 – Between Cherry Hill Road, State Road (206) and Mount Lucas Road. See zoning map.

Proposal: Clarify “spas, tutoring/test prep” are included in permitted use of “Establishment providing services directly to the person.”

SC T: Shopping Center District of the former Township

Location: Princeton Shopping Center

Proposal: Clarify “establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron” and “studios for dancing, music and fitness instruction” are included in the existing permitted use of “shopping areas of integrated design and development.”

S-1 T & S-2 T: Service Districts of the former Township

Location: S-1 – southern Alexander Street. S-2 – State Road (206) between Leigh Avenue and Community Park South.

Proposal: Clarify “spas, tutoring, test prep” and “fitness” instruction are included in existing permitted use of “Personal services.”

R-O T: Retail-Office District of the former Township

Location: Southeast corner of Henry Avenue and Witherspoon Street.

Proposal: Clarify “spas, tutoring/test prep” are included in permitted use of “Establishment providing services directly to the person.”



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-19

Agenda Date: 4/27/2026

Agenda #: 2.

An Ordinance of the Municipality of Princeton Authorizing the Conveyance of a Term Deed of Conservation Easement to the New Jersey Department of Environmental Protection in Connection with the Community Park North Reforestation Project (Public Hearing: May 11, 2026)-Roll Call

ORDINANCE #2026-19

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AUTHORIZING THE CONVEYANCE OF A TERM DEED OF CONSERVATION EASEMENT TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION IN CONNECTION WITH THE COMMUNITY PARK NORTH REFORESTATION PROJECT

WHEREAS, Princeton is the recipient of a \$552,000 Natural Climate Solutions (NCS) Grant from the New Jersey Department of Environmental Protection (NJDEP), the purpose of which is to fund a forest restoration project in a portion of Community Park North located on Mountain Avenue and designated as Block 5201, Lots 7 and 13 on the Princeton tax maps; and

WHEREAS, the project involves clearing forty-five acres of a former spruce and pine plantation of invasive species and planting the cleared area with nearly 5,000 native trees and shrubs to improve habitat and resources for birds and other animals and increase the amount of carbon sequestered by the forest in future years to make it more resilient to climate change; and

WHEREAS, work began on the project in July 2025 and is set to finish in October 2027; and

WHEREAS, as a condition of the grant, Princeton is required to execute a Deed of Conservation Restriction with the NJDEP for the project site, to ensure the preservation, protection, repair, maintenance and monitoring of the NCS grant project for a set term and to further ensure the viability and receipt of the full environmental benefit of the project; and

WHEREAS, the full terms, conditions, and requirements of the deed restriction will be in effect for a period of five years from the date of completion of the project (anticipated to be October 2027); and

WHEREAS, in addition, no development will be allowed within the project area until 2050;
and

WHEREAS, Community Park North is already encumbered under the Green Acres program and the restrictions listed in the deed restriction will not result in any change to the public's use of the property;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

1. The findings set forth in the preceding "WHEREAS" clauses are hereby incorporated as if restated in full.

2. Princeton is authorized and directed to convey to the New Jersey State Department of Environmental Protection (NJDEP) a deed of conservation easement over that portion of Community Park North that is the subject of the above-described reforestation project, as required by the terms of the NJDEP's Natural Climate Solutions (NCS) Grant.

3. The Mayor, Clerk and other appropriate staff and officials are authorized and directed to execute on Princeton's behalf a deed of conservation easement in the form required by the NJDEP, subject to the prior review and approval of the Princeton Municipal Attorney, and to undertake any and all other acts and execute any and all other documents as may be necessary to effectuate the terms hereof.

4. This ordinance shall take effect upon its passage and publication and as otherwise required by law.

Dawn M. Mount, RMC, Clerk

Hon. Mark Freda, Mayor

First reading:

Second reading/public hearing:

Adoption:

STATEMENT OF PURPOSE: This ordinance, if adopted, would authorize the conveyance of a term deed of conservation restriction to the New Jersey Department of Environmental Protection in connection with Princeton's reforestation project at Community Park North. The purpose of the conservation restriction is to ensure the preservation, protection, repair, maintenance and monitoring of the NCS grant project for a set term and to further ensure the viability and receipt of the full environmental benefit of the project. If approved, the full terms, conditions, and requirements of the deed restriction would be in effect for a period of five years from the date of completion of the project (anticipated to be October 2027), and no development would be allowed within the project area until 2050. Community Park North is already encumbered under the Green Acres program and the restrictions listed in the deed restriction will not result in any change to the public's use of the property



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street
Princeton, NJ 08540

(609) 921-7077
engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: Inga Reich, PhD., *Open Space Manager*
Subject: Ordinance Authorizing a Deed of Conservation Restriction for the Community Park North Project Area
Date: April 22, 2026

Attached for authorization by Princeton Council are a deed of conservation restriction and associated exhibits for a portion of Community Park North, which is subject to a forest restoration project funded through a \$552,000 Natural Climate Solutions (NCS) Grant from the New Jersey Department of Environmental Protection (NJDEP). Forty-five acres of a former spruce and pine plantation is being cleared of invasive species and planted with nearly 5,000 native trees and shrubs to improve habitat and resources for birds and other animals and increase the amount of carbon sequestered by the forest in future years and make it more resilient to climate change. Work began in July 2025 and is set to finish in October 2027.

As a condition of the grant, Princeton is required to execute a Deed of Conservation Restriction with the NJDEP for the project site, to ensure the preservation, protection, repair, maintenance and monitoring of the NCS grant project for a set term and to further ensure the viability and receipt of the full environmental benefit of the project. The full terms, conditions, and requirements of the deed restriction will be in effect for a period of five years from the date of completion of the project (anticipated to be October 2027) while no development is allowed within the project area until 2050. Community Park North is already encumbered under the Green Acres program and the restrictions listed in the deed restriction will not result in any change to current and past uses of the property for the public.

Please feel free to contact me with any questions at (609) 921-7077 ext. 7635 or by email at ireich@princetonnj.gov.

TERM DEED OF CONSERVATION RESTRICTION

This indenture dated this ____ day of _____, 2026

Made by:

The MUNICIPALITY OF PRINCETON, a political subdivision of the State of New Jersey, with its principal offices located at 400 Witherspoon Street, Princeton, New Jersey 08542 (hereinafter referred to as GRANTOR);

In favor of the DEPARTMENT OF ENVIRONMENTAL PROTECTION (“Department”), a principal Department in the Executive Branch of the State of New Jersey (hereinafter referred to as GRANTEE);

The words “Grantor” and “Grantee” shall mean all Grantors and Grantees listed above.

This transfer is made for no monetary consideration.

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property known and designated as Block 5201, Lots 7 and 13 on the tax maps of the municipality of Princeton, County of Mercer, State of New Jersey (hereinafter the "Property"), which Property is described in **Exhibit A** annexed hereto and incorporated herein by reference; and

WHEREAS, the Grantee is charged with the responsibility to formulate comprehensive policies for conservation of natural resources of the State, protection of those resources and the prevention of pollution, N.J.S.A. 13:1D-9; and

WHEREAS, in 2022, the Department announced the Natural Climate Solutions Grant Program would provide up to \$24.3 million dollars from the Regional Greenhouse Gas Initiative (RGGI) auction, allocated pursuant to P.L. 2008, c. 340, to fund on-the-ground implementation of projects that create, restore, and enhance New Jersey’s natural carbon sinks, such as salt marshes, seagrass beds, forests, urban parks and woodlands, and street trees (hereinafter “NCS Grant Program”); and

WHEREAS, on May 13, 2025, Grantor received a Natural Climate Solutions Grant (hereinafter “NCS Grant”) from the Department for a forest restoration project on the Property to restore, enhance, and provide long-term protection of an important natural resource and to generate greenhouse gas emission reductions and removals as outlined in Grant Document #NCS-2022-Prince-00050; and

WHEREAS, as a condition of the NCS Grant, the Grantor is required to execute a Deed of Conservation Restriction in favor of the Department for the Property, to ensure the preservation, protection, repair, maintenance and monitoring of the NCS Grant Project on the Property for a set term and further ensure the viability and receipt of the full environmental benefit of the NCS Grant Project (hereinafter “Restricted Area”); and

WHEREAS, the boundaries of the Restricted Area are described in **Exhibit B**, which is annexed hereto and incorporated herein by reference; and

WHEREAS, Grantor desires and intends to prohibit development activities in, on, and/or under the Restricted Area, for the Term in 1 below, pursuant to the terms, covenants, conditions, and restrictions set forth herein, so that the NCS Grant Project, will be protected and remain for the Term; and

NOW THEREFORE, in consideration of the foregoing and the agreements, terms, covenants, conditions, and restrictions contained herein, Grantor and Grantee, for themselves and their respective successors and assigns, hereby declare that Grantor's Restricted Area shall be held, transferred, sold, conveyed, leased, and occupied subject to the following covenants, conditions, obligations, and restrictions hereafter set forth.

1. Term. The full terms, conditions, and requirements of this Deed of Conservation Restriction shall be in effect for a period of five years from the date of completion of the NCS Grant Project or, if a phased project, five years from the date of completion of the last phase of the Project (“Partial Termination Date”). Thereafter, this Agreement shall continue in force only to the extent that no development, other than fishing or boating access, shall occur in the Conserved Area from completion of the project until 2050 (“Full Termination Date”). Development shall mean no building, installation, erection, assembly, manufacture, fabrication, alteration, enlargement, renovation or placement of any structure, or pavement in, on, above or beneath the surface of the Conserved Area or removal of the project. (the Partial Termination Date and the Full Termination Date shall collectively be referred to as the “Termination Dates”).

This Deed of Conservation Restriction shall automatically terminate and be of no further effect upon the last of the Termination Dates.

2. Requirements. This Deed of Conservation Restriction requires the preservation, protection, repair, maintenance and monitoring of the NCS Grant Project for the Term set forth in paragraph 1 above.

Specifically:

- a. The features of the NCS Grant Project in the Restricted Area must be monitored, maintained, protected, and preserved to the maximum extent consistent with the NCS Grant Recipient’s grant.

- b. The Restricted Area is to be protected, preserved, and maintained free from all activities that might damage, compromise, or interfere with the NCS Grant Project and its anticipated environmental benefits, resource quality or the natural processes occurring therein for the term set forth in paragraph 1 above.
 - c. The NCS Grant Recipient shall make an effort during the term of this Agreement to educate the public through signage and other appropriate means as to the reasons for the NCS Grant Project and the anticipated environmental values and benefits of the project.
 - d. The Public shall continue to be allowed to access the Restricted Area after completion of the NCS Grant Project if the Restricted Area was open to the public prior to construction of the project and if such access will not be detrimental to the environmental values of the project or will otherwise compromise the project.
3. Allowed Uses. Notwithstanding any provision of this Deed of Conservation Restriction, the Restricted Area may be utilized for:
- a. T16-6c (5) and (6): low intensity fish and wildlife or recreational uses that do not disturb the NCS Grant Project;
 - b. Public access purposes, which include the ability to construct fences, interpretive and directional signs and kiosks, and related and associated structures necessary for the public's use, access, and convenience, provided such purpose is consistent with protection of the NCS Grant Project; and
 - c. Recreation and Conservation purposes except as listed under T16-6, which include the ability to reconstruct, maintain, replace, or repair the Grant Project in the Restricted Area or other structures used for conservation, management, or stewardship, provided such purposes do not negatively impact the Grant NCS Grant Project.
4. Prohibitions. Except as specifically set forth herein, the following activities shall not be conducted, performed, or take place in, on, or under the Restricted Area:
- a. The construction, placement, building, installation, erection, assembly, manufacture, fabrication, alteration, enlargement, renovation, or replacement of any structure; or pavement in, on, above, or beneath the surface of the Restricted Area;
 - b. Any disturbance or alteration of the NCS Grant Project in the Restricted Area;
 - c. The planting of any invasive or non-native plant species in the Grant NCS Grant

Project in the Restricted Area; and

- d. Other activities, changes, uses, disturbances, or development that could be detrimental to the preservation, protection, repair, maintenance, and monitoring of the NCS Grant Project in the Restricted Area.
5. Grantor covenants that Grantor has done no act to encumber the Restricted Area other than to impose this Deed of Conservation Restriction.
6. Grantor reserves to itself, its successors or assigns, all rights associated with ownership of the Restricted Area, including the right to engage in all uses of the Restricted Area not inconsistent with the terms, covenants, conditions, and restrictions of this Deed of Conservation Restriction. Nothing contained herein shall be construed to interfere with the rights of Grantor, its successors or assigns, to utilize the Restricted Area subject to the terms and conditions of this Deed of Conservation Restriction.
7. The Restricted Area shall remain subject to this Deed of Conservation Restriction after any conveyance for the term of the Agreement.
8. To accomplish the purposes of this Deed of Conservation Restriction, the Grantor grants the Department, its employees, agents, representatives, successors, or assigns the following rights:
 - a. To have access to and enter upon the Restricted Area at all reasonable times to inspect the Restricted Area and to enforce the terms of this Deed of Conservation Restriction;
 - b. In addition to the exercise of any statutory or common law right, the right to enforce this Deed of Conservation Restriction by means of any remedy provided for herein or available at law or equity, including but not limited to enjoining any activity on, or use of, the Restricted Area that is inconsistent with the purpose of this Deed of Conservation Restriction; provided, however, that a 60-day written notice of violation and reasonable opportunity to take corrective action has been provided to Grantor; and
 - c. To determine the consistency of any activity or use for which no express provision is made herein with the purposes of this Deed of Conservation Restriction.
9. The terms and conditions of this Deed of Conservation Restriction shall be governed and construed in accordance with the laws of the State of New Jersey. This Deed of Conservation Restriction constitutes a conservation restriction under and is subject to the New Jersey Conservation Restriction and Historic Preservation Act, N.J.S.A. 13:8B-1 et seq. ("CRHP Act"). This Deed of Conservation Restriction may be amended only by a certificate of the Department Commissioner under the CRHP Act.

10. This Deed of Conservation Restriction and all rights and obligations incidental thereto, whether expressed or implied, shall be construed to be a covenant running with the land and shall be binding upon and inure to the benefit and be enforceable by any successor, transferee, or assignee to the parties hereto for the term set forth in paragraph 1 above.
11. The terms of this Deed of Conservation Restriction may be enforced by any appropriate proceeding in law or equity in any court or administrative tribunal having jurisdiction, against any person or persons, firm, or corporation violating or attempting to violate or circumvent any provision herein contained, either to restrain or enjoin such violation or threat of violation or to recover damages, and the failure or forbearance by any party benefited by these restrictions to enforce any covenant or restriction contained within this document or to exercise their rights hereunder in the event of any breach by the Grantor or any third persons for any period of time shall in no event be deemed a waiver or estoppel of the right thereafter to enforce the same or exercise a right hereunder.
12. This Deed of Conservation Restriction shall be recorded in the office of the county clerk for Mercer County, New Jersey, and a reference to this Deed of Conservation Restriction, and its term, referenced in 1, shall be contained in a separate paragraph of any future deed, lease, or document of transfer or conveyance, or any other legal instrument including or affecting the Restricted Area described in Schedule A or any portion thereof. Grantor shall give written notice to the Grantee and Department of any such transfer or conveyance of interest in the Restricted Area prior to or within ten (10) days following such transfer or conveyance. Such notice shall include the name and address of the transferee of such interest. Grantor shall provide a copy of this Deed of Conservation Restriction to all subsequent transferees of an interest in any part or all of the Restricted Area.

Grantor agrees to bear all costs and liabilities of any kind related to the operation, maintenance, and upkeep of the Restricted Area in keeping with the requirements of the Deed of Conservation Restriction. The failure of the Grantor to perform any act required by this paragraph shall not impair the validity of this Deed of Conservation Restriction or limit its enforceability in any way. Grantor shall not be responsible for the violation of the terms of this Deed of Conservation Restriction by third parties unless they are acting under the control or authorization of the Grantor.

13. Should any covenant or restriction herein contained, or any subsection, sentence, clause, phrase, or term of this Deed of Conservation Restriction be declared to be void, invalid, illegal or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such a declaration shall not affect the validity of the remaining provisions, which are hereby declared to be severable and shall continue to remain in full force and effect for the term set forth in 1 above.

14. The following exhibits are annexed hereto and shall form a part of this Deed of Conservation Restriction:

Exhibit A: Property Description

Exhibit B: Boundaries of Restricted Area

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first written above and directs that this instrument be recorded in the office of the Mercer County Clerk.

GRANTOR:

MUNICIPALITY OF PRINCETON

By: _____
Hon. Mark Freda
Mayor

Attest

By: _____
Dawn M. Mount, RMC
Princeton Municipal Clerk

Date:

CERTIFICATION

STATE OF NEW JERSEY:

SS:

COUNTY OF MERCER:

Be it remembered this ____ day of _____, 2026, before me appeared Dawn M. Mount, who being duly sworn on her oath deposes and makes proof to my satisfaction that she is the Clerk of the Grantor; that the execution of the making of this Deed of Conservation Restriction has been duly authorized by proper act of the Grantor, and the seal affixed to this instrument is such corporate seal of the Grantor, and that this Deed of Conservation Restriction was signed and delivered by the Honorable Mark Freda, Mayor of Princeton, as and for the voluntary act and deed of said Grantor in the presence of the deponent.

(Signature)

Signed and sworn to before me
on this ___ day of _____ 2026

, Notary Public
My Commission Expires:

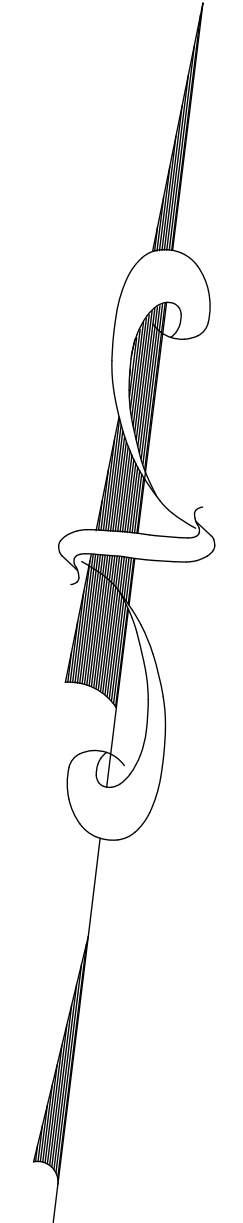
RECORD AND RETURN TO:

Helaine Barr, Assistant Director
Climate Change, Clean Energy and Sustainability
Department of Environmental Protection
401 East State Street, Trenton, NJ 08625

EXHIBIT A: Property Description - Tax Map of area

REVISIONS		
DATE	L.S. NAME	NO.

This map has been redrawn using Computer Aided Drafting/Design (CAD/D) based on the map prepared by Matthew L. Martini, December, 1994.



SEE SHEET 52.01

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 APPROVED MAPS.

TAX MAP PRINCETON
 MERCER COUNTY, NEW JERSEY
 SCALE: 1" = 200' 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

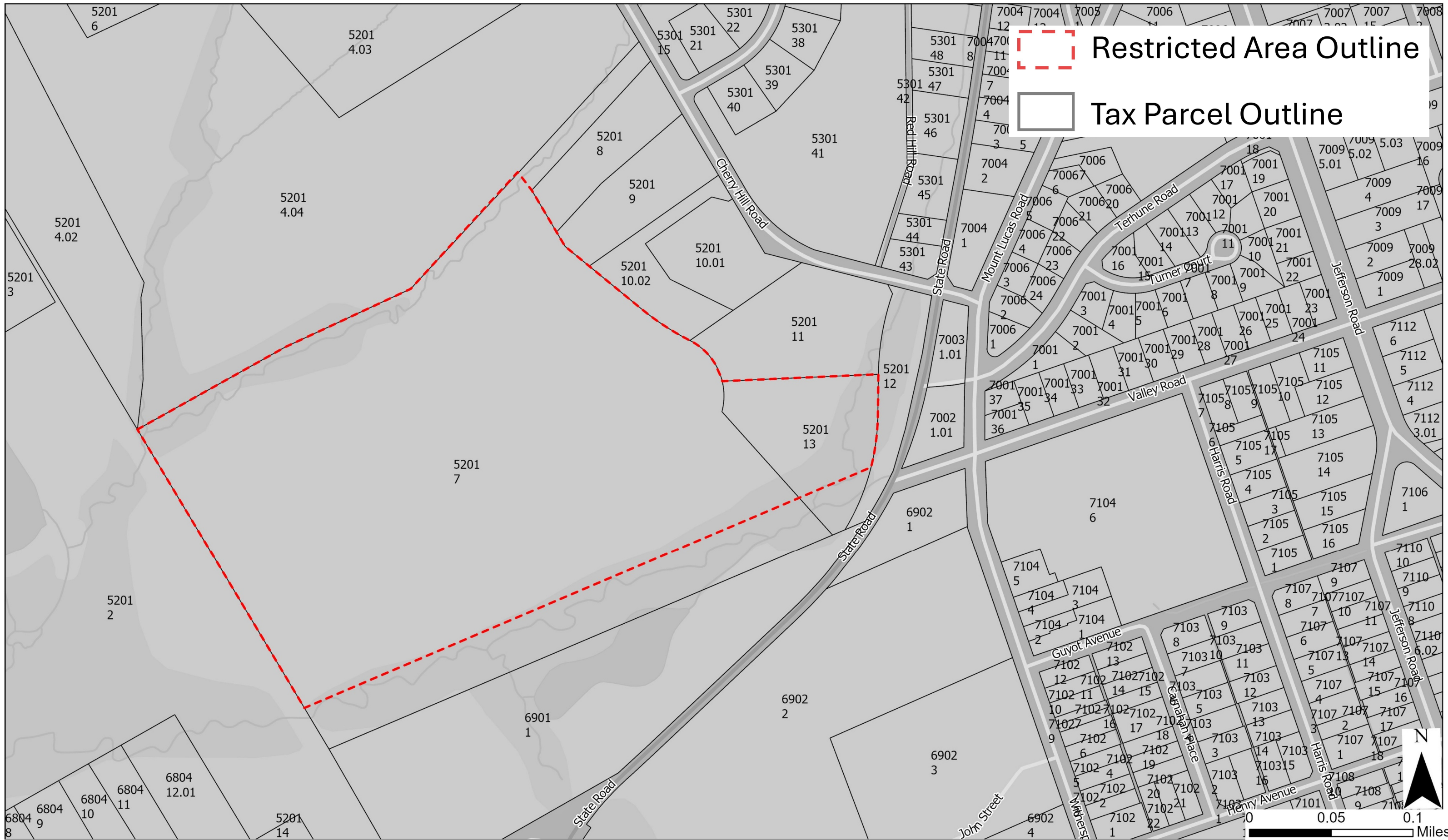


Exhibit B – Boundaries of Restricted Area

March 4th, 2026



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-133

Agenda Date: 4/27/2026

Agenda #: 1.

Resolution of the Mayor and Council of Princeton Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use by Auction on GovDeals

WHEREAS, Princeton has determined that the personal property described on Schedule A, attached hereto and incorporated herein, is no longer needed for public use; and

WHEREAS, Princeton intends to utilize the online auction services of GovDeals located at GovDeals.com; and

WHEREAS, the sales shall be conducted pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-36, N.J.A.C. 5:34-5.8 and guidance set forth in the Division of Local Government Services Local Finance Notice 2019-15, and

WHEREAS, the auction of this surplus personal property will begin at 8:00 am prevailing time on Friday, May 1, 2026, and conclude at 4:00 pm prevailing time on Friday, May 8, 2026; and

WHEREAS, Princeton intends to utilize the online auction services of GovDeals via the Passaic County Co-op.

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

1. Princeton is hereby authorized to sell the surplus personal property as indicated on Schedule A on an online auction website entitled GovDeals, located at GovDeals.com.
2. Princeton reserves the right to reject all bids if such rejection is in the public interest.
3. The terms and conditions of the agreement entered into between GovDeals and Princeton are available at GovDeals.com and in the Clerk's office.

SCHEDULE A

ID	Inventory ID	Description	VIN/Serial
436	436	Lot of Bicycles	
437	437	Lot of Two (2) RedMax Backpack Leafblowers	
438	438	Sony KDL-40S4100 LCD TV	
439	P111 / 3584	2019 Ford Taurus	1FAHP2MK3KG101894
440	P121 / 3007	2017 Ford Explorer	1FM5K8AR3HGA79108
441	R10	2007 Ford F-350 SD XL DRW 4WD	1FDWF37577EA56294
442	S8	2015 International 4300 Sewer Jetter	1HTMMAAN4FH514193
443	P122	2009 Chevrolet Tahoe	1GNFK03099R226568
444	P04	2016 Ford Taurus	1FAHP2MK2GG150477
445	734 / G01	2006 Ford Ranger XL SuperCab 4WD	1FTZR15E66PA63613
446	VMB3 / 3745	2019 WAM WVT Variable Message Board	5F12S1013R1007487
447	PWE54 / 954	2003 Ingersoll Rand Dura Pac DP-14S Roller	174267
448	PW24 / 3087	2016 Ford F-350 SD XL Crew Cab 4WD	1FT8W3B64GEB17453
449	PW06 / 3364	2016 Ford F-350 SD XL SuperCab 4WD	1FT8X3B65GEB18236
450	PWE 3 / 3358	2016 Ford F-350 SD XL SuperCab 4WD	1FT8X3B67GEB18237
451	451	Amida Air Compressor Trailer	
452	P118 / 3322	2019 Ford Taurus	1FAHP2MK9KG101897
453	P109 / 3324	2019 Ford Taurus	1FAHP2MK1KG101893



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street
Princeton, NJ 08540
(609) 497-7657
Tvanatta@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: Tim Vanatta, Fleet Supervisor
Subject: Surplus Equipment Sale by Auction
Date: March 23, 2026

Council's authorization of an online auction of surplus property by Liquidity Service Operations, LLC dba Govdeals in accordance with Local Public Contracts Law is requested.

The attached Schedule A details the surplus vehicles and equipment that are no longer viable for the Municipality of Princeton, which include abandoned bicycles; a television; SUVs, sedans, and pick up trucks from various departments; a trailer mounted variable message board; a Public Works pavement roller; leaf blowers; Sewer jetter truck; and an air compressor.

Please contact me if you have any questions.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-134

Agenda Date: 4/27/2026

Agenda #: 2.

Resolution of the Mayor and Council of Princeton Authorizing the Submission of an Award Extension Request for the Terhune Road Pedestrian Improvements Safe Streets to Transit Project (LA-2024-SST-00038) to the New Jersey Department of Transportation

WHEREAS, the New Jersey Department of Transportation (NJDOT) has awarded a \$1,000,000 Safe Streets to Transit grant to Princeton for the Terhune Road Pedestrian Improvements (LA-2024-SST-00038); and

WHEREAS, the Safe Streets to Transit grant stipulated that a construction contract must be awarded by November 27, 2025; and

WHEREAS, Princeton requested and NJDOT authorized a six (6) month extension to the award establishing a new award date of May 27, 2026; and

WHEREAS, New Jersey Department of Environmental Protection (NJDEP) classified the project as a major development subject to stormwater management and requires that a permit be obtained; and

WHEREAS, permits were obtained from NJDEP and the Delaware and Raritan Canal Commission (DRCC); and

WHEREAS, in order to obtain the permits from NJDEP and DRCC required extensive redesign and changes to the plans, specifications, and estimates; and

WHEREAS, NJDOT has reviewed the initial submission of the plans, specifications, and estimates (PS&E) and provided comments to be addressed; and

WHEREAS, in order to resolve the comments and resubmit the PS&E for final review and approval by NJDOT, an award will not be made by the May 27, 2026 deadline; and

WHEREAS, Princeton is requesting a two (2) month award extension to allow for resolution of the comments and final submission to NJDOT.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of Princeton formally approves the request for a two (2) month award extension for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk of Princeton are hereby authorized to sign the two (2) month award extension request on behalf of Princeton (Mercer) and that their signatures constitute acceptance of the terms and conditions of the grant agreement.



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: James J. Purcell, PE, *Assistant Municipal Engineer*
Subject: Terhune Road Pedestrian Improvements II – Resolution to Extend Award Deadline
Date: April 23, 2026

The Terhune Road Pedestrian Improvements II project will complete the sidewalk network between Mt. Lucas Road and North Harrison Street. The project is partially funded by a 2024 Safe Streets to Transit grant from NJDOT for \$1,000,000. That grant originally stipulated that a construction contract award was to be made by November 27, 2025.

During design, the project experienced significant delays due to requirements imposed by NJDEP and DRCC. These requirements resulted in a request for an extension in the award deadline of 6 months. NJDOT granted that extension and established a new deadline of May 27, 2026.

NJDEP and DRCC permits were secured and issued on November 24, 2025 and January 21, 2026. Final Plans, Specifications, and Estimates (PS&E) were completed for submission to NJDOT on March 4 and submitted to NJDOT for review on March 9. NJDOT completed their review on April 10 and requested that certain changes be made to the documents. While those changes were made and were submitted to us by our consultant on April 17, there is now insufficient time for final review by NJDOT and proceed with bidding by the May 27 deadline.

NJDOT, in recognition of this, recommended that another extension be granted in order to provide us with the time to complete the changes, submit to NJDOT, receive approval, and proceed with bidding. Staff have determined that a two-month extension is sufficient and is requesting a new award deadline of July 27, 2026.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-135

Agenda Date: 4/27/2026

Agenda #: 3.

Resolution of the Mayor and Council of Princeton Authorizing an Agreement with Landscape Forms for Trash Receptacles for an Amount Not to Exceed \$162,521.60

WHEREAS, the Municipality of Princeton has a need to procure trash receptacles; and

WHEREAS, these goods are available on Omnia National Cooperative (“Omnia”) Contract #07-100; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2 b. (3), the Municipality of Princeton may make purchases through the use of a nationally-recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process within the State of New Jersey, or within any other state; and

WHEREAS, Landscape Forms provided a proposal for the desired goods in the amount of \$162,521.60; and

WHEREAS, the Municipal Engineer has documented the required due diligence to determine that the use of the cooperative purchasing agreement shall result in cost savings after all factors, including charges for service, material, and delivery, have been considered; and

WHEREAS, the Qualified Purchasing Agent has reviewed the Omnia contract and determined that it meets New Jersey’s “fair and open” standards; and

WHEREAS, the Qualified Purchasing Agent has obtained statutory required forms and confirmed that Landscape Forms complies with New Jersey requirements; and

WHEREAS, in accordance with guidance from the State of New Jersey, an advertisement notifying the public of the intent to award a contract was posted online on April 20, 2026; and

WHEREAS, the Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these goods in account 02-213-44-911-301.

NOW, THEREFORE, IT IS RESOLVED by the Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Council, or their designee, is hereby authorized and directed to enter into an agreement with Landscape Forms for Trash Receptacles for an amount not to exceed \$162,521.60 without public bidding as permitted by law.
2. A copy of this Resolution, Pay-to-Play Forms, Documented Due Diligence, and the contract will be kept on file in the Office of the Clerk.

Quote

Date: 03/26/2026

LF Quote#: 0000462236

PO#:

Project: Municipality of Princeton - Litters

Bill To: Municipality of Princeton
ATTN: Deanna Stockton
400 Witherspoon Street
Princeton, NJ 08542

CORPORATE

7800 E. Michigan Avenue
Kalamazoo, MI 49048-9543
P: 800.521.2546 F: 269.381.3455
www.landscapeforms.com
Federal I.D.# 38-1897577
FSC# PBN-COC-001261

Ship To: Municipality of Princeton
ATTN: Deanna Stockton
303 John Street
Princeton, NJ 08542

Ship To Contact Phone:(609) 921-7077 x1138

Ship Via: Common Carrier

F.O.B.: Destination

Qty	Description	Unit Price	Total Price
-----	-------------	------------	-------------

CONTRACT: OMNIA #07-100

When ordering please confirm:

- Shipping address and contact information (name and ph#)
- Billing address and contact information
- Is your firm or the project tax exempt? If so, exemption certificate must accompany order
- Delivery schedule:

_____ Ship immediately upon completion
OR Ship On/After the date:_____

60	Poe Litter Style: <i>Side Opening, 34 gal. capacity</i> Options: <i>Lock</i> Powdercoat Color: <i>Dusk</i>	\$ 2,496.36	\$ 149,781.60
----	---	-------------	---------------

Item Total	\$ 149,781.60
Shipping & Handling	\$ 12,740.00
Sub Total	\$ 162,521.60
Estimated Tax	\$ 0.00
Document Total	\$ 162,521.60

Payment Terms: Pending-Net30

Landscape Forms, Inc. reserves the right to change payment terms based on payment history as well as information obtained from commercial credit reporting agencies.

Cust #: L2S6H
SSR: Aristeia Jeremy NNJ
Rep: Aristeia Metro LLC - NNJ, NNJ

Landscape Forms Customer Service

Purchaser

Seller

Quote

Date: 03/26/2026

LF Quote#: 0000462236

PO#:

Project: Municipality of Princeton - Litters

Bill To: Municipality of Princeton
ATTN: Deanna Stockton
400 Witherspoon Street
Princeton, NJ 08542

Ship To: Municipality of Princeton
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Ship Via: Common Carrier

F.O.B.: Destination

- Purchaser is responsible for confirming options, materials, quantities, etc., for completeness and conformity to plans and specifications.
- Changes to or cancellations of standard product orders may incur a penalty charge of 30% or more.
- Orders including modified or custom product (Specials and/or Studio 431) may not be cancelled. If an order is terminated by the customer, payment in full is expected for the product subtotal regardless of current project status.
- Orders including modified or custom product (Specials, Structure and/or Studio 431) are subject to price increase after engineering/product development is complete and approved by the customer. Modifications in price will be handled via change order.
- All manufacturing of product, as engineered and/or designed by Landscape Forms, shall be performed exclusively by Landscape Forms or its expressly authorized affiliates or subcontractors. Customer shall not engage any third party for the manufacture of said Product without the prior written consent of Landscape Forms.
- All orders that include a swing product must include an executed liability waiver to be accepted and entered into production.
- Only the Material Supplier Standard Limited Warranty shall apply to all product sold by Landscape Forms. No other warranties or changes to the standard warranty will be applied or accepted.
- No merchandise can be returned without authorization from Landscape Forms. Returns may be subject to a disposition fee of 30-100%.
- Prices based on quantities shown and quantity changes may affect price.
- QUOTED prices are held for 60 days. After receipt of a written ORDER, prices will be held for up to twelve months from receipt of the order. Changes in quantity or specification may affect pricing. Upfit and Scenic pricing will only be held for six months after receipt of a written order.
- Pricing includes selection from our standard color palette. Optional colors and custom color matches are available for an additional fee and will extend lead-time. Please contact our corporate office for more information.
- Fixtures for custom products are the property of Landscape Forms, Inc., and are not available for sale.
- Landscape Forms is a supplier only and ships via common carrier. Customer is responsible for offloading and installing unless otherwise indicated above.
- Handling fees alone will apply on third party and customer pick-up orders.
- Mounting hardware is only available on a limited number of products. Please consult the installation recommendations or contact our corporate office to confirm. In the event hardware is provided, it MUST be used for proper installation.
- Refer to Care and Maintenance guidelines for more detailed information and instructions.
- All orders ship upon completion of fabrication. A one-week grace period may be available, after which storage fees will apply.
- This Agreement contains the entire understanding between the parties. All prior communications are merged into this Agreement. The terms of this Agreement shall control any conflict between documents.
- This Agreement may be signed by the parties separately and by facsimile, and together they shall be deemed one binding, original Agreement.

Page: 2 of 3

Cust #: L2S6H
SSR: Aristeia Jeremy NNJ
Rep: Aristeia Metro LLC - NNJ, NNJ

Landscape Forms Customer Service

Purchaser

Seller

landscapeforms®

Quote

Date: 03/26/2026

LF Quote#: 0000462236

PO#:

Project: Municipality of Princeton - Litters

Bill To: Municipality of Princeton
ATTN: Deanna Stockton
400 Witherspoon Street
Princeton, NJ 08542

CORPORATE

7800 E. Michigan Avenue
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Princeton, NJ 08542

Ship To Contact Phone:(609) 921-7077 x1138

Ship Via: Common Carrier

F.O.B.: Destination

- Purchaser shall pay all costs and expenses paid or incurred by Landscape Forms, Inc. in collecting any amounts due for goods purchased by Purchaser, including without limitation, reasonable attorneys' fees and collection costs. Balances on invoices not paid within 30 days of date of invoice, or within an alternate period of time as determined and indicated by Landscape Forms, shall incur interest at a rate of 18% per annum. Cash discounts are not offered.
- The quoted price may include estimated tax, duties and tariffs. Actual tax, duties and tariffs shall be purchaser's responsibility and may be added to an invoice as a separate and additional charge to purchaser unless an acceptable exemption certificate is presented.
- To the extent purchaser supplies or modifies the standard specifications for any products, Landscape Forms, Inc. expressly disclaims all representations and warranties related to such products or their design whether express or implied except that the products shall be manufactured in accordance with purchaser's specifications.
- **REMITTANCE OPTIONS:** For information on paying via credit card, ACH, direct bank transfer, or wire please email us at AR@landscapeforms.com. Please note all credit card charges will be subject to a 3% surcharge. Mail payments to:

USD Checks

Landscape Forms, Inc.
Dept 78073
PO Box 78000
Detroit, MI 48278-0073
USA

CAD Cheques

Landscape Forms, Inc.
PO Box 2408
Station A
Toronto, Ontario M5W 2K6
CAN

Page: 3 of 3

Cust #: L2S6H
SSR: Aristeia Jeremy NNJ
Rep: Aristeia Metro LLC - NNJ, NNJ

Landscape Forms Customer Service

Purchaser

Seller

landscapeforms®



MUNICIPALITY OF PRINCETON

Department of Infrastructure & Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: Deanna Stockton, *Deputy Administrator / Municipal Engineer*
Subject: Public litter Receptacle Purchase
Date: April 22, 2026

Attached for Council's authorization is a request to purchase sixty new litter receptacles to replace the existing receptacles in the central business district, specifically on Nassau Street (Bayard Lane to Moore Street) and Witherspoon Street (Nassau Street to Paul Robeson Place) at a cost of \$162,521.60. The purchase is being made using Clean Communities grant funds, which are specifically to be used for programs of litter pickup and removal, litter-related education, and enforcement of litter related ordinances.



The Department of Public Works (DPW) is responsible for the daily collection of public litter from over 100 receptacles located in the central business district (CBD), near the high school, and at bus stops; the Recreation Department is responsible for collection from the parks. The public litter receptacles in the CBD are serviced twice a day, seven days a week. The current receptacle (shown below on the left) is subject to snow and rainwater inflow due to the lack of a fixed top cover. This design also contributes to illegal dumping activity of residential trash in the CBD. The Health Department, in conjunction with DPW, actively investigated each illegal dumping report but the offenders are wise and do not leave personal information within the waste material. Another issue with the current receptacles is the need for DPW to physically lift the waste vertically out for disposal in the compactor truck. In the last six months, we've had two workers injured in the course of waste collection.

As a part of the Nassau Streetscape design process, Princeton has been piloting waste receptacles to determine a new standard type. The image to the right illustrates the different receptacles tested. Each of the new receptacles trialed feature a solid top to inhibit water and snow intrusion and a locking side door to access the interior trash bin. One of the receptacles trialed broke during the initial months of use. The two receptacles on the left were not selected due to their appearance. At the March 9, 2026, Central Business District Streetscape Work Session, Princeton Council authorized staff to proceed with soliciting a quote for the Landscape Forms "Poe" receptacle shown in the image below.

Trash Receptacles Tested But Not Selected



Stella with Foot Pedal

Stella Side Opening



Trash Receptacle

Trash Receptacle Proposal



Current Receptacle on Right:
Victor Stanley (Recycled Solid Steel Bar)

Replace trash receptacles on streets using Clean Communities grant funding to reduce DPW injuries and illegal dumping of household waste



Landscape Forms "Poe" in Dusk
Heavy-duty Cast and Extruded Aluminum

This trash receptacle was trialed as seen on the left image. The litter access point is on the side; it is small enough to inhibit the illegal dumping of household waste bags but large enough to accommodate a takeout clamshell container or pizza box. DPW staff like the side access for ease of trash removal. Not being able to see the waste from the top of the container when passing by is another benefit.

The selected litter receptacle – Landscape Forms "Poe" – is not

available through a New Jersey state contract; instead, we are proposing to use the Omnia cooperative contract group. In December 2024, the cost of the Stella trash receptacles shown on the previous page was \$2242 (foot pedal style) and \$1412. The 2026 cost for the Landscape Forms "Poe" receptacle is \$2,496.36.

We appreciate Council's authorization to purchase the sixty replacement litter receptacles. Please contact me if you have any questions.



Staff Report

File #: R-26-136

Agenda Date: 4/27/2026

Agenda #: 4.

Resolution of the Mayor and Council of Princeton Designating an Area of the Municipality, as More Particularly Described Herein, as “An Area In Need of Redevelopment” Pursuant to the Local Redevelopment and Housing Law

WHEREAS, on November 24, 2025, the Mayor and Council adopted Resolution No. 25-389, requesting and authorizing the Planning Board to undertake a preliminary investigation to determine whether the properties located at 27 Franklin Avenue, Princeton and 101 Walnut Lane, Princeton, and designated on the Official Tax Map of the Municipality of Princeton as Block 7301, Lot 1 and Block 31.01, Lot 105, respectively (collectively, the “Study Area”) to determine if such properties qualify as a “non-condemnation” area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq. (the “Redevelopment Law”); and

WHEREAS, the Planning Board retained the services of Topology NJ, LLC, a professional planning firm (“Topology”) to assist in conducting the necessary investigations and analysis to determine whether the Study Area does or does not qualify as an area in need of redevelopment under the criteria set forth in the Redevelopment Law; and

WHEREAS, Topology conducted such investigations and prepared a report of its investigations entitled “*Municipality of Princeton, Preliminary Investigation Report, Non-Condemnation Area in Need of Redevelopment, Block 31.01, Lot 105 and Block 7301, Lot 1*” (the “Redevelopment Investigation Report”); and

WHEREAS, the Redevelopment Investigation Report concludes that the Study Area exhibits conditions which conform with various redevelopment criterion under Section 5 of the Redevelopment Law, *N.J.S.A. 40A:12A-5*, as more specifically set forth in the Redevelopment Investigation Report; and

WHEREAS, on April 16, 2026, the Planning Board conducted a duly-noticed public hearing, pursuant to *N.J.S.A. 40A:12A-6*, at which time it heard a presentation of the Redevelopment Investigation Report by Christopher Colley, the primary author of the Redevelopment Investigation Report, as well as comments from members of the public in attendance; and

WHEREAS, Mr. Colley responded to questions from the Planning Board members and members of the public; and

WHEREAS, based upon the Redevelopment Investigation Report, Mr. Colley’s testimony concerning the Redevelopment Investigation Report, and the comments from the public, on April 16, 2026, the Planning Board adopted a Memorializing Resolution accepting the findings of the Redevelopment Investigation Report, concluding that the Study Area meets the criteria for designation as an area in need of redevelopment under the Redevelopment Law, and recommending that the Mayor and Council designate the Study Area as an area in need of redevelopment, pursuant to the Redevelopment Law; and

WHEREAS, the Mayor and Council accept the conclusions of the Redevelopment Investigation Report and the Planning Board's recommendation and wish to designate the Study Area as an area in need of redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Municipality of Princeton, County of Mercer, State of New Jersey, that the Study Area described herein be and hereby is designated as a Non-Condensation Redevelopment Area, pursuant to *N.J.S.A.* 40A:12A-5 and *N.J.S.A.* 40A:12A-6.

RESOLUTION

RESOLUTION OF THE PRINCETON PLANNING BOARD MERCER COUNTY, NEW JERSEY

RESOLUTION RECOMENDING TO THE MAYOR AND COUNCIL OF THE MUNICIPALITY OF PRINCETON THAT 27 FRANKLIN AVENUE, BLOCK 7301, Lot1 AND 101 WALNUT LANE, BLOCK 31.01, LOT 105 BE DESIGNATED AS A NON- CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment" as described in Section 5 of the Redevelopment Law; and

WHEREAS, pursuant to the LRHL, the Mayor and Council of the Municipality of Princeton (the "Governing Body") adopted Resolution #R-25-389 on November 11, 2025 directing the Planning Board of the Municipality of Princeton (the "Planning Board") to conduct a preliminary investigation and public hearing to determine whether the real properties located at 27 Franklin Avenue Princeton and 101 Walnut Lane and designated on the Official Map of Princeton as Block 7301, Lot 1 and Block 31.01, Lot 105 respectively, or part(s) thereof, (the "Study Area"), meet the requirements for designation as a non-condemnation redevelopment area pursuant to the procedures set forth at N.J.S.A. 40A:12A-6; and

WHEREAS, in furtherance of the direction by the Governing Body, Chris Colley, AICP/PP of the firm Topology, LLC, was retained to conduct a study/investigation and prepare a Preliminary Investigation Report as to the Study Area; and

WHEREAS, on or about March 27, 2026, Chris Colley AICP/PP, prepared a report entitled "Preliminary Investigation Report, Non- Condemnation Area in Need of Redevelopment Block 31.01, Lot 105 and Block 7301, Lot remove1" ("Report"); and

WHEREAS, the Report was prepared by analyzing the applicability of the statutory criteria under N.J.S.A. 40A:12A-5 to the Study Area, the boundaries of which are set forth on a map entitled "Figure 2: Tax Map of Study Area", included in the Study; and

WHEREAS, the Planning Board issued a notice in accordance with the provisions of P.L. 2025, c. 72 by posting the notice on the official website of the Planning Board of the virtual public hearing to be held by the Planning Board on April 16, 2025 at 7 pm, which referenced the Study and the map which were available for inspection at the Princeton Municipal Building; and

WHEREAS, on April 16, 2026, Chris Colley AICP/PP presented sworn testimony before the Planning Board and was questioned at the public hearing regarding his findings and conclusions

that the Study Area met the criteria for a non-condemnation area in need of redevelopment based on N.J.S.A. 40A:12A-5(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; and 5(d) areas with buildings or improvements which, by reason of dilapidation, obsolesce, 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 determinantal to the safety, health, morals, or welfare of the community; and (h) the designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation; and

WHEREAS, the Planning Board desires to provide its recommendations to the Governing Body as to whether the Study Area qualifies to be designated as a non-condemnation redevelopment area in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

BE IT RESOLVED BY THE PLANNING BOARD OF THE MUNICIPALIT OF PRINCETON:

- 1) That based on the consideration of the Report, the testimony of Chris Colley, AICP/PP and the comments presented at the public hearing on April 16, 2026, it hereby determines that the Study Area meets the criteria of N.J.S.A. 40A:14A-5 (a), (d) and (h) and qualifies as a non-condemnation area in need of redevelopment.
- 2) That it hereby recommends to the Governing Body that 27 Franklin Avenue, Block 7301, Lot and 101 Walnut Lane, Block 31.01, Lot 105 be designated as a non-condemnation area in need of redevelopment.
- 3) That this Resolution be submitted to the Municipal Clerk by the promptly after adoption.
- 4) That this resolution shall be effective immediately.

CERTIFICATION

Certified to be a True Copy of a Resolution adopted on April 16, 2026 by the Princeton Planning Board at a duly convened meeting thereof.

DATE:



 De'Adrea Battle, Secretary

Municipality of Princeton
Preliminary Investigation Report
Non-Condemnation Area in Need of
Redevelopment
Block 31.01, Lot 105 and Block 7301, Lot 1

Prepared For:



Municipality of Princeton
400 Witherspoon Street
Princeton, NJ 08540

Prepared By:



Topology, LLC
60 Union Street, 1st Floor
Newark, NJ 07105

Acknowledgements

Mayor

Mark Freda

City Council

Michelle Pirone Lambros, President

David Cohen

Leticia Fraga

Brian McDonald

Leighton Newlin

Mia Sacks

Planning Board

Louise Currey Wilson

Owen O'Donnell

Mark Freda, Mayor

Linda Schwimmer

David Cohen, Councilman

Nat Bottigheimer

Fredi Pearlmutter

Alvin McGowen

Pallavi Nuka

John Taylor (1st Alternate)

Claudia Wilson Anderson (2nd Alternate)

City Staff and Consultants

Bernard Hvozdovic Jr., Business Administrator

Deanna Stockton, Deputy Administrator/Municipal Engineer

Justin Lesko, Planning Director

Dawn Mount, Municipal Clerk

Mason, Griffin, & Pierson, P.C., Municipal Attorney

Steve Mlenak, Redevelopment Counsel

Report Date:

March 27, 2026

Prepared by:



Chris Colley, AICP/PP, Planner License No. 647100

Nicole Goldstein, Planner I

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

Table of Contents

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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

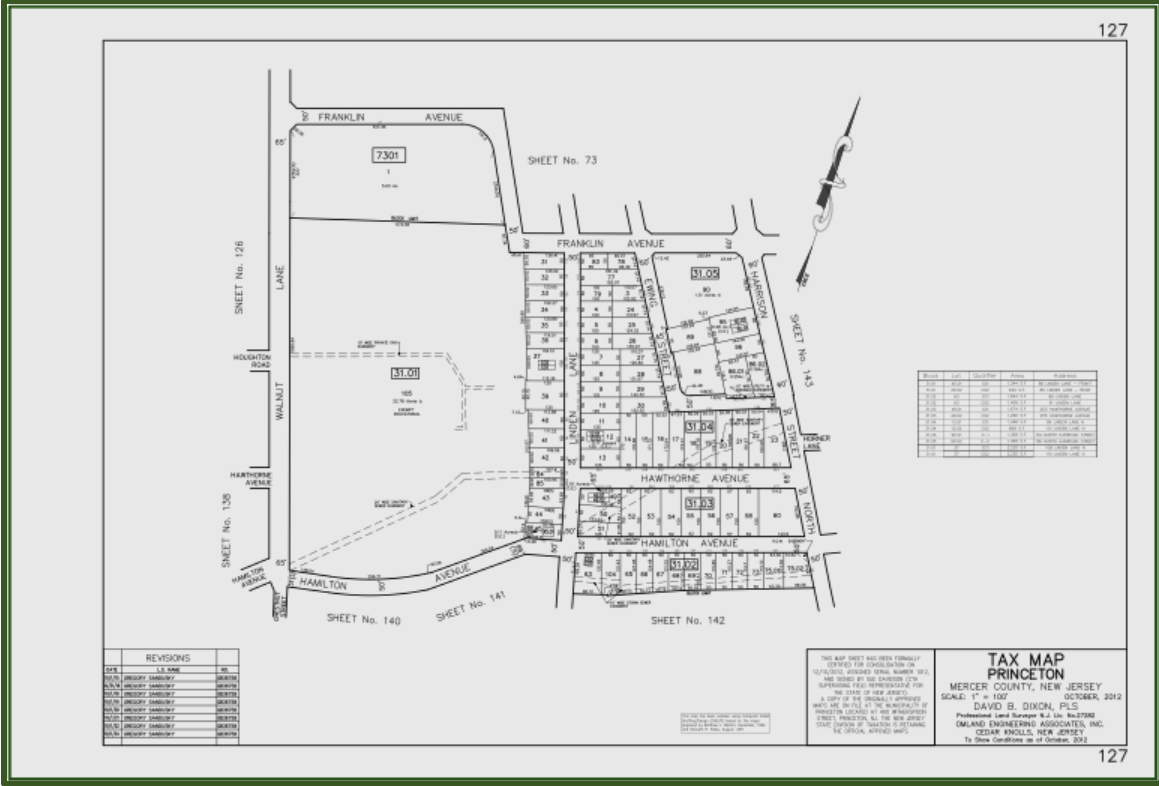


Figure 2: Tax Map of Study Area

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.

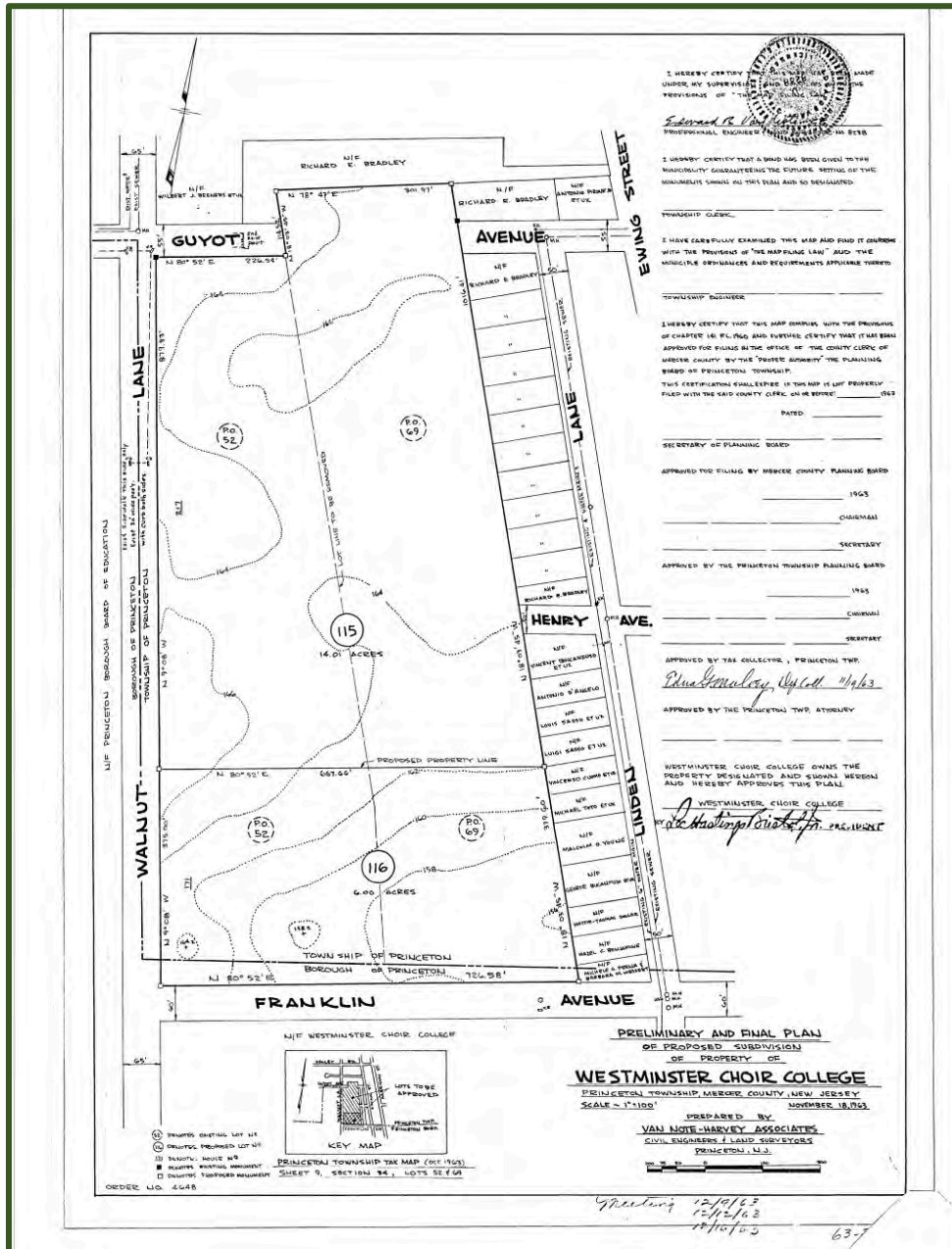


Figure 4: 1964 Subdivision Plan showing orientation of Franklin Avenue prior to construction of Princeton Middle School.



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 for 124 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 Talbot 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

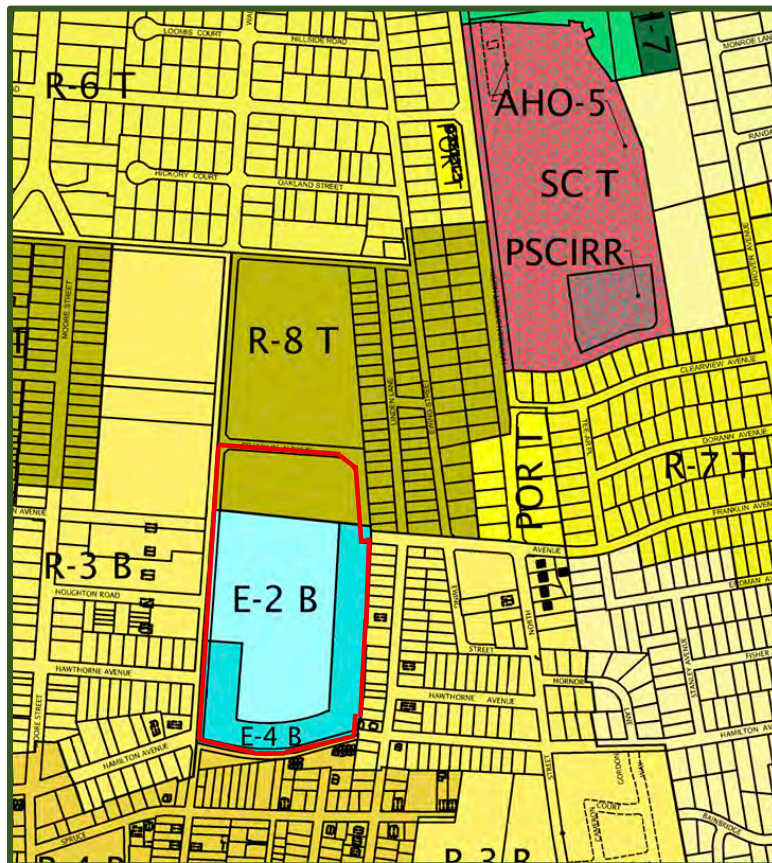


Figure 24: Study Area zoning

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 untenable.
- 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.



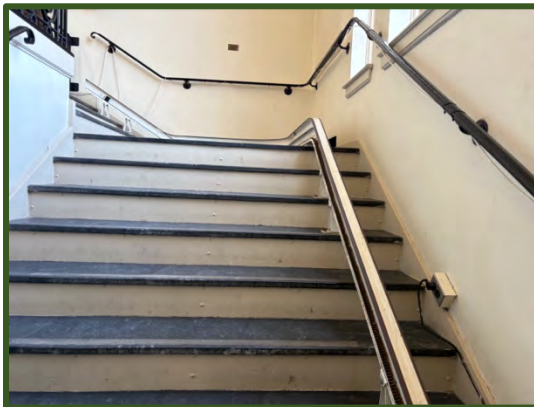
Figure 25 (left): Dorm exit, lacking accessibility features such as a hand railing.

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.

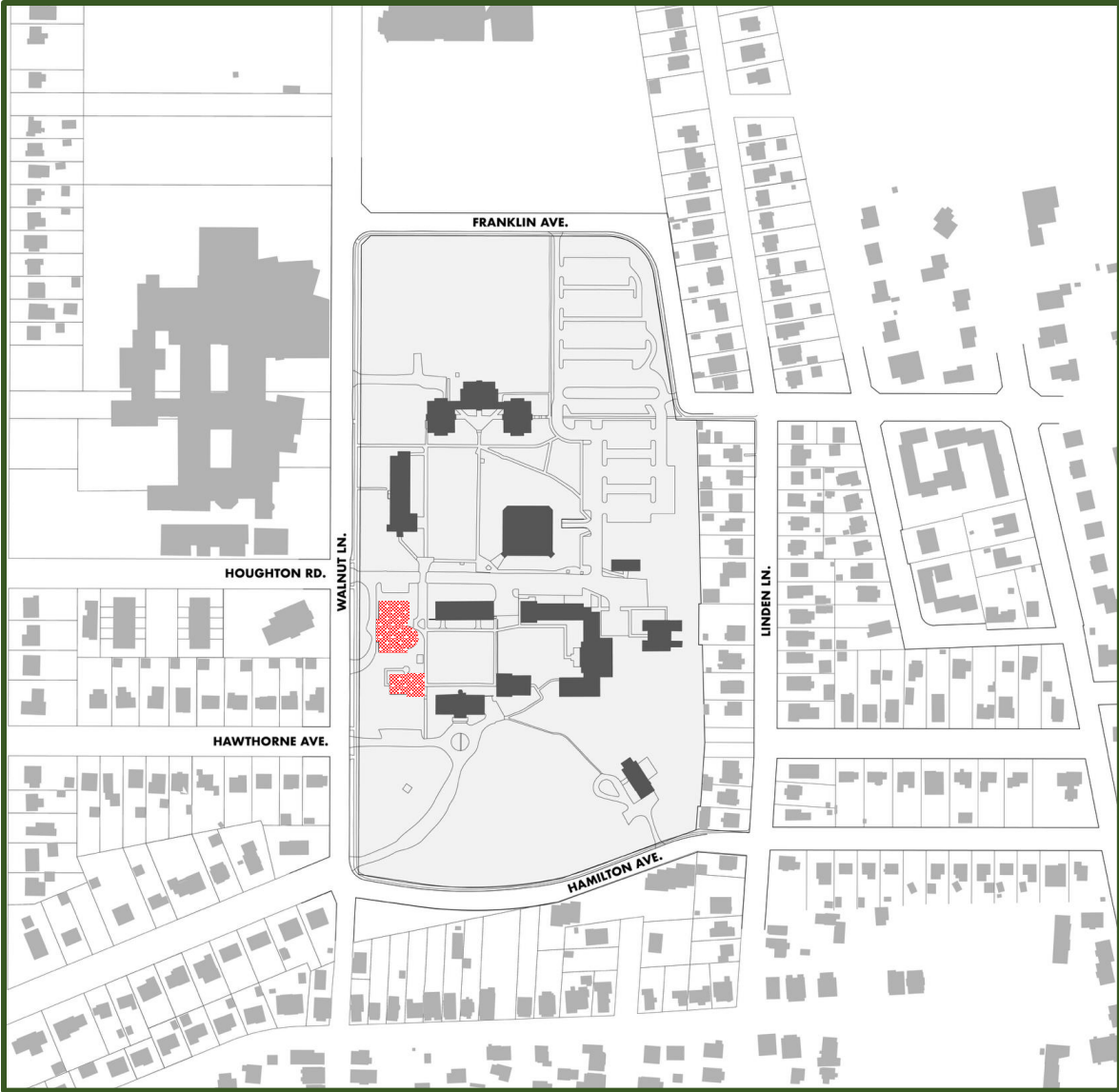


Figure 30: Buildings on campus with elevator service indicated in red.

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.

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](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=AfmBOoqqpHFU0KUWaa48EzwEecYyZBcFfcANT3CmREngW48wowTR4BEV>. 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 few⁸. 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.

Talbot 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."

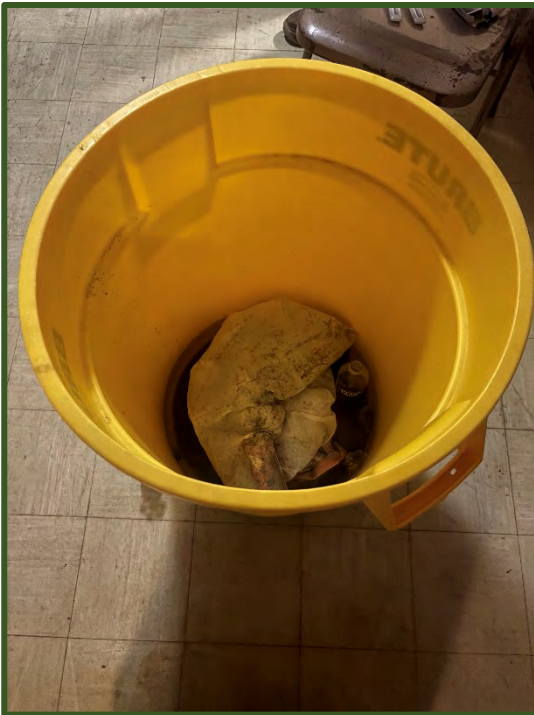
A second factor is the impact of moisture on the integrity of building materials. EWMA's report notes not only that the major steam leak affected the integrity of building materials but also draws a relationship between this leak and the presence of significantly damaged ("SD") materials within the building, 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 damage¹²



Figures 52-53: Steam damaged room in Taylor Hall¹³

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.

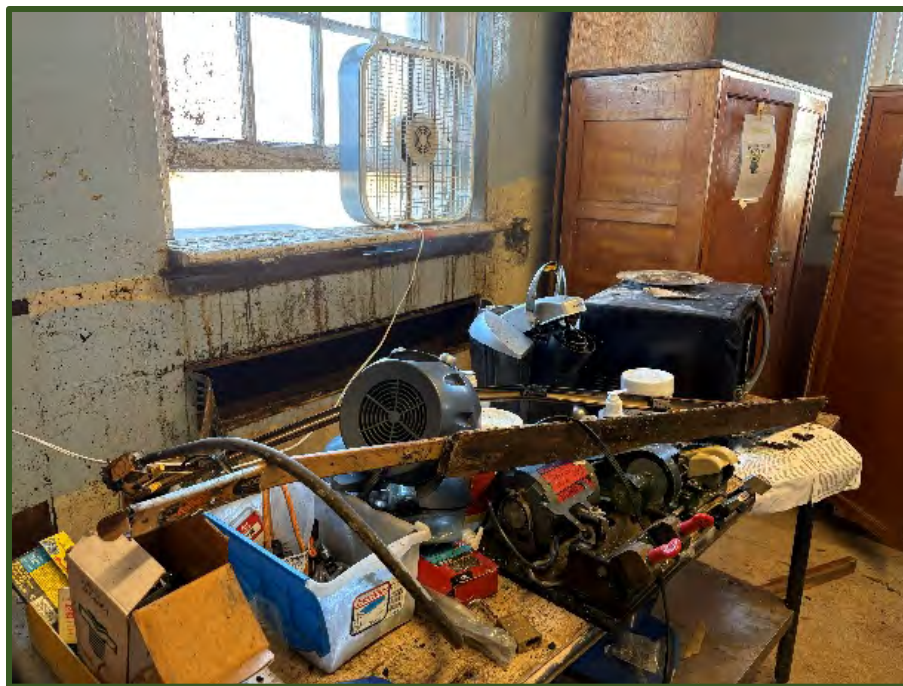


Figure 54: Evidence of fire related to the steam heating system that started on top of microwave in Bristol Hall.

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 2026¹⁵ (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.

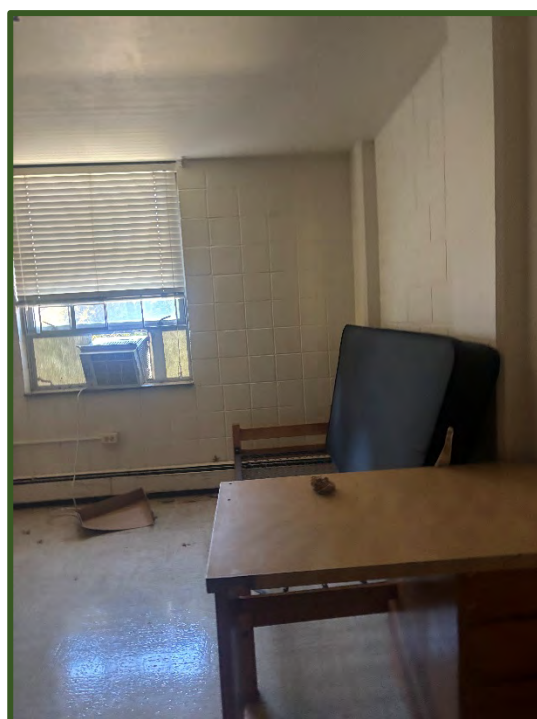


Figure 56: Lack of central air conditioning in Dayton Hall, with built-in wall unit.

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 cold¹⁹. 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 conditions²⁴



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.

³¹N.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



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

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-Condensation 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

WHEREAS, 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.

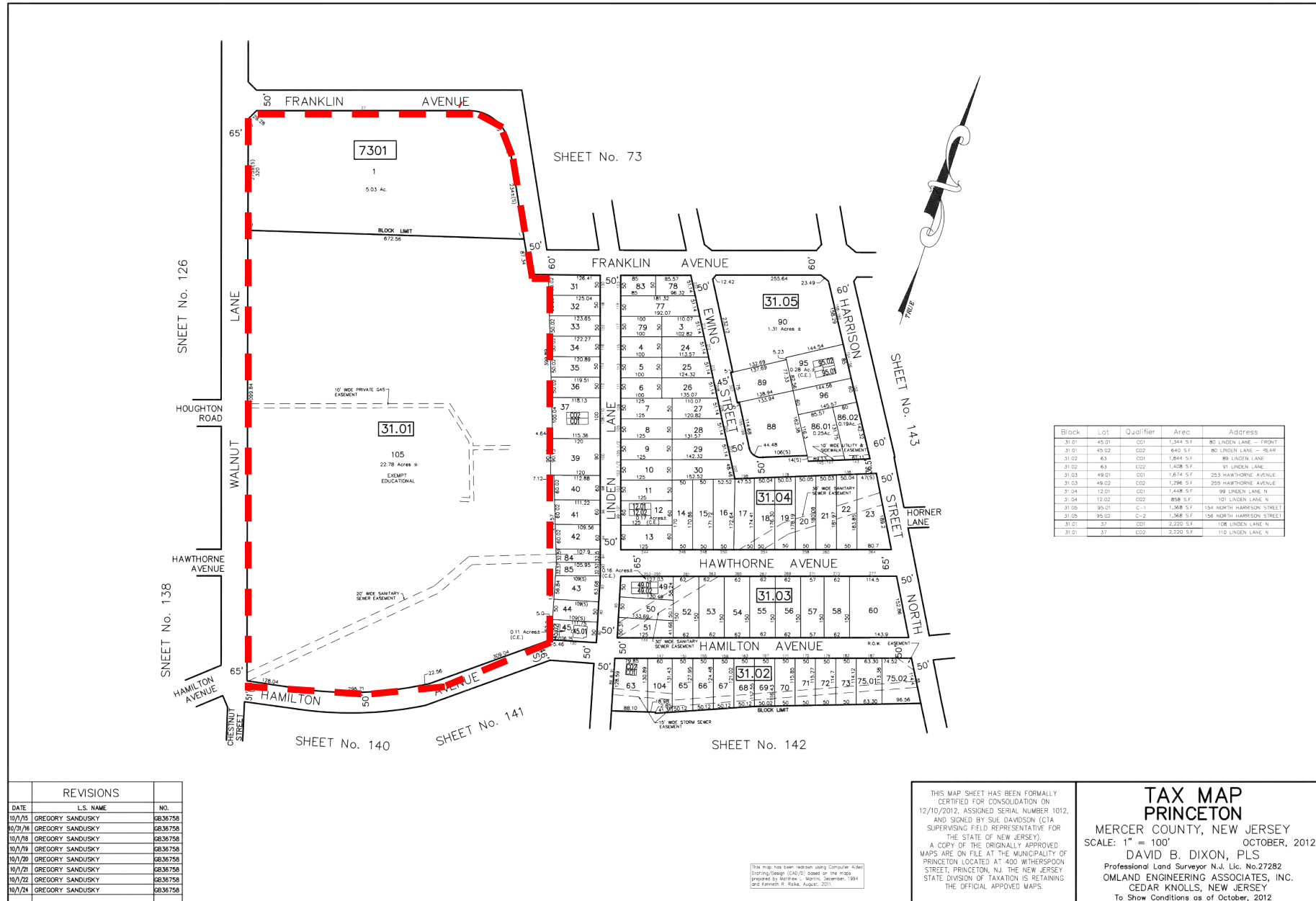
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, County of Mercer, State of New Jersey, as follows:

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	1,844 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.	88 LINDEN LANE
31.02	63	C02	1,408 S.F.	91 LINDEN LANE
31.03	49.01	C01	1,614 S.F.	253 HAWTHORNE AVENUE
31.03	49.02	C02	1,796 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.
10/7/15	GREGORY SANDUSKY	0636758
10/29/16	GREGORY SANDUSKY	0636758
10/7/18	GREGORY SANDUSKY	0636758
10/1/19	GREGORY SANDUSKY	0636758
10/1/20	GREGORY SANDUSKY	0636758
10/1/21	GREGORY SANDUSKY	0636758
10/1/22	GREGORY SANDUSKY	0636758
10/1/24	GREGORY SANDUSKY	0636758

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 APPROVED 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

This map has been redrawn using Computer Aided Drafting/Design (CAD/D) based on the maps prepared by William G. Hord, Jr., December, 1994 and Kenneth R. Rake, August, 2011.

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	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 40° 21' 18.66" W 74° 39' 12.27"	FDID: 11060 Incident #: 2025-122 Exposure ID: 83844771 Exposure #: 0 Incident Date: 02/12/2025 Dispatch Run #: 02122025-0007844
Location Type: 1 - Street address Cross Street, Directions or National Grid: Walnut Ln	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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	Incident Type: 743 - Smoke detector activation, no fire - unintentional
Lat/Long: N 40° 21' 23.12" W 74° 39' 14.23"	FDID: 11060 Incident #: 2025-124 Exposure ID: 83848400 Exposure #: 0
Location Type: 1 - Street address Map Page: School	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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 40° 21' 30.07" W 74° 39' 16.5"	FDID: 11060 Incident #: 2025-133 Exposure ID: 83887360 Exposure #: 0 Incident Date: 02/16/2025 Dispatch Run #: 02162025-0008425
Location Type: 1 - Street address Map Page: School	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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:	<input type="checkbox"/>	Detectors Present:	<input type="checkbox"/>
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	Incident Type: 132 - Road freight or transport vehicle fire
Lat/Long: N 40° 21' 23.14" W 74° 39' 14.25"	FDID: 11060 Incident #: 2023-260 Exposure ID: 72777569 Exposure #: 0 Incident Date: 04/15/2023 Dispatch Run #: 04152023-0016735
Location Type: 1 - Street address Cross Street, Directions or National Grid: Franklin Avenue & Hawthorne	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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 imaging 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	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 40° 21' 23.7" W 74° 39' 14.49"	FDID: 11060 Incident #: 2025-628 Exposure ID: 85520920 Exposure #: 0 Incident Date: 06/30/2025 Dispatch Run #: 06302025-0033423
Location Type: 1 - Street address	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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	Incident Type: 733 - Smoke detector activation due to malfunction
Lat/Long: N 40° 21' 23.35" W 74° 39' 14.34"	FDID: 11060 Incident #: 2025-655 Exposure ID: 85577630 Exposure #: 0 Incident Date: 07/05/2025 Dispatch Run #: 07052025-0034331
Location Type: 1 - Street address	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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 GAIN ENTRY 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 combustibile 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	Incident Type: 743 - Smoke detector activation, no fire - unintentional
Lat/Long: N 40° 21' 23.12" W 74° 39' 14.23"	FDID: 11060 Incident #: 2025-1040 Exposure ID: 86843836 Exposure #: 0 Incident Date: 10/27/2025 Dispatch Run #: 10272025-0056339
Location Type: 1 - Street address Map Page: School	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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	Incident Type: 651 - Smoke scare, odor of smoke
Lat/Long: N 40° 21' 23.12" W 74° 39' 14.23"	FDID: 11060 Incident #: 2025-1058 Exposure ID: 86889185 Exposure #: 0 Incident Date: 10/31/2025 Dispatch Run #: 10312025-0057177
Location Type: 1 - Street address Map Page: School	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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 knock box. Rescue 60 officer conducted a walk around of the exterior of the building while the Chauffeur and nozzle position firefighter 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 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	Incident Type: 111 - Building fire
Lat/Long: N 40° 21' 23.47" W 74° 39' 14.39"	FDID: 11060 Incident #: 2025-1076 Exposure ID: 86936503 Exposure #: 0 Incident Date: 11/05/2025 Dispatch Run #: 11052025-0058120
Location Type: 1 - Street address	

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: <input checked="" type="checkbox"/>	Detectors Present: <input checked="" type="checkbox"/> 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
Contents: \$1,000.00	Contents: \$25,000.00
Total: \$2,000.00	Total: \$2,025,000.00
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	Incident Type: 735 - Alarm system sounded due to malfunction
Lat/Long: N 40° 21' 23.35" W 74° 39' 14.34"	FDID: 11060 Incident #: 2025-1146 Exposure ID: 87138323 Exposure #: 0 Incident Date: 11/26/2025 Dispatch Run #: 11262025-0061988
Location Type: 1 - Street address	

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: <input type="checkbox"/>	Detectors Present: <input type="checkbox"/>	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

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:

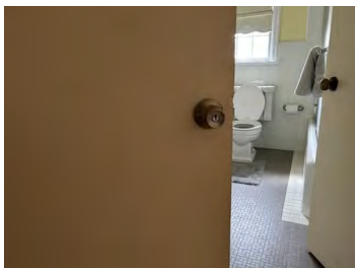
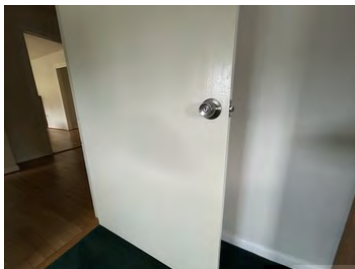
16-3A(j)(6) Windows and Doors: Door Locks (Prohibited)

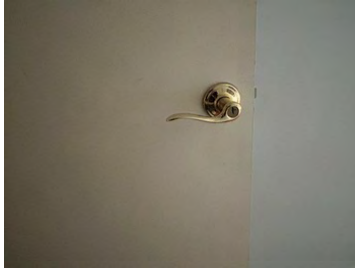
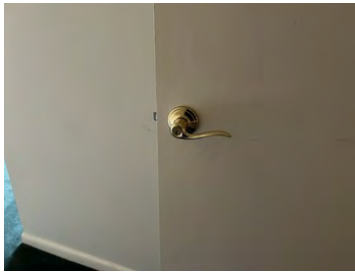
In all buildings, all egress doors shall be easily openable from the side from which egress is to be made without the use of a key or special knowledge. The use of double cylinder dead bolt locks is prohibited. Bedroom doors shall not be equipped with a locking device that may be locked when the bedroom 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.

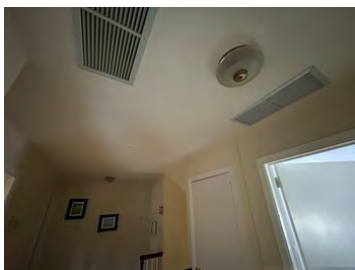
16-3A(f)(3) Lighting: Nonhabitable Areas

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.



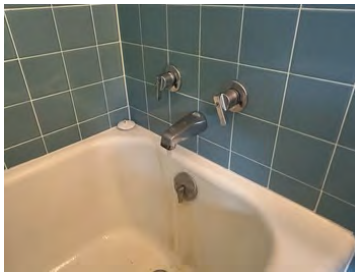
16-3A(l)(14) Maintenance: Plumbing

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 fixtures and prevent damage from moisture.



16-3A(l)(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(l)(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(l)(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(l)(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>



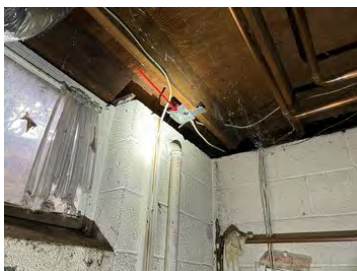
16-3A(l)(18) Maintenance: Electrical Junction Boxes/Open Wiring

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(l)(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(l)(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(l)(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.

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/jamb/muntins). This is a lead paint hazard and requires repair.







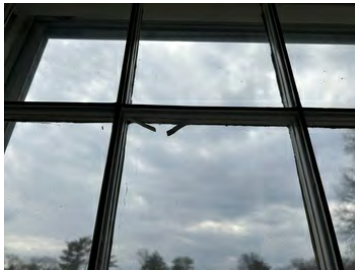
Interior

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.





Appendix F: Visual Survey Report



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

A handwritten signature in black ink, appearing to read "Craig Gorczyca", is positioned above a horizontal line.

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

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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. Reza (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



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.

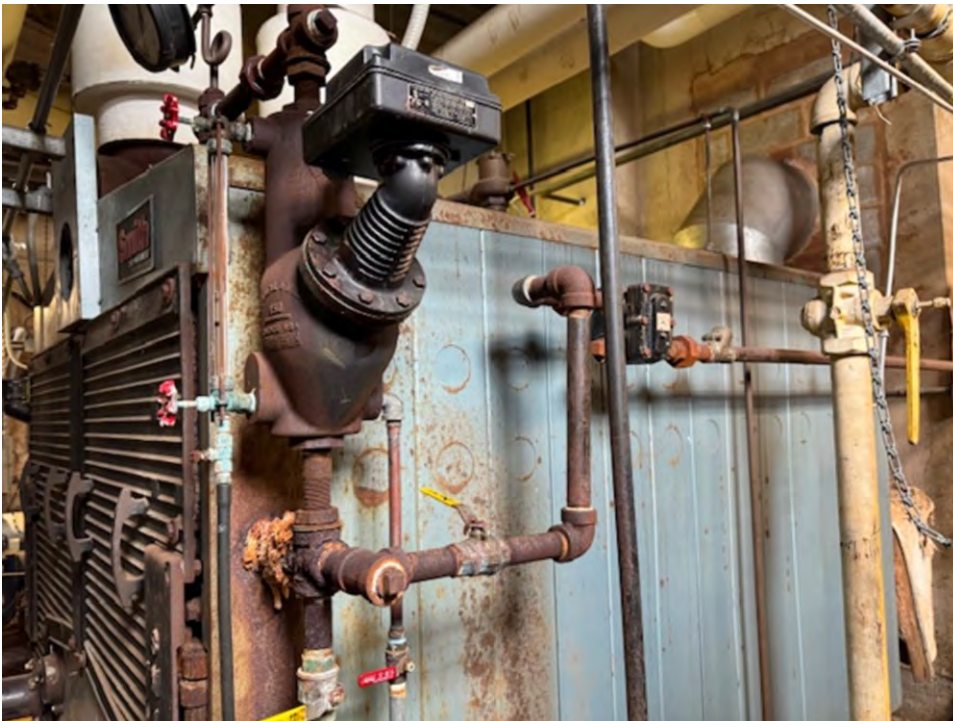
5. Photo Documentation



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

6. Appendix A – NJ DOL Steam Boiler Checklist

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 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-602	The gage shall contain a siphon.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-604	The minimum size of ferrous or nonferrous pipes connecting a water column to a steam boiler shall be 1 inch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-604	The water column piping shall have a cross or equivalent fitting at every right angle turn to facilitate cleaning.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-604	No shutoff valves shall be placed between the steam boiler and water column.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-604	The water column drain pipe and valve shall be not less than NPS ¾ inch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-605	No shutoff valves shall be placed between the controls and steam boiler.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-605	The controls will be protected with a siphon.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Installation Requirements

Section IV HG-701	Safety valves and safety relief valves shall be located in the top or side of the boiler.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-701	Safety valves and safety relief valves shall be installed with their spindles vertical.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-701.4	Safety valves and safety relief valves shall not be connected to an internal pipe in the boiler.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section IV HG-705	Feedwater or water treatment shall be introduced into a steam boiler through the return piping system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

7. Appendix B – Backflow Test Report

QPCTMR 09/13

Physical Connection Permit No.: _____ -WPC_____



NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Quarterly Physical Connection Test & Maintenance Report

1 st Quarter <input checked="" type="checkbox"/> 01/01-03/31	2 nd Quarter <input type="checkbox"/> 04/01-06/30	3 rd Quarter <input type="checkbox"/> 07/01-09/30	4 th Quarter <input type="checkbox"/> 10/01-12/31
---	--	--	--

Date of test 3 / 23 / 2020

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.

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: WATS RPZ DCVA
 Model Number: LF009M3QT Size: .75 in.
 Serial Number: 203404
 Comments and Notations: _____

Location of Valve
PRINCETON CHOIR COLLEGE

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

The Results Shown Above are Certified to be True

Certified Testers Name: J. KERTINA

Certified Testers Signature: [Signature]

Certifying Authority: NJ

Cert. ID #: Bf2020a15 Exp. Date: 6 / 25 / 20

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
64.8 °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

MS

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

ALGH

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

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 steam pipe break so the building is not in use and was not reviewed as a part of the survey.

This report does not and is not intended to address every loss potential, but covers only those conditions specifically examined at time of the survey. There may be other conditions not examined or brought to our attention at the time of this survey, that may contain a potential for liability. This report does not include matters of a legal nature or violations of any federal, state or local statute, ordinance or regulation, except as specifically noted in the report.

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

<i>Agency</i>	<i>SFI #</i>	<i>Rating</i>	<i>Date of Survey</i>	<i>Location</i>
Township of Princeton				
	1-2024	I	8/21/2024	<u>Maintenance Garage Harrison Street</u> 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	<u>Maintenance Garage Harrison Street</u> 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	<u>Senior Center</u> 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	<u>Senior Center</u> 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	<u>Department of Public Works</u> 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	<u>Westminster Choir College</u> Additional portable fire extinguishers should be provided and mounted in Williamson Hall.
	3-2025	PI	6/16/2025	<u>Westminster Choir College</u> The stair chair in Bristol Hall should be serviced/inspected to ensure proper functionality.
	4-2025	PI	6/16/2025	<u>Westminster Choir College</u> 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	<u>Westminster Choir College</u> 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

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.



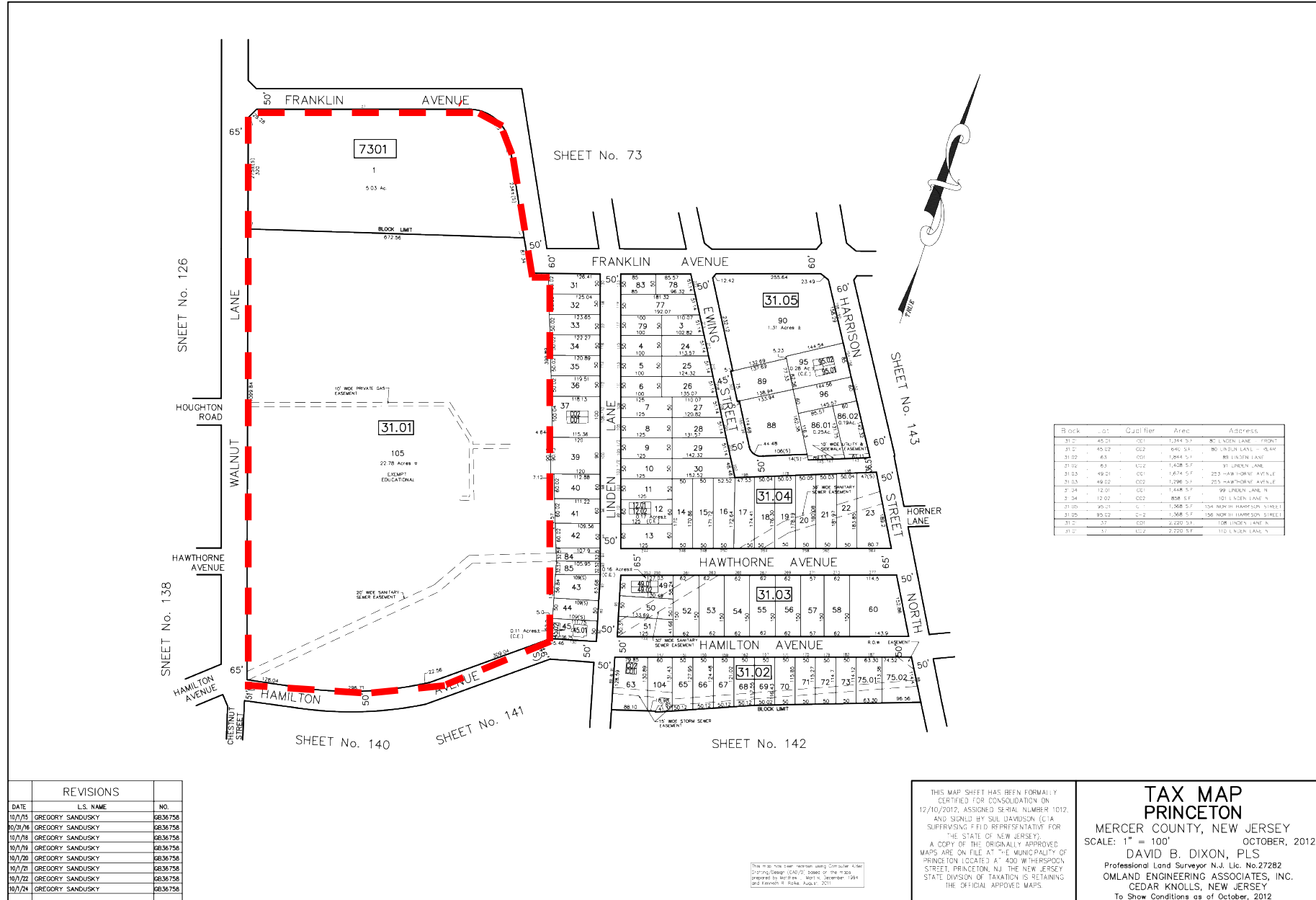
Richard G. Egnor
Project Manager



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

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





Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-137

Agenda Date: 4/27/2026

Agenda #: 1.

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

WHEREAS, Chief Financial Officer, Sandra Webb has forwarded the bills and claims received for payment by the Municipality of Princeton for review and approval by the Mayor and Council.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of Princeton approve the attached bill list.

List of Bills - Clearing Claims

Meeting Date: 04/27/2026 For bills from 04/14/2026 to 04/24/2026

Vendor	Description	Payment	Check Total
915 - ACE TOPSOIL	PO 48263 BLANKET	1,171.41	1,171.41
5156 - ALICIA VAN CLEVE	PO 48978 Sign Language Interpretation Services fo	477.95	477.95
273 - AMAMC	PO 49107 Association of Municipal Assessors of Me	400.00	400.00
5271 - AMAZON CAPITAL SERVICES	PO 48557 Blanket 2026	168.87	168.87
1092 - APA NJ	PO 49086 NJ Planning & Redevelopment Conference-	350.00	350.00
4375 - ARCADIS US, INC.	PO 42013 RESOLUTION # 2023-299	1,713.00	
	PO 44317 RESOLUTION 2024-185	185,759.85	
	PO 46706 RESOLUTION 25-192 MINI SYSTEM 36 A,B,C,	25,472.16	212,945.01
57 - AT&T	PO 49168 Telephone - Acct 030 519 3823 001 - Bill	28.29	28.29
58 - AUTOMATIC COMMUNICATIONS	PO 48987 BLANKET	350.00	
	PO 48988 BLANKET	1,572.00	1,922.00
4065 - AXON ENTERPRISE, INC.	PO 48010 AXON TASERS PER QUOTE Q-488956-45992MD	30,000.00	
	PO 48010 AXON TASERS PER QUOTE Q-488956-45992MD	5,664.00	
	PO 48289 RESO 25-79 BODY WORN CAMERAS (MULTI YEAR	160,924.12	196,588.12
4048 - B & T TOOLS, INC.	PO 48166 BLANKET TOOLS/GARAGE SUPPLIES TV	201.95	201.95
2642 - BEANS, FRED PARTS, INC	PO 48145 BLANKET PARTS TV	180.66	180.66
63 - BISH SALES & SERVICE INC	PO 48273 BLANKET	272.94	272.94
3315 - BOWMAN CONSULTING GROUP, LTD.	PO 45271 RESOLUTION 25-33: DESIGN SERVICES FOR TH	3,950.00	3,950.00
1960 - BRB VALUATION & CONSULTING	PO 48102 2026 COMMERCIAL TAX APPRAISALS	500.00	500.00
80 - BRIDGER, DEREK	PO 49125 REIMBURSEMENT FOR CELL PHONE FOR 2026 (80.00	80.00
463 - BRITTON INDUSTRIES, INC.	PO 48274 BLANKET	1,632.12	1,632.12
1342 - BURLINGTON COUNTY EMERGENCY SERVICE	PO 48431 TRAINING FOR THE DEPARTMENT	45.00	45.00
4009 - CANON U.S.A., INC.	PO 48464 Blanket - 2026 Canon	376.30	376.30
86 - CAOLA COMPANY	PO 48278 BLANKET	12.00	12.00
4882 - CATHOLIC CHARITIES DIOCESE	PO 48069 RESO 26-5 2026 BEHAVIORAL HEALTH AND COM	4,680.76	4,680.76
4275 - CEDAR HILL LANDSCAPING	PO 48254 BLANKET / MATERIALS	1,997.59	1,997.59
3359 - CHAMPION DISPOSAL SERVICES. LLC	PO 49111 2026 STREET SWEEPING DISPOSAL	14,876.24	14,876.24
3775 - CHESTERFIELD GARDENS INC.	PO 48282 BLANKET	124.00	124.00
364 - CINTAS FIRST AID & SAFETY 105	PO 48224 BLANKET - SUPPLIES	482.50	
	PO 48706 BLANKET	874.27	
	PO 48707 BLANKET	2,915.51	
	PO 48708 BLANKET	107.93	
	PO 48709 BLANKET	381.15	4,761.36
3244 - CLARKE CATON HINTZ	PO 48104 2026 AFFORDABLE HOUSING MONITORING SERVI	664.25	664.25
5189 - COLOR ME MINE PRINCETON	PO 49011 BLANKET - 2026 RECREATIONAL OUTING - ALL	300.00	300.00
1732 - COMCAST BUSINESS	PO 49122 Internet - Account 900019299 - Bill Date	4,895.25	4,895.25
263 - COMCAST CORPORATION	PO 49136 Comcast - Acct. 8499 05 311 0021672 - Se	516.36	516.36
263 - COMCAST CORPORATION	PO 49195 Comcast - Acct. 8499 05 310 0050723 - Bi	140.65	140.65
1872 - CONTES BAR/PIZZA	PO 48497 BLANKET - FOOD FOR YOUTH PROGRAMMING AND	495.00	495.00
109 - CONTINENTAL FIRE & SAFETY	PO 48433 BLANKET - EQUIPMENT	689.16	689.16
4663 - CORPORATE BILLING	PO 48137 BLANKET PARTS/SERVICE TV	1,143.03	1,143.03
4604 - COSTELLO'S ACE HARDWARE	PO 48206 BLANKET/SUPPLIES	167.80	
	PO 48207 BLANKET/SUPPLIES	16.99	
	PO 48223 BLANKET - SUPPLIES	33.80	
	PO 48291 BLANKET	262.57	
	PO 48292 BLANKET	129.96	
	PO 48293 BLANKET	59.96	
	PO 48295 BLANKET	255.28	
	PO 48460 GENERAL SUPPLIES	23.49	949.85
117 - CRESTON HYDRAULICS INC.	PO 48140 BLANKET TV	1,279.34	1,279.34
1849 - CUSTOM BANDAG, INC.	PO 48139 BLANKET TIRES TV	559.60	559.60
4812 - DATA CENTER WAREHOUSE LLC	PO 48739 Q-157145	2,940.00	
	PO 49068 Q-161046	1,315.00	4,255.00
1097 - DAVEY RESOURCE GROUP INC.	PO 49099 RENEWAL - TREE KEEPER - ONE YEAR SUBSCRI	2,500.00	2,500.00
1833 - DELTA DENTAL PLAN OF N.J.	PO 49106 Acct #03114-00001 May 2026	17,827.77	17,827.77
4712 - DOGWOOD LAWN SERVICES LLC	PO 48989 MT. LUCAS SIDEWALK AND FOREST - REMOVE I	9,500.00	9,500.00
5310 - DRONEANALYTICS INC.	PO 49161 LOGGING AND MONITORING SOFTWARE FOR FAA	335.00	335.00
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 48143 BLANKET PARTS/OILS TV	1,462.10	1,462.10
1806 - EMANN, MARK V.	PO 49124 1st Qtr - Medicare Retiree and Spouse	1,628.61	1,628.61
4333 - ENTERPRISE FM TRUST	PO 48201 RESO 21-67 VEHICLE LEASE AGREEMENT YEAR	1,992.65	
	PO 48201 RESO 21-67 VEHICLE LEASE AGREEMENT YEAR	3,174.78	5,167.43

List of Bills - Clearing Claims

Meeting Date: 04/27/2026 For bills from 04/14/2026 to 04/24/2026

Vendor	Description	Payment	Check Total
1804 - ENVIRONMENTAL MANAGEMENT ASSOC	PO 47916 PHASE I ENVIRONMENTAL INVESTIGATION - 27	6,763.00	6,763.00
4021 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	PO 46279 RESOLUTION 25-116 ARCGIS URBAN ONLINE SU	5,807.00	5,807.00
5196 - FARHAT SUBUHI ASHEER	PO 46964 RESOLUTION 25-238 COMMUNITY NEEDS ASSESS	3,500.00	3,500.00
371 - FIRST SECURITY MUNICIPAL ADVISORS, INC.	PO 49146 Redevelopment Smart Services	7,250.00	7,250.00
1773 - GABRIELLI TRUCK SALES, LTD	PO 48146 BLANKET PARTS/SERVICE TV	9,910.91	9,910.91
158 - GALLS LLC	PO 48190 UNIFORMS	435.00	
	PO 48190 UNIFORMS	665.36	
	PO 48869 BLANKET - UNIFORMS	581.42	1,681.78
159 - GANN LAW BOOKS	PO 49075 2026 NJ Zoning & Land Use Book	209.00	209.00
170 - GRAINGER	PO 48958 INSPECTION CAMERA	454.63	454.63
4872 - GREATAMERICA FINANCIAL SERVICES	PO 48054 POSTAGE LEASE 12/23/25 - 12/22/26 400 WI	864.63	864.63
5249 - GREEN LMN LLC	PO 48107 2026 SOCIAL MEDIA CONTENT CREATION	700.00	700.00
2782 - GROSSER, JEFFREY C.	PO 49143 MENTAL HEALTH FLAG FOR MENTAL HEALTH AWA	97.54	97.54
191 - HOME DEPOT CREDIT SERVICES	PO 48313 BLANKET	1,177.05	
	PO 48314 BLANKET	74.82	
	PO 49023 GENERAL SUPPLIES	113.84	1,365.71
1667 - IAAI, INTER ASSOC OF ARSON INV	PO 49038 ARSON INVESTIGATOR MEMBERSHIP FOR DAVID	145.00	145.00
4761 - IAN HENDERSON	PO 49152 Reimbursement	130.00	130.00
3960 - INDUSTRIAL WELDING SUPPLY, INC.	PO 48149 BLANKET WELDING SUPPLIES TV	94.13	94.13
4810 - INTERCON TRUCK EQUIPMENT, INC	PO 48549 BLANKET PARTS TV	709.93	709.93
2690 - INTERSTATE BATTERY OF PRINCETON	PO 48150 BLANKET BATTERIES TV	319.80	319.80
4640 - INTERSTATE WASTE SERVICES, INC	PO 48486 RESO 26-39 SOLID WASTE & BULK WASTE COLL	127,137.08	127,137.08
3729 - IPS GROUP INC.	PO 48637 2026 BLANKET PARKING METER CREDIT CARD F	11,292.36	
	PO 48638 BLANKET - 2026 SPRING STREET GARAGE PARK	40,109.33	51,401.69
4847 - JAMAR HALL	PO 49003 2026 Eyeglass Reimbursement Americas Be	150.00	150.00
201 - JAMMER DOORS	PO 48643 BLANKET - 2026 REPAIRS	900.00	900.00
204 - JEFCO	PO 48317 BLANKET	1,056.40	1,056.40
1649 - JERSEY ELEVATOR, LLC	PO 48799 BLANKET FOR THE MONTH OF MARCH 2026	3,881.00	
	PO 49109 BUILDINGS AND GROUNDS MAINTENANCE	1,352.09	5,233.09
4507 - JOHNSON, MARK	PO 49121 WORK BOOTS	138.90	138.90
4179 - JUSTIN LESKO	PO 49160 Reimbursement - 2026 National Planning C	1,970.80	1,970.80
988 - K C SERVICE	PO 48151 BLANKET PARTS TV	13.24	13.24
5162 - KINSMAN COMPANY	PO 48658 BLANKET	597.50	597.50
2903 - KYOCERA DOCUMENT SOLUTIONS	PO 48465 2026 Blanket - Kyocera	3,625.50	3,625.50
227 - LANGUAGE LINE SERVICES	PO 48493 BLANKET / INTERPRETING SERVICES	272.00	272.00
4607 - Law Office of Douglas Herring LLC	PO 48488 RESO 26-41 PUBLIC DEFENDER	2,400.00	2,400.00
1407 - LAW OFFICE OF KAREN L. CAYCI LLC.	PO 49182 ZONING BOARD PREPARATION FOR MARCH MEETI	2,754.00	
	PO 49182 ZONING BOARD PREPARATION FOR MARCH MEETI	340.00	3,094.00
5384 - LAWRENCE LIEBERMAN	PO 49179 ESCROW REFUND 17-290-20-025-691	500.00	500.00
5132 - LEXIPOL, LLC	PO 48985 PSAP ACCREDITATION	4,000.00	4,000.00
1579 - MACFARLAN, GERRY	PO 49004 2026 Eyeglass Reimbursement Walmart, 3/	150.00	150.00
379 - MAGIC TOUCH CONSTRUCTION CO IN	PO 48335 BLANKET-ELECTRICAL BUILDINGS AND GROUNDS	924.35	
	PO 48338 BLANKET/ELECTRICAL FIRE FACILITIES BERGE	1,348.22	
	PO 48340 BLANKET/PLUMBING SPRING STREET GARAGE ES	10,514.78	
	PO 48341 BLANKET/PLUMBING SERVICES SEWER 298 RIVE	308.50	13,095.85
2568 - MAHA CORPORATION T/A MOUNTS MOTEL	PO 48519 BLANKET - HOMELESSNESS PREVENTION PROGRA	2,100.00	2,100.00
1570 - MAJESTIC OIL COMPANY	PO 48343 BLANKET	20,218.99	20,218.99
4807 - MARAZITI FALCON, LLP	PO 48993 RESO 26-101 LEGAL SERVICES IN CONNECTION	6,977.28	
	PO 49131 LEGAL SERVICES	1,762.55	8,739.83
1100 - MASON, GRIFFIN & PIERSON	PO 48060 RESO 26-32 2026 MUNICIPAL ATTORNEY	5,947.50	
	PO 48060 RESO 26-32 2026 MUNICIPAL ATTORNEY	31,210.07	37,157.57
1237 - MATTHEW SOLOVAY	PO 49116 ACCOMODATIONS FOR ACCREDITATION ASSESSOR	195.00	195.00
1555 - MAYFLOWER CLEANERS LLC	PO 48753 LAUNDRY/DRY CLEANING	989.40	989.40
1554 - MCAA OF NJ - c/o AMANDA PRINZO, CMCA	PO 49066 MCAA of NJ Spring Conference May 7, 2026	315.00	315.00
1553 - MCCAFFREYS MARKET	PO 48434 BLANKET - FOOD	127.81	
	PO 48607 BLANKET	108.94	
	PO 48871 FOOD	53.12	289.87
488 - MCELWEE & QUINN, LLC	PO 49118 Official Statement PDF & Notice of Sale	1,000.00	1,000.00
265 - MCMANIMON SCOTLAND BAUMANN	PO 49147 Princeton Shopping Center	24,060.55	
	PO 49147 Princeton Shopping Center	237.00	24,297.55
266 - MCMASTER-CARR	PO 48229 BLANKET/ PARTS /MATERIALS	656.13	
	PO 48345 BLANKET	532.29	1,188.42

List of Bills - Clearing Claims

Meeting Date: 04/27/2026 For bills from 04/14/2026 to 04/24/2026

Vendor	Description	Payment	Check Total
270 - MEHTA, MUKUL	PO 49080 2026 SHOE REIMBURSEMENT	250.00	250.00
1534 - MERCER COUNTY COMMUNITY COLLEGE	PO 48218 BLANKET - TRAINING	225.00	225.00
282 - MERCER COUNTY IMPROV AUTHORITY	PO 48288 RESO 23-222 (YEAR 3 OF 5)	56,913.42	56,913.42
282 - MERCER COUNTY IMPROV AUTHORITY	PO 48348 BLANKET/TRASH TONNAGE	55,258.42	55,258.42
752 - MES SERVICE COMPANY, LLC	PO 48437 BLANKET - SERVICES	838.21	838.21
1526 - MID JERSEY MUNICIPAL JOINT INS.	PO 49154 4th Installment of Workers' Compensation	411,470.00	411,470.00
823 - MOORHEAD, EVAN	PO 49178 REIMBURSEMENT FOR DEPT ZOOM ACCT (FEBRUA	47.97	47.97
2614 - MRC, INC	PO 47425 PLAYGROUND EQUIPMENT: TRAPEZE RING W/ HA	353.35	353.35
4260 - MULLER & BAILLIE, P.C.	PO 48110 2026 GENERAL LEGAL SERVICES TO PRINCETON	4,972.00	
	PO 49090 LEGAL SERVICES - CANNON DIAL ELM CLUB I	2,585.00	
	PO 49091 LEGAL SERVICES - PU HOBSON COLLEGE CONNE	220.00	
	PO 49123 LEGAL SERVICES	1,375.00	9,152.00
1435 - MUNIDEX INC.	PO 49142 VITAL STATISTICS SOFTWARE CONTRACT 2026	740.00	740.00
1495 - MUSSO, MARIO A.	PO 49166 Retiree - Medicare - 1st Qtr 2026	4,202.46	4,202.46
4792 - MY FSA LINK, LLC	PO 48512 Blanket 2026 - Cobra Dental	147.75	147.75
1489 - NAPA AUTO PARTS	PO 48160 BLANKET PARTS TV	789.73	789.73
5233 - NATHAN FOOTE	PO 49102 Nathan Foote APA Membership 2026	756.70	756.70
162 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 48351 BLANKET	140.77	140.77
1445 - NATIONAL WATER MAIN CLEANING	PO 46154 RESOLUTION 25-97 MINI-SYSTEM #35 MAINTEN	11,025.00	
	PO 47224 RESOLUTION 25-285 MS#36 SEWER REHABILITA	213,531.22	
	PO 47225 RESOLUTION 25-286 MS#36 SEWER REHABILITA	253,171.63	477,727.85
338 - NC JEFFERSON PLUMBING HEATING & A/C	PO 48231 BLANKET / CONTRACTED PLUMBING SERVICES	195.00	195.00
327 - NELSON SPRING LLC	PO 48933 RESOLUTION 26-090	3,088.30	3,088.30
1033 - NEW JERSEY AMERICAN WATER	PO 49170 HILLTOP PARK ACCT: 1018-210022731613	627.21	627.21
3972 - NEW JERSEY ENVIRONMENTAL HEALTH ASSOCIAT	PO 49064 ANNUAL MEMBERSHIP DUES - JEFFREY GROSSER	50.00	50.00
334 - NEW JERSEY PLANNING OFFICIALS	PO 49110 MEMBERSHIP PB AND ZB MEMBERS	425.00	425.00
614 - NJ REGISTRAR'S ASSOCIATION	PO 49020 NJRA 2026 SPRING CONFERENCE REGISTRATION	210.00	210.00
1436 - NJ WOMEN IN LAW ENFORCEMENT	PO 48555 2026 CONFERENCE - MARCH 25 - 26, 2026 CH	1,794.00	1,794.00
7 - NORCIA CORPORATION	PO 48159 BLANKET SERVICE/PARTS TV	5,391.69	5,391.69
359 - O'CONNELL, MARIA	PO 48529 Supplies	177.73	177.73
252 - O'CONNELL, MARIA	PO 49113 APRIL 20, 2026 ACCREDITATION - LUNCH FOR	428.71	428.71
3052 - OMAR AND JUSTINS INCORPORATED	PO 48997 ROSEDALE/EDGERSTONE WALKING PATH	24,800.00	24,800.00
474 - ONE CALL CONCEPTS, INC.	PO 48350 BLANKET	915.80	915.80
5125 - ONE WATER CONSULTING LLC	PO 46156 RESOLUTION 25-94 STONY BROOK WATERSHED M	7,144.53	
	PO 48912 2026 SEWER CONNECTION FEE & ANNUAL SEWER	2,656.25	9,800.78
5003 - PARAMUS FORD D/B/A ALL AMERICAN	PO 49078 2025 FORD POLICE INTERCEPTOR UTILITY AWD	47,340.40	47,340.40
370 - PCH DEVELOPMENT CORPORATION	PO 49158 RESO 26-82 EMERGENCY HVAC REPAIRS AT GRI	79,377.60	79,377.60
1921 - PENN MEDICINE CORP PAY	PO 48516 Blanket 2026	893.00	893.00
1055 - PENN MEDICINE PRINCETON HEALTH	PO 48436 BLANKET - SERVICES	1,282.00	1,282.00
785 - PERFORMANCE TRAILERS, INC.	PO 49101 BLANKET TRAILER PARTS TV	450.00	450.00
808 - POLAR INC.	PO 48365 BLANKET	34.95	
	PO 48366 BLANKET	18.00	
	PO 48367 BLANKET	17.85	
	PO 48368 BLANKET	160.65	231.45
3393 - POLICE AND SHERIFFS PRESS	PO 48185 OFFICER ID's	20.00	20.00
4018 - POLLARD, WESLEY	PO 49076 CELL PHONE STIPEND JANUARY 2026	80.00	
	PO 49079 2026 SHOE REIMBURSEMENT	250.00	330.00
1364 - PORRECA, SCOTT	PO 49135 Retiree Medical - 12/21/25 to 1/3/26	1,310.89	1,310.89
3901 - POWER PLACE, INC	PO 48163 BLANKET PARTS TV	332.89	332.89
3064 - PRECISION TIME SYSTEMS, INC.	PO 49087 BLANKET/SPRING STREET GARAGE EQUIPMENT A	6,895.00	6,895.00
5186 - PRIME LUBE INC.	PO 48162 BLANKET OILS/DEF FLUID TV	761.91	761.91
1348 - PRINCETON HYDRO, LLC	PO 47122 CONTRACT MT LUCAS RD STORMWATER CONSTRUC	5,512.40	5,512.40
594 - PRINCETON SENIOR RESOURCE CENTER/CENTER	PO 42185 RESOLUTION # 2023-334	18,750.00	
	PO 48857 RESO 26-76 - 2026 VARIOUS SERVICES FOR S	48,712.50	67,462.50
1277 - PRINCETON SUPPLY CORPORATION	PO 48371 BLANKET	2,289.67	
	PO 48717 BLANKET	88.00	2,377.67
596 - PRINCETON UNIVERSITY	PO 49169 ESCROW REFUND 17-290-20-021-020	6,872.03	6,872.03
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49167 WESTMINSTER - Electric and Gas - Acct. 4	2,887.21	2,887.21
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49188 Electric and Gas - Bill Date April 17, 2	1,977.46	1,977.46
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49189 WESTMINSTER - Electric and Gas - 10 Prop	17,414.88	17,414.88
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49190 Electric - Bundled Acct #13 000 010 03 -	38,618.66	38,618.66
5235 - RAPID PUMP & METER SERVICE COMPANY, LLC	PO 47222 RESOLUTION 25-283 ON-CALL MAINTENANCE/PU	71,769.80	71,769.80

List of Bills - Clearing Claims

Meeting Date: 04/27/2026 For bills from 04/14/2026 to 04/24/2026

Vendor	Description	Payment	Check Total
778 - RECREATION TRUST	PO 49173 REIMBURSE REC TRUST FOR FOOD FOR MAINTEN	183.83	183.83
4086 - REMINGTON & VERNICK ENGINEERS, INC	PO 47445 RESOLUTION 25-320 SANITARY SEWER GIS UPD	24,460.00	24,460.00
1204 - RIGGINS INC.	PO 48375 BLANKET	16,041.56	16,041.56
639 - S.A.V.E.	PO 48579 2026 ANIMAL BOARDING SERVICES	280.00	280.00
1273 - SAPIO, CAROLINE	PO 49128 Retiree - Medicare - 3rd and 4th Qtr 202	3,559.80	3,559.80
4223 - SEAN BRADLEY	PO 49058 2026 Eyeglass Reimbursement Lens Crafte	150.00	
	PO 49077 CELL PHONE STIPEND JANUARY 2026	80.00	
	PO 49081 2026 SHOE REIMBURSEMENT	250.00	480.00
5353 - SEVERINO SLAPPY CONSULTTING INC.	PO 48632 FINANCIAL EDUCATION SERVICES	7,675.00	7,675.00
648 - SHERWIN-WILLIAMS	PO 48248 BLANKET / SUPPLIES / MATERIALS	35.67	35.67
4511 - SMART SAFETY SOFTWARE INC.	PO 49129 EASY STREET DRAW MAINTENANCE 02/01/2026	515.21	515.21
2672 - SMITH + MANNING, LLC	PO 49137 ON-CALL GRAPHIC DESIGN SERVICES 1/1/26 -	900.00	900.00
4671 - SPECTRASERVE INC.	PO 48384 BLANKET	2,879.00	2,879.00
2469 - SPEEDPRO IMAGING MERCER COUNTY, INC	PO 48723 BLANKET/SIGNAGE	140.60	140.60
5354 - STAVOLA COMPANIES	PO 48657 BLANKET-CONTRACT 24-FLEET-93143	424.20	424.20
1216 - STORM WATER MANAGEMENT CONSULTING,	PO 49000 STORM WATER MANAGEMENT REEVIEW FOR 29 Th	5,040.00	
	PO 49052 BLANKET FOR STORM WATER REVIEW	2,037.50	7,077.50
989 - SUBURBAN PROPANE	PO 48391 BLANKET	354.41	354.41
748 - SUNSET CREATIONS INC.	PO 48862 RESO 26-91 2026 SPRING TREE PLANTING	58,999.50	58,999.50
3059 - T & M ASSOCIATES	PO 48071 RESO 26-8 2026 LANDFILL MONITORING, GROU	2,328.77	2,328.77
5118 - TOPOLOGY NJ, LLC	PO 45953 RESOLUTION 25-67 PLANNING SERVICES FOR W	5,900.00	
	PO 47825 RESO 25-390 PLANNING SERVICES/PRELIMINAR	2,412.50	8,312.50
1182 - TOUCHTONE COMMUNICATIONS	PO 49120 Acct 6099212100 - Interexchange Carrier	188.77	188.77
5375 - TREASURER, STATE OF NEW JERSEY	PO 49017 Application for Municipal Court Administ	100.00	100.00
4836 - TRENTON RENEWABLE POWER, LLC	PO 48544 BLANKET	245.05	245.05
766 - TRIPLE GLASS INC	PO 48167 BLANKET SERVICE TV	684.00	684.00
1167 - TRIUS INC.	PO 48169 BLANKET PARTS TV	1,258.27	1,258.27
2592 - UNIFIRST CORPORATION	PO 48633 BLANKET - UNIFORMS FOR PUBLIC WORKS	3,341.62	
	PO 48634 BLANKET - UNIFORMS FOR PARKING	580.95	
	PO 48635 BLANKET - UNIFORMS FOR SOC	923.31	4,845.88
923 - UNITED PARCEL SERVICE	PO 49140 Acct. 6AF535 - Service Charge - 4/4/26	237.78	237.78
211 - UNITED SITE SERVICES	PO 48204 BLANKET/MISC. RENTAL	95.63	95.63
5335 - USA ARCHITECTS, PLANNERS & INTERIOR DESI	PO 48047 RESO 25-411 FACILITIES PROGRAMMING/CONCE	53,322.80	53,322.80
948 - VAN MATER, DAN	PO 49059 2026 Eyeglass Reimbursement South Jerse	150.00	150.00
408 - VECTOR SECURITY	PO 48400 BLANKET	498.62	498.62
962 - VERIZON	PO 48604 TELEPHONE EXPENSE	403.04	403.04
959 - VERIZON WIRELESS	PO 49119 Acct #642046325-00001 - Wireless - Bill	6,396.82	6,396.82
4658 - VIKING PEST CONTROL	PO 48586 BLANKET	2,651.00	2,651.00
1024 - W.E. TIMMERMAN CO., INC.	PO 48172 BLANKET PARTS/SERVICE TV	2,052.78	2,052.78
3699 - WADSWORTH, KEITH	PO 49037 REIMBURSEMENT FOR CONTINUING EDUCATION/W	1,020.00	1,020.00
4959 - WALTER R. EARLE BURLINGTON, INC	PO 48656 BLANKET-CONTRACT 24-FLEET-93147	1,401.07	1,401.07
2 - WB MASON CO	PO 48131 2026 BLANKET - BUILDING DEPT OFFICE SUPP	120.25	
	PO 48439 BLANKET - SUPPLIES	1,713.50	
	PO 48446 BLANKET / OFFICE SUPPLIES 2026 HEALTH DE	91.69	
	PO 48552 BLANKET	44.99	1,970.43
3677 - WELLS FARGO VENDOR FIN SERV.	PO 48466 2026 Blanket - Wells Fargo	503.50	503.50
5380 - WINNCOMPANIES	PO 49153 REIMBURSEMENT FOR PAYMENT IN ERROR 10/6/	1,250.00	1,250.00
5346 - WINTER EQUIPMENT COMPANY INC	PO 48587 WINTERFLEX PLOW BLADES	4,558.20	4,558.20
998 - WM CORPORATE SERVICES, INC.	PO 48752 BLANKET/CONTRACT NO.T2665	6,396.21	6,396.21
1001 - WTH TECHNOLOGY, INC.	PO 49130 ANNUAL SUBSCRIPTION FOR HOSTED THINK GIS	2,640.00	2,640.00
3902 - ZOH0 CORPORATION	PO 48833 ManageEngine ServiceDesk Plus On Demand	1,845.00	1,845.00
4923 - ZOOBOOK SYSTEMS LLC	PO 49092 BLANKET 2026	180.00	180.00

TOTAL

2,504,859.71

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-105-200	PERSONNEL - OE	5,861.08			
01-201-20-110-200	MAYOR & COUNCIL OE	657.01			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	30,428.89			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	10,715.55			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	8,275.21			
01-201-20-130-200	FINANCE ADMINISTRATION OE	1,500.00			
01-201-20-150-200	ASSESSMENT OF TAXES OE	900.00			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	35,276.76			
01-201-20-165-200	ENGINEERING SERVICES OE	900.00			
01-201-20-175-200	HISTORIC PRESERVATION COMMITTEE - OE	1,442.59			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	6,283.70			
01-201-21-185-200	ZONING COSTS - OE	420.00			
01-201-23-210-200	LIABILITY INSURANCE OE	249,349.00			
01-201-23-215-200	WORKERS COMP. INSURANCE OE	162,121.00			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	26,423.21			
01-201-25-240-200	POLICE OE	56,951.47			
01-201-25-265-200	FIRE OE	6,564.91			
01-201-25-267-200	FIRE FACILITIES OE	1,816.07			
01-201-25-268-200	FIRE INSPECTOR OE	726.42			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	26,584.83			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	245,705.13			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	15,496.69			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	25,401.26			
01-201-27-330-200	BOARD OF HEALTH OE	1,209.23			
01-201-27-331-200	SUZANNE PATTERSON CENTER OE	48,712.50			
01-201-27-341-200	SAVE BOARDING COSTS OE	280.00			
01-201-27-345-200	HUMAN SERVICES OE	5,475.76			
01-201-28-370-200	JOINT RECREATION BOARD OE	1,449.78			
01-201-28-375-200	PARK MAINTENANCE OE	2,619.01			
01-201-31-430-200	ELECTRICITY & GAS OE	20,974.62			
01-201-31-431-200	NATURAL GAS OE	204.25			
01-201-31-435-200	STREET LIGHTING OE	19,346.91			
01-201-31-440-200	TELEPHONE OE	7,016.92			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	7,766.09			
01-201-31-460-200	GASOLINE OE	36,260.55			
01-201-43-490-200	MUNICIPAL COURT OE	372.00			
01-201-43-495-200	PUBLIC DEFENDER OE	2,400.00			
01-203-20-111-200	(2025) ADMINISTRATIVE & EXECUTIVE OE		1,250.00		
01-203-21-180-200	(2025) REGIONAL PLANNING BD. - TWP - OE		5,807.00		
01-203-23-220-200	(2025) EMPLOYEE GROUP INSURANCE OE		3,747.07		
01-203-25-240-200	(2025) POLICE OE		5,664.00		
01-203-27-345-200	(2025) HUMAN SERVICES OE		3,500.00		
01-203-28-375-200	(2025) PARK MAINTENANCE OE		353.35		
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	1,094,209.82
TOTALS FOR	CURRENT FUND	1,073,888.40	20,321.42	0.00	1,094,209.82
02-213-44-915-301	FOOD WASTE RECYCLING			245.05	
02-213-44-972-301	MERCER CO. COMMUNITY INVEST. INITIATIVE			18,750.00	
02-260-05-100	DUE TO CLEARING/CLAIMS			0.00	18,995.05
TOTALS FOR	GRANT FUND	0.00	0.00	18,995.05	18,995.05
04-215-16-020-000-000	Ordinance 2016-20 Various Imprv			53,322.80	
04-215-19-021-000-000	Ordinance 2019-21 Various Capital Imprv			27,308.20	
04-215-21-021-000-000	Ordinance 2021-21 Various Capital Improvements			5,512.40	
04-215-22-018-000-000	Ordinance 2022-18 NJ I-Bank			257,529.65	
04-215-22-019-000-000	Ordinance 2022-19 Various Capital Improvements			4,378.77	
04-215-23-016-000-000	Ordinance 2023-16 Sewer Trust			2,656.25	
04-215-23-017-000-000	Ordinance 2023-17 Sewer Improvements			12,738.00	
04-215-23-021-000-000	Ordinance 2023-21 Various Capital Improvements			7,428.36	
04-215-24-014-000-000	Ordinance 2024-14 Various Capital Improvements			38,094.53	
04-215-24-017-000-000	Ordinance 2024-17 Sewer Improvements (I-Bank)			492,175.01	
04-215-24-034-000-000	Ordinance 2024-34 Acq of Westminster			33,373.05	
04-215-25-006-000-000	Ordinance 2025-06 Open Space Improvements			58,999.50	
04-215-25-007-000-000	Ordinance 2025-07 Various Capital Improvements			188,384.12	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	1,181,900.64
TOTALS FOR	GENERAL CAPITAL FUND	0.00	0.00	1,181,900.64	1,181,900.64

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
05-201-02-007-200	PARKING OE	72,378.52			
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	72,378.52
TOTALS FOR	PARKING UTILITY OPERATING FUND	72,378.52	0.00	0.00	72,378.52
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12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	12,279.59			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	12,279.59
TOTALS FOR	OPEN SPACE FUND	12,279.59	0.00	0.00	12,279.59
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17-260-05-100	Due To Claims/Clearing			0.00	26,471.38
17-290-20-000-000	PROFESSIONAL FEES			23,383.08	
17-290-40-000-000	PERFORMANCE GUARANTEE			2,504.40	
17-290-50-000-000	INSPECTION FEES			583.90	
TOTALS FOR	ESCROW	0.00	0.00	26,471.38	26,471.38
=====					
21-201-12-110-200	CONSTRUCTION EXPENSES - OE	2,706.43			
21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	4,806.43
21-285-56-077-333	HUMAN SERVICES SPECIAL ASSISTANCE TRUST			2,100.00	
TOTALS FOR	TRUST FUND	2,706.43	0.00	2,100.00	4,806.43
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40-201-20-105-200	AFFORDABLE HOUSING BOARD OE	14,440.68			
40-221-55-000-003	RESERVE FOR AFFORDABILITY ASSISTANCE			79,377.60	
40-260-05-100	DUE TO CLAIMS/CLEARING			0.00	93,818.28
TOTALS FOR	AFFORDABLE HOUSING UTILITY	14,440.68	0.00	79,377.60	93,818.28
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Total to be paid from Fund 01 CURRENT FUND	1,094,209.82
Total to be paid from Fund 02 GRANT FUND	18,995.05
Total to be paid from Fund 04 GENERAL CAPITAL FUND	1,181,900.64
Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND	72,378.52
Total to be paid from Fund 12 OPEN SPACE FUND	12,279.59
Total to be paid from Fund 17 ESCROW	26,471.38
Total to be paid from Fund 21 TRUST FUND	4,806.43
Total to be paid from Fund 40 AFFORDABLE HOUSING UTILITY	93,818.28

	2,504,859.71

Checks Previously Disbursed

414	NJDOT	PO# 49083	166.50	4/14/2026
415	NJSHBP ACT	PO# 49144	587,927.07	4/15/2026
416	NJSHBP ACT	PO# 49145	238,134.77	4/15/2026

			826,228.34	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	826,228.34	1,094,209.82	1,920,438.16
Fund 02 GRANT FUND		18,995.05	18,995.05
Fund 04 GENERAL CAPITAL FUND		1,181,900.64	1,181,900.64
Fund 05 PARKING UTILITY OPERATING FUND		72,378.52	72,378.52
Fund 12 OPEN SPACE FUND		12,279.59	12,279.59
Fund 17 ESCROW		26,471.38	26,471.38
Fund 21 TRUST FUND		4,806.43	4,806.43
Fund 40 AFFORDABLE HOUSING UTILITY		93,818.28	93,818.28

BILLS LIST TOTALS	826,228.34	2,504,859.71	3,331,088.05

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
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Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-138

Agenda Date: 4/27/2026

Agenda #: 2.

Resolution of the Mayor and Council of Princeton Approving a Request from Princeton University for a Fireworks Display on Saturday, May 23, 2026 as Part of the University Reunions and Temporary Road Closures from 8:00 P.M. to 11:00 P.M.

WHEREAS, Princeton University desires to conduct a fireworks display on lands they own in order to commemorate the 2026 Alumni Reunions event on Saturday, May 23, 2026; and

WHEREAS, said fireworks display shall be conducted by Garden State Fireworks, of Millington, NJ; and

WHEREAS, Garden State Fireworks is a U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms, and Explosives licensed Importer of Explosives, License Number 8-NJ-027-20-5D-00096; and

WHEREAS, the New Jersey Uniform Fire Code requires that the governing body of the municipality approve by resolution, said fireworks display, prior to the issuance of a permit by the Fire Official (*N.J.A.C. 5:70 et seq.*); and

WHEREAS, the Fire Official has communicated with the Director of Emergency Services of Princeton, who has consented on behalf of the Princeton Fire Department to provide fire protection as required; Chief of Princeton First Aid and Rescue Squad, who has consented on behalf of said Rescue Squad to provide emergency medical services as required; and a representative of Chief Chris Tash of the Princeton Police Department, who has consented to provide traffic control and police services as required; and

WHEREAS, Garden State Fireworks has provided proof of general liability insurance in excess of \$1,000,000.00 as required by the New Jersey Uniform Fire Code (*N.J.A.C.5:70 et seq.*); and

WHEREAS, the Fire Official of Princeton has reviewed the application for permit, insurance requirements and all other applicable regulations and has found all to be in order; and

WHEREAS, the Fire Official of Princeton recommends the approval of said resolution;

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the municipality of Princeton that this resolution is hereby adopted and that a permit may be granted by the Fire Official of Princeton, upon his approval, for a fireworks display on Princeton University Campus on May 23rd, 2026; and

BE IT FURTHER RESOLVED, by the Mayor and Council of Princeton, approve the following temporary road closures: Washington Road from Prospect Avenue to Faculty Road, Faculty Road from Alexander Street to Broadmead, Scholar Way from Washington Road to Jadwin Gymnasium, FitzRandolph Road from Faculty Road to Prospect Avenue, Stadium Drive from Western Way to FitzRandolph Road, Woodlands Way from Elm Road to Washington Road, Sweetgum Drive from Faculty Road to Stadium Drive, and Broadmead, Ivy Lane and Western Way will be restricted to event traffic only from 8:00 p.m. to 11:00 p.m. on May 23rd, 2026.

BE IT FURTHER RESOLVED, that a certified copy of this resolution be furnished to the Office of Community Affairs, Princeton University; the Princeton Fire Official and the Princeton Traffic Safety Bureau.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-139

Agenda Date: 4/27/2026

Agenda #: 3.

Resolution of the Mayor and Council of Princeton Approving Firefighter Membership Application for Leonhard J. Muenz

WHEREAS, Leonhad J. Muenz has met all requirements of the Municipality of Princeton Code of Laws, Chapter 8, Section 8-4(a1) through 8-4(a4) as a member of the Mercer Engine Company #3; and

WHEREAS, the membership application has been reviewed by the municipal officers; and

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of Princeton hereby approve the application for membership to the Office of the Administrator, the Fire Chief and Fire Company.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-140

Agenda Date: 4/27/2026

Agenda #: 4.

Resolution of the Mayor and Council of Princeton Authorizing HiTOPS of Princeton to Hold their Annual Half Marathon on Sunday, November 8th, 2026

WHEREAS, HiTOPS has requested permission from the Mayor and Council of Princeton to hold their annual Half Marathon on Sunday, November 8th, 2026 from 7:00 a.m. to 10:30 a.m. The event will require the closure of Paul Robeson Place (Wiggins to Chambers) from 6:00 a.m. to 11:00 a.m.; and

WHEREAS, a complete application was filed with the Municipal Clerk, and the Clerk forwarded the application to the Chief of Police; and

WHEREAS, after giving due consideration to the recommendation of the Chief of Police, the final determination as to whether a permit shall be issued shall be made by the Council; and

WHEREAS, the Chief of Police's findings are that the conduct of the event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route, the concentration of participants will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area, and the concentration of persons, animals, and vehicles at the assembly point of the parade will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton that the Governing Body does hereby approve and give permission to HiTOPS to hold their annual Half Marathon on Sunday, November 8, 2026 from 7:00 a.m. to 3:30 p.m. contingent upon adherence to the provisions set forth by the Princeton Police Department including but not limited to traffic control and security.



Staff Report

File #: R-26-141

Agenda Date: 4/27/2026

Agenda #: 5.

Resolution of the Mayor and Council of Princeton Approving Resistencia En Accion to Hold their May Day March for International Workers' Day on Friday, May, 1st, 2026

WHEREAS, on or about April 2, 2026, Resistencia En Accion requested permission from the Mayor and Council of Princeton to hold their May Day March for International Workers' Day on various streets in Princeton on Friday, May 1st, 2026 from 6:00 p.m. to 8:30 p.m.; and

WHEREAS, a complete application was filed with the Municipal Clerk, and the Clerk forwarded the application to the Chief of Police; and

WHEREAS, following discussions with Resistencia En Accion, the event's parade route has been amended to require the closures of Witherspoon Street, Hulfish Street, Palmer Square East, Chambers Street and John Street; and

WHEREAS, Resistencia En Accion is in the process of submitting an amended application with the Clerk's Office, which will set forth the revised route and specific conditions agreed upon by Resistencia En Accion intended to ensure a safe and successful event; and

WHEREAS, based on the agreed-upon parade route and conditions of the event, which shall be memorialized in writing in advance of the event, the Chief of Police finds that the conduct of the event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route, the concentration of participants will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area, and the concentration of persons, animals, and vehicles at the assembly point of the parade will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area; and

WHEREAS, after giving due consideration to the recommendation of the Chief of Police, the final determination as to whether a permit shall be issued shall be made by the Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton that the Governing Body does hereby approve and give permission to Resistencia En Accion to hold their May Day March for International Workers' Day on Friday, May 1st, 2026 from 6:00 p.m. to 8:30 p.m., contingent upon Resistencia En Accion's submission of a revised permit application which shall set forth the revised parade route and agreed-upon conditions of the event.