

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, August 25, 2025

7:00 PM

<https://us02web.zoom.us/j/81366053769>

Webinar ID: 813 6605 3769

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

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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"

Councilman Leighton Newlin read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Capt. Matthew Solovay; Deanna Stockton, Deputy Administrator/Municipal Engineer; Jim Purcell, Assistant Municipal Engineer; Justin Lesko, Municipal Planner; and Lisa Maddox, Assistant Municipal Attorney

Present: Council Member Brian McDonald, Council Member Michelle Pirone Lambros, Council Member David Cohen, Council Member Mia Sacks, Council Member Leticia Fraga, Council Member Leighton Newlin, Mayor Mark Freda, and Municipal Clerk Dawn M. Mount

V. PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

VI. APPROVAL OF MINUTES**1. Mayor and Council of Princeton- Closed Session- June 3, 2025**

RESULT: APPROVED
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

VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin thanked the Princeton Police Department, the Princeton Housing Authority Board, and residents for a successful community barbecue held the previous Saturday.

Mayor Mark Freda had no reports or announcements.

Staff Reports:

There were no staff reports or announcements.

1. Police Chief's Report - June 2025

Capt. Matthew Solovay presented the June 2025 Police Chief's Report. Highlights included the graduation of the third Citizens Police Academy class. He explained that over the past three years, the program has provided residents with a behind-the-scenes look at police operations, policies, and training, helping to build trust and strengthen relationships within the community. The next Citizens Police Academy is scheduled for spring 2026, with applications opening at the beginning of the new year.

VIII. WORK SESSION**1. Transit Study**

Jim Purcell, Assistant Municipal Engineer, presented a PowerPoint on the Princeton Community Transit Plan and requested guidance from Council on next steps. He explained that Princeton contracted with Nelson\Nygard to prepare a transit study including a needs and demand analysis, community engagement, and preparation of short- and long-term transit recommendations. Topics reviewed included: the engagement approach, key findings, goals and evaluation measures, service today, two fixed routes/two vehicles, two fixed routes/one vehicle, potential funding, and next steps.

Councilman David Cohen asked why transit on-demand was not a preferred option and whether future technological improvements and increased competition could make it viable.

Mayor Mark Freda asked what alternative uses of the funding would be considered if it were

not applied to this project.

Councilman Leighton Newlin expressed support for the new route due to new affordable housing along the corridor and emphasized the importance of monitoring ridership data to ensure the service benefits the entire community.

Council President Mia Sacks asked how the proposed service would address employee parking and other transit-related challenges.

Libby, resident of Princeton, expressed support of a two bus system and noted it would reduce wait times.

Consensus of Council was to move forward with the consultant, Telos, to gather additional data prior to proceeding to bid.

IX. ORDINANCE INTRODUCTION

1. An Ordinance by the Municipality of Princeton Authorizing the Lease of a Portion of the Community Park South Tennis Facility for a Public Purpose to the Princeton Tennis Program Pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-14(c) and N.J.S.A. 40A:12-15(i). (Public Hearing: September 8, 2025)-Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Michelle Pirone Lambros

SECONDER: David Cohen

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

2. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton by Creating the Affordable Housing District 14 (AH-14) in Furtherance of the Fair Housing Act (Public Hearing: September 8, 2025)- Roll Call

RESULT: INTRODUCED ON FIRST READING

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

X. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Appointing the Deputy Municipal Clerk for the Calendar Year 2025

RESULT: ADOPTED
MOVER: David Cohen
SECONDER: Leighton Newlin

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

2. Resolution of the Mayor and Council of Princeton Authorizing the Submission and Acceptance of the State of New Jersey, Department of Community Affairs, 2026 Social Services: Human Services Food Insecurity Grant in the Amount of \$60,000.00

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 the Award of a Bid Contract to Rapid Pump & Meter Service Company, LLC for On-Call Mechanical & Electrical Maintenance Services for Pump Stations & Force Mains for an Amount Not to Exceed \$195,412.50

RESULT: ADOPTED
MOVER: Mia Sacks
SECONDER: Leighton Newlin

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

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Camiros LTD for Phase 1 of a Unified Zoning Code Update for an Amount Not to Exceed \$83,600.00

RESULT: ADOPTED
MOVER: Mia Sacks
SECONDER: David Cohen

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

5. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to National Water Main Cleaning Company, Inc. for Mini System #36 Sewer Rehabilitation Contract A for an Amount Not to Exceed \$1,982,858.00

RESULT: ADOPTED
MOVER: Michelle Pirone Lambros

SECONDER: David Cohen

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

6. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to National Water Main Cleaning Company, Inc. for Mini System #36 Sewer Rehabilitation Contract B for an Amount Not to Exceed \$1,868,094.00

RESULT: ADOPTED

MOVER: Mia Sacks

SECONDER: Leighton Newlin

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 the Award of a Contract to National Water Main Cleaning Company, Inc. for Mini System #36 Sewer Rehabilitation Contract C for an Amount Not to Exceed \$2,089,926.00

RESULT: ADOPTED

MOVER: Leighton Newlin

SECONDER: David Cohen

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

8. 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

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: David Cohen

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

9. Resolution of the Mayor and Council of Princeton Authorizing Change Order #2 to the Turf Management Services Contract with U.S. Athletic Fields, Inc. for Spot Treatments for an Increase of \$4,555.20 Resulting in a New Amount Not to Exceed \$25,941.47

RESULT: ADOPTED

MOVER: Leighton Newlin

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 a License Agreement with Rider University
- RESULT:** ADOPTED
MOVER: Brian McDonald
SECONDER: David Cohen
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
11. Resolution of the Mayor and Council of Princeton Authorizing a License Agreement with the Greater Princeton Youth Orchestra
- RESULT:** ADOPTED
MOVER: Brian McDonald
SECONDER: Michelle Pirone Lambros
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
12. Resolution of the Mayor and Council of Princeton Authorizing a License Agreement with Princeton Pro Musica
- RESULT:** ADOPTED
MOVER: Mia Sacks
SECONDER: David Cohen
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
13. Resolution of the Mayor and Council of Princeton Authorizing an Amended License Agreement with the Princeton Ballet Society
- 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
14. Resolution of the Mayor and Council of Princeton Authorizing the Submission of a Substantial Amendment of the 2023 Community Development Block Grant Program Annual Action Plan
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RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

15. Resolution of the Mayor and Council of Princeton Authorizing and Directing the Princeton Planning Board To Update Its Preliminary Investigation To Determine Whether Certain Property Located On Franklin Avenue, Designated As Lots 2, 26 And 27 In Block 21.04 On The Tax Map Of Princeton, Meets The Criteria For Designation As A Non-Condensation Redevelopment Area

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

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

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: Leighton Newlin

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

2. Resolution of the Mayor and Council of Princeton Authorizing a Place-To-Place Liquor License Transfer (Expansion Of Premises) Prospect House Association of Princeton University

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

3. Resolution of the Mayor and Council of Princeton Approving Appointments to the Youth Advisory Committee

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

4. Resolution of the Mayor and Council of Princeton Authorizing Proration of Taxes for the 4th Quarter 2025 Exempt to Taxable Block 10501 Lot 1.03

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

5. Resolution of the Mayor and Council of Princeton Authorizing and Amending Princeton Affordable Housing Home Improvement Program Loans-21 Birch Avenue (Block 6902, Lot 13)

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

6. Resolution of the Mayor and Council of Princeton Authorizing Release of Inspection Fees in the Amount of \$55,900.00 for the Trustees of Princeton University -Health Services Building Major Site Development, Block 45.01, Lot 101, Zone E-2 B.

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

7. Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$1,170,258.00 to the Trustees of Princeton University for the Soccer Stadium and Practice Field Site Plan, Block 50.01, Lot 18, Zone E-1 T

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

8. Resolution of the Mayor and Council of Princeton Awarding a Contract to John Zampini/Suburban Deer Management Association for Bow Hunting Services on Public Lands in Connection with Princeton's 2025-2026 Deer Management Program

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

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:

Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak.

ZOOM:

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

1. Windows or Mac platform: Click on "Participants" at the bottom of the screen, then click on "raise hand" (Windows shortcut: Alt+Y; Mac shortcut: Option+Y).
2. Android or iOS device: Click on "raise hand" in the bottom left corner of your screen.
3. Telephone: Press #9

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

In Person:

Shawn Elwood, 137 Poe Road, and Braedyn Capone, 3 Leavitt Lane, members of the Princeton Triathlon organizing team, reported on the success of the event. Approximately

250 participants competed, with an estimated 300-400 volunteers and spectators. Participants ranged in age from 7 to 77, and all completed the course.

Via "Zoom":

There was no public comment via "Zoom".

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

XIII. ADJOURNMENT

A motion to adjourn at 8:05 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