



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 
Date: March 20, 2026
Subject: **Professional Services Agreement with LRK, Inc. for a Redevelopment Plan and Planning Services for the Franklin Maple Site for an Amount Not to Exceed \$50,000**

Attached for Mayor and Council's authorization is a resolution to enter into a professional services agreement with LRK, Inc. for an amount not to exceed \$50,000. As seen in the February 6, 2026 letter from Jim Constantine, PP, Mr. Constantine and his firm will prepare a Redevelopment Plan for the Franklin Avenue and Maple Terrace sites (Block 21.04, Lots 2, 26 and 27).

The scope of work in this contract consists of four tasks:

- Task 1: Initial Investigation and Project Kick-Off
- Task 2: Prepare Conceptual Plan, 3-4 Massing Model, Development Standards, and Design Guidelines
- Task 3: Prepare Draft Redevelopment Plan
- Task 4: Prepare Final Redevelopment Plan for Introduction

The proposal does not include timelines for each task; however, the agreement shall expire twelve months from when it is signed, or sooner, per the professional services agreement. The Planning Department has successfully completed studies and other projects with LRK in recent years.

The three subject parcels are municipally-owned and front Franklin Avenue. Lot 27 is developed with a surface parking lot that previously served the Princeton Hospital. Lots 2 and 26 each contain ten residential units in buildings built at least seventy years ago. In recent years, they have been vacant.

Redevelopment of these parcels was included in the Municipality's Third Round Housing Plan Element and Fair Share Plan in 2020 and Fourth Round Housing Plan Element and Fair Share Plan in 2025. As stated in the Fourth Round Plan and in LRK's proposal, the Redevelopment Plan is expected to include 160 apartments, 80 of which will be designated affordable and 80 targeted for work force housing.

The Princeton Planning Board determined that these parcels met the statutory criteria of an Area-in-Need-of-Redevelopment in 2021 and 2025. On February 9, 2026, the Council adopted Resolution 26-54 which "concurs with the finding and recommendations of the Board and wishes to engage in the redevelopment of the Study Area utilizing the tools provided by the Redevelopment Law."

Please reach out if there are any questions or concerns regarding the scope of work to be performed under this agreement.