



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

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MEMORANDUM

To: Mayor and Council
From: James J. Purcell, P.E., *Assistant Municipal Engineer*
Subject: Rights-of-Way Agreement with SQF, LLC for Cellular Communications
Date: September 18, 2025

Attached for your review and consideration are an agreement with SQF, LLC and a resolution authorizing the Mayor and Clerk to sign the agreement. SQF, LLC is a third party provider of cellular poles and equipment and is under agreement with Verizon Wireless to assist in expanding its network to meet the demands of cellular telecommunications services. Verizon has identified additional locations in Princeton on which it wishes to attach and maintain its equipment in the public right-of-way on facilities owned by either Princeton or third parties such as SQF or other utility companies.

Verizon Wireless, doing business as Cellco Partnership, has a Rights-of-Way Agreement with the municipality and has installed several cellular facilities within the municipal right-of-way. Recently, Verizon chose to enter into an agreement with SQF to install the poles and equipment for their facilities to be hosted by SQF. This is similar to the agreement that Verizon and other carriers have with Crown Castle.

SQF, LLC is a utility under the jurisdiction of the Bureau of Public Utilities. As such, they are authorized to install facilities in the public right-of-way in accordance with BPU and Federal Communications Commission (FCC) regulations.

The agreement includes an administrative review process (codified by prior ordinance) for requests to install or attach new wireless equipment to structures and provides compensation for use of the municipal right-of-way. Administrative review streamlines the evaluation of requests from wireless providers, consistent with regulations promulgated by the FCC. Please note this agreement is similar to those already in place with Verizon Wireless, Crown Castle, and New Cingular Wireless (on behalf of AT&T) for wireless expansion.

Also included is the requirement for a site license agreement (a template is attached to the agreement) for each location that will specify the type of equipment being utilized at that site and noting any special conditions under which approval was made. The resolution authorizes the mayor or administrator to sign the individual site licenses provided they are consistent with the terms of the Rights-of-Way Agreement and have been reviewed and approved by the municipal engineer and attorney.

Verizon Wireless had applied for and received approval of an installation on Thanet Circle when Verizon notified the municipality that the pole and equipment would be installed by SQF, LLC. As such, SQF is required to enter into a rights-of-way agreement with the municipality and obtain a Site License Agreement (SLA) for the installation prior to construction. Upon approval and execution of this Rights-of-Way Agreement, the SLA for the Thanet Circle site can be executed, and installation can commence. This area of Princeton has been identified by staff as needing improved coverage, particularly with the recent addition of housing units on Thanet Circle and Terhune Road.

Please let me know if you have any questions or need further information.