

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:

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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 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:

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 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