



# Municipality of Princeton, NJ

## Mayor and Council of Princeton

### Meeting Agenda

400 Witherspoon St  
Princeton, NJ 08540

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Monday, February 9, 2026

7:00 PM

Main Council Chambers

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**I. JOIN MEETING - PLEASE CLICK LINK BELOW:**

<https://us02web.zoom.us/j/86801430356>

Webinar ID 868 0143 0356

**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 Leni 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. SWEARING IN CEREMONY-Police Department Promotions**

1. Corporal Ashley Levin
2. Sergeant Michael Schubert
3. Lieutenant Daniel Federico
4. Captain Thomas Lagomarsino

**VII. ANNOUNCEMENTS/REPORTS**

1. [0008](#) 2025 Urban Forestry Report

**VIII. 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.        [ORD  
26-01](#)    An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-10 (AH-10) in Furtherance of the Fair Housing Act-Roll Call
2.        [ORD  
26-02](#)    An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled “Land Use: of the Municipality of Princeton-Roll Call
3.        [ORD  
26-03](#)    An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act (Introduction of Amendments- Public Hearing on Ordinance as Amended Carried to February 23, 2026)-Roll Call

**IX. ORDINANCE INTRODUCTION**

1.        [ORD  
26-04](#)    An Ordinance of the Municipality of Princeton 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
2.        [ORD  
26-05](#)    An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality of Princeton to Create the Affordable Housing Overlay District-9 (AHO-9) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026) - Roll Call
3.        [ORD  
26-06](#)    An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing Overlay District-11 (AHO-11) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026) - Roll Call
4.        [ORD  
26-07](#)    An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-12 (AH-12) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

- 5.     [ORD 26-08](#)     An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-16 (AH-16) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call
  
- 6.     [ORD 26-09](#)     An Ordinance of the Municipality of Princeton Amending §T10B-272.146 “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations” of the Code of Princeton, New Jersey, 2013 (Public Hearing: February 23, 2026)- Roll Call
  
- 7.     [ORD 26-10](#)     An Ordinance of the Municipality of Princeton Amending “The Code of the Borough of Princeton, New Jersey 1974” to Add thereto a New Chapter Entitled “Filming” (Public Hearing: February 23, 2026)-Roll Call

**X. RESOLUTIONS**

- 1.     [R-26-050](#)     Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Colliers Engineering & Design, Inc. for Sanitary Sewer Trunk Line Flow Metering for an Amount Not to Exceed \$168,250.00
  
- 2.     [R-26-051](#)     Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order in the Amount of -\$231,360.21 and Authorizing a Final Payment of \$270,641.45, Resulting in a Final Contract Amount of \$4,071,410.95, and the Release of Performance Bond for the Phase II Roadway Improvements to Witherspoon Street project to S. Brothers, Inc. and Acceptance of a Maintenance Bond in the Amount of \$581,750.43.
  
- 3.     [R-26-052](#)     Resolution of the Mayor and Council of Princeton Authorizing the Submission and Acceptance of the State of New Jersey, Department of Community Affairs, 2026 Local Recreational Improvement Grant
  
- 4.     [R-26-053](#)     Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Storm Water Management Consulting, LLC for Professional Engineering Services as Stormwater Consultant for the Purpose of Reviewing Development Applications for an Amount Not to Exceed \$70,000.00
  
- 5.     [R-26-054](#)     Resolution of the Mayor and Council of Princeton Designating Certain Real Property Located at 1-10 Franklin Avenue, Identified as Lots 2, 26 and 27 in Block 21.04 on the Tax Map of Princeton, As a Non-Condemnation Redevelopment Area Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., and Directing the Preparation of a Redevelopment Plan

**XI. CONSENT AGENDA**

1. [R-26-055](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-26-056](#) Resolution of the Mayor and Council of Princeton Authorizing Appointments to Boards, Commissions and Committees
3. [R-26-057](#) Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Department of Music at Princeton University from April 6, 2026 to April 13, 2026
4. [R-26-058](#) Resolution of the Mayor and Council of Princeton Approving Transfers in Accordance with N.J.S.A. 40A:4-59

## **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

## **XIII. ADJOURNMENT**



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0008

**Agenda Date:** 2/9/2026

**Agenda #:** 1.

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2025 Urban Forestry Report



# MUNICIPALITY OF PRINCETON

Department of Engineering & Infrastructure Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council  
**From:** Taylor Sapudar, Municipal Arborist  
Deanna Stockton, Deputy Administrator/Municipal Engineer  
**Subject:** 2025 Urban Forestry Annual Report  
**Date:** January 30, 2026

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Provided herein is the 2025 annual report prepared in accordance with Section 22-17 of the Tree and Shrub Ordinance. This annual report provides data concerning tree removal permits granted and denied, the quantity of complaints resolved, fees and assessments collected, disbursements from the Princeton Shade Tree Trust Reserve and information pertaining to the progress towards the objectives in Princeton's Community Forestry Management Plan (CFMP).

### Permit Application Data

- As of January 30, 2026, the Shade Tree Trust Reserve balance is \$89,282.14.
  - \$3,760 in application fees was collected in 2025.
- In the 2025 calendar year, 438 permits for the removal of 1441 trees (not including planning board applications) were issued, with 0 denials.
  - Of the 438 approved permits, 94 permits required the replacement of trees.
    - 345 Permits were issued due to dead, dying, diseased, or ash trees.
      - 95 permits accounted for the removal of 366 ash trees infected with the Emerald Ash Borer (EAB).
      - Remaining exempt permits were for a variety of reasons. Significant decay, bacterial leaf scorch (BLS) of oak, and significant crown decline were the most common instances of removal.
    - 40 permits out of the 94 permits requiring replacements were specifically due to construction-related site improvements, not including planning board approvals.
    - 54 permits were live tree permits issued for multiple reasons. Wrong tree / wrong place, homeowner concern of structural issues, and new landscaping were the most common homeowner reasons.
    - 516 replacement trees are due in 2026.
- \$1100 was received in lieu of two tree replacements.

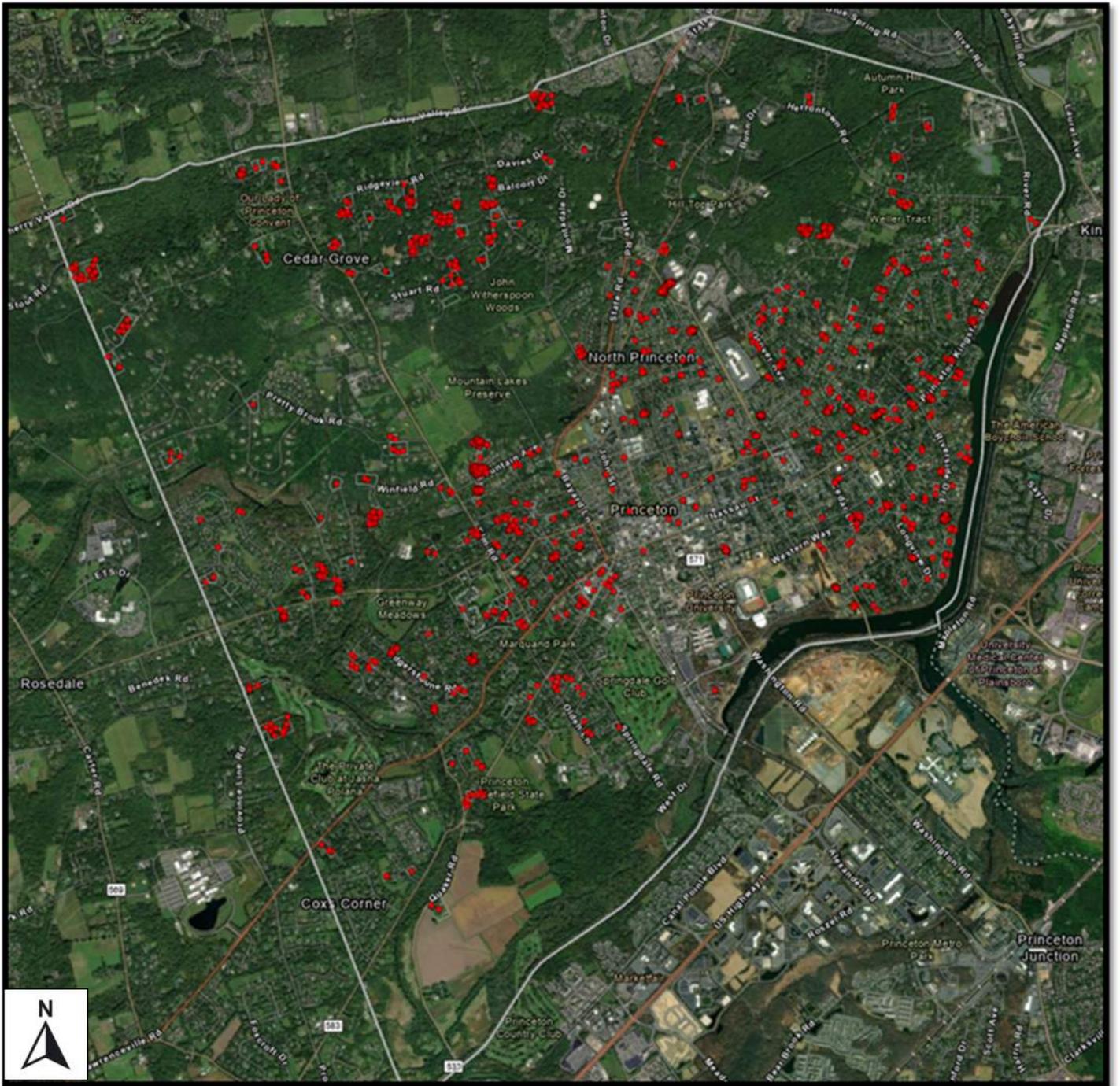
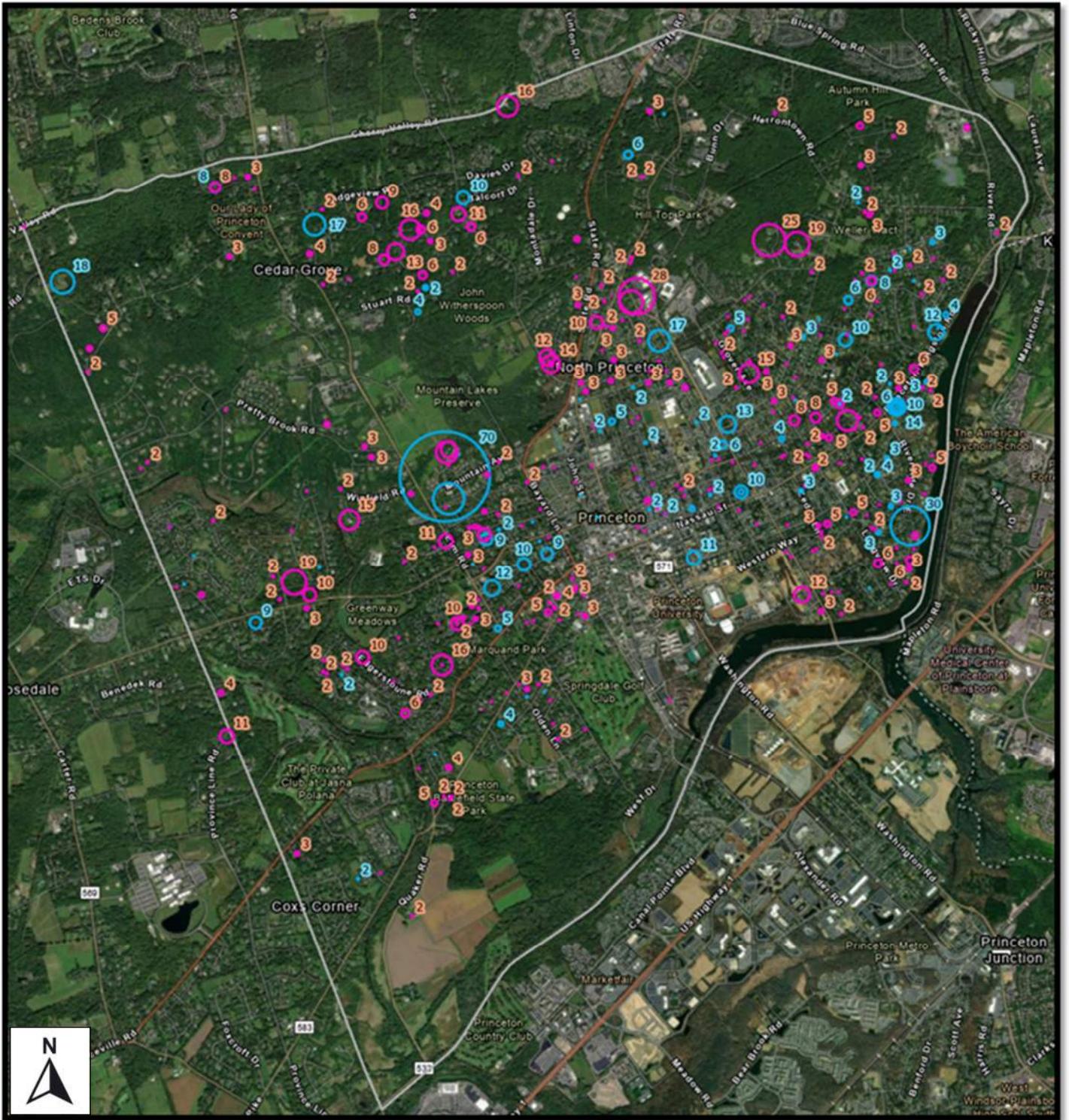
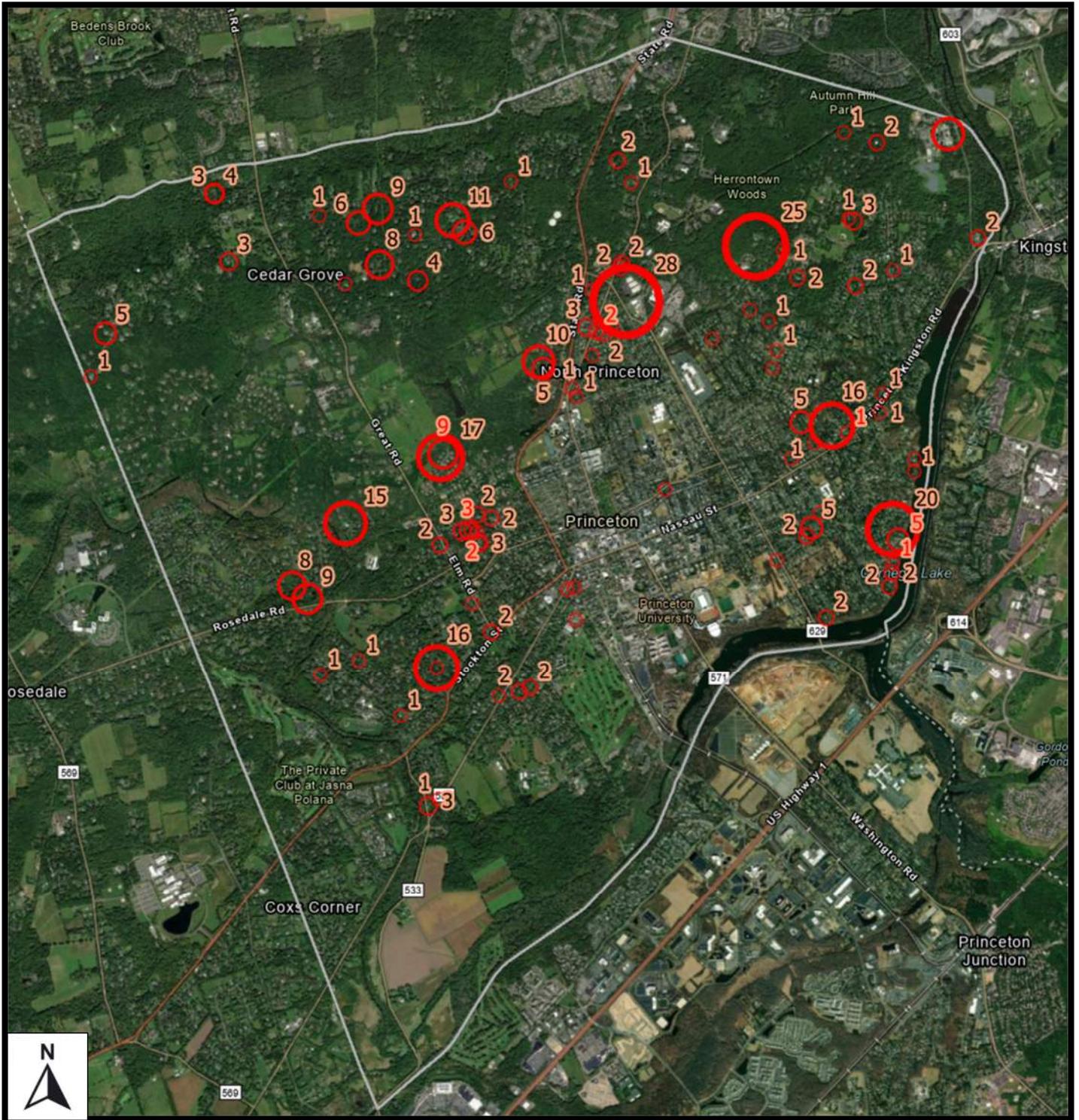


Figure 1: Trees Removed by Permit in 2025



**Figure 2: 2025 Tree Removal Permits**  
Pink: Dead/Dying/Diseased/Ash; Blue: Live Tree Permits  
Number represents the number of trees removed per permit



**Figure 3: Tree Removal Permits (95) for 366 Ash Trees**  
Number represents the number of ash trees removed per permit

### **Urban Tree Canopy Report**

In February 2025, Princeton completed an assessment and analysis of its tree canopy cover to gain a comprehensive understanding of its current distribution, recent changes, benefits to residents, and identifying opportunities for future tree planting. The existing tree canopy covers sixty percent of the municipality. Between 2010 and 2023, Princeton's tree canopy experienced a total loss of 652.76 acres (5.54%) over 13 years, with nearly all U.S. Census block groups seeing a reduction in canopy cover. The full report is available at <https://www.princetonnj.gov/DocumentCenter/View/20307/Tree-Canopy-Assessment-Report>.

### **Community Forestry Management Plan (CFMP)**

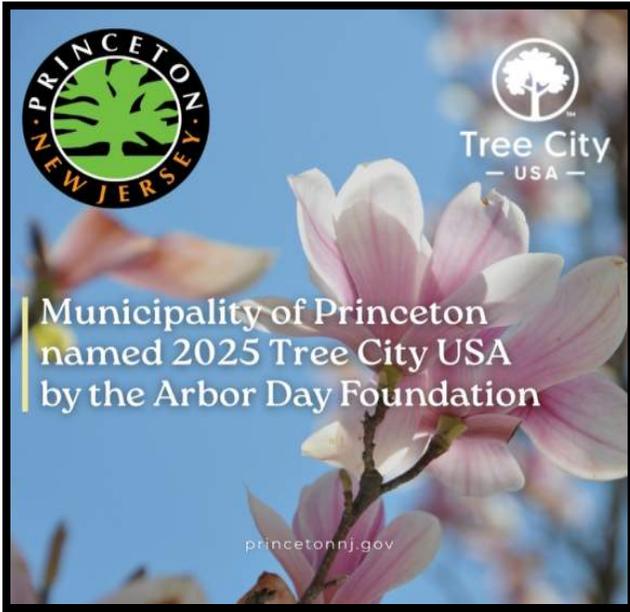
Princeton's five-year Community Forestry Management Plan (2025- 2029) was approved by the New Jersey Department of Environmental Protection in January 2026. Prepared with assistance from Davey Resource Group, the CFMP provides a clear, strategic framework for managing public trees in a safe, sustainable, and cost-effective manner. The plan enables eligibility for state and federal grant funding, supports proactive risk management and storm preparedness, guides informed decisions related to planting, pruning, and removals, strengthens ordinance enforcement, promotes equitable canopy distribution, and demonstrates the municipality's long-term commitment to responsible urban forest stewardship and climate resilience. The full report is available at <https://www.princetonnj.gov/DocumentCenter/View/22671/Princeton--Community-Forest-Management-Plan-Signed>.

### **Update of the Shade Tree Commission Ordinance**

On December 22, 2025, Princeton Council approved an updated Trees and Shrub ordinance (Ordinance No. 25-19), effective in 2026, to strengthen the protections on Princeton's tree canopy. Specifically:

- The threshold to submit a tree removal permit application is lowered from 8" diameter at breast height (DBH) to 6" DBH.
- The tree replacement ratios have been edited to result in more replacement trees required for the largest DBH tree removals. In the current ordinance, trees larger than 39" DBH have a four-tree replacement requirement; the proposed amendment decreases the DBH to 33" for this requirement.
- Definitions have been added or edited for endangered species, ornamental tree, Princeton Shade Tree Trust Reserve, significant tree, and specimen tree.
- The exceptions in Section 22-12 have been reduced. While the current ordinance does not require applications for dead / dying tree and ash tree removals, applications have been submitted with fees and replacement tree requirements waived. The proposed amendment would codify this scenario. The exception for tree removals related to land use board applications is also being removed. Instead, these applications are required to submit a tree removal permit application under Chapter 22.
- Replacement tree species shall not include invasive species listed on the New Jersey Invasive Species Strike Team's Do Not Plant List.
- The application fee is being increased from \$40 to \$100 to more fully encompass the operational costs to administer this permit program.
- The 20-day automatic permit approval provision is proposed to be removed from Section 22-14. This provision has not been activated in the last five years and is detrimental to the goals of maintaining, conserving and protecting the canopy.
- The informal resolution procedure in Section 22-16 has been enhanced to codify the current activities by the Municipal Arborist in enforcing the Trees and Shrubs regulations.
- The annual reporting process in Section 22-17 is being updated to reflect current practice. The Arborist prepares the report in consultation with the Shade Tree Commission.
- The tree preservation and protection requirements for a development in Chapter 10B-227A are proposed to be strengthened to reflect the language in Chapter 22.

- The tree replacement table in Chapter 10B-227A is being replaced with a redirection to the tree replacement table in Chapter 22.
- The shade tree escrow fund referenced in Chapter 10B-227A is proposed to be updated in this amendment. The correct terminology for this fund is the Shade Tree Trust Reserve, as defined in Chapter 22. The use and reporting requirements codified in land use code section and are being removed and can be formalized by resolution.



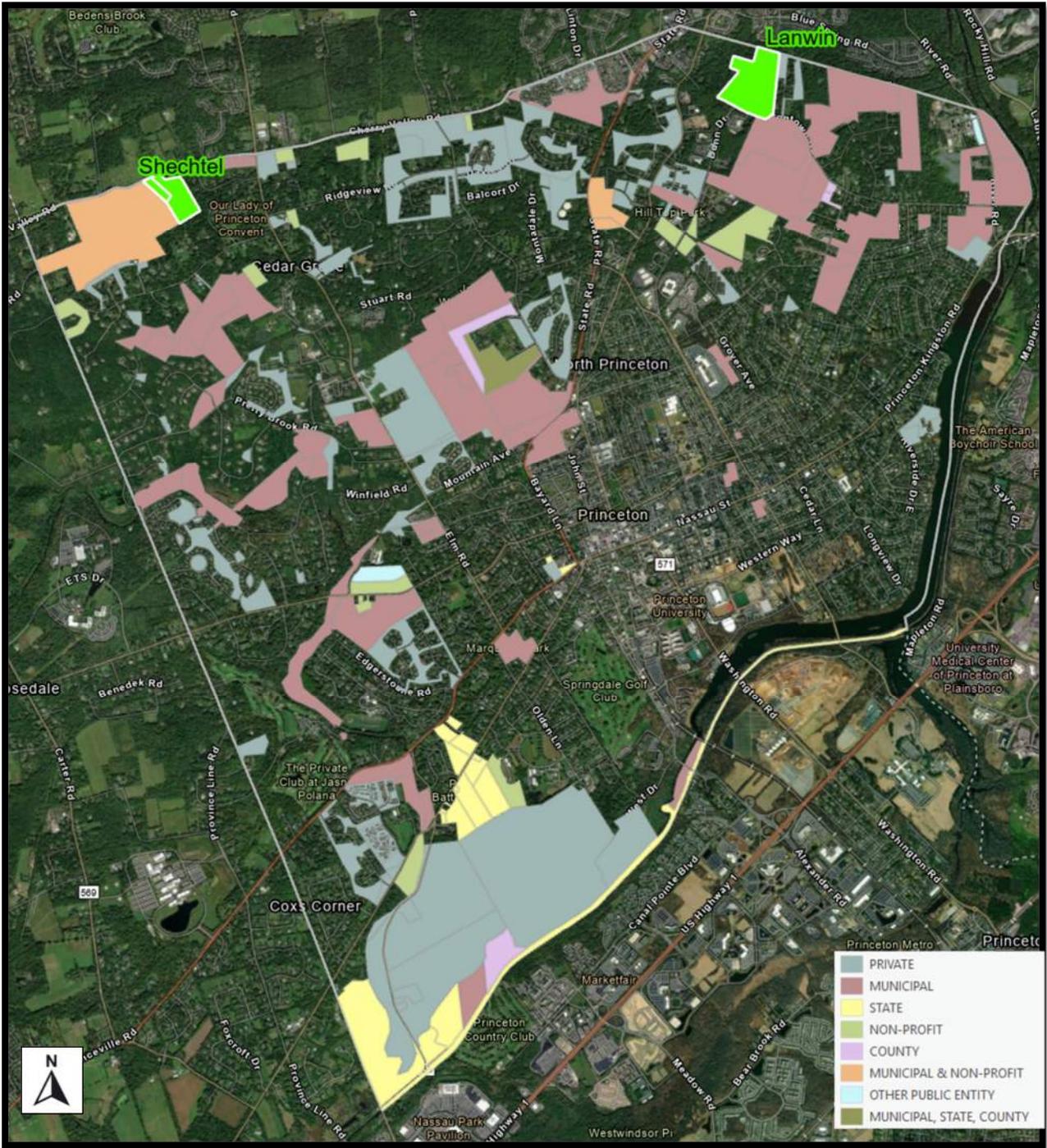
### **Tree City USA Recognition**

In 2025, Princeton renewed its Tree City USA designation through the Arbor Day Foundation for the 29th consecutive year. This continued recognition reflects the Municipality's long-standing commitment to urban forest management, public tree care, community engagement, and adherence to nationally recognized forestry standards.

### **Land Preservation, Reforestation, and Climate Resilience Open Space Acquisition – Lanwin and Shechtel Properties**

On December 30, 2024, the Municipality of Princeton, in partnership with Ridgeview Conservancy, The Watershed Institute, Friends of Princeton Open Space, and the New Jersey Conservation Foundation, completed the acquisition of the Lanwin property located along Herrontown Road and Mount Lucas Road. This 90-acre parcel is contiguous with existing preserved lands, strengthening regional habitat connectivity for migratory birds and wildlife. The site includes mature forest as well as shrub–scrub habitat in formerly farmed areas. The property is permanently preserved as open space and is available for passive recreational use.

In 2025, Princeton permanently preserved a 24-acre parcel (Shechtel) through open space acquisition, preventing future residential development. Like Lanwin, this 24-acre site is contiguous to other preserved lands that provide habitat linkages for migratory birds and wildlife. This property contains a mature forest and shrub-scrub habitat in formerly farmed areas. It is preserved as open space and provides passive recreation and parts of the site are subject to a wetlands/stream corridor deed restricted area and greenbelt deed restricted area.



**Figure 4: Shechtel and Lanwin Preserved Open Space Superimposed on Recreation and Open Space Map**



Figure 5: Shechtel - Cherry Valley Road (blue indicates parcels of Recreation and Open Space Map)

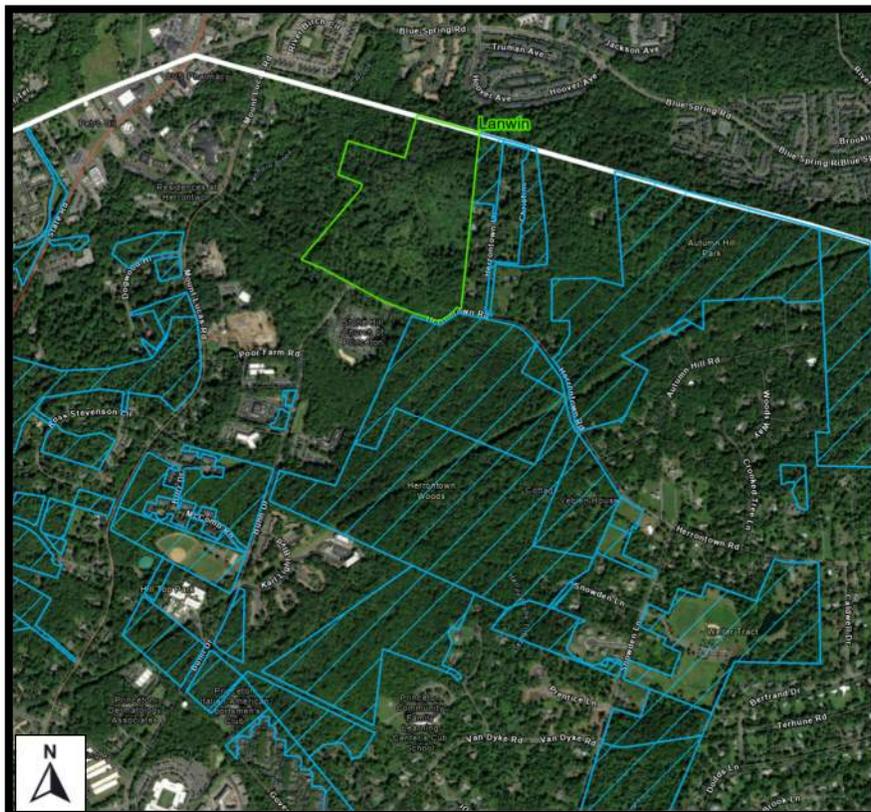


Figure 6: Lanwin - Herrontown Road (blue indicates parcels of Recreation and Open Space Map)

### Community Park North Forest Restoration (CP North)

Princeton, in partnership with Friends of Princeton Open Space (FOPOS), is replanting 45 acres of forest at Community Park North, part of the larger Mountain Lakes open space encompassing nearly 400 acres of preserved open space and farmland. This project focuses on an area of the forest which experienced a microburst which decimated former spruce and pine plantations, invasive species proliferation, and suppressed forest regeneration due to deer browse.

To date, six planting plots have been cleared of invasive vegetation, with dead wood consolidated to create planting areas. Protective fencing is installed, and the contractor planted 2,553 native trees within fenced areas and along adjacent infrastructure corridors. FOPOS volunteers planted an additional 600 trees.

Over the next two years, invasive regrowth will be treated with targeted herbicide applications, and volunteers will manually clear invasives along a stream corridor and plant approximately 2,000 additional trees. Ongoing monitoring will include fence maintenance, tree replacement as needed, and follow-up treatments to ensure long-term success.

The project is supported by a \$552,000 NJDEP Natural Climate Solutions Grant. The total estimated project cost is \$695,980, with the balance provided through in-kind municipal staff time, volunteer labor, and municipal coverage of select materials and consultant services.



Figure 7: Community Park North Reforestation (CP North)

### Microforest at Quarry Park



Princeton's first microforest was planted at Quarry Park on October 4, 2025, transforming an underutilized park area previously dominated by turf grass and invasive plants. Over 100 volunteers planted nearly 1,300 native trees and shrubs across the 6,000-square-foot site. The planting includes fifteen tree species and six shrub species, with dominant species such as red maple, shagbark hickory, sweetgum, tulip poplar, white oak, American hornbeam, eastern redbud, northern spicebush, and arrowwood viburnum. This initiative also contributed to exceeding the municipality's annual street tree planting goals.

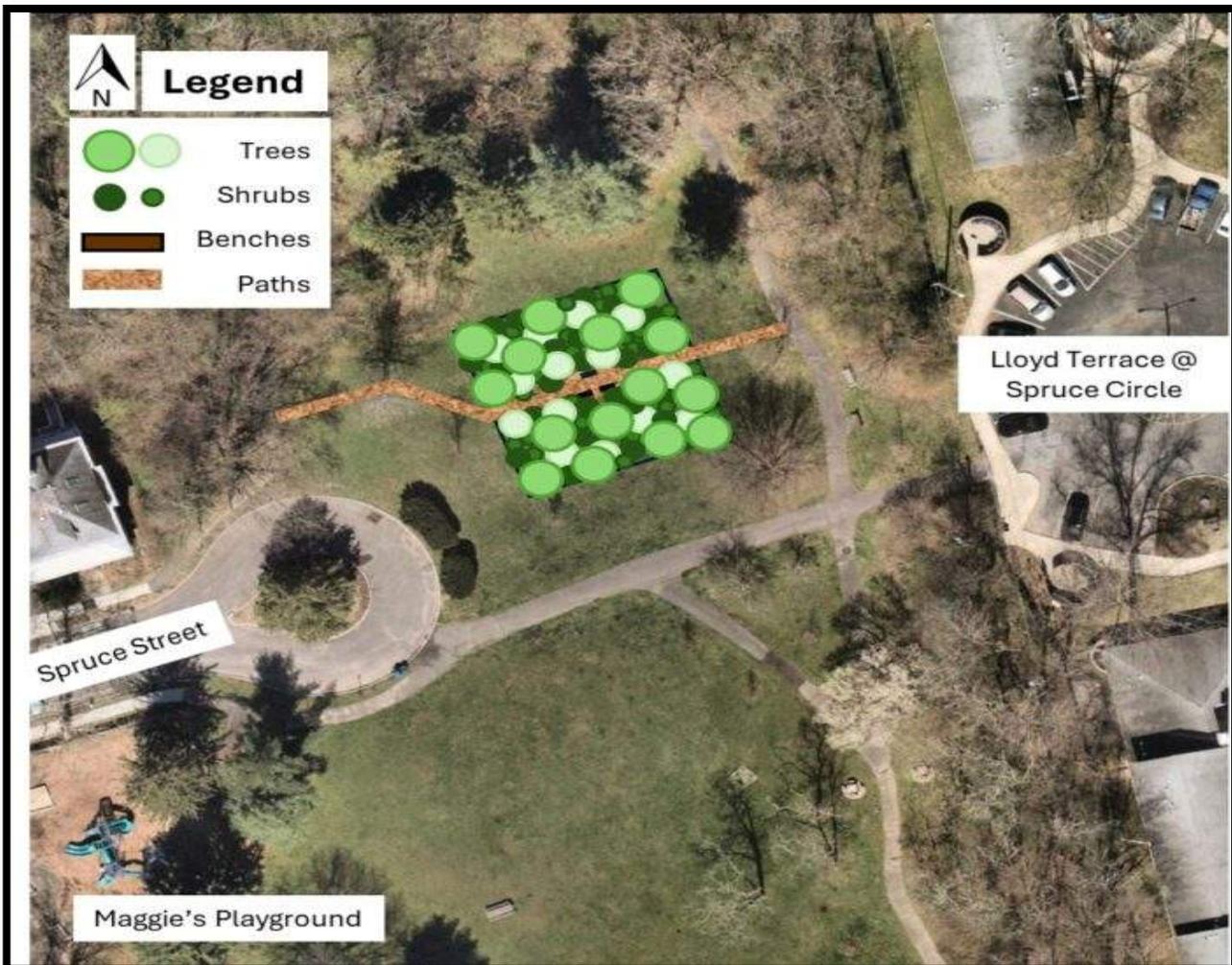


Figure 8: Microforest at Quarry Park on Spruce Street

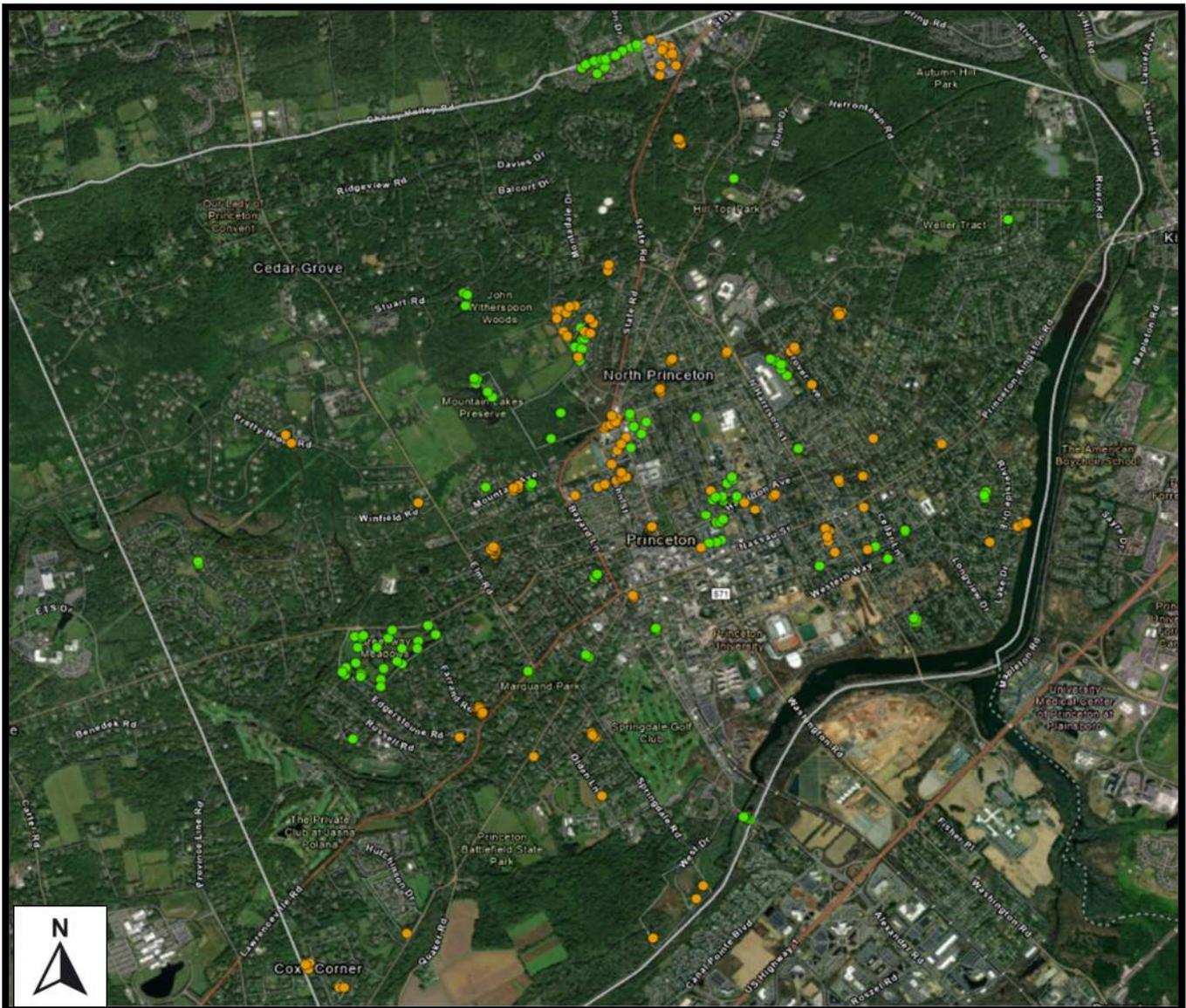
### Tree Planting and Species Selection

The Municipal Arborist, with assistance from the Shade Tree Commission, developed a Recommended Tree Species List to guide residents, developers, and contractors toward resilient, appropriate species selections. It is publicly available on the municipal website at <https://www.princetonnj.gov/1628/Recommended-Tree-Species>.

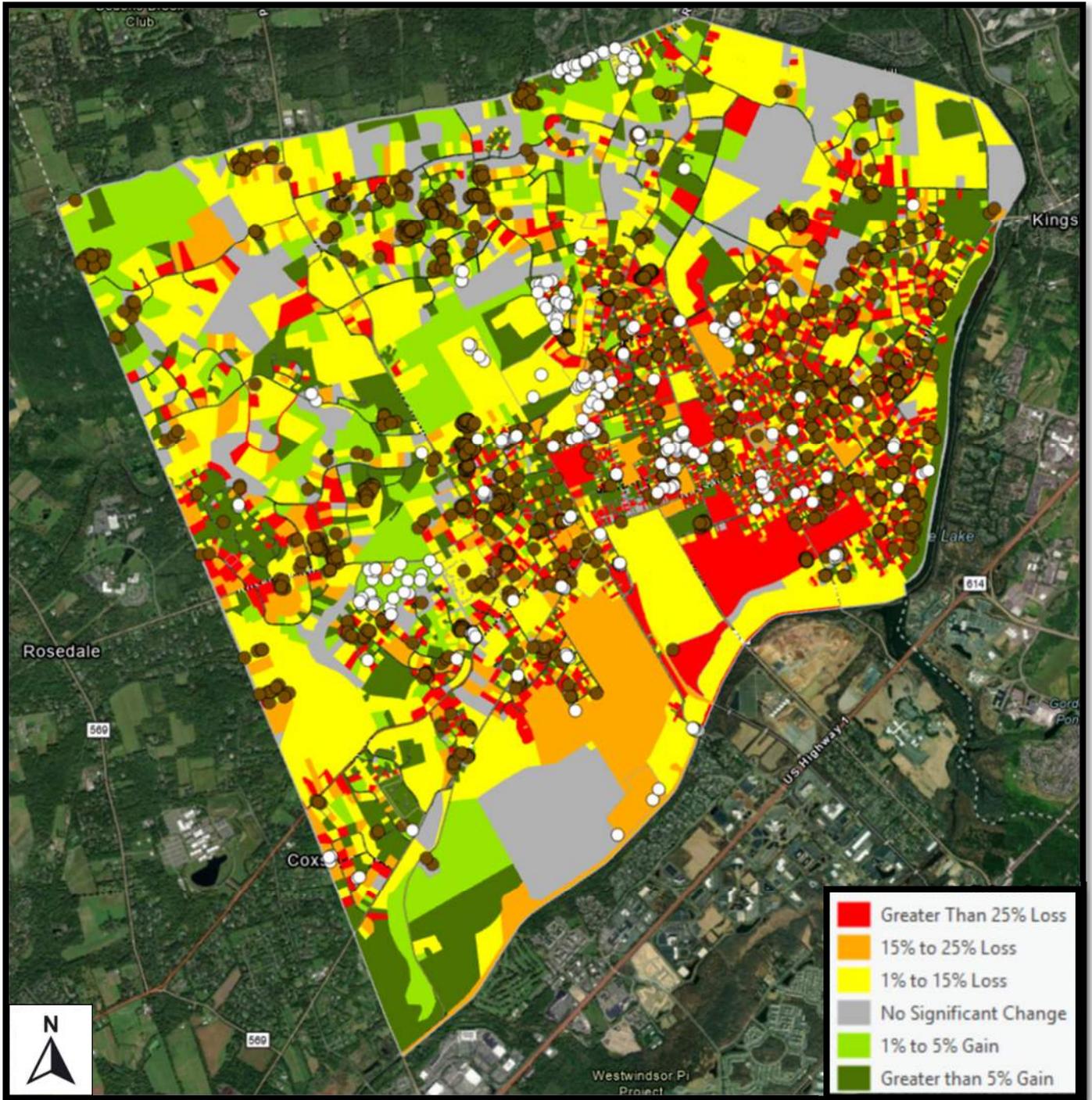
### Capital Planting Projects

During 2025, 276 trees were planted through municipal spring and fall planting contracts including a mix of large canopy shade trees and utility-compatible species distributed throughout the municipality. Block plantings occurred on Cherry Valley Road at the Griggs Farm area, Birch Avenue, Cherry Hill Road, Greenway Meadows Poetry Walk, 400 Witherspoon Street, and Farrand Road, among other locations.

Five Shade Tree Commission commemorative trees were also installed in conjunction with the capital planting contracts: a Princeton elm and swamp white oak at Harrison Street Park; a sugar maple at Community Park North; an eastern redbud at Greenway Meadows; and a Sweetgum at Rogers Refuge.



**Figure 9: 2025 Capital Street Tree (276) Planting Locations**  
Green Dots: Spring Planting; Orange Dots: Fall Planting



**Figure 10: 2025 Street Tree Planting (White Dots) and Removal (Brown Dots) Locations Superimposed Over the Princeton Tree Canopy Loss / Gain Map Between 2010 and 2023**

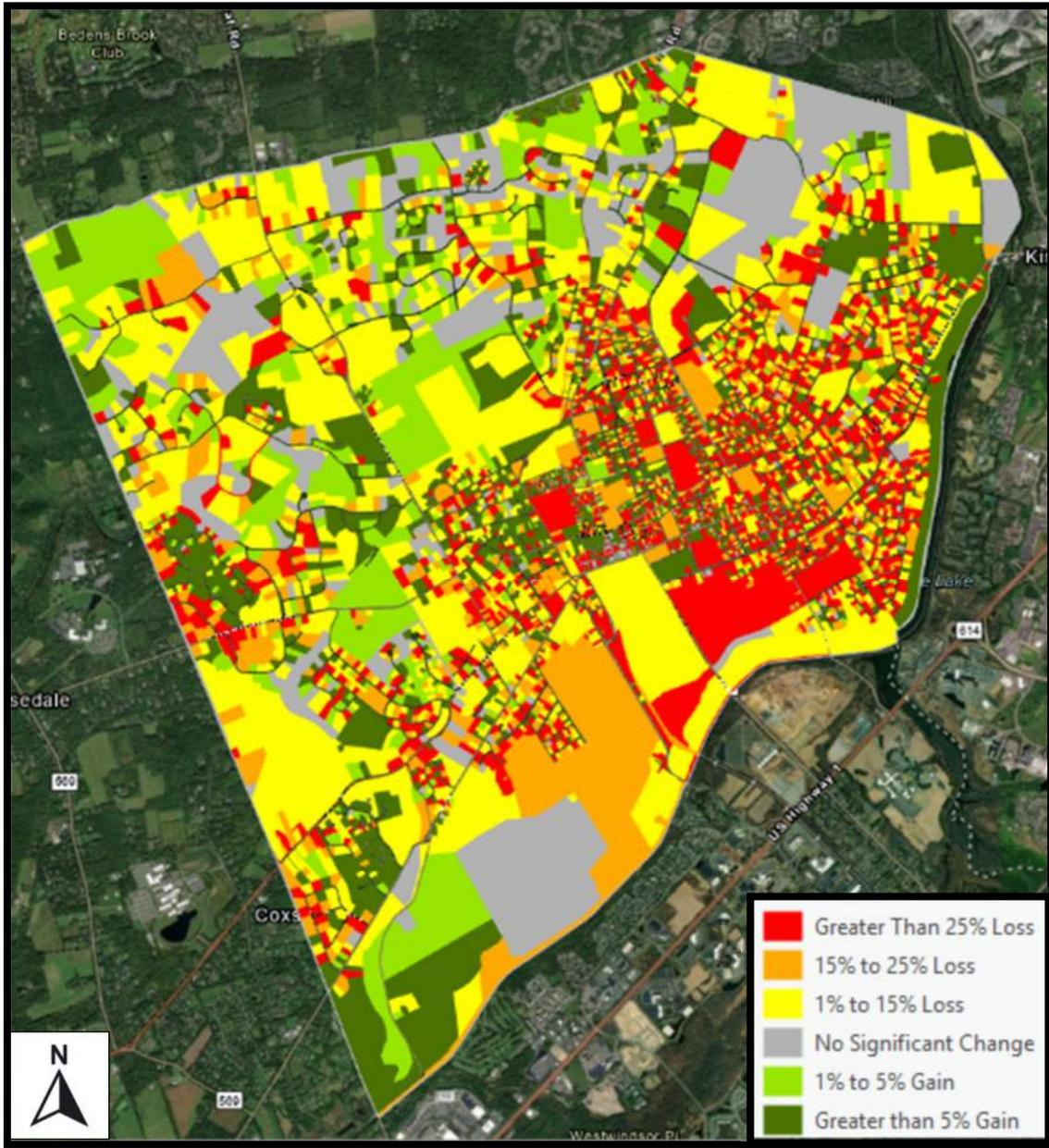
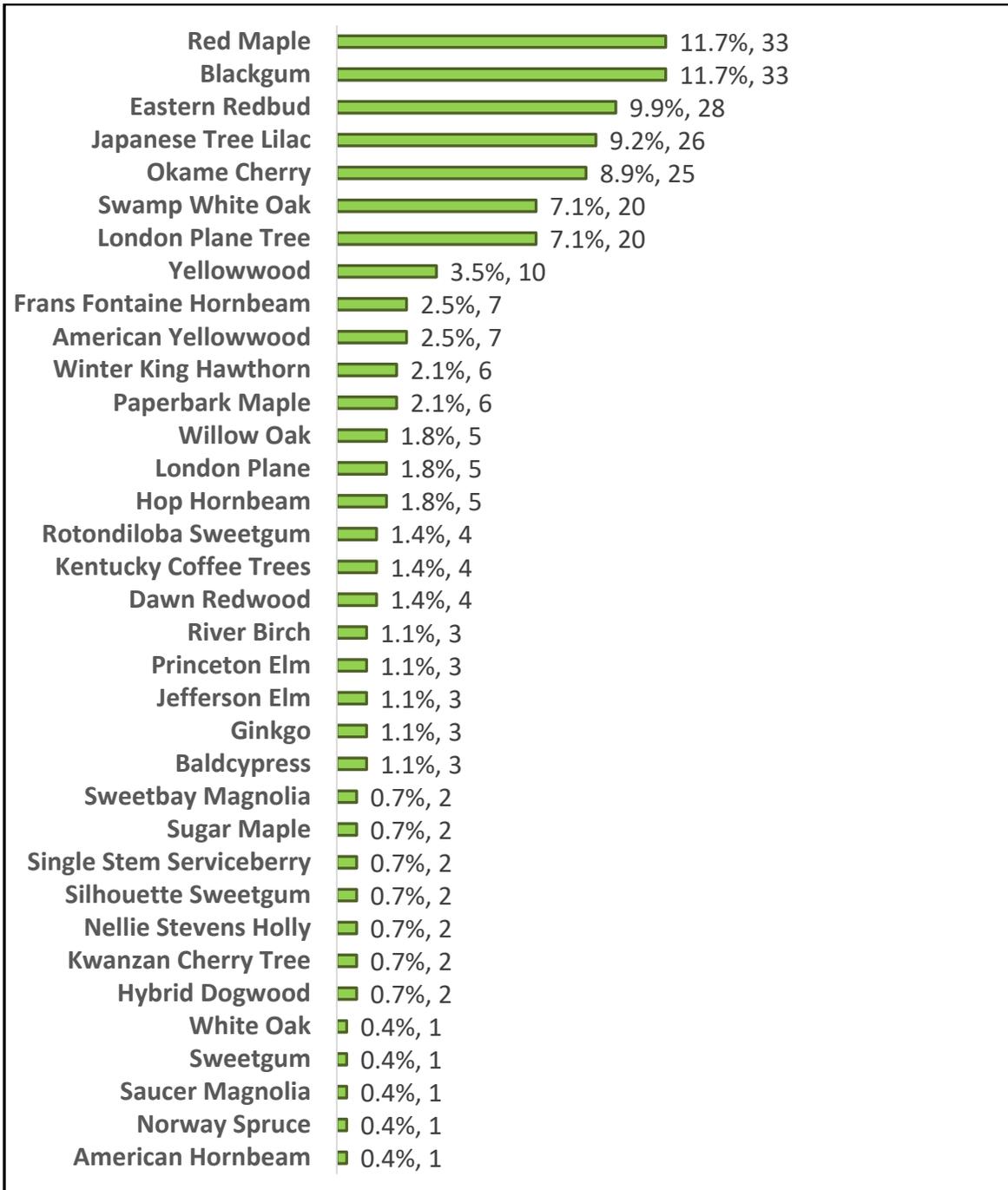


Figure 11: Princeton Tree Canopy Loss / Gain Map Between 2010 and 2023

	Share of Acreage in Category	Removals	Plantings
<b>Greater than 25% Loss</b>	17.3%	23.9%	21.2%
<b>15% to 25% Loss</b>	18.1%	19.8%	13.0%
<b>1% to 15% Loss</b>	50.2%	32.2%	22.2%
<b>No Significant Change</b>	2.5%	4.2%	0.7%
<b>1% to 5% Gain</b>	2.9%	5.7%	17.7%
<b>Greater than 5% Gain</b>	8.9%	14.2%	25.3%
<b>TOTAL</b>	11,782 acres	1,441 trees removed	282 trees planted
<b>Ratio of Removal to Planting = "About 5 Trees Removed For Each Tree Planted"</b>			

Figure 12: Princeton 2025 Tree Removal and Planting Summary Statistics

75% of removals and 56.3% of plantings occurred in parcels that experienced canopy loss, while 20% of removals and 43% of plantings occurred in parcels that experienced canopy gain.



**Figure 13: 2025 Capital Tree Planting (276 Trees) Species Distribution**

### **Emerald Ash Borer Injection**

As part of proactive pest management efforts, the Municipality treated 54 municipal ash trees, representing a total of 1,504 inches in DBH, using systemic injections to prevent Emerald Ash Borer infestation and preserve high-value public trees. The volume of trees treated are located on Vandeventer Avenue and Mercer Street and at Harrison Street Park and Marquand Park.



### **Witherspoon Street Rain Garden Installation**

The Witherspoon Street rain garden, constructed as a part of the Witherspoon Street capital improvement project, was planted on April 28, 2025. Located between the street and sidewalk at the municipal building parking lot, the rain garden serves as a demonstration green infrastructure project. Planting was performed by municipal staff with support from Sustainable Princeton volunteers and Community Park Elementary School students. More than 600 native and adaptive plants were installed.

The rain garden functions as a best management practice for stormwater management, filtering runoff through mulch, engineered bioretention soil, sand, and a stone reservoir before discharging to the existing drainage system. Plantings were selected and arranged in zones based on water tolerance to maximize infiltration, evapotranspiration, and long-term performance.

### **Westminster Choir College Inventory**

In June 2025, Princeton's Urban Forestry Department completed a comprehensive inventory and assessment of trees and stumps across the 23-acre Westminster Choir College campus. A total of 260 trees and stumps located along roadways and throughout the campus were inventoried. The data was collected and analyzed to evaluate species composition, tree condition, and maintenance needs, supporting informed management decisions that enhance public safety, environmental quality, and long-term urban forest health. Tree values and ecosystem benefits were quantified using the i-Tree Eco model developed by the U.S. Forest Service in partnership with The Davey Tree Expert Company.



**Figure 14: Westminster Choir College Campus Tree DBH Distribution**

Gray Dot: Young (1"-8"); Blue Dot: Established (9"-16"); Yellow Dot: Maturing (17"-23"); Orange Dot: Mature (24"+)

**Professional Development and Workforce Capacity**

Continuing education completed throughout the year directly supported the objectives of the Community Forestry Management Plan by ensuring professional competency, regulatory compliance, and adherence to best management practices.

Municipal tree crew members, Shade Tree Commission members, and the Municipal Arborist participated in multiple continuing education opportunities to maintain CORE, New Jersey Licensed Tree Expert, and ISA requirements. Additionally, one tree crew member completed a five-week climbing and training program through the Committee for Advancement of Arboriculture (C.A.A.), advancing workforce development, safety, and operational efficiency. The Municipal Arborist renewed both New Jersey Licensed Tree Expert and ISA certifications, ensuring qualified oversight of municipal tree management.



**Interagency Coordination**

Positive working relationships continued with PSE&G, Mercer County Department of Transportation, and the New Jersey Department of Transportation, with PSE&G committed to consistently perform

maintenance pruning along Princeton’s primary electrical distribution lines to support system reliability and public safety.

### Public Outreach and Education

The Municipal Arborist continues to collaborate with the Communications Director to expand urban forestry content and outreach on the municipal website and social media, including the “Tree of the Month” video feature launched in November 2025 and other public-facing educational initiatives.



The Municipal Arborist conducted Arbor Day presentations to the four third-grade classes at the Princeton Public Schools, highlighting the importance of trees and distributing native seedlings sourced from a local nursery.

The Shade Tree Commission participated in annual community events including Princeton Porchfest and the Sustainable Princeton Beerfest, distributing native seedlings. At the annual Community Night Out, the Department of Infrastructure hosted an outreach table to discuss municipal tree initiatives, distribute the Recommended Tree Species List, and provide 36 one-gallon native trees to residents.



We appreciate your continued support of Princeton's urban forest. If you have any questions, please contact the Municipal Arborist, Taylor Sapudar at [tsapudar@princetonnj.gov](mailto:tsapudar@princetonnj.gov) or (609) 688-2566.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-01

**Agenda Date:** 2/9/2026

**Agenda #:** 1.

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An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-10 (AH-10) in Furtherance of the Fair Housing Act-Roll Call

**ORDINANCE #2026-01**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-10 (AH-10) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing District-10 (“AH-10”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

- (10) AH-10 Affordable Housing – 10.

**Section 2. Zoning Map.** Section §B17A-203, “District Map”, of Chapter B17A of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>New District</u></b>
48.01	5	245-247 Nassau Street	SB B	AH-10

**Section 3. Affordable Housing District Provisions.** Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision II “Affordable Housing (AH) Zones” as follows:

**§B17A-490. Affordable Housing - 10 (AH-10)**

- A. Purpose. The purpose of the AH-10 zoning district is to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and thereby comply with the Municipality's constitutional obligation to provide such housing to low-and moderate-income households. Specifically, the AH-10 zone is established to encourage redevelopment consisting of upper-story multiple dwellings with an affordable housing set-aside, along with ground-level retail, service, commercial and office uses.
- B. Permitted Uses. In Affordable Housing – 10 district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
- (1) Multiple dwellings.
  - (2) Retail sales and services, offices and restaurants located on the ground floor or street level, not to exceed, in total, 3,300 square feet of net leasable floor area.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
- (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance and storage.
  - (5) Off-street parking and loading.
  - (6) Street/site furnishings. Outdoor dining / courtyard is allowable within the front yard setback.
  - (7) Home occupations.
  - (8) Fences and walls.
  - (9) Landscape amenities and open space.
  - (10) Signs.
  - (11) Storm water management facilities and other utilities.
  - (12) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.

- D. Required Income Restriction. In any AH-10 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than eighteen (18). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-10 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
    - a. Front yard:
      - i. To Lot 18: five (5) feet.
      - ii. All others: zero (0) feet.
      - iii. Outdoor dining courtyard(s) shall be allowable within the front yard setback.
    - b. Side yard: zero (0) feet.
    - c. Rear yard: ten (10) feet.
      - i. Stormwater management measures and emergency generator(s) shall be permitted within the rear yard setback.
    - d. Maximum front yard setback: fifteen (15) feet.
  - (2) Maximum impervious coverage: 90%.
  - (3) Building height shall not exceed five (5) stories, not to exceed sixty-five (65) feet in height.
  - (4) Maximum number of dwelling units shall not exceed 95 units in the AH-10 district.
  - (5) Maximum number of buildings: Multiple buildings per lot are permitted.
  - (6) Off-street vehicular and bicycle parking.
    - a. Vehicle parking for residential uses: 0.75 off-street parking spaces

shall be provided for each dwelling.

- b. Vehicle parking for non-residential uses. No off-street parking spaces shall be required.
  - c. The allowable number of compact size parking spaces shall be as follows: In parking areas and parking structures of less than 100 spaces, a maximum of 25% of such spaces may be designed as compact spaces.
  - d. Bicycle parking shall be provided in accordance with §T10B-282.2.
- F. Landscaping. No landscape buffers shall be required.
- G. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- H. Signs.
- (1) One building-mounted identification sign shall be permitted. Such sign shall not exceed 15' x 4' (height x width) and sixty (60) square feet in size. If the sign is illuminated, it shall be either externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.
  - (2) One freestanding, two-sided, monument sign shall be permitted. Such sign shall not exceed one (1) foot in width, with each sign face not exceeding 5' x 4' (height x width) and twenty (20) square feet in size. The sign may be installed in the front and side yard setbacks up to the property boundaries. If the sign is illuminated, it shall be either externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.
  - (3) One building-mounted retail sign shall be permitted. Such sign shall not exceed 1' x 9' (height x width) and nine (9) square feet in size. If the sign is illuminated, it shall be either externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.
  - (4) One building-mounted parking sign shall be permitted. Such sign shall not exceed 1' x 9' (height x width) and nine (9) square feet in size. If the sign is illuminated, it shall be externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content).

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on January 27, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 9, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# 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:** February 6, 2026  
**Subject:** **Ordinance #2026-01 Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District 10 (AH-10) in Furtherance of the Fair Housing Act**  
Council Introduction – January 27, 2026  
Planning Board Review – February 5, 2026

---

The Princeton Council referred Ordinance #2026-01 to the Planning Board for Master Plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The Planning Board reviewed the ordinance at their regular meeting open to the public on February 5.

**By a unanimous vote, the Board found Ordinance #2026-01 to be substantially consistent with the Princeton Master Plan and recommended approval of the ordinance**, with the following comments:  
-The Board recommends protecting mature and healthy trees on the site and its edges to the extent possible.  
-Based on a comment from a member of the public, the Board encourages activating the street in front of the commercial space to create a more vibrant space than currently exists.

Two members of the public commented in favor of the project.

See the memo from Assistant Director of Planning Nathan Foote, AICP PP, and myself for more information on the ordinance, the Affordable Housing District 10 (AH-10) district it would establish, and its relation to the Princeton Master Plan, including the Fourth Round Housing Plan Element and Fair Share Plan. The memo is attached.

Please reach out if there are any questions or concerns regarding the ordinance or the Planning Board’s review.

CC: B. Hvozdovic, Administrator  
D. Mount, Municipal Clerk  
D. Bruno, Deputy Municipal Clerk  
T. Cecil, Esq., Municipal Attorney  
K. Van Hise, Esq., Municipal Attorney  
L. Wilson, Planning Board Chair



# MUNICIPALITY OF PRINCETON

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## MEMORANDUM

**To:** Princeton Planning Board  
**From:** Justin Lesko, AICP, PP – Planning Director *JL*  
Nathan Foote, AICP, PP – Assistant Planning Director  
**Date:** January 30<sup>th</sup>, 2026  
**Subject:** **Ordinance #2026-01 Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District 10 (AH-10) in Furtherance of the Fair Housing Act**  
Council Introduction – January 27<sup>th</sup>, 2026

---

The Princeton Council has referred Ordinance #2026-01 to the Planning Board for Master Plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on January 27<sup>th</sup> and is scheduled for a public hearing on February 9<sup>th</sup>. The ordinance is attached to this memo for reference.

The ordinance establishes Affordable Housing District 10 (AH-10), comprised of one lot at 245-247 Nassau Street (Block 48.01, Lot 5). The lot currently contains two two-story professional office buildings with associated parking lots and is located in the SB Service Business zone of the former Borough. The property is adjacent to commercial and mixed uses in the SB B zone to the east and west, and is adjacent to Princeton University buildings and grounds to the south in the E-3 Education zone of the former Borough. The 245-247 Nassau Street property and its neighboring properties along Nassau Street are also within the AHO-1 Affordable Housing Overlay. The property is also opposite, to the north across Nassau Avenue, from commercial and mixed uses in the NB Neighborhood Business zone of the former Borough.

The AH-10 district is intended to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and to comply with the Municipality’s constitutional obligation to provide housing for low-and moderate-income households. The site is included in the Municipality’s Fourth Round Housing Plan Element and Fair Share Plan (“Fourth Round HEFSP”) as adopted by the Planning Board on June 25, 2025, and endorsed by Council on June 26, 2025. Pages 65-66 of the Fourth Round HEFSP includes how the future development meets the criteria of site availability, suitability, approvability and developability as required by state law. Appendix I of the Fourth Round Plan includes a map of site constraints and an initial conceptual plan of the development. We note that the concept was revised after adoption of the Fourth Round HEFSP to increase the number of permitted units from 90 to 95. Appendix I is attached to this memo.

As called for in the Fourth Round Plan, Ordinance 2026-01 establishes an AH-10 zone that would allow for up to 95 multi-family residential apartment units. The Ordinance also permits up to 3,300 square feet of leasable commercial use on the ground floor. The ground floor commercial use is not required, and residential uses are permitted on all floors. At least 20% of the residential units are required to be restricted as affordable with a minimum number of 18 affordable units. In other words, while a developer may reduce the number of overall units, they may not reduce the number of units set aside as affordable below 18 units. This is consistent with the Fourth Round HEFSP, in which 18 affordable units are to be provided from the 245-247 Nassau Street site. The affordable units will be regulated

consistent with the Uniform Housing Affordability Controls (UHAC) and the New Jersey Fair Housing Act.

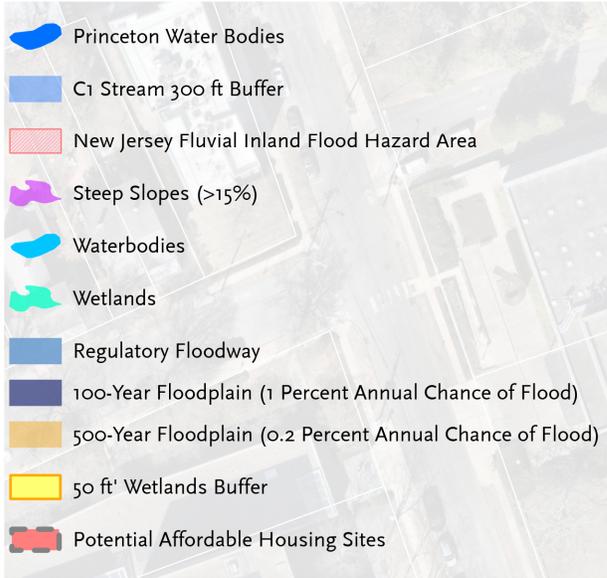
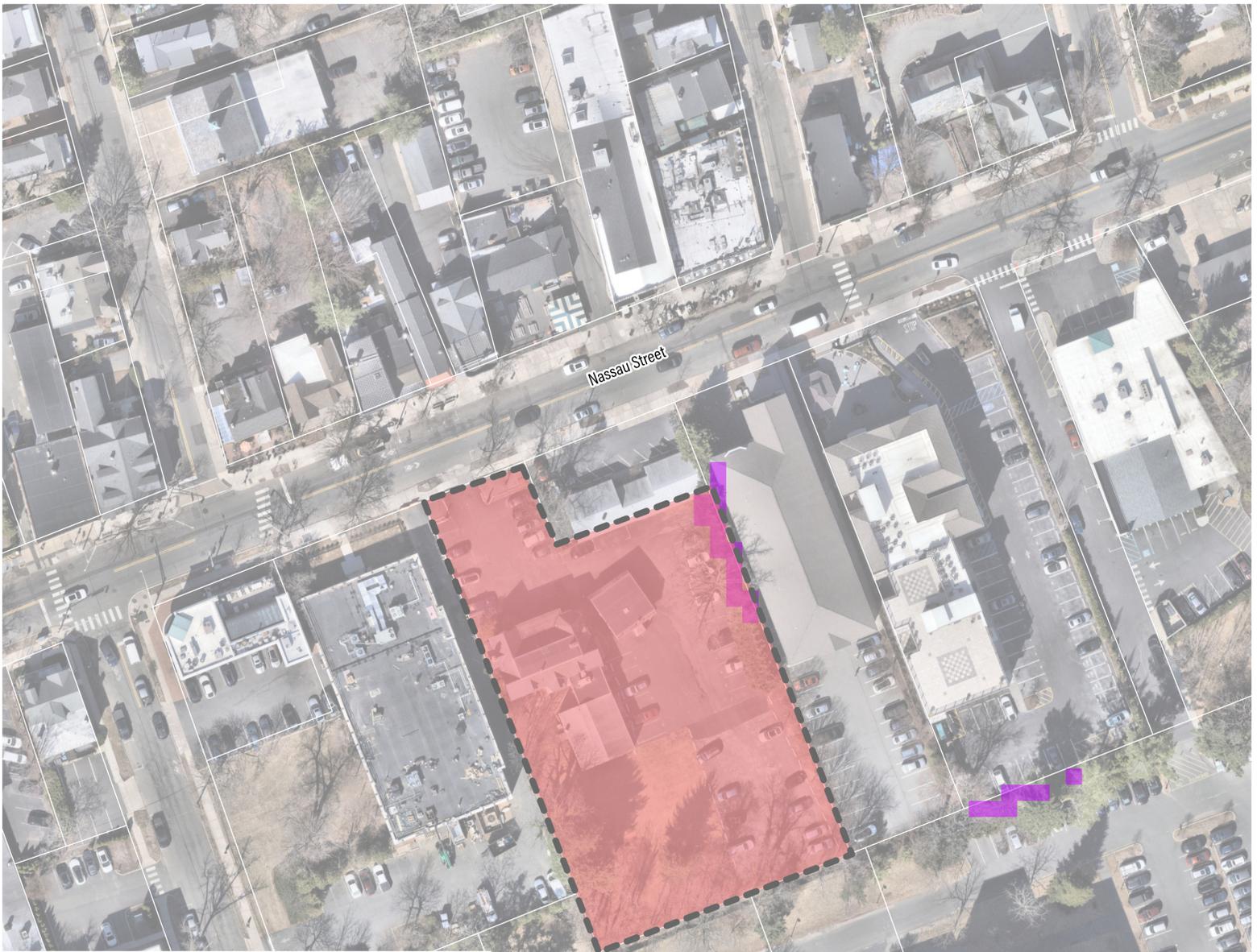
The proposed ordinance allows the apartments to be in multiple buildings. The maximum permitted height is five stories and 65 feet. The maximum impervious coverage is 90%. Per the proposed ordinance, 0.75 parking space is required for each residential unit, while no spaces are required for commercial uses. In parking lots with fewer than 100 parking spaces, a maximum of 25% of spaces are permitted to be compact spaces. No landscaping buffers are required. Four signs are permitted by the ordinance (the first dimension is the permitted height and the second dimension is the permitted width): one 15-foot by 4-foot (60 square foot) building-mounted identification sign; one 5-foot by 4-foot (20 square foot) freestanding monument sign (20 square feet permitted per side); one 1-foot by 9-foot (9 square foot) building-mounted retail sign; and one 1-foot by 9-foot (9 square foot) building-mounted parking sign.

In our professional opinion the ordinance is substantially consistent with the Master Plan. Aside from being directly called for in the Municipality's adopted Fourth Round HEFSP, Ordinance 2026-01 is substantially consistent with many other goals of the Princeton Master Plan. One of the key findings from community input in the Introduction section of the plan is that Princeton needs more housing, especially at lower price points. The Vision statement includes that Princeton will have "housing ample and diverse enough to accommodate all who want to live here" and the Princeton of the future will be "affordable to households of all income levels." It is expected that both the market-rate and affordable units in the future development of the site will be rental units. A Land Use goal of the plan is to enhance the existing pattern of land use, particularly by strengthening mixed-use centers in town. The Mobility goals of the plan include reducing inbound commuting through the development of additional housing in areas where jobs are located and encouraging shifts from single-occupancy vehicle travel to low- or zero-emissions mobility options such as walking, cycling, and transit. Utility Goals and Natural Resource Conservation Goals such as accommodating future growth while minimizing adverse impacts to the natural environment are supported by repurposing an already developed parcel.

The Board shall determine if they find Ordinance 2026-01 consistent with the Master Plan and provide any comments to Council. If Council approves the ordinance, any future development would require site plan approval by the Board.



## Appendix I. 245 Nassau Street Documentation



Map Data Sources:  
 1. Streams, Waterbodies: NJDEP  
 2. Steep Slopes: NJDEP  
 3. Floodplains: FEMA National Flood Hazard Layer (NFHL)  
 4. NearMap Aerial Imagery, Captured October 26, 2024  
 5. State, Local, and Monofund Open Space of New Jersey (NJDEP)  
 6. Inland Flood: Rutgers Climate Change Resource Center (NJ Adap)



SITE #	BLOCK	LOT	SITE ADDRESS
8	48.01	5	245-247 NASSAU STREET

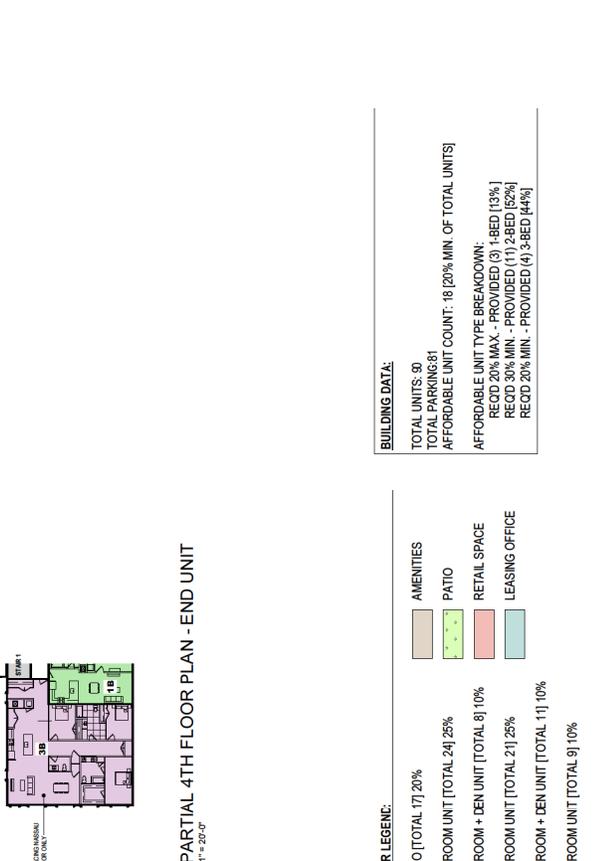
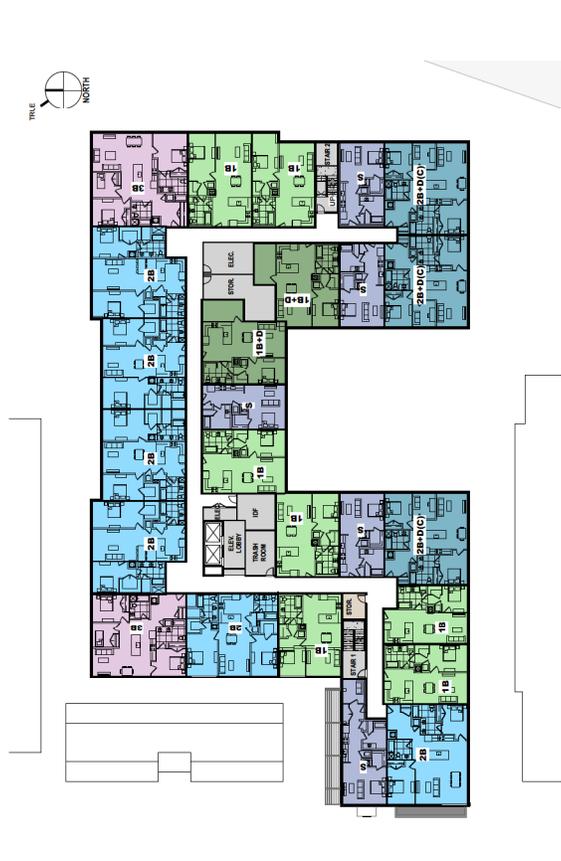
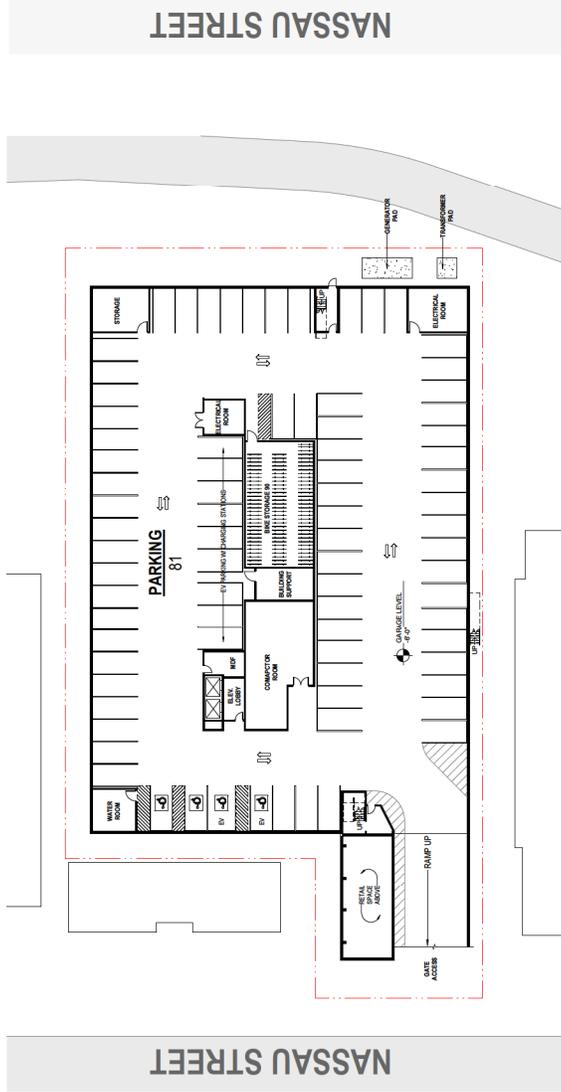
**Clarke Caton Hintz**  
 Architecture  
 Planning  
 Landscape Architecture

# Potential Sites for Affordable Housing Development

## Site 8: 245 Nassau Street

LOCATION:  
 Princeton, Mercer County, NJ

DATE:  
 June 2025



**BUILDING DATA:**

TOTAL UNITS:	90
TOTAL PARKING:	81
AFFORDABLE UNIT COUNT:	18 (20% MIN. OF TOTAL UNITS)
<b>AFFORDABLE UNIT TYPE BREAKDOWN:</b>	
RECD 20% MAX. - PROVIDED (3)	1-BED (13%)
RECD 30% MIN. - PROVIDED (11)	2-BED (52%)
RECD 20% MIN. - PROVIDED (4)	3-BED (44%)

**COLOR LEGEND:**

STUDIO [TOTAL 17] 20%	AMENITIES
1-BEDROOM UNIT [TOTAL 24] 25%	PATIO
1-BEDROOM + DEN UNIT [TOTAL 8] 10%	RETAIL SPACE
2-BEDROOM UNIT [TOTAL 21] 25%	LEASING OFFICE
2-BEDROOM + DEN UNIT [TOTAL 11] 10%	
3-BEDROOM UNIT [TOTAL 9] 10%	

**ORDINANCE #2026-01**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-10 (AH-10) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing District-10 (“AH-10”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

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      - iii. Outdoor dining courtyard(s) shall be allowable within the front yard setback.
    - b. Side yard: zero (0) feet.
    - c. Rear yard: ten (10) feet.
      - i. Stormwater management measures and emergency generator(s) shall be permitted within the rear yard setback.
    - d. Maximum front yard setback: fifteen (15) feet.
  - (2) Maximum impervious coverage: 90%.
  - (3) Building height shall not exceed five (5) stories, not to exceed sixty-five (65) feet in height.
  - (4) Maximum number of dwelling units shall not exceed 95 units in the AH-10 district.
  - (5) Maximum number of buildings: Multiple buildings per lot are permitted.
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    - a. Vehicle parking for residential uses: 0.75 off-street parking spaces

shall be provided for each dwelling.

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**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on January 27, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 9, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-02

**Agenda Date:** 2/9/2026

**Agenda #:** 2.

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An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled "Land Use: of the Municipality of Princeton-Roll Call

**ORDINANCE #2026-02**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING ORDINANCE NO. 2025-15 CREATING THE AFFORDABLE HOUSING DISTRICT-14 (AH-14) OF CHAPTER T10B ENTITLED “LAND USE” OF THE MUNICIPALITY OF PRINCETON**

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

**Section 1. Amending Ordinance No. 2025-15.** Ordinance No. 2025-15, entitled “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”, adopted September 8, 2025, shall be and is amended as follows:

- A. Section 6, Repealer, is deleted in its entirety.
- B. Section 7, Interpretation, shall be deleted in its entirety and replaced with a new Section 7 to read as follows:

**Section 7. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 2. 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 3. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 4. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend the ordinance interpretation provisions of Ordinance 2025-15, adopted September 8, 2025.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on January 27, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 9, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# 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:** February 6, 2026  
**Subject:** **Ordinance #2026-02 An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled “Land Use” of the Municipality of Princeton**  
Council Introduction – January 27, 2026  
Planning Board Review – February 5, 2026

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The Princeton Council referred Ordinance #2026-02 to the Planning Board for Master Plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The Planning Board reviewed the ordinance at their regular meeting open to the public on February 5.

**By a unanimous vote, the Board found Ordinance #2026-01 to be substantially consistent with the Princeton Master Plan and recommended approval of the ordinance.**

The ordinance amends the previously adopted Affordable Housing District 14 (AH-14), comprised of one lot at 29 Thanet Road (Block 5502, Lot 5). It revises the Interpretation section of the original ordinance to state: “If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.”

It also repeals the Repealer section of the original ordinance, which stated, “All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.”

The revised language in the Interpretation section and the removal of the Repealer section will be carried through to all other Fourth Round affordable housing ordinances, including Ordinance #2026-01.

See the memo from Assistant Director of Planning Nathan Foote, AICP PP, and myself for more information on the ordinance. The memo is attached.

Please reach out if there are any questions or concerns regarding the ordinance or the Planning Board’s review.

CC: B. Hvozdovic, Administrator  
D. Mount, Municipal Clerk  
D. Bruno, Deputy Municipal Clerk  
T. Cecil, Esq., Municipal Attorney  
K. Van Hise, Esq., Municipal Attorney  
L. Wilson, Planning Board Chair



# MUNICIPALITY OF PRINCETON

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

## MEMORANDUM

**To:** Princeton Planning Board  
**From:** Justin Lesko, AICP, PP – Planning Director *JL*  
Nathan Foote, AICP, PP – Assistant Planning Director  
**Date:** January 30<sup>th</sup>, 2026  
**Subject:** **Ordinance #2026-02 An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled “Land Use” of the Municipality of Princeton**  
Council Introduction – January 27<sup>th</sup>, 2026

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The Princeton Council has referred Ordinance #2026-02 to the Planning Board for Master Plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on January 27<sup>th</sup> and is scheduled for a public hearing on February 9<sup>th</sup>.

The ordinance amends Affordable Housing District 14 (AH-14), comprised of one lot at 29 Thanet Road (Block 5502, Lot 5). The AH-14 district was established by Ordinance 2025-15, which was introduced to the Municipal Council on August 25, 2025, determined to be substantially consistent by the Planning Board on September 4, 2025, and approved on second reading by the Council on September 8, 2025.

As called for in the Fourth Round Plan, Ordinance 2025-15 established the AH-14 zone that would allow for up to 85 stacked townhouse housing units. At least 20% of the units are required to be designated as affordable with a minimum number of 17 affordable units. The affordable units would be regulated consistent with the Uniform Housing Affordability Controls (UHAC) and the New Jersey Fair Housing Act.

Ordinance 2026-02 only effects two Sections of the original Ordinance 2025-15. First, and more importantly, it replaces Section 7. Interpretation with Section 7. Conflicts, which reads:

“If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provision of this Ordinance shall control.”

The original language of Section 7 required that when a conflict existed between the AH-14 provisions and those of another Ordinance, the greater restriction or limitation had to be followed. For example, if the requirement for parking spaces in the rest of the zoning ordinance was two spaces per unit and in the AH-15 ordinance it is 1.5 spaces, the developer would have to provide two spaces per unit. This runs counter to the purpose of establishing a new affordable housing district, which is to create a reasonable development opportunity for affordable housing.

Second, it deletes all of Section 6. Repealer, which read in its entirety:

“All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.”

Because it is a stand-alone district, AH-14 should not contradict any other portion of the municipal ordinance, especially with the correction of Section 7 noted above.

In our professional opinion the ordinance is consistent with the Master Plan. As discussed when Ordinance 2025-15 came before this Board for consistency review, the AH-14 district and the development of this site is directly called for in the Municipality's adopted Fourth Round HEFSP. Other consistencies identified in the Ordinance 2025-15 review included:

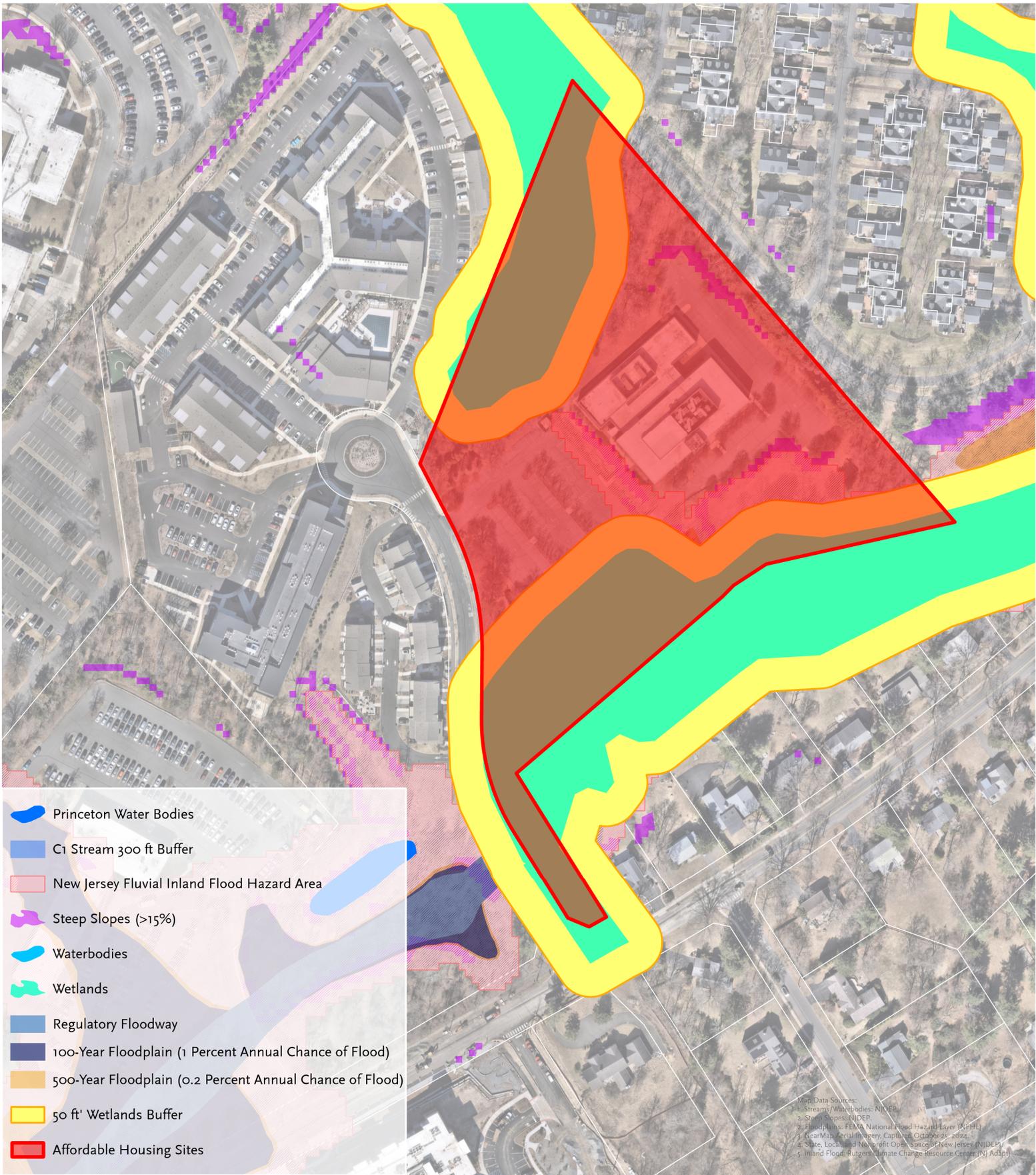
- Princeton needs more housing, especially at lower price points (Introduction).
- The Vision statement includes that Princeton will have "housing ample and diverse enough to accommodate all who want to live here" and the Princeton of the future will be "affordable to households of all income levels." (Vision statement).
- Enhance the existing pattern of land use, particularly by strengthening mixed-use centers in town (Land Use goal).
- Reducing inbound commuting through the development of additional housing in areas where jobs are located and encouraging shifts from single-occupancy vehicle travel to low- or zero-emissions mobility options such as walking, cycling, and transit (Mobility goals).
- Accommodating future growth while minimizing adverse impacts to the natural environment are supported by repurposing an already developed parcel (Utility goals and Natural Resource Conservation goals).

In regards to Ordinance 2026-02, one of the Land Use goals in the Master Plan is to remove barriers to increased residential density. By making the AH-14 district regulations control development in the district, instead of the rest of the municipal ordinance, some barriers to residential density, at least for this site, are removed.

The Board shall determine if they find the Ordinance consistent with the Master Plan and provide any comments to Council. If Council approves the Ordinance, any future development would require site plan approval by the Board.

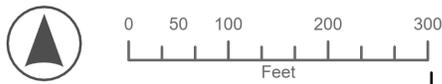


## Appendix M. 29 Thanet Documentation



-  Princeton Water Bodies
-  C1 Stream 300 ft Buffer
-  New Jersey Fluvial Inland Flood Hazard Area
-  Steep Slopes (>15%)
-  Waterbodies
-  Wetlands
-  Regulatory Floodway
-  100-Year Floodplain (1 Percent Annual Chance of Flood)
-  500-Year Floodplain (0.2 Percent Annual Chance of Flood)
-  50 ft' Wetlands Buffer
-  Affordable Housing Sites

Map Data Sources:  
 1. Streams/Waterbodies: NJDEP  
 2. Steep Slopes: NJDEP  
 3. Floodplains: FEMA National Flood Hazard Layer (NFHL)  
 4. NearMap Aerial Imagery, Captured October 25, 2024  
 5. State, Local, and Nonprofit Open Space of New Jersey (NJDEP)  
 6. Inland Flood: Rutgers Climate Change Resource Center (NJ Adapt)



Site #	Block	Lot	Site Address
5	5502	5	29 Thanet circle

**Clarke Caton Hintz**

-  Architecture
-  Planning
-  Landscape Architecture

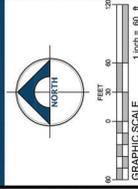
# Potential Sites for Affordable Housing Development

## Site 5: 29 Thanet Circle

LOCATION:  
Princeton, Mercer County, NJ

DATE:  
June 2025

**CONCEPT "I" REV-1 (85 UNITS)**  
**29 THANET CIRCLE**  
68 MARKET RATE + 17 COAH



**PLAN SUMMARY:**

(17) COAH UNITS  
(68) 37% 50' STACKED UNITS  
(85) TOTAL UNITS

\* DENOTES DEDICATED SPACE FOR AFFORDABLE UNIT WITHOUT A GARAGE SPACE

**SITE DATA:**

ADDRESS: 29 THANET CIRCLE, PRINCETON, NJ 08540  
PARCELS: BLOCK 5302 LOT 5  
SITE AREA: 9.2 ACRES  
CURRENT ZONING: OR-37 (OFFICE/RESEARCH RESIDENCE DISTRICT)  
PROPOSED ZONING:

**OFFICE DATA:**

PROJECT NUMBER: 9130  
DATE: APRIL 18, 2025  
SCALE: 1" = 60'  
DRAWN BY: HRM



**ORDINANCE #2026-02**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING ORDINANCE NO. 2025-15 CREATING THE AFFORDABLE HOUSING DISTRICT-14 (AH-14) OF CHAPTER T10B ENTITLED “LAND USE” OF THE MUNICIPALITY OF PRINCETON**

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

**Section 1. Amending Ordinance No. 2025-15.** Ordinance No. 2025-15, entitled “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”, adopted September 8, 2025, shall be and is amended as follows:

- A. Section 6, Repealer, is deleted in its entirety.
- B. Section 7, Interpretation, shall be deleted in its entirety and replaced with a new Section 7 to read as follows:

**Section 7. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 2. 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 3. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 4. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend the ordinance interpretation provisions of Ordinance 2025-15, adopted September 8, 2025.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on January 27, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 9, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-03

**Agenda Date:** 2/9/2026

**Agenda #:** 3.

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An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled "Land Use" of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act (Introduction of Amendments- Public Hearing on Ordinance as Amended Carried to February 23, 2026)-Roll Call

**ORDINANCE #2026-03**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER T10B ENTITLED “LAND USE” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-15 (AH-15) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new *Affordable Housing District-15* (“AH-15”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §T10B-244, “Division of Township into Zoning Districts”, of Chapter T10B of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use”, is amended to add the following new zoning district:

- (15) AH-15 Affordable Housing – 15.

**Section 2. Zoning Map.** Section §T10B-242, “Zoning Map”, of Chapter T10B of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>New District</u></b>
5502	2	457 N. Harrison Street	OR-2	AH-15

**Section 3. Affordable Housing District Provisions.** Division 2, “Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision 2.27 “Affordable Housing (AH) Zones” as follows:

**§T10B-272.121. Affordable Housing - 15 (AH-15) Zone**

- (a) Purpose. The purpose of the Affordable Housing – 15 (“AH-15”) zoning district is to redevelop commercial land for multi-family housing in an appropriate location in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- (b) Permitted Uses. In the AH-15 zone, no lot shall be used, and no structure shall be erected, altered or occupied, for any purpose except the following:
  - (1) Multifamily dwellings.
- (c) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance facility.
  - (5) Maintenance and storage.
  - (6) Off-street parking; including parking garages and parking structures, and loading.
  - (7) Street/site furnishings.
  - (8) Home occupations.
  - (9) Off-street surface parking and private residential garages.
  - (10) Fences and walls.
  - (11) Landscape amenities and open space.
  - (12) Rooftop amenity space for residents and guests.
  - (13) Pedestrian circulation elements.
  - (14) Signs.
  - (15) Storm water management facilities and other utilities.

- (16) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
  
- (d) Required Income Restriction. In any AH-15 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
  
- (e) AH-15 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
  - (1) Area and Yard Requirements.
    - a. Minimum lot area. The minimum contiguous lot area shall be five acres (5) acres.
    - b. Minimum tract frontage. The minimum frontage shall be three hundred (300) lineal feet.
    - c. Minimum front yard setback for buildings shall be seventy-five (75) feet.
    - d. Minimum side yard setback for buildings shall be twenty-five (25) feet.
    - e. Minimum rear yard setback for buildings shall be thirty-five (35) feet.
  - (2) Setbacks for parking lots, aisles and public access. No parking or loading area, aisle, or driveway, excepting for access to and from a public street, shall be located closer than twenty-five (25) feet to a streetline and five (5) feet to any side lot boundary and a half (0.5) foot to the rear lot line.
  - (3) Density limitation. The maximum number of dwellings shall not exceed one hundred and ninety-one (191) units in the AH-15 district.
  - (4) Maximum impervious surface coverage. The maximum impervious surface coverage shall be eighty percent (80%) of the total gross acreage of the tract.
  - (5) Maximum building height: five stories and sixty-five (65) feet. Non-habitable building elements located above the roofline of the highest floor

that constitute, contain or screen mechanical equipment, including residential rooftop amenities, that, do not in the aggregate, exceed 20% of the roof area of the building shall be excluded from the calculation of building height.

- a. Building height shall be calculated consistent with the “height of the building” definition found in §T10B-241.
- b. Elevator penthouses, staircases and mechanical equipment located on the rooftop shall not be subject to any setback requirement.

(f) Off-Street Parking and Loading.

(1) For vehicles.

- a. Minimum number of spaces: 1.5 spaces per dwelling unit.
- b. Minimum setback from front yard: fifty (50) feet to the nearest point of any parking space.
- c. Minimum setback from other yards: twenty (20) feet to the nearest point of any parking space.
- d. Off-street loading. One space 15’ W x 25’ D by 14’ H.
- e. Minimum parking stall size: Stalls shall be a minimum of 9’ x 18’ in size, consistent with RSIS, and up to 10% of the total provided stalls may be compact stalls, a minimum of 8’ x 16’ in size.

(2) Bicycle parking and connectivity. Bicycle parking shall be as required in §T10B-282.2. A pedestrian walkway and a separate dual-use (i.e., pedestrian and bicycle) path shall be provided from the building to North Harrison Street. A dual-use path shall also be provided along North Harrison Street.

(3) Other dimensions and calculations shall be as required in Subdivision 3.5 of the Code of the Municipality of Princeton, to the extent applicable and not in direct conflict with the provisions of this Ordinance.

(g) Landscape Buffer Strips. The following requirements shall supersede the requirements of §T10B-304 in the AH-15 zone.

(1) Buffers and Berms. Landscaping buffers are required to minimize and visually screen any adverse impacts or nuisances on the a site or from any adjacent area. Berms may be used to achieve buffering effects in

accordance with the regulations herein where the buffer width is greater than twenty (20) feet.

- (2) General requirements. Landscape buffers shall consist of a combination of deciduous trees, conifers, shrubs, berms, and if appropriate, fences, walls or retaining walls in sufficient quantities and sizes to perform their necessary screening function. Storm water management facilities, parking, dumpster enclosures, accessory buildings or above ground structures, and similar encroachments shall not be permitted in the required buffer area. Buffers shall be installed in the side yards.
  - (3) The minimum width of landscape buffer shall be five (5) feet. For any buffer less than twenty (20) feet in width, a solid fence shall be incorporated into the buffer landscaping plan except when such fence is within twenty-five (25) feet of a streetline.
  - (4) The front yard landscaping plan shall be designed to retain existing vegetation of high quality and shall introduce landscape elements to enhance street-facing buildings and the grounds along the streetline.
    - a. Street trees shall be required along all frontages, with a minimum caliper of two and one-half (2.5) inches at time of planting and be large shade trees at maturity. In general, street trees shall be planted at 40-foot intervals, but may be adjusted to account for utilities, driveways, bicycle paths and pedestrian paths.
    - b. Front yard landscaping shall be continuous except for access drives as approved by the board of jurisdiction.
- (h) Lighting. Illumination of sites and buildings shall be regulated pursuant to §T10B-317.1.
- (i) Signs.
  - a. One freestanding monument sign shall be permitted. Such sign shall be set back a minimum of five (5) feet from any property line and shall not exceed twenty-four (24) square feet in area. If the sign is illuminated, only exterior lighting shall be permitted.
  - b. A maximum of two façade signs shall be permitted identifying the building. Façade signs shall be placed either with a band extending across a section of the first level façade (preferably near or above a door or window) or mounted as individual channel-cut letters at the front edge of an entrance canopy. The area of a façade sign shall not exceed thirty (30) square feet. If a façade sign is illuminated, it shall be either externally lit with directional lights that are shielded

(so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.

- (j) Reciprocal Access. Applicants for development in the AH-15 Zone should pursue, to the maximum extent practicable, reciprocal cross-access easements with adjoining properties to enhance vehicular, bicycle, and pedestrian circulation. In particular, applicants are encouraged to seek such easements with Block 5502, Lots 4.02 and/or 4.03 to provide access to the Thanet Road cul-de-sac that intersects Terhune Road. If Applicant is able to obtain such access easement(s), then any such driveway or aisle shall be exempt from the setback requirements set forth in section §T10B-272.121(e)(2) above. The owners of Block 5502, Lots 4.02 and 4.03 are outside of the AH-15 Zone and are not subject to this provision; accordingly, compliance is encouraged but not required. If consent from those owners cannot be obtained, no variance or waiver from this subsection is required.
- (k) Exemption from Certain Requirements. Any development or redevelopment within the AH-15 zone shall be exempt from complying with §T10B-278, §T10B-288, §T10B-297, §T10B-304 and §T10B-307 of the Code of the Municipality of Princeton.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on January 27, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 9, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.

**MEMORANDUM**

**To:** Mayor & Council of the Municipality of Princeton  
**From:** Kevin A. Van Hise   
**Date:** February 6, 2026  
**Re:** Re-Introduction of Ordinance 2026-03 (Affordable Housing District-15 (AH-15))

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As part of Princeton’s fourth round affordable housing compliance requirements, on January 26, 2026, you introduced Ordinance No. 2026-03, entitled “*An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) In Furtherance of the Fair Housing Act*”. The proposed ordinance creates a new AH-15 zoning district to facilitate the development of an inclusionary housing project on North Harrison Street as detailed in Princeton’s adopted Housing Plan Element and Fair Share Plan (“HEFSP”).

Subsequent to introduction, a few issues were discovered that warrant correction and re-introduction of the ordinance. Therefore, attached please find an amended version of the ordinance and a redlined version showing the changes from the ordinance introduced on January 26<sup>th</sup>. Specifically, the changes include the following:

- Section 1, listing the affordable housing zoning districts, has been removed. Rather than listing all affordable housing districts in the municipality, this section properly identifies only districts located in the former Princeton Borough. Because the AH-15 district will be applicable only to lands in the former Princeton Township, this section has been eliminated to avoid any confusion. Section 1 will now amend the Zoning Map.
- New Section 2 will then properly list the new AH-15 district within Section §T10B-244 “Division of Township into Zoning Districts.”
- Section 3 creates the standards for the new AH-15 District. To facilitate integration into the Princeton Code, standardization with other affordable housing provisions, and to correct the bulk requirements to ensure the realistic opportunity proposed in the HEFSP, the following changes have been made:
  - Section number has been changed from §T10B-272.121 to §T10B-272.122.

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February 6, 2026  
Page 2

- Sub-paragraph (c): “Pedestrian circulation elements” has been eliminated as a permitted accessory use in the district. Such elements have historically always been considered part of the development, thus the inclusion here is unnecessary and is being removed to ensure uniformity with other provisions in the Code.
- Sub-paragraph (d): a provision specifying the minimum number of affordable housing dwellings as contemplated by the HEFSP has been added.
- Sub-paragraph (e)(1): the bulk requirements of the district have been updated to ensure the appropriate standards will be in place to facilitate the development opportunity contemplated by the HEFSP.
- Few typographical corrections and clarifications have also been included.
- The Notice has been updated to reflect the new date of introduction and second reading / public hearing date.

If same meets with your approval, please include this ordinance in the list of affordable housing compliance ordinances scheduled for introduction at your upcoming February 9 meeting.

ORDINANCE #2026-03

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER T10B ENTITLED “LAND USE” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-15 (AH-15) IN FURTHERANCE OF THE FAIR HOUSING ACT

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new *Affordable Housing District-15* (“AH-15”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

~~**Section 1. Affordable Housing Districts.** Section §T10B-244, “Division of Township into Zoning Districts”, of Chapter T10B of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use”, is amended to add the following new zoning district:~~

~~—————(15) AH-15 Affordable Housing—15.~~

~~**Section 2. Zoning Map.** Section §T10B-242, “Zoning Map”, of Chapter T10B of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:~~

<u>Block(s)</u>	<u>Lot(s)</u>	<u>Street Address</u>	<u>Existing District</u>	<u>New District</u>
5502	2	457 N. Harrison Street	OR-2	AH-15

~~**Section 2. Division of Township into Zoning Districts.** §T10B-244, “Division of Township into Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following zoning district:~~

Affordable Housing-15 (AH-15) Zone.

**Section 3. Affordable Housing District Provisions.** Division 2, “Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision 2.27 “Affordable Housing (AH) Zones” as follows:

**§T10B-272.~~121~~122. Affordable Housing - 15 (AH-15) Zone**

- (a) Purpose. The purpose of the Affordable Housing – 15 (“AH-15”) zoning district is to redevelop commercial land for multi-family housing in an appropriate location in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- (b) Permitted Uses. In the AH-15 zone, no lot shall be used, and no structure shall be erected, altered or occupied, for any purpose except the following:
  - (1) Multifamily dwellings.
- (c) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance facility.
  - (5) Maintenance and storage.
  - (6) Off-street parking; including parking garages and parking structures, and loading.
  - (7) Street/site furnishings.
  - (8) Home occupations.
  - (9) Off-street surface parking and private residential garages.
  - (10) Fences and walls.

- (11) Landscape amenities and open space.
  - (12) Rooftop amenity space for residents and guests.
  - (13) ~~Pedestrian circulation elements.~~
  - ~~(14)~~—Signs.
  - ~~(15)~~ Storm water management facilities and other utilities.
  - ~~(16)~~ Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- (d) Required Income Restriction. In any AH-15 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than forty (40). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- (e) AH-15 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Area and Yard Requirements.
    - a. Minimum ~~lot area.~~ ~~The minimum contiguous lot area shall be five acres (5) acres.~~
    - ~~b.~~—~~Minimum~~ tract frontage. The minimum frontage shall be three hundred (300) lineal feet.
    - ~~eb.~~ Minimum front yard setback for buildings shall be seventy-five (75) feet.
    - ~~ec.~~ Minimum side yard setback for buildings shall be twenty ~~five (25)~~ (20) feet.
    - ~~ed.~~ Minimum rear yard setback for buildings shall be ~~thirty-five (35)~~ twenty (20) feet.
  - (2) Setbacks for parking lots, aisles and public access. No parking or loading area, aisle, or driveway, excepting for access to and from a public street,

shall be located closer than twenty-five (25) feet to a streetline and five (5) feet to any side lot boundary and a half (0.5) foot to the rear lot line.

- (3) Density limitation. The maximum number of dwellings shall not exceed one hundred and ninety-one (191) units in the AH-15 district.
  - (4) Maximum impervious surface coverage. The maximum impervious surface coverage shall be eighty percent (80%) of the total gross acreage of the tract.
  - (5) Maximum building height: five stories and sixty-five (65) feet. Non-habitable building elements located above the roofline of the highest floor that constitute, contain or screen mechanical equipment, including residential rooftop amenities, that, do not in the aggregate, exceed 20% of the roof ~~area~~ area of the building shall be excluded from the calculation of building height.
    - a. Building height shall be calculated consistent with the “height of the building” definition found in §T10B-241.
    - b. Elevator penthouses, staircases and mechanical equipment located on the rooftop shall not be subject to any setback requirement.
- (f) Off-Street Parking and Loading.
- (1) For vehicles.
    - a. Minimum number of spaces: 1.5 spaces per dwelling unit.
    - b. Minimum setback from front yard: fifty (50) feet to the nearest point of any parking space.
    - c. Minimum setback from other yards: twenty (20) feet to the nearest point of any parking space.
    - d. Off-street loading. One space 15’ W x 25’ D by 14’ H is required.
    - e. Minimum parking stall size: Stalls shall be a minimum of 9’ x 18’ in size, consistent with RSIS, and up to 10% of the total provided stalls may be compact stalls, a minimum of 8’ x 16’ in size.
  - (2) Bicycle parking and connectivity. Bicycle parking shall be as required in §T10B-282.2. A pedestrian walkway and a separate dual-use (i.e., pedestrian and bicycle) path shall be provided from the building to North Harrison Street. A dual-use path shall also be provided along North Harrison Street.

- (3) Other dimensions and calculations shall be as required in Subdivision 3.5 of the Code of the Municipality of Princeton, to the extent applicable and not in direct conflict with the provisions of this Ordinance.
- (g) Landscape Buffer Strips. The following requirements shall supersede the requirements of §T10B-304 in the AH-15 zone.
  - (1) Buffers and Berms. Landscaping buffers are required to minimize and visually screen any adverse impacts or nuisances on the a site or from any adjacent area. Berms may be used to achieve buffering effects in accordance with the regulations herein where the buffer width is greater than twenty (20) feet.
  - (2) General requirements. Landscape buffers shall consist of a combination of deciduous trees, conifers, shrubs, berms, and if appropriate, fences, walls or retaining walls in sufficient quantities and sizes to perform their necessary screening function. Storm water management facilities, parking, dumpster enclosures, accessory buildings or above ground structures, and similar encroachments shall not be permitted in the required buffer area. Buffers shall be installed in the side yards.
  - (3) The minimum width of landscape buffer shall be five (5) feet. For any buffer less than twenty (20) feet in width, a solid fence shall be incorporated into the buffer landscaping plan except when such fence is within twenty-five (25) feet of a streetline.
  - (4) The front yard landscaping plan shall be designed to retain existing vegetation of high quality and shall introduce landscape elements to enhance street-facing buildings and the grounds along the streetline.
    - a. Street trees shall be required along all frontages, with a minimum caliper of two and one-half (2.5) inches at time of planting and be large shade trees at maturity. In general, street trees shall be planted at 40-foot intervals, but may be adjusted to account for utilities, driveways, bicycle paths and pedestrian paths.
    - b. Front yard landscaping shall be continuous except for access drives as approved by the board of jurisdiction.
- (h) Lighting. Illumination of sites and buildings shall be regulated pursuant to §T10B-317.1.
- (i) Signs.
  - a. One freestanding monument sign shall be permitted. Such sign shall be set back a minimum of five (5) feet from any property line and

shall not exceed twenty-four (24) square feet in area. If the sign is illuminated, only exterior lighting shall be permitted.

- b. A maximum of two façade signs shall be permitted identifying the building. Façade signs shall be placed either with a band extending across a section of the first level façade (preferably near or above a door or window) or mounted as individual channel-cut letters at the front edge of an entrance canopy. The area of a façade sign shall not exceed thirty (30) square feet. If a façade sign is illuminated, it shall be either externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.
- (j) **Reciprocal Access.** Applicants for development in the AH-15 Zone should pursue, to the maximum extent practicable, reciprocal cross-access easements with adjoining properties to enhance vehicular, bicycle, and pedestrian circulation. In particular, applicants are encouraged to seek such easements with Block 5502, Lots 4.02 and/or 4.03 to provide access to the Thanet Road cul-de-sac that intersects Terhune Road. If Applicant is able to obtain such access easement(s), then any such driveway or aisle shall be exempt from the setback requirements set forth in section §T10B-272.121(e)(2) above. The owners of Block 5502, Lots 4.02 and 4.03 are outside of the AH-15 Zone and are not subject to this provision; accordingly, compliance is encouraged but not required. If consent from those owners cannot be obtained, no variance or waiver from this subsection is required.
- (k) **Exemption from Certain Requirements.** Any development or redevelopment within the AH-15 zone shall be exempt from complying with §T10B-278, §T10B-288, §T10B-297, §T10B-304 and §T10B-307 of the Code of the Municipality of Princeton.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton’s zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton’s Fourth Round Housing Plan Element and Fair Share Plan.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on ~~January 26~~February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February ~~9~~23, 2026 at 7:30 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.

**ORDINANCE #2026-03**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER T10B ENTITLED “LAND USE” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-15 (AH-15) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new *Affordable Housing District-15* (“*AH-15*”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Zoning Map.** Section §T10B-242, “Zoning Map”, of Chapter T10B of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>New District</u></b>
5502	2	457 N. Harrison Street	OR-2	AH-15

**Section 2. Division of Township into Zoning Districts.** §T10B-244, “Division of Township into Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following zoning district:

Affordable Housing-15 (AH-15) Zone.

**Section 3. Affordable Housing District Provisions.** Division 2, “Zoning Districts”, of Chapter T10B of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision 2.27 “Affordable Housing (AH) Zones” as follows:

**§T10B-272.122. Affordable Housing - 15 (AH-15) Zone**

- (a) Purpose. The purpose of the Affordable Housing – 15 (“AH-15”) zoning district is to redevelop commercial land for multi-family housing in an appropriate location in furtherance of the Municipality's goals and objectives for affordable housing as set forth in the Master Plan.
- (b) Permitted Uses. In the AH-15 zone, no lot shall be used, and no structure shall be erected, altered or occupied, for any purpose except the following:
  - (1) Multifamily dwellings.
- (c) Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance facility.
  - (5) Maintenance and storage.
  - (6) Off-street parking; including parking garages and parking structures, and loading.
  - (7) Street/site furnishings.
  - (8) Home occupations.
  - (9) Off-street surface parking and private residential garages.
  - (10) Fences and walls.
  - (11) Landscape amenities and open space.
  - (12) Rooftop amenity space for residents and guests.
  - (13) Signs.

- (14) Storm water management facilities and other utilities.
  - (15) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- (d) Required Income Restriction. In any AH-15 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than forty (40). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- (e) AH-15 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Area and Yard Requirements.
    - a. Minimum tract frontage. The minimum frontage shall be three hundred (300) lineal feet.
    - b. Minimum front yard setback for buildings shall be seventy-five (75) feet.
    - c. Minimum side yard setback for buildings shall be twenty (20) feet.
    - d. Minimum rear yard setback for buildings shall be twenty (20) feet.
  - (2) Setbacks for parking lots, aisles and public access. No parking or loading area, aisle, or driveway, excepting for access to and from a public street, shall be located closer than twenty-five (25) feet to a streetline and five (5) feet to any side lot boundary and a half (0.5) foot to the rear lot line.
  - (3) Density limitation. The maximum number of dwellings shall not exceed one hundred and ninety-one (191) units in the AH-15 district.
  - (4) Maximum impervious surface coverage. The maximum impervious surface coverage shall be eighty percent (80%) of the total gross acreage of the tract.
  - (5) Maximum building height: five stories and sixty-five (65) feet. Non-habitable building elements located above the roofline of the highest floor that constitute, contain or screen mechanical equipment, including residential rooftop amenities, that, do not in the aggregate, exceed 20% of

the roof area of the building shall be excluded from the calculation of building height.

- a. Building height shall be calculated consistent with the “height of the building” definition found in §T10B-241.
  - b. Elevator penthouses, staircases and mechanical equipment located on the rooftop shall not be subject to any setback requirement.
- (f) Off-Street Parking and Loading.
- (1) For vehicles.
    - a. Minimum number of spaces: 1.5 spaces per dwelling unit.
    - b. Minimum setback from front yard: fifty (50) feet to the nearest point of any parking space.
    - c. Minimum setback from other yards: twenty (20) feet to the nearest point of any parking space.
    - d. Off-street loading. One space 15’ W x 25’ D by 14’ H is required.
    - e. Minimum parking stall size: Stalls shall be a minimum of 9’ x 18’ in size, consistent with RSIS, and up to 10% of the total provided stalls may be compact stalls, a minimum of 8’ x 16’ in size.
  - (2) Bicycle parking and connectivity. Bicycle parking shall be as required in §T10B-282.2. A pedestrian walkway and a separate dual-use (i.e., pedestrian and bicycle) path shall be provided from the building to North Harrison Street. A dual-use path shall also be provided along North Harrison Street.
  - (3) Other dimensions and calculations shall be as required in Subdivision 3.5 of the Code of the Municipality of Princeton, to the extent applicable and not in direct conflict with the provisions of this Ordinance.
- (g) Landscape Buffer Strips. The following requirements shall supersede the requirements of §T10B-304 in the AH-15 zone.
- (1) Buffers and Berms. Landscaping buffers are required to minimize and visually screen any adverse impacts or nuisances on the a site or from any adjacent area. Berms may be used to achieve buffering effects in accordance with the regulations herein where the buffer width is greater than twenty (20) feet.

- (2) General requirements. Landscape buffers shall consist of a combination of deciduous trees, conifers, shrubs, berms, and if appropriate, fences, walls or retaining walls in sufficient quantities and sizes to perform their necessary screening function. Storm water management facilities, parking, dumpster enclosures, accessory buildings or above ground structures, and similar encroachments shall not be permitted in the required buffer area. Buffers shall be installed in the side yards.
- (3) The minimum width of landscape buffer shall be five (5) feet. For any buffer less than twenty (20) feet in width, a solid fence shall be incorporated into the buffer landscaping plan except when such fence is within twenty-five (25) feet of a streetline.
- (4) The front yard landscaping plan shall be designed to retain existing vegetation of high quality and shall introduce landscape elements to enhance street-facing buildings and the grounds along the streetline.
  - a. Street trees shall be required along all frontages, with a minimum caliper of two and one-half (2.5) inches at time of planting and be large shade trees at maturity. In general, street trees shall be planted at 40-foot intervals, but may be adjusted to account for utilities, driveways, bicycle paths and pedestrian paths.
  - b. Front yard landscaping shall be continuous except for access drives as approved by the board of jurisdiction.
- (h) Lighting. Illumination of sites and buildings shall be regulated pursuant to §T10B-317.1.
- (i) Signs.
  - a. One freestanding monument sign shall be permitted. Such sign shall be set back a minimum of five (5) feet from any property line and shall not exceed twenty-four (24) square feet in area. If the sign is illuminated, only exterior lighting shall be permitted.
  - b. A maximum of two façade signs shall be permitted identifying the building. Façade signs shall be placed either with a band extending across a section of the first level façade (preferably near or above a door or window) or mounted as individual channel-cut letters at the front edge of an entrance canopy. The area of a façade sign shall not exceed thirty (30) square feet. If a façade sign is illuminated, it shall be either externally lit with directional lights that are shielded (so as to sufficiently illuminate the sign content) or halo-lit with shielded back glow illumination.

- (j) Reciprocal Access. Applicants for development in the AH-15 Zone should pursue, to the maximum extent practicable, reciprocal cross-access easements with adjoining properties to enhance vehicular, bicycle, and pedestrian circulation. In particular, applicants are encouraged to seek such easements with Block 5502, Lots 4.02 and/or 4.03 to provide access to the Thanet Road cul-de-sac that intersects Terhune Road. If Applicant is able to obtain such access easement(s), then any such driveway or aisle shall be exempt from the setback requirements set forth in section §T10B-272.121(e)(2) above. The owners of Block 5502, Lots 4.02 and 4.03 are outside of the AH-15 Zone and are not subject to this provision; accordingly, compliance is encouraged but not required. If consent from those owners cannot be obtained, no variance or waiver from this subsection is required.
  
- (k) Exemption from Certain Requirements. Any development or redevelopment within the AH-15 zone shall be exempt from complying with §T10B-278, §T10B-288, §T10B-297, §T10B-304 and §T10B-307 of the Code of the Municipality of Princeton.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-04

**Agenda Date:** 2/9/2026

**Agenda #:** 1.

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An Ordinance of the Municipality of Princeton 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

**ORDINANCE #2026-04**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON 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**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing District-8 (“AH-8”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

- (8) AH-8 Affordable Housing – 8.

**Section 2. Zoning Map.** Section §B17A-203, “District Map”, of Chapter B17A of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>New District</u></b>
24.01	3	145 Witherspoon Street	RB B	AH-8

**Section 3. Affordable Housing District Provisions.** Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision II “Affordable Housing (AH) Zones” as follows:

**§B17A-488. Affordable Housing - 8 (AH-8)**

- A. Purpose. The purpose of the Affordable Housing-8 (AH-8) zoning district is to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and thereby comply with the Municipality's constitutional obligation to provide such housing to for low-and moderate-income households. Specifically, the AH-8 zone is established to encourage redevelopment consisting of multiple dwellings with an affordable housing set-aside, along with ground-level retail, service, and restaurant uses.
- B. Permitted Uses. In AH-8, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
- (1) Multiple dwellings above the ground floor, or behind retail sales and services businesses and restaurants located on the ground floor or street level.
  - (2) Retail sales and services businesses and restaurants located on the ground floor or street level.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use.
- (1) Residential management office.
  - (2) Common rooms / areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance and storage.
  - (5) Off-street parking and loading.
  - (6) Street/site furnishings.
  - (7) Home occupations.
  - (8) Off-street surface parking and private residential garages.
  - (9) Fences and walls.
  - (10) Landscape amenities and open space.
  - (11) Signs.

- (12) Storm water management facilities and other amenities.
  - (13) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AH-8 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwelling units be less than five (5). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AH-8 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum yard requirements:
    - (a) Front yard: zero (0) feet.
    - (b) Side yard: three (3) feet on the northern lot line and zero (0) feet on the southern lot line.
    - (c) Rear yard: zero (0) feet.
  - (2) Maximum front yard setback: ten (10) feet.
  - (3) Maximum impervious coverage: ninety seven percent (97%).
  - (4) Maximum building height: Maximum height is four (4) stories and not to exceed fifty (50) feet.
  - (5) Maximum number of dwellings shall not exceed twenty-five (25) units in the AH-8 district.
- F. Off-street parking.
- (1) Residential uses:
    - (a) Up to five dwelling units: no off-street parking is required.
    - (b) 0.5 off-street parking spaces shall be provided for each additional dwelling.

- (2) Non-residential uses: no off-street parking required.
- G. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- H. Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted, in business districts.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton’s zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton’s Fourth Round Housing Plan Element and Fair Share Plan.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final

passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-05

**Agenda Date:** 2/9/2026

**Agenda #:** 2.

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An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality of Princeton to Create the Affordable Housing Overlay District-9 (AHO-9) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

**ORDINANCE #2026-05**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING OVERLAY DISTRICT-9 (AHO-9) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq., as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing Overlay District-9 (“AHO-9”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

- (9) AHO-9 Affordable Housing Overlay – 9.

**Section 2. Zoning Map.** Section §B17A-203, “District Map”, of Chapter B17A of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>Overlay District</u></b>
32.01	1, 173, 213 & 221-223	354-360 Nassau Street 11 N. Harrison Street	NB B, RO-B AHO-2	AHO-9

**Section 3. Affordable Housing District Provisions.** Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following

new Affordable Housing Zone to Subdivision I “Affordable Housing Overlay (AHO) Zones” as follows:

**§B17A-458. Affordable Housing Overlay-9 (AHO-9)**

- A. Purpose. The purpose of the Affordable Housing Overlay-9 (AHO-9) zoning overlay district is to provide a realistic opportunity for the construction of affordable housing pursuant to the New Jersey Fair Housing Act and thereby comply with the Municipality's constitutional obligation to provide such housing to for low-and moderate-income households. Specifically, the AHO-9 zone is established to encourage redevelopment consisting of multiple dwellings with an affordable housing set-aside, along with ground-level retail, service, commercial and office uses.
  
- B. Permitted Uses. In AHO-9, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
  - (1) Multiple dwellings above the ground floor or street level in street-fronting buildings; or, behind retail sales and services, offices and restaurants located on the ground floor in street-fronting locations.
  - (2) Retail sales and services, offices and restaurants located on the ground floor in street-fronting locations.
  
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms / areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance facility.
  - (5) Maintenance and storage.
  - (6) Off-street parking, including parking garage and structured parking, and loading.
  - (7) Street/site furnishings.
  - (8) Home occupations.
  - (9) Off-street surface and/or structured parking .

- (10) Fences and walls.
  - (11) Landscape amenities and open space.
  - (12) Signs.
  - (13) Storm water management facilities and other utilities.
  - (14) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AHO-9 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AHO-9 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Minimum lot size: 75,000 square feet.
  - (2) Minimum yard requirements:
    - (a) Front yard: fifteen (15) feet along Nassau Street, five (5) feet along North Harrison Street.
    - (b) Yards adjacent to Block 32.01, Lots 214, 215 and 171: five (5) feet except when adjacent to Block 32.01, Lot 215 where the side yard shall be not less than ten (10) feet.
    - (c) Yards adjacent to 32.01, Lot 167 and Block 32.12, Lot 1: fifteen (15) feet except where Block 32.01, Lot 222 abuts Lot 167 where the rear yard shall be not less than five (5) feet.
  - (3) Maximum impervious coverage: ninety percent (90%).
  - (4) Maximum building height:
    - (a) Building height within forty (40) feet of the Nassau Street property line shall not exceed three stories, not to exceed thirty-six (36) feet.

- (b) Building height within twenty-five (25) feet of the North Harrison Street property line shall not exceed three stories, not to exceed thirty-six (36) feet.
  - (c) Building height within thirty-five (35) feet of the property line of Block 32.12, Lot 1, shall not exceed three stories, not to exceed thirty-six (36) feet.
  - (d) Building height between forty (40) and seventy (70) feet of the Nassau Street property line shall not exceed four stories, not to exceed forty-eight (48) feet.
  - (e) Building height within twenty-five (25) feet from the side yard property line of Block 32.01, Lots 214 and 215 shall not exceed four stories, not to exceed forty-eight (48) feet.
  - (f) Building height between twenty-five (25) feet and one hundred fifty-four (154) feet from the North Harrison Street property line shall not exceed four stories, not to exceed forty-eight (48) feet.
  - (g) Building height within thirty (30) feet from the property line of Block 32.12, Lot 167 shall not exceed four stories, not to exceed forty-eight (48) feet.
  - (h) Building height between thirty-five (35) and fifty (50) feet from the property line of Block 32.12, Lot 1 shall not exceed four stories, not to exceed forty-eight (48) feet.
  - (i) Building height within twenty (20) feet from the property line of Block 32.01, Lot 171 shall not exceed four stories, not to exceed forty-eight (48) feet.
  - (j) Building height in the remainder of the parcel shall not exceed five stories, not to exceed sixty (60) feet in height.
- (5) Maximum number of buildings: Multiple buildings per lot are permitted.
  - (6) Maximum number of dwellings shall not exceed one hundred thirty (130) units in the AHO-9 district.

F. Off-street parking for vehicles and bicycles.

- (1) Vehicle parking for residential uses. 0.75 off-street parking spaces shall be provided for each dwelling.

- (2) Vehicle parking for non-residential uses. One (1) space for each four hundred (400) square feet of retail sales and services, office space or restaurant use
  - (3) Up to fifty percent (50%) of the non-residential parking requirement may be met by assuming shared use of residential parking spaces. Therefore, total parking requirement shall equal  $(0.75 \times \text{number of dwelling units}) + (.5 \times (\text{total commercial square feet}/400))$ .
  - (4) Bicycle parking shall be provided in accordance with §T10B-282.2.
- G. Minimum landscape buffers to residential zones: fifteen (15) feet in width except where Block 32.01, Lot 222 abuts Lot 167 where the buffer shall be not less than five (5) feet.
  - H. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
  - I. Signs. Signs shall be regulated pursuant to §B17A-368, Accessory Signs-Permitted in business districts.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning overlay district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-06

**Agenda Date:** 2/9/2026

**Agenda #:** 3.

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An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing Overlay District-11 (AHO-11) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

**ORDINANCE #2026-06**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING OVERLAY DISTRICT-11 (AHO-11) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq., as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing District-11 (“AH-11”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

(11) AHO-11 Affordable Housing Overlay – 11.  
nfoote

**Section 2. Zoning Map.** Section §B17A-203, “District Map”, of Chapter B17A of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>Overlay District</u></b>
27.02	47, 49	40-42 North Tulane Street 32 Spring Street	CB B, R-4 B	AHO-11

**Section 3. Affordable Housing District Provisions.** Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following

new Affordable Housing Zone to Subdivision I “Affordable Housing Overlay (AHO) Zones” as follows:

**§B17A-459. Affordable Housing Overlay-11 (AHO-11)**

- A. Purpose. The purpose of the Affordable Housing Overlay–11 (AHO-11) zoning district is to redevelop commercial land for multi-family housing in furtherance of the Municipality’s goals and objectives for affordable housing as set forth in the Master Plan.
- B. Permitted Uses. In the AHO-11 District, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
  - (1) Multiple dwellings above the ground floor or street level.
  - (2) Retail sales and services, offices and restaurants located on the ground floor or street level, as required for buildings fronting Spring Street and permitted for buildings fronting North Tulane Street.
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance facility.
  - (5) Maintenance and storage.
  - (6) Off-street parking and loading.
  - (7) Street/site furnishings.
  - (8) Home occupations.
  - (9) Off-street surface parking and private residential garages.
  - (10) Fences and walls.
  - (11) Landscape amenities and open space.
  - (12) Signs.
  - (13) Storm water management facilities and other utilities

- (14) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
- D. Required Income Restriction. In any AHO-11 district, at least twenty percent (20%) of the total number of dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings be less than eight (8). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- E. AHO-11 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
- (1) Area and Yard Requirements.
    - (a) Minimum lot area. The minimum contiguous lot area shall be three-tenths (0.3) acre.
    - (b) The minimum front yard setback shall be zero (0) feet.
    - (c) Minimum side yard setback for buildings shall be zero (0) feet.
    - (d) Minimum rear yard setback for buildings shall be zero (0) feet.
  - (2) Maximum number of dwellings shall not exceed forty (40) dwellings in the AHO-11 district.
  - (3) Building height limitations:
    - (a) Within fifty (50) feet of Spring Street no building or portion thereof shall exceed a height of six stories and sixty-five (65) feet.
    - (b) Between fifty (50) and one hundred (100) feet from Spring Street no building or portion thereof shall exceed a height of five stories and fifty-five (55) feet.
    - (c) Between one hundred (100) and one hundred fifty (150) feet from Spring Street no building or portion thereof shall exceed a height of four stories and forty-five (45) feet, except that if located between one hundred (100) and one hundred twenty-five (125) feet of Spring Street and no closer than fifty (50) feet of N. Tulane Street, the building may be five stories and fifty-five (55) feet in

height.

- (4) Maximum number of buildings: Multiple buildings per lot are permitted.
- (5) Off-street vehicular and bicycle parking.
  - (a) Vehicle parking for residential uses: 0.5 off-street parking spaces shall be provided for each dwelling.
  - (b) Vehicle parking for non-residential uses: No off-street parking spaces shall be required.
  - (c) Bicycle parking shall be as required pursuant to §T10B-282.2.
- F. Landscaping. Landscaping shall take the form of planters demarcating the entrance and street trees, minimum 2.5 inches in caliper at planting, with a columnar form, suitable for urban locations, spaced 35-40 feet apart.
- G. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- H. Signs. One facade sign is permitted per street frontage, no larger than 20 square feet in sign area, with a maximum height of five (5) feet, mounted no higher than nine (9) feet above grade, and may be illuminated.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning overlay district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-07

**Agenda Date:** 2/9/2026

**Agenda #:** 4.

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An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-12 (AH-12) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

**ORDINANCE #2026-07**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-12 (AH-12) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing District-12 (“AH-12”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

- (12) AH-12 Affordable Housing – 12.

**Section 2. Zoning Map.** Section §B17A-203, “District Map”, of Chapter B17A of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b><u>Block(s)</u></b>	<b><u>Lot(s)</u></b>	<b><u>Street Address</u></b>	<b><u>Existing District</u></b>	<b><u>New District</u></b>
30.03	64, 100	86-88, 92-94 Spruce Street	R-4B	AH-12

**Section 3. Affordable Housing District Provisions.** Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision II “Affordable Housing (AH) Zones” as follows:

**§B17A-492. Affordable Housing - 12 (AH-12)**

- A. Purpose. The purpose of the AH-12 zoning district is to provide an additional opportunity for underutilized land where affordable multi-family housing may be developed in furtherance of the Municipality’s goals and objectives for affordable housing as set forth in the Master Plan.
  
- B. Permitted Uses. In Affordable Housing District-12, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following (these uses may be in combination with each other on the same tract):
  - (1) Multiple dwellings.
  - (2) Townhouses.
  - (3) At most, one single family detached dwelling.
  - (4) Supportive housing.
  - (5) The existing 2-unit residential structure.
  
- C. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Communications infrastructure.
  - (4) Maintenance and storage.
  - (5) Off-street parking and loading.
  - (6) Street/site furnishings.
  - (7) Home occupations.
  - (8) Fences and walls.
  - (9) Signs.
  - (10) Storm water management facilities and other utilities.

- (11) Other customary uses which are clearly incidental and subordinate to a permitted principal use on the same lot.
  
- D. Required Income Restriction. In any AH-12 district, at least twenty percent (20%) of the total number of new dwellings shall be affordable to very low, low and moderate income households, but in no instance shall the number of such affordable dwellings or affordable housing credited units be less than eight (8). Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
  
- E. AH-12 Site Development Regulations. The following site development regulations shall apply to all lots and buildings:
  - (1) Minimum yard requirements:
    - (a) Front yard: Any building constructed between the two existing buildings fronting on Spruce Street shall have a front yard depth that is the average of the two other buildings' setbacks from the right-of-way line, as measured from the mid-point of the front facade.
    - (b) Side yard: ten (10) feet for the new construction of a building; otherwise the existing yards of existing buildings. This requirement shall apply to the tract perimeter only.
    - (c) Rear yard: five (5) feet.
  - (2) Maximum impervious coverage: 75%.
  - (3) Minimum building separation: five (5) feet.
  - (4) Building height: Maximum building height shall not exceed forty-five (45) feet.
  - (5) Maximum density. No more than thirty (30) new dwelling units shall be permitted within the AH-12 district as of the date of adoption of this ordinance.
  
- F. Maximum number of buildings: Multiple buildings per lot are permitted.
  
- G. Off-street parking.
  - (1) 0.425 off-street parking spaces shall be provided for each dwelling.

- (2) Parking garage drive aisle shall be a minimum of 22 feet in width.
  - (3) Up to 25% of spaces may be compact spaces.
- H. Landscaping. A landscaped buffer of not less than five (5) feet in width shall be provided along any common property line in a side yard where a side yard is required. Buffers may be comprised of fences and landscaping, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property.
- I. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- J. Signs. Signs shall be regulated pursuant to §B17A-367, Accessory Signs-Permitted in all districts. In addition, the following signs are also permitted:
- (1) Pathway wayfinding signs: signs are required to mark both entries to the new publicly accessible pathway described in Section K below. Each of the two signs shall be no more than ten (10) square feet in area. These signs shall provide wayfinding and shall not be commercial in nature.
  - (2) Two façade signs are permitted on a multi-family building of over 20 units for building identification. Each shall be no more than six (6) square feet in area.
  - (3) Address numbers are permitted for each entrance on multi-unit buildings.
- K. Additional development requirement. Any property with a designation of AH-12 shall provide a public access easement for a pathway utilized by the general public through the property from the right-of-way to any municipal open space. The public access easement shall be improved with an all-weather path a minimum width of six (6) feet. The second floor of a building shall be permitted to encroach upon the easement provided that a vertical height of nine (9) feet is available.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-08

**Agenda Date:** 2/9/2026

**Agenda #:** 5.

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An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-16 (AH-16) In Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

**ORDINANCE #2026-08**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING CHAPTER B17A ENTITLED “LAND USE AND ZONING” OF THE MUNICIPALITY OF PRINCETON TO CREATE THE AFFORDABLE HOUSING DISTRICT-16 (AH-16) IN FURTHERANCE OF THE FAIR HOUSING ACT**

**WHEREAS**, the New Jersey Supreme Court, through its rulings in Southern Burlington County NAACP vs. Mount Laurel, 67 N.J. 151 (1975) (“Mount Laurel I”) and Southern Burlington County NAACP vs. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”), has determined that every municipality in New Jersey has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for its fair share of the regional need for housing for low- and moderate-income households and families; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, amending the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, *et seq.*, to establish a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine and the Act (the “FHA”), starting with fourth round (2025-2035) affordable housing obligations; and

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024 (“Administrative Directive #14-24”), Princeton filed a Complaint for Declaratory Judgment entitled *In the Matter of the Application of the Municipality of Princeton in Mercer County*, Docket No. MER-L-000207-25 on January 28, 2025 (the “Fourth Round DJ Action”), identifying Princeton’s present and prospective fair share obligations for the Fourth Round, and committing to adopting and submitting a Fourth Round Housing Plan Element and Fair Share Plan (“HEFSP”) as required by the FHA; and

**WHEREAS**, on June 25, 2025, the Princeton Planning Board (“Board”) adopted a Fourth Round HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, *et seq.*, as required by and in conformance with the FHA; and

**WHEREAS**, on June 26, 2025, by Resolution No. 25-230, the Mayor and Council endorsed Princeton’s Fourth Round HEFSP, which was filed with the court in the Fourth Round DJ Action on June 27, 2025; and

**WHEREAS**, Princeton’s Fourth Round HEFSP addresses Princeton’s affordable housing obligations in a manner which will promote the public health and general welfare, and sets forth a plan which fully satisfies Princeton’s Fourth Round affordable housing obligations; and

**WHEREAS**, as contemplated by and in conformity with P.L.2024, c.2, Princeton now looks forward to implementing the goals, objectives and housing opportunities contemplated by its HEFSP by creating a new Affordable Housing District-16 (“AH-16”) zoning district; and

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 (“MLUL”) at N.J.S.A. 40:55D-62.a requires that the provisions of a zoning ordinance be substantially consistent with the land use plan element and the housing plan element of the master plan or designed to effectuate such plan elements; and

**WHEREAS**, Princeton finds and declares that, pursuant to the purposes of the MLUL, the within ordinance promotes the public health, safety, morals, and general welfare and advances the municipality’s efforts to meet its constitutional obligation to provide for its fair share of very low, low and moderate income housing; and

**WHEREAS**, the Mayor and Council formally refers this Ordinance to the Board for review, examination, discussion and recommendations in accordance with N.J.S.A. 40:55D-26; and

**WHEREAS**, the adoption of this Ordinance was appropriately noticed pursuant to the requirements of the MLUL.

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

**Section 1. Affordable Housing Districts.** Section §B17A-202(i), “Affordable Housing Districts”, of Chapter B17A of the “Code of the Borough of Princeton, New Jersey, 1974” (the “Code”), entitled “Land Use and Zoning”, is amended to add the following new zoning district:

- (16) AH-16 Affordable Housing – 16.

**Section 2. Zoning Map.** Section §B17A-203, “District Map”, of Chapter B17A of the Code, is hereby supplemented and amended to modify the “Official Zoning Map of Princeton, Mercer County, New Jersey” by designating the following lands identified by block(s) and lot(s) on the official Tax Map of Princeton as follows:

<b>Block(s)</b>	<b>Lot(s)</b>	<b>Street Address</b>	<b>Existing District</b>	<b>New District</b>
30.02	39.01, 39.02	13 Chestnut Street	R-4B	AH-16

**Section 3. Affordable Housing District Provisions.** Division 10 “Affordable Housing Zones” of Chapter B17A of the Code is hereby supplemented and amended to add the following new Affordable Housing Zone to Subdivision II “Affordable Housing (AH) Zones” as follows:

**§B17A-496. Affordable Housing - 16 (AH-16)**

- A. Purpose. The purpose of the Affordable Housing-16 (AH-16) zoning district is to redevelop land no longer necessary for a public use for fully affordable housing in furtherance of the housing policies expressed in the Fourth Round of the Housing Element and Fair Share Plan while retaining the existing two-and-a-half story firehouse structure.
- B. Comprehensive Development Required. The AH-16 zone shall be constructed in accordance with a single, unified development plan in one phase.
- C. Permitted Uses. In AH-16, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
  - (1) Multiple dwellings.
  - (2) Municipal use.
- D. Accessory Uses Permitted. Any of the following uses shall be permitted when used in conjunction with a principal use:
  - (1) Residential management office.
  - (2) Common rooms/areas, including for meetings, recreation, laundry and storage.
  - (3) Community room accessible to the public.
  - (4) Communications infrastructure.
  - (5) Maintenance and storage.
  - (6) Off-street parking and loading.
  - (7) Street/site furnishings.
  - (8) Home occupations.
  - (9) Off-street surface parking.
  - (10) Fences and walls.
  - (11) Landscape amenities and open space.
  - (12) Signs.
  - (13) Storm water management facilities and other utilities
  - (14) Other customary uses which are clearly incidental and subordinate to a

permitted principal use on the same lot.

- E. **Required Income Restriction.** In any AH-16 district, all dwellings shall be affordable to very low, low and moderate income households. Affordable units shall be restricted, regulated and administered consistent with the Municipality's affordable housing regulations, the Uniform Housing Affordability Controls rules (N.J.A.C. 5:80-26.1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), including the Fair Housing Act's definition of very low-income households and all other provisions of the Municipality's Affordable Housing Ordinance (§T10B-332).
- F. **AH-16 Site Development Regulations.** The following site development regulations shall apply to all lots and buildings:
- (1) The existing two-and-a-half story firehouse (without the rear addition) shall be retained and adaptively reused for residential use and accessory uses, including a community room on the first floor, unless specific elements need to be removed on good cause shown.
  - (2) All new external construction shall be behind the existing two-and-half-story firehouse, except for new construction to the rear of the ridgeline of the existing roof (such as the addition of dormers or replacement of that section of the roof) – which shall be permitted.
  - (3) **Minimum yard requirements:**
    - (a) **Front yard:** twelve (12) feet. Parking and a garden shall be permitted in the front yard setback.
    - (b) **Side yard:** five (5) feet, except that no more than sixty percent (60%) of the building shall be permitted to project up to the property line. Any such individual projection shall not exceed thirty (30) feet in length and shall be contiguous with sections of building meeting the five (5) foot requirement. The existing historic street facing building to remain shall count towards the sixty percent (60%) limitation.
    - (c) **Rear yard:** five (5) feet. An emergency generator shall be permitted in the rear yard setback.
  - (4) **Maximum impervious coverage:** ninety percent (90%).
  - (5) **Building height:** Maximum building height shall be four stories (4) stories, not to exceed forty-five (45) feet.
  - (6) **Minimum dwellings.** At least sixteen (16) dwelling units shall be developed within the AH-16 district.
- G. **Off-street parking.**

- (1) 0.5 parking space per dwelling.
  - (2) On-street parking credit. Off-street parking requirements shall be reduced by the number of new on-street parking spaces created.
- H. Landscaping. A landscaped buffer of not less than three (3) feet in width shall be provided along any common property line in a side or rear yard where a side or rear yard is required and is not necessary for vehicular, bicycle or pedestrian circulation. In other areas, an opaque fence shall be required on the property line, six (6) feet in height, except in a front yard. Buffers may be comprised of landscaping with fencing, which shall be of a sufficient quantity and size to provide a visual separation from adjacent property. Front yard landscaping is required to reduce existing impervious cover by at least four hundred (400) square feet.
- I. Lighting. Illumination of sites and buildings shall be regulated pursuant to §B17A-365.1 Lighting.
- J. Signs. Signs shall be as permitted by the municipal code. The existing firehouse signage and changeable copy sign on the front façade of the building shall be retained.
- K. Additional development requirements.
- (1) Any new construction within the AH-16 district shall be subject to a municipal developer's agreement, or equivalent thereof, for the development of the site.

**Section 4. Conflicts.** If the terms of this Ordinance shall be in conflict with those of another Ordinance, the provisions of this Ordinance shall control.

**Section 5. 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 6. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 7. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 8. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning ordinance by creating a new affordable housing zoning district in furtherance of Princeton's Fourth Round Housing Plan Element and Fair Share Plan.

### NOTICE

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-09

**Agenda Date:** 2/9/2026

**Agenda #:** 6.

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An Ordinance of the Municipality of Princeton Amending §T10B-272.146 “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations” of the Code of Princeton, New Jersey, 2013 (Public Hearing: February 23, 2026)- Roll Call

**ORDINANCE #2026-09**

**AN ORDINANCE OF THE MUNICIPALITY  
OF PRINCETON AMENDING §T10B-272.146  
“AFFORDABLE HOUSING OVERLAY-4  
(AHO-4) SITE DEVELOPMENT  
REGULATIONS” OF THE CODE OF  
PRINCETON, NEW JERSEY, 2013**

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

**Section 1. Amending §T10B-272.146 of the Municipal Code.** §T10B-272.146, entitled “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations”, of the Code of Princeton, New Jersey, 2013 (the “Code”), is amended as follows:

A. §T10B-272.146(e) is amended to read (additions in underline and deletions in [brackets]):

(e) Maximum building height: [45] 50 feet.

B. §T10B-272.146(l) is deleted in its entirety.

**Section 2. 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 3. Referral.** After introduction, the Municipal Clerk is hereby directed to submit a copy of this ordinance to the Princeton Planning Board for its review and report in accordance with N.J.S.A. 40:55D-64.

**Section 4. Notice.** The Municipal Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the Mercer County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-62.1.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon final passage and publication, filing with the Mercer County Planning Board, and as otherwise provided for by law.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend the permitted building height and eliminate the residential storage requirement within the Affordable Housing Overlay - 4 (AHO-4) zoning district.

### **NOTICE**

**NOTICE IS HEREBY GIVEN** that the above Ordinance was introduced and passed on first reading at the Council Meeting of the Mayor and Council of the Municipality of Princeton in the County of Mercer, State of New Jersey, held on February 9, 2026 and will be considered for final passage and adoption at the Council Meeting scheduled for February 23, 2026 at 7:00 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey. Any person interested in this matter will be given an opportunity to be heard at that meeting. A copy of this Ordinance may be obtained at no cost by any member of the general public upon request at the Municipal Building during business hours.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-10

**Agenda Date:** 2/9/2026

**Agenda #:** 7.

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An Ordinance of the Municipality of Princeton Amending “The Code of the Borough of Princeton, New Jersey 1974” to Add thereto a New Chapter Entitled “Filming” (Public Hearing: February 23, 2026)-Roll Call

**ORDINANCE #2026-\_\_**

**AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AMENDING “THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974” TO ADD THERETO A NEW CHAPTER ENTITLED “FILMING”**

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

**Section 1. Regulations pertaining to filming established as new Chapter B23 of the “Code of the Borough of Princeton, New Jersey 1974.”** The “Code of the Borough of Princeton, New Jersey 1974” is hereby amended by adding thereto a new chapter B23 entitled “Filming”, which shall read as follows:

**CHAPTER B23. FILMING**

**§ B23-1. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**FILMING**

The taking of still or motion pictures either on film or videotape or similar recording medium, for commercial or educational purposes intended for viewing on television, in theaters, major linear broadcast network or streaming platforms, or for institutional uses. The provisions of this chapter shall not be deemed to include the "filming" of news stories within the municipality.

**MAJOR MOTION PICTURE**

Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following:

- A. NBCUniversal, including Peacock;
- B. Warner Bros. Discovery, including New Line Cinema, HBO, DC Studios and Castle Rock Entertainment;
- C. Paramount Pictures, including Miramax, MTV Films, Showtime, Skydance, Dreamworks and Nickelodeon Movies;

- D. Walt Disney Studios, including 20th Century Studios, Searchlight Pictures, Hulu and Marvel Studios;
- E. Sony Pictures, including Columbia Pictures, Screen Gems and Tristar Pictures;
- F. Amazon MGM Studios;
- G. Netflix Studios;
- H. A24;
- I. Any film for which the budget is at least \$20,000,000; or
- J. Any recurrent weekly television series programming.

#### PUBLIC LANDS

Any and every public street, highway, sidewalk, square, public park or playground or any other public place within the municipality that is within the jurisdiction and control of the municipality.

#### **§ B23-2. Permit required.**

- (a) No person or organization shall film or permit filming on public or on private property where such filming involves the use of public property for the operation, placement or temporary storage of vehicles or equipment utilized in such filming, including, but not limited to, any temporary structure, barricade or device intended to restrict or block off pedestrian or vehicular traffic, without first having obtained a permit from the office of the Municipal Clerk, which permit shall set forth the approved location of such filming and the approved duration of such filming by specific reference to day or dates. Said permit must be readily available for inspection by municipal officials at all times at the site of the filming.
- (b) All permits shall be applied for and obtained from the office of the Municipal Clerk during normal business hours. Applications for such permits shall be in a form approved by the Municipal Clerk and be accompanied by a permit fee in the amount established by this chapter in § B23-13 herein.
- (c) If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Municipal Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all

other provisions of this chapter. No additional fee shall be paid for this permit.

**§ B23-3. Issuance of permits.**

- (a) No permits will be issued by the Municipal Clerk unless applied for at least five or more business days prior to the requested shooting date; provided, however, that the Administrator may waive this period if, in his or her judgment, the applicant has obtained all related approvals and adjacent property owners or tenants do not need to be notified.
- (b) No permit shall be issued for filming upon public lands unless the applicant has provided the municipality with satisfactory proof of the following:
  - (1) Proof of insurance coverage as follows:
    - a. For bodily injury to any one person in the amount of \$500,000 and any occurrence in the aggregate amount of \$1,000,000.
    - b. For property damage for each occurrence in the aggregate amount of \$300,000.
  - (2) An agreement, in writing, whereby the applicant agrees to indemnify and save the municipality harmless from any and all liability, expenses, claims or damages resulting from the use of public lands.
  - (3) The hiring of an off-duty police officer for the times indicated on the permit.
- (c) The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Police Department with respect thereto.

**§ B23-4. Interference with public activity; notice of filming.**

- (a) The holder of a permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with such filming off the public streets.

- (b) The holder shall avoid any interference with previously scheduled activities upon public lands and limit, to the extent possible, any interference with normal public activity on such public lands. Where the applicant's production activity, by reason of location or otherwise, will directly involve and/or affect any businesses, merchants or residents, these parties shall be given written notice of the filming at least three days prior to the requested shooting date and be informed that objections may be filed with the Municipal Clerk, said objections to form a part of applicant's application and be considered in the review of the same. Proof of service of notification to adjacent owners shall be submitted to the Municipal Clerk within two days of the requested shooting date.

**§ B23-5. Filming in residential zones.**

Filming in residential zones shall be permitted Monday through Friday between the hours of 7:00 a.m. and 9:00 p.m. and Saturdays and Sundays between the hours of 8:00 a.m.. and 9:00 p.m. The setup, production and breakdown required by all filming shall be included in the hours as set forth herein.

**§ B23-6. Filming in State right-of-way.**

Filming in any State right-of-way shall require a separate permit from the New Jersey State Department of Transportation.

**§ B23-7. Refusal to issue permit; employment of patrolmen and electrician.**

- (a) The Administrator may refuse to issue a permit whenever the Administrator determines, on the basis of objective facts and after a review of the application and a report thereon by the Police Department and by other municipal agencies involved with the proposed filming site, that filming at the location and/or the time set forth in the application would violate any law or ordinance or would unreasonably interfere with the use and enjoyment of adjoining properties, unreasonably impede the free flow of vehicular or pedestrian traffic or otherwise endanger the public's health, safety or welfare.
- (b) The municipality reserves the right to require one or more on-site patrolmen in situations where the proposed production may impede the proper flow of traffic, the cost of said patrolman to be borne by the applicant as a cost of production. Where existing electrical power lines are to be utilized by the production, an on-site licensed electrician may be similarly required if the production company

does not have a licensed electrician on staff.

**§ B23-8. Appeals.**

- (a) Any person aggrieved by a decision of the Administrator denying or revoking a permit or a person requesting relief may appeal to the Mayor and Council. A written notice of appeal setting forth the reasons for the appeal shall be filed with the Administrator.
- (b) An appeal from the decision of the Administrator shall be filed within ten days of the date of the Administrator's decision. The Mayor and Council shall set the matter down for a hearing within thirty days of the date on which the notice of appeal was filed. The decision of the Mayor and Council shall be in the form of a resolution supporting the decision of the Administrator at the first regularly scheduled public meeting of the Mayor and Council after the hearing on the appeal, unless the appellant agrees in writing to a later date for the decision. If such a resolution is not adopted within the time required, the decision of the Administrator shall be deemed to be reversed, and a permit shall be issued in conformity with the application or the relief shall be deemed denied.

**§ B23-9. Waiver of requirements by the Administrator.**

- (a) The Administrator may authorize a waiver of any of the requirements, provisions or restrictions of this chapter if the Administrator determines that a waiver thereof may be granted without endangering the public health, safety and welfare. In determining whether to issue a waiver, the Administrator shall consider the following factors:
  - (1) Potential traffic congestion at the location.
  - (2) The applicant's ability to remove the applicant's vehicles and equipment from the public streets or other public property.
  - (3) The extent to which the applicant is requesting restrictions on the use of public streets or public parking facilities during filming.
  - (4) The nature of the filming, including whether filming will take place indoors or outdoors, and the proposed hours for filming.
  - (5) The extent to which the filming may affect adjoining and nearby property owners and occupants.
  - (6) The municipality's prior experience with the applicant, if any.

**§ B23-10. Copies of permit; inspections.**

Copies of the approved permit will be sent to the Police and Fire Departments before filming takes place and to the New Jersey Motion Picture and Television Commission at [njfilm@njeda.gov](mailto:njfilm@njeda.gov). The applicant shall allow the Fire Prevention Bureau or other municipal inspectors to inspect the site and the equipment to be used, if deemed necessary. The applicant shall comply with all safety instructions issued by the Fire Prevention Bureau or other municipal inspectors.

**§ B23-11. Reimbursement of certain costs.**

In addition to the fees or costs set forth in this chapter, the applicant shall reimburse the municipality for any lost revenue, such as parking meter revenue, repairs to public property or other revenues that the municipality was prevented from earning because of filming.

**§ B23-12. Special regulations for major motion pictures.**

- (a) When filming is requested with respect to a major motion picture, the approved location of such filming and approved duration of such filming by specific reference to day or dates may exceed three consecutive days and/or may exceed six days in duration if approved by the Administrator in his or her discretion following a favorable review of the factors set forth in § B23-9 herein.
- (b) Any days necessary to be used for setup and preparation for a major motion picture filming may, in the discretion of the Administrator, be counted as a filming day where such setup is anticipated to involve one or more of the factors set forth in § B23-9 hereof.

**§ B23-13. Fees.**

<b>CATEGORY</b>	<b>FEE</b>
<b>Basic filming permit (5 or more days advance notice of the first day of filming)</b>	\$100 (one-time charge) + daily rates set forth below
<b>Expedited basic filming permit (4 or fewer days advance notice of the first day of filming)</b>	\$250 (one-time charge) + daily rates set forth below
<b>Basic filming permit for nonprofits, including student films</b>	\$25 (one-time charge); no daily rate required

<b>Additional charges</b>	
<i>Daily filming on public property</i>	\$500 per day
<i>Daily filming on private property</i>	No charge by the municipality
<i>Hiring of off-duty police and fire inspections, according to agreed-upon public safety plan</i>	Princeton's standard hourly rates for police and fire
<i>Use of Department of Public Works personnel</i>	\$100 per hour for each person used
<i>Street closures</i>	\$1,000 for the first block; \$500 for each additional street that must be closed if it extends through an intersection with another street
<i>Properties in background - or used - in shot</i>	Fee to be negotiated between the production company and the private business or residence
<i>Daily prep of business that is being "dressed"</i>	Fee to be negotiated between the production company and the private business
<i>Daily filming of business that is "dressed"</i>	Fee to be negotiated between the production company and the private business
<i>Parking fees</i>	Same rates that are charged to the public

**§ B23-14. Violations and penalties.**

Any person who violates any provision of this chapter shall, upon conviction thereof, be punished by a fine not exceeding \$2,000; imprisonment for a period not to exceed 90 days; and/or performance of community service for a period not exceeding 90 days, as determined by the Municipal Court Judge. Each day the violation continues shall be considered a separate offense and shall be subject to imposition of a separate penalty.

**Section 2. Repealer.** Any article, section, paragraph, subsection, clause, or other provision of the Code of the Township of Princeton and the Code of Borough of Princeton inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

**Section 3. 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 4. Effective date; applicability.** This ordinance shall take effect upon its passage and publication and as 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.

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Dawn M. Mount, RMC, Clerk

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Hon. Mark Freda, Mayor

**STATEMENT OF PURPOSE:** The purpose of this ordinance is to establish permitting and other requirements for filming of motion pictures and television shows in Princeton.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-050

**Agenda Date:** 2/9/2026

**Agenda #:** 1.

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Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Colliers Engineering & Design, Inc. for Sanitary Sewer Trunk Line Flow Metering for an Amount Not to Exceed \$168,250.00

**WHEREAS**, the Municipality of Princeton has a need for sanitary sewer trunk line flow metering; and

**WHEREAS**, it has been determined that the value of the contract will exceed \$53,000; and

**WHEREAS**, Colliers Engineering & Design, Inc. (“Colliers”) provided a proposal for these services for an amount not to exceed \$168,250; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, Princeton may award a contract for professional services without public advertising for bids; and

**WHEREAS**, this contract is not being awarded as a “fair and open” contract as defined in N.J.S.A. 19:44A-20.7; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.5., the Municipality of Princeton may award a non-fair and open contract to a business entity if, during the preceding one-year period, that business entity has not made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. to any municipal committee of a political party in that municipality if a member of that political party is serving in an elective public office of that municipality when the contract is awarded or to any candidate committee of any person serving in an elective public office of that municipality when the contract is awarded; and

**WHEREAS**, Colliers has completed and submitted the required pay-to-play forms which certify that Colliers has not made any reportable contributions to a candidate committee in the Municipality of Princeton in the previous year, and that the contract will prohibit Colliers from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Certified Financial Officer has certified that the Municipality of Princeton has appropriated sufficient funds for these services in account 04-215-22-018-089-303; and

**WHEREAS**, the term of this contract shall be twelve months.

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

1. The Mayor and Council, or their designee, are hereby authorized and directed to enter into an agreement with Colliers Engineering & Design, Inc. for Sanitary Sewer Trunk Line Flow Metering for an amount not to exceed \$168,250 without competitive bidding as a Professional Service in accordance with N.J.S.A.

40A:11-5(1)(a)(i).

2. The Term of this contract shall be for twelve months.
3. A copy of this Resolution, Pay-to-Play Forms, and contract will be kept on file in the Office of the Clerk.
4. Notice of this action shall be published in an official newspaper as required by law.



# MUNICIPALITY OF PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor and Council of Princeton  
**From:** Deanna Stockton *Deputy Administrator/Municipal Engineer*  
**Subject:** Professional Services Agreement with Colliers Engineering and Design for Sanitary Sewer Trunk Line Flow Metering  
**Date:** February 4, 2026

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Attached for consideration by the Princeton Mayor and Council is a professional services agreement with Colliers Engineering & Design (CED) for sanitary sewer trunk line flow metering in the amount of \$93,250.00. The proposal also includes an optional extension for up to an additional six months of flow monitoring, at a cost of \$12,500.00 per month (not to exceed \$75,000.00).

CED's proposal outlines a sanitary sewer flow metering program to support the planned rehabilitation and lining of trunk lines B and C along Lake Carnegie. The metering will document existing flow conditions, quantify infiltration and inflow (I/I), and provide critical design data needed for the upcoming lining project. The intent of the metering program is to establish baseline flow conditions prior to construction, ensuring a clear understanding of current hydraulic performance within the system. The data collected will help identify I/I impacts within the segments targeted for lining and will inform the design of bypass pumping and appropriate liner materials. Additionally, the metering results will support the governing body's request for a cost-benefit analysis by quantifying potential reductions in both treatment and capital costs payable to the Stony Brook Regional Sewerage Authority. Overall, this work will guide project prioritization by identifying sections with significant defects or elevated levels of I/I, thereby supporting strategic planning for the rehabilitation effort.

The trunk line B and C rehabilitation work is partially funding by Princeton University voluntary contributions in the amount of \$4 million for trunk line B and an additional \$3.5 million for trunk line C.

Please feel free to reach out to me with any questions you may have.

**PROFESSIONAL SERVICES AGREEMENT FOR SANITARY SEWER TRUNK LINE  
FLOW METERING**

THIS AGREEMENT (“Agreement” or “agreement”) is by and between THE MUNICIPALITY OF PRINCETON (“PRINCETON”), a municipal corporation of the state of New Jersey, 400 Witherspoon Street, Princeton, New Jersey, 08540 (hereinafter referred to as "PRINCETON") and COLLIERS ENGINEERING & DESIGN, INC., 101 Crawfords Corner Road, Suite 3400, Holmdel, New Jersey 07733 (hereinafter referred to as "CONSULTANT".)

**WITNESS**

WHEREAS, PRINCETON desires to obtain sanitary sewer trunk line flow metering; and

WHEREAS, on December 24, 2025, CONSULTANT provided a written proposal to PRINCETON for purposes of performing the sought-after professional services to PRINCETON, a copy of which is attached as Exhibit B hereto; and

WHEREAS, by resolution, the Council awarded an agreement for professional services to CONSULTANT without public bidding as authorized by law, in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

NOW THEREFORE, IT IS AGREED by and between PRINCETON and CONSULTANT as follows:

1. **Scope of Services.**

a. In consideration for payment of the cost set forth in Section 3 below, CONSULTANT shall use its best efforts to perform professional services and other related duties as set forth in the CONSULTANT’S proposal, a copy of which is attached hereto as Exhibit B and incorporated herein as if fully restated. Should there be any conflict between the terms of CONSULTANT’S proposal and this Agreement, the terms of this Agreement shall control.

2. **Contract Term.**

- a. This Agreement shall become effective upon the date of the final signature below.
- b. This Agreement shall expire twelve months from the effective date, unless terminated sooner pursuant to the termination provisions set forth in subsection 2c. below.
- c. The Agreement may be terminated by either party, by giving thirty (30) days advanced written notice to the other, to the address as set forth on page 1 above.

3. **Compensation; Manner of Payment.**

a. The anticipated cost of CONSULTANT’S services as described herein shall not exceed one hundred sixty-eight thousand, two hundred fifty dollars and zero cents (\$168,250.00), subject to annual budgetary appropriations.

- b. CONSULTANT shall bill PRINCETON monthly on municipal vouchers for services rendered and reimbursement for such expenses incurred during the prior month, based on the hourly rates and fees set forth in Exhibit B. CONSULTANT shall give written notice to PRINCETON when the CONSULTANT has billed eighty percent (80%) of the compensation set forth in paragraph 3a.
- c. PRINCETON agrees to pay CONSULTANT within thirty (30) days of receipt of invoice and an audited and approved signed voucher.

4. Terms and Conditions.

- a. CONSULTANT shall take note of and comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 regarding Affirmative Action/ Equal Employment Opportunity and the Americans with Disabilities Act. The parties hereby incorporate into this Agreement the Affirmative Action/Non-Discrimination addendum per the attached Exhibit A.
- b. CONSULTANT shall take note of and comply with the requirements of P.L. 2004, c.57 (N.J.S.A. 52:32-44 et seq.) regarding Business Registration and Sales and Use Tax. The parties hereby incorporate into this Agreement the Business Registration and Sales and Use Tax addendum per the attached Exhibit C.
- c. The Terms and Conditions printed on the purchase order issued by PRINCETON to CONSULTANT shall be incorporated into this agreement per the attached Exhibit D.

5. Political Contributions.

- a. This Agreement has been awarded to CONSULTANT based on the merits and abilities of CONSULTANT to provide the services as described herein. This Agreement was not awarded through a “fair and open process” as that phrase is defined in N.J.S.A. 19:44A-20.7. As such, CONSULTANT hereby certifies that CONSULTANT (including persons and other business entities having an interest in CONSULTANT, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$200.00), in the one (1) year period preceding the award of this Agreement nor will it make a reportable contribution during the term of this Agreement to any municipal committee of a political party if a member of that political party is serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded, or to any candidate committee of any person serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded.
- b. CONSULTANT is advised of the responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if CONSULTANT receives in a calendar year \$50,000 or more in the aggregate through agreements or contracts with a public entity. It is CONSULTANT’S responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at (888) 313-3532 or [www.elec.state.nj.us](http://www.elec.state.nj.us).

6. Insurance; Hold Harmless.

- a. Prior to commencing work, CONSULTANT shall furnish PRINCETON with a Certificate of Insurance as evidence that it has procured such commercial, automobile, workers' compensation, employer's and professional liability insurance coverage as is customary for the type and scope of services to be rendered under this Agreement. PRINCETON, and its officers, employees, agents and consultants, shall be listed as additional insured and as the certificate holder on such policies.
- b. CONSULTANT shall defend, indemnify and hold harmless PRINCETON, its officers, employees, agents and consultants from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, arising out of or in any way connected with the CONSULTANT'S acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement.
- c. It is also agreed that the acceptance of the final payment by the CONSULTANT shall be considered as a release in full of all claims against PRINCETON arising out of or by reason of performance or non-performance of the CONSULTANT'S obligations under this contract.

7. Complete Agreement.

- a. This Agreement and any attachments hereto or incorporated by reference represents the entire contract between the parties and shall take precedence over all other prior or existing understandings or agreements, if any, whether oral or written.

**IN WITNESS WHEREOF**, the parties have set their hand and seal the day and date first written above.

**ATTEST:**

**THE MUNICIPALITY OF PRINCETON**

By: \_\_\_\_\_  
Dawn M. Mount, Municipal Clerk

By: \_\_\_\_\_  
Mark Freda, Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**WITNESS:**

**COLLIERS ENGINEERING & DESIGN, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT A

### MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127)

N.J.A.C. 17:27 et seq.

#### GOODS, GENERAL SERVICE AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at [http://www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance)).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase and Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase and Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to **N.J.A.C. 17:27-1 et seq.**

## EXHIBIT B

101 Crawfords Corner Road  
Suite 3400  
Holmdel New Jersey 07733  
Main: 877 627 3772  
colliersengineering.com



December 17, 2025  
Revised: December 24, 2025

### VIA EMAIL

Dominick Itzi  
Sewer Operations Manager  
Municipality of Princeton  
400 Witherspoon Street  
Princeton, NJ 08540

Proposal for Professional Services  
Municipality of Princeton – Sanitary Sewer Flow Metering – Trunks B and C  
Princeton, Mercer County, New Jersey  
Colliers Engineering & Design Proposal No.: 25016188P

Dear Mr. Itzi

Colliers Engineering & Design, Inc. (CED) is pleased to submit this proposal to provide professional services for a proposed Sanitary Sewer Metering Program in the Municipality of Princeton, Mercer County, New Jersey. We believe that our responsive service combined with our familiarity with your sewer system and our extensive experience in sewer flow monitoring will serve the Municipality well in this endeavor.

As we discussed during our meeting on December 4<sup>th</sup>, this initial proposal is for the sanitary sewer metering for the lining of Trunks B and C along Lake Carnegie. The meter data is being collected to document current flows and potential impacts from Infiltration and Inflow on the trunklines identified for repair. The metering period will start in February or March and will continue through September (approximately 6 months) to provide data on current flows prior to the installation of the liner. This proposal is being provided in advance of the proposals for the development of bid documents for the lining of the trunklines to enable meters to be reserved for placement in the spring.

The overall approach for development of bid documents for the lining project is:

- Proposal 1 – Sanitary Sewer Metering (this proposal)
- Proposal 2 – Development of bid documents for Sewer Lining for the initial portion of the project to be funded by the Municipality.
- Proposal 3 – NJ Infrastructure Bank funding process and development of bid documents for the remaining portion of the lining project.
- The work associated with proposals 2 and 3 will commence simultaneously.
- For the scope of work associated with Proposal 2, construction is desired to start in the Fall of 2026, the bid documents will be completed by Mid-July for bidding in August with award as early as September.

- The scope of work covered by Proposal 3 will start with standard I-Bank application processes such as Letter of Intent and initial application forms while the design continues on the portion covered by Proposal 2. Due to the review and approval times needed for the I-Bank and the portions of the project to be funded by the I-Bank, construction for the portion of work covered by Proposal 3 will start upon approval from the I-Bank.
- The limits of work for Proposal 2 will be confirmed with the Municipality to maximize initial work in critical areas for the available capital funding.

This proposal is divided into four sections as follows:

**Section I** – Scope of Services

**Section II** – Business Terms and Conditions

**Section III** – Technical Staff Hourly Rate Schedule and Reimbursable Expenses

**Section IV** – Client Contract Authorization

The order in which the following scope of services are presented generally follows the sequence in which the project will be accomplished; however, depending on the project, the various authorized services contained in this proposal may be performed in a sequence as deemed appropriate by Colliers Engineering & Design to meet project schedules.

## Section I – Scope of Services

Based on our conversations and information noted above, we propose to complete the following:

### **PHASE 1.0 Identification of Meter Locations**

Meter locations will be identified within the Princeton sewer system to isolate the flows within the B and C trunk lines. For purposes of this proposal, we anticipate that up to 6 meters will be installed. Meter locations will be identified on a system map and circulated to the Princeton team for confirmation. If necessary, a reconnaissance visit with the metering consultant, Flow Assessment, will be completed to ensure appropriate locations are selected for accurate meter results.

**Phase 1.0 Estimated Fee**

**\$6,500.00**

### **PHASE 2.0 Sewer Flow Metering**

We propose to complete sanitary sewer metering for a period of six (6) months. During this study period, monthly service visits will be conducted. The metering period can be extended if required to obtain additional data. A rain gauge will also be included for localized rain measurements within the study area. We intend to use Flow Assessment to complete the sewer metering study for this project. Flow Assessment has been used for several other studies completed on the system in the past and has familiarity with the Municipality and the system.

During Phase 1.0 the proposed locations of the meters will be selected and confirmed prior to meter placement. Our subconsultant's costs for metering are based on the number of meters and duration of the study.

We anticipate that additional study time may be required to ensure collection of results after the initial repairs are made in the areas requiring immediate attention. In an effort not to overstate the duration, the monthly cost to continue the metering (after the initial six months) is \$11,000 / month.

**Phase 2.0 Estimated Fee**

**\$68,500.00**

**PHASE 3.0 Metering Data Review**

During our meeting on December 4th, we discussed that the governing body wants to review the cost benefits of the lining project. Meter data collected before lining will document the current flows within the trunklines. The data can be compared to flows recorded after the lining project (both Municipally funded and I-Bank funded) to document extraneous flows removed from the system. Using the extraneous flows removed from the system a financial analysis can be completed to evaluate reduced treatment and capital costs payable to Stony Brook Regional Sewerage Authority.

While the trunkline sections were already identified for lining due to defects observed during the video inspection, metering of existing flows is proposed to document current flows and impacts of Infiltration and Inflow on the trunklines. The metering study will also provide the following information to be used during development of the design and bid documents.

- Sections with excessive Infiltration and Inflow will be prioritized for including in the initial lining portion. Note: sections already identified with defects noted as class 4 and above will be the first priority.
- Due to seasonal fluctuations of the groundwater table, metering can provide information for future projects. In the spring, the water table is at a higher level, this monitoring period provides data for potential infiltration. During storms as flows increase, this data is indicative of inflow either from sump pumps or other entry points into the system. During the summer months, dry weather, base line flows are found. Our metering period is proposed to collect all of the above-described data points.
- Flows in the trunklines are required for the design of the by-pass pumping required for lining installation.
- Flows and potential I/I will be used to confirm liner material and method of installation for the lining project to minimize impacts to residents, where possible.

Upon completion of the flow metering study a report will be prepared by our Subconsultant, Flow Assessment. Data will be provided from the metering in 15-minute increments. CED will review and analyze the data to quantify the impacts on sewer flows resulting from the forthcoming pipelining project. A summary report and associated charts will be provided to supplement Flow Assessment's Metering Report.

Interim analysis of the data during the metering study and prior to issuance of Flow Assessment’s final report will use initial data provided by Flow Assessment to conduct this analysis.

Additional extensions of the study period may require additional data review. Data review for each additional month of the flow metering study is \$1,500 / month.

**Phase 3.0 Estimated Fee** **\$10,000.00**

**PHASE 4.0 Meetings**

Periodically throughout the flow metering study, meetings may be required to review status and findings to date. We anticipate that meetings will occur at key milestones during the metering study such as in the summer when the spring meter data is available, or as we approach the fall metering to determine the extent of the metering study. To account for this potential meeting time, we have included 12 hours of meeting time for two (2) team members (24 hours total), including the associated time to prepare documents for the meeting. We anticipate that limited prep time will be required to prepare maps and tables to be presented at the above mentioned meetings, approximately 4 hours of prep time is included.

**Phase 4.0 Estimated Fee** **\$7,500.00**

**PHASE 5.0 Reimbursables**

As required during the project, reimbursable expenses such as mileage and delivery costs may be encountered. Such reimbursable costs will be charged in accordance with the rate table included with this proposal.

**Phase 5.0 Estimated Fee** **\$750.00**

**Schedule of Fees**

For your convenience, we have broken down the total estimated cost of the project into the categories identified within the scope of services.

Initial Sanitary Sewer Flow Metering Study	Fee
PHASE 1.0 IDENTIFICATION OF METER LOCATIONS	\$6,500.00
PHASE 2.0 SEWER FLOW METERING (Including sub cost for Flow Assessment)	\$68,500.00
PHASE 3.0 METERING DATA REVIEW	\$10,000.00
PHASE 4.0 MEETINGS	\$7,500.00
PHASE 5.0 REIMBURSABLES	\$750.00
<b>TOTAL ESTIMATED FEE</b>	<b>\$93,250.00</b>

Extension of Flow Metering Study	Fee
PHASE 2.0 SEWER FLOW METERING - ADDITIONAL MONTH (including sub cost)	\$11,000.00
PHASE 3.0 METERING DATA REVIEW – ADDITIONAL MONTH	\$1,500.00
<b>TOTAL ESTIMATED FEE (per additional month)</b>	<b>\$12,500.00</b>

This Contract and Fee Schedule are based upon the acceptance of Colliers Engineering & Design’s Business Terms and Conditions contained in Section II of this Contract. Delivery, mileage, printing and reproduction, overnight mail service and postage costs are not included in the estimated fees and will be added to each monthly invoice under phase 5. We anticipate that interim meetings can be conducted through a video conference such as Zoom or Teams. Final deliverables will be submitted to the Municipality in electronic format. Should physical copies of the final deliverables be required reproduction costs will be invoiced under the reimbursable phase in accordance with the rate table included with this proposal. **Payment terms are NET30 of receipt of invoice.**

## Exclusions and Understandings

Services relating to the following items are not anticipated for the project or cannot be quantified at this time. Therefore, any service associated with the following items is specifically excluded from the scope of professional services within this agreement.

- Services not specifically outlined in Section I;

If an item listed herein, or otherwise not specifically mentioned within this agreement, is deemed necessary, Colliers Engineering & Design, Inc. may prepare an addendum to this agreement for your review, outlining the scope of additional services and associated professional fees regarding the extra services.

## Section II – Business Terms and Conditions

THIS PROPOSAL IS ADDITIONALLY GOVERNED BY AND SUBJECT TO CED’S BUSINESS STANDARD TERMS AND CONDITIONS, WHICH ARE ACCESSIBLE AT CED’S WEBSITE. **By signing this Proposal, Client acknowledges receipt and acceptance of the terms of this Proposal, including all Business Terms and Conditions located here and on CED’s website.** By the act of executing this Proposal, the Client specifically acknowledges receipt of, agrees to, and intends to be fully bound by, the version of CED’s Business Terms and Conditions located on CED’s website at <https://colliersengineering.com/business-terms-conditions/> effective as of the date at the top of this Proposal. These additional terms are incorporated by reference into this Proposal. This web address includes any successor CED website. Hard copies of these additional terms and conditions can be made available to Client upon written request. Sections I-IV of this Proposal, including these terms and the Business Terms and Conditions located on CED’s website, constitute the entire Agreement and supersede any previous agreement or understanding. This Agreement shall be governed by the laws in the State the project is located. The Client shall not assign this Agreement without the written consent of CED. This Proposal and the Business Terms and Conditions will be considered integrated into any subsequent contract/agreement entered by CED and Client.

### Section III – Rate Schedule

#### Technical Staff Rates 2026

Billing Titles	Hourly Rates
Executive Principal / Senior Principal	290.00
Principal	260.00
Senior Technical Director	250.00
Senior Project Manager	235.00
Technical Director	220.00
Project Manager	210.00
Senior Project Specialist	195.00
Project Specialist	180.00
Technical Professional	170.00
Technical Specialist	160.00
Specialist	150.00
Senior Data Technician	140.00
Senior Technical Assistant	130.00
Technical Assistant	120.00
Field Technician	110.00
Data Technician	110.00
Survey Crew – 1 Person w/Robotic Equipment	160.00
Additional Survey Crew Member	70.00
SUE Crew (designating) – 1 Person	160.00
Additional (designating) Member	90.00
SUE Crew (locating) – 2 Person	220.00
Additional (locating) Member	90.00

#### Reimbursable Expenses

General Expenses	Cost + 20%
Travel (Hotel, Airfare, Meals)	Cost + 20%
Sub-Consultants/Sub-Contractors	Cost + 20%
Plotting	4.70 / Each
Computer Mylars / Color Plots	100.00 / Each
Photocopies	0.20 / Each
Color Photocopies	2.20 / Each
Document Binding	4.50 / Each
Portable Media	100.00 / Each
Exhibit Lamination (24" x 36" or larger)	95.00 / Each
Primary Plan Set Submission Digital Signature	325.00 / Set
Additional Plan Set Submission Digital Signature	100.00 / Set
Mileage Reimbursement*	0.70 / Mile
Field Vehicle	0.70 / Mile

\*Mileage reimbursement subject to change based upon IRS standard mileage rate.

## Section IV – Client Contract Authorization

I hereby declare that I am duly authorized to sign binding contractual documents. I also declare that I have read, understand, and accept this contract.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

If you find this proposal acceptable, please sign where indicated above in Section IV, and return one signed copy to this office. **Payment terms are NET30 of receipt of invoice.** This proposal is valid until February 16, 2026.

We very much appreciate the opportunity of submitting this proposal and look forward to performing these services for you.

Sincerely,

Colliers Engineering & Design, Inc.

Anthony LaRosa, Principal, CME, PE  
Regional Discipline Leader | Water / Wastewater

Brandon M. Fetzer, P.E.  
Senior Project Manager

BMF/aw

cc: Deanna Stockton, Municipality of Princeton (via email)  
Jordan R. Volk, P.E., PMP, Colliers Engineering & Design, Inc. (via email)  
Anthony LaRosa, P.E., Colliers Engineering & Design, Inc. (via email)

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## **EXHIBIT C**

### **BUSINESS REGISTRATION AND SALES AND USE TAX REQUIREMENTS**

#### **A. Business Registration**

P.L. 2004, c.57, as amended by P.L. 2009, C.315 (N.J.S.A. 52:32-44) requires VENDOR (also "CONTRACTOR") to provide PRINCETON with its business registration and that of any named subcontractors prior to the time this Agreement is awarded. In addition:

1. A Subcontractor named in the proposal made by CONTRACTOR shall provide a copy of its business registration to CONTRACTOR who shall provide it to PRINCETON as provided above. No Contract with a subcontractor shall be entered into by CONTRACTOR under this Agreement with PRINCETON unless the subcontractor first provides CONTRACTOR with proof of a valid business registration.
2. PRINCETON will retain the proof of business registration in an alphabetical file.
3. CONTRACTOR shall maintain and submit to PRINCETON a list of subcontractors and their addresses that may be updated from time to time during the course of the contract performance. A complete and accurate list shall be submitted before final payment is made for goods provided or services rendered under the Agreement.

#### **B. Sales and Use Tax**

1. For the term of this Agreement, CONTRACTOR and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.
2. CONTRACTOR shall include within its subcontracts the requirement that, for the term of this Agreement, the subcontractor and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.

Information on the law and its requirements is available by calling (609) 292-9292.

TERMS & CONDITIONSEXEMPTION

Princeton is exempted by statute from payment of all Federal, State, and Municipal excise, sales and other taxes.  
FEDERAL I.D. 30-0746654

LEGAL REQUIREMENTS

The vendor agrees to comply with all statutes, rules and regulations and orders set forth by the State of New Jersey, Federal Government, and ordinances of Princeton.

STATE REQUIREMENT (BUSINESS REGISTRATION REQUIREMENT)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) the contractor shall provide written notice to its subcontractors to submit proof of business registration to the contractor;
- 2) prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none was used;
- 3) during the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State. A contractor, subcontractor or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25.00 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements is available by calling (609)292-9292

AUTHORIZATION TO PROCEED

Princeton shall not be responsible for materials delivered or services performed delivered without authority of its written order and properly signed and executed by authorized Princeton official (s).

QUALITY & QUANTITY

All materials or services furnished on this order must be as specified, and subject to Princeton officials' inspection and approval within a reasonable time after delivery at destination. Materials other than specified will be returned at the order must not be substituted without the review and approval of authorized Princeton official(s). Materials rejected will be returned at the vendor's risk and expense. Quantities and unit prices specified must be adhered to. In case of a change, it first requires Princeton approval or it will be paid at the quoted price and quantity.

ASSIGNMENT

Neither party shall assign or transfer this order or any interest therein or monies payable thereunder without the written consent of the other party and any assignment made without such consent shall be null and void, except that Princeton may assign this order and its interest therein to any affiliated corporation or to any corporation succeeding to Princeton's business without consent of vendor.

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personal testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken with out regard to age, creed, color, national origin, ancestry marital status, affectional or sexualorientation, gender identity or expression, disability, national or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval
- Certificate of Employee Information Report
- Employee Information Report Form AA302

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-051

**Agenda Date:** 2/9/2026

**Agenda #:** 2.

---

Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order in the Amount of -\$231,360.21 and Authorizing a Final Payment of \$270,641.45, Resulting in a Final Contract Amount of \$4,071,410.95, and the Release of Performance Bond for the Phase II Roadway Improvements to Witherspoon Street project to S. Brothers, Inc. and Acceptance of a Maintenance Bond in the Amount of \$581,750.43.

**WHEREAS**, pursuant to duly advertised Notice to Bidders in accordance with the New Jersey Public Contracts Law, *N.J.S.A.* 40A:11-1 et seq., six(6) bids were received, and a construction contract awarded to S. Brothers, Inc. for the Phase II Roadway Improvements to Witherspoon Street project in Princeton, New Jersey for a contract amount of four million three hundred two thousand seven hundred seventy-one dollars and eighteen cents (\$4,302,771.18); and

**WHEREAS**, the quantity of various bid items was reduced based on the field conditions, resulting in a reduction in the overall contract price; and

**WHEREAS**, the Engineering Department advises that the construction project is complete and recommends the approval of a final change order amount of -\$231,360.21, which results in a final contract amount of four million seventy-one thousand four hundred ten dollars and ninety-seven cents (\$4,071,410.95); and

**WHEREAS**, the Engineering Department recommends final payment in the amount of \$270,641.45, and the release of the performance bond to S. Brothers, Inc.; and

**WHEREAS**, S. Brothers, Inc. has submitted an acceptable two-year Maintenance Bond in the amount of \$581,750.43; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby approve the final payment in the amount \$270,641.45 and the release of the performance bond to S. Brothers, Inc. for Phase II Roadway Improvements to Witherspoon Street in Princeton, New Jersey. The final revised contract amount shall be four million seventy-one thousand four hundred ten dollars and ninety-seven cents (\$4,071,410.95).



# MUNICIPALITY OF PRINCETON

Department of Infrastructure and Operations

400 Witherspoon Street  
Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

**To:** Mayor, Administration, and Council  
**From:** Deanna Stockton, P.E., C.M.E., *Deputy Administrator/Municipal Engineer*  
**Subject:** Final Closeout for the Phase II Roadway Improvements to Witherspoon Street  
**Date:** February 9, 2026

---

Final inspection of the above-referenced project improvements has been completed, and it is recommended that a final payment in the amount of \$270,641.47 be approved to close out the Phase II Roadway Improvements to Witherspoon Street Project construction contract with S. Brothers, Inc. of South River, New Jersey.

The amended contract amount is as follows:

Original Contract Amount	\$4,302,771.18
Total Amount Expended for the Project	\$4,071,410.97
Final Adjusted Amount	-\$231,360.21

The required closeout documents have been reviewed and accepted by the Engineering Department and transmitted to the Clerk’s Office. We request that Princeton Council approve this final change order and release the Performance Bond in the amount of \$4,302,771.18 to S. Brothers, Inc. of South River, New Jersey.

A two-year maintenance period was established and effective December 10, 2024, and S. Brothers, Inc. has provided a Maintenance Bond in the amount of \$581,750.43 as a guarantee.

Please contact me if you have any questions.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-052

**Agenda Date:** 2/9/2026

**Agenda #:** 3.

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Resolution of the Mayor and Council of Princeton Authorizing the Submission and Acceptance of the State of New Jersey, Department of Community Affairs, 2026 Local Recreational Improvement Grant

**WHEREAS**, the Municipality of Princeton desires to apply for and obtain the 2026 Local Recreational Improvement Grant from the State of New Jersey, Department of Community Affairs to support the construction of a permanent outdoor stage at the Community Park North Amphitheatre in Princeton, New Jersey, in order to enhance and expand opportunities for public events.

**NOW, THEREFORE, BE IT THEREFORE RESOLVED:**

- 1) that the Municipality of Princeton does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Municipality of Princeton and the New Jersey, Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:



# *Municipality of Princeton*

380 Witherspoon Street  
Princeton, NJ 08540-3496

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**Department of Recreation**  
609-921-9480  
[www.princetonrecreation.com](http://www.princetonrecreation.com)

**Evan Moorhead**  
**Executive Director**  
[emoorhead@princetonnj.gov](mailto:emoorhead@princetonnj.gov)

DATE: February 6, 2026  
TO: Mayor Mark Freda and Members of Princeton Council  
FROM: Evan Moorhead, Executive Director of Recreation  
RE: Application for NJDCA LRIG

Dear Mayor Freda and Members of Council,

Attached is a resolution for your review regarding a Local Recreation Improvement Grant available through New Jersey's Department of Community Affairs. The resolution authorizes Princeton to apply for funding for the purpose of constructing a permanent outdoor stage at the Community Park North Amphitheater.

The previous stage (a modular unit) was in disrepair and was removed for safety reasons. The intent is to construct a permanent stage of a similar size but from decking material that will weather the elements in a superior manner. The facility hosts, among other events, an outdoor summer concert series, as well as multiple other external and internal programs.

Grant funding, if approved would supplement funding already approved in the 2024 capital budget (04-215-014-121-347).

Please let me know if you have any questions.

Thank you.

Evan Moorhead

Cc:  
Bernie Hvozdovic, Municipal Administrator  
Dawn Mount, Municipal Clerk  
Sandy Webb, CFO  
Jeff Grosser, Deputy Administrator



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-053

**Agenda Date:** 2/9/2026

**Agenda #:** 4.

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Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Storm Water Management Consulting, LLC for Professional Engineering Services as Stormwater Consultant for the Purpose of Reviewing Development Applications for an Amount Not to Exceed \$70,000.00

**WHEREAS**, the Municipality of Princeton (“Princeton”) has a need for professional engineering services of a stormwater consultant to review development applications; and

**WHEREAS**, it has been determined that the value of the contract will exceed \$53,000; and

**WHEREAS**, Storm Water Management Consulting, LLC (“SWM”) provided their rates for these services for the year 2026; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, Princeton may award a contract for professional services without public advertising for bids; and

**WHEREAS**, this contract is not being awarded as a “fair and open” contract as defined in N.J.S.A. 19:44A-20.7; and

**WHEREAS**, pursuant to N.J.S.A. 19:44A-20.5., Princeton may award a non-fair and open contract to a business entity if, during the preceding one-year period, that business entity has not made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. to any municipal committee of a political party in that municipality if a member of that political party is serving in an elective public office of that municipality when the contract is awarded or to any candidate committee of any person serving in an elective public office of that municipality when the contract is awarded; and

**WHEREAS**, SWM has completed and submitted the required pay-to-play forms which certify that SWM has not made any reportable contributions to a candidate committee in the Municipality of Princeton in the previous year, and that the contract will prohibit SWM from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Certified Financial Officer has certified that sufficient funds are available in the appropriate development escrow account to pay for said services; and

**WHEREAS**, the term of this contract shall be twelve months, from January 1, 2026, until December 31, 2026.

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

1. The Mayor and Council, or their designee, are hereby authorized and directed to enter into an agreement

with Storm Water Management Consulting, LLC for professional engineering services as storm water consultant for the purpose of reviewing development applications for an amount not to exceed \$70,000.00 without competitive bidding as a Professional Service in accordance with N.J.S.A. 40A:11-5(1)(a)(i).

2. The Term of this contract shall be for twelve months, from January 1, 2026, until December 31, 2026.
3. A copy of this Resolution, Pay-to-Play Forms, and contract will be kept on file in the Office of the Clerk.
4. Notice of this action shall be published in an official newspaper.

**PROFESSIONAL SERVICES AGREEMENT FOR PROFESSIONAL ENGINEERING  
SERVICES AS STORMWATER CONSULTANT FOR THE PURPOSE OF REVIEWING  
DEVELOPMENT APPLICATIONS**

THIS AGREEMENT (“Agreement” or “agreement”) is by and between THE MUNICIPALITY OF PRINCETON (“PRINCETON”), a municipal corporation of the state of New Jersey, 400 Witherspoon Street, Princeton, New Jersey, 08540 (hereinafter referred to as "PRINCETON") and STORM WATER MANAGEMENT CONSULTING, LLC, 141 Mountain Road, Ringoes, New Jersey 08551 (hereinafter referred to as "CONSULTANT".)

WITNESS

WHEREAS, PRINCETON desires to obtain the professional engineering services of a stormwater consultant for the purposes of reviewing development applications; and

WHEREAS, on December 17, 2025, CONSULTANT provided a written proposal to PRINCETON for purposes of performing the sought-after professional services to PRINCETON, a copy of which is attached as Exhibit B hereto; and

WHEREAS, by resolution, the Council awarded an agreement for professional services to CONSULTANT without public bidding as authorized by law, in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

NOW THEREFORE, IT IS AGREED by and between PRINCETON and CONSULTANT as follows:

1. Scope of Services.

- a. In consideration for payment of the cost set forth in Section 3 below, CONSULTANT shall use its best efforts to perform professional services and other related duties as set forth in the CONSULTANT’S proposal, a copy of which is attached hereto as Exhibit B and incorporated herein as if fully restated. Should there be any conflict between the terms of CONSULTANT’S proposal and this Agreement, the terms of this Agreement shall control.

2. Contract Term.

- a. This Agreement shall become effective as of **January 1, 2026**, and shall expire on **December 31, 2026**, unless terminated sooner pursuant to the termination provisions set forth in subsection 2b. below.
- b. The Agreement may be terminated by either party, by giving thirty (30) days advanced written notice to the other, to the address as set forth on page 1 above.

3. Compensation; Manner of Payment.

- a. The anticipated cost of CONSULTANT’S services as described herein shall not exceed seventy thousand dollars and zero cents (\$70,000.00), subject to annual budgetary appropriations.

- b. CONSULTANT shall bill PRINCETON monthly on municipal vouchers for services rendered and reimbursement for such expenses incurred during the prior month, based on the hourly rates and fees set forth in Exhibit B. CONSULTANT shall give written notice to PRINCETON when the CONSULTANT has billed eighty percent (80%) of the compensation set forth in paragraph 3a.
- c. PRINCETON agrees to pay CONSULTANT within thirty (30) days of receipt of invoice and an audited and approved signed voucher.

4. Terms and Conditions.

- a. CONSULTANT shall take note of and comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 regarding Affirmative Action/ Equal Employment Opportunity and the Americans with Disabilities Act. The parties hereby incorporate into this Agreement the Affirmative Action/Non-Discrimination addendum per the attached Exhibit A.
- b. CONSULTANT shall take note of and comply with the requirements of P.L. 2004, c.57 (N.J.S.A. 52:32-44 et seq.) regarding Business Registration and Sales and Use Tax. The parties hereby incorporate into this Agreement the Business Registration and Sales and Use Tax addendum per the attached Exhibit C.
- c. The Terms and Conditions printed on the purchase order issued by PRINCETON to CONSULTANT shall be incorporated into this agreement per the attached Exhibit D.

5. Political Contributions.

- a. This Agreement has been awarded to CONSULTANT based on the merits and abilities of CONSULTANT to provide the services as described herein. This Agreement was not awarded through a “fair and open process” as that phrase is defined in N.J.S.A. 19:44A-20.7. As such, CONSULTANT hereby certifies that CONSULTANT (including persons and other business entities having an interest in CONSULTANT, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution that is reportable by the recipient under P.L. 1973, c.83, N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$200.00), in the one (1) year period preceding the award of this Agreement nor will it make a reportable contribution during the term of this Agreement to any municipal committee of a political party if a member of that political party is serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded, or to any candidate committee of any person serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded.
- b. CONSULTANT is advised of the responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 if CONSULTANT receives in a calendar year \$50,000 or more in the aggregate through agreements or contracts with a public entity. It is CONSULTANT’S responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at (888) 313-3532 or [www.elec.state.nj.us](http://www.elec.state.nj.us).

6. Insurance; Hold Harmless.

- a. Prior to commencing work, CONSULTANT shall furnish PRINCETON with a Certificate of Insurance as evidence that it has procured such commercial, automobile, workers' compensation, employer's and professional liability insurance coverage as is customary for the type and scope of services to be rendered under this Agreement. PRINCETON, and its officers, employees, agents and consultants, shall be listed as additional insured and as the certificate holder on such policies.
- b. CONSULTANT shall defend, indemnify and hold harmless PRINCETON, its officers, employees, agents and consultants from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, arising out of or in any way connected with the CONSULTANT'S acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement.
- c. It is also agreed that the acceptance of the final payment by the CONSULTANT shall be considered as a release in full of all claims against PRINCETON arising out of or by reason of performance or non-performance of the CONSULTANT'S obligations under this contract.

7. Complete Agreement.

- a. This Agreement and any attachments hereto or incorporated by reference represents the entire contract between the parties and shall take precedence over all other prior or existing understandings or agreements, if any, whether oral or written.

**IN WITNESS WHEREOF**, the parties have set their hand and seal the day and date first written above.

**ATTEST:**

**THE MUNICIPALITY OF PRINCETON**

By: \_\_\_\_\_  
Dawn M. Mount, Municipal Clerk

By: \_\_\_\_\_  
Mark Freda, Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**WITNESS:**

**STORM WATER MANAGEMENT  
CONSULTING, LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Representative

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT A

### MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127)

N.J.A.C. 17:27 et seq.

#### GOODS, GENERAL SERVICE AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at [http://www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance)).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase and Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase and Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to **N.J.A.C. 17:27-1 et seq.**

# **SWM Consulting**

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Storm Water Management Consulting, LLC  
141 Mountain Road Ringoes, New Jersey 08551  
Phone: 908-806-7700 Facsimile: 908-806-7721

December 17, 2025

Mr. James Purcell, PE  
Assistant Princeton Engineer  
400 Witherspoon Street  
Princeton, New Jersey 08540-3496

Re: 2026 Princeton Stormwater Consultant  
Proposal for Professional Engineering Services

Dear Mr. Purcell:

In response to your request, I would be pleased to continue serving as stormwater consultant to Princeton. My hourly billing rate for 2026 for these services would be two hundred forty dollars (\$240.00). Travel will be billed at sixty-five cents (\$0.65) per mile. All other expenses will continue to be billed at cost.

Attached please find a copy of the firm's Business Registration Certificate and Certificate of Employee Information Report. My taxpayer identification number is 201-661-936/000.

Thank you for your request and the opportunity to continue to serve Princeton. Please feel free to contact me with any questions or if you require additional information.

Yours truly,

**Storm Water Management Consulting, LLC**



Joseph J. Skupien, PE, PP  
President

## **EXHIBIT C**

### **BUSINESS REGISTRATION AND SALES AND USE TAX REQUIREMENTS**

#### **A. Business Registration**

P.L. 2004, c.57, as amended by P.L. 2009, C.315 (N.J.S.A. 52:32-44) requires VENDOR (also "CONTRACTOR") to provide PRINCETON with its business registration and that of any named subcontractors prior to the time this Agreement is awarded. In addition:

1. A Subcontractor named in the proposal made by CONTRACTOR shall provide a copy of its business registration to CONTRACTOR who shall provide it to PRINCETON as provided above. No Contract with a subcontractor shall be entered into by CONTRACTOR under this Agreement with PRINCETON unless the subcontractor first provides CONTRACTOR with proof of a valid business registration.
2. PRINCETON will retain the proof of business registration in an alphabetical file.
3. CONTRACTOR shall maintain and submit to PRINCETON a list of subcontractors and their addresses that may be updated from time to time during the course of the contract performance. A complete and accurate list shall be submitted before final payment is made for goods provided or services rendered under the Agreement.

#### **B. Sales and Use Tax**

1. For the term of this Agreement, CONTRACTOR and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.
2. CONTRACTOR shall include within its subcontracts the requirement that, for the term of this Agreement, the subcontractor and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.

Information on the law and its requirements is available by calling (609) 292-9292.

TERMS & CONDITIONSEXEMPTION

Princeton is exempted by statute from payment of all Federal, State, and Municipal excise, sales and other taxes.  
FEDERAL I.D. 30-0746654

LEGAL REQUIREMENTS

The vendor agrees to comply with all statutes, rules and regulations and orders set forth by the State of New Jersey, Federal Government, and ordinances of Princeton.

STATE REQUIREMENT (BUSINESS REGISTRATION REQUIREMENT)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) the contractor shall provide written notice to its subcontractors to submit proof of business registration to the contractor;
- 2) prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none was used;
- 3) during the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State. A contractor, subcontractor or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25.00 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements is available by calling (609)292-9292

AUTHORIZATION TO PROCEED

Princeton shall not be responsible for materials delivered or services performed delivered without authority of its written order and properly signed and executed by authorized Princeton official (s).

QUALITY & QUANTITY

All materials or services furnished on this order must be as specified, and subject to Princeton officials' inspection and approval within a reasonable time after delivery at destination. Materials other than specified will be returned at the order must not be substituted without the review and approval of authorized Princeton official(s). Materials rejected will be returned at the vendor's risk and expense. Quantities and unit prices specified must be adhered to. In case of a change, it first requires Princeton approval or it will be paid at the quoted price and quantity.

ASSIGNMENT

Neither party shall assign or transfer this order or any interest therein or monies payable thereunder without the written consent of the other party and any assignment made without such consent shall be null and void, except that Princeton may assign this order and its interest therein to any affiliated corporation or to any corporation succeeding to Princeton's business without consent of vendor.

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personal testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken with out regard to age, creed, color, national origin, ancestry marital status, affectional or sexualorientation, gender identity or expression, disability, national or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

- Letter of Federal Affirmative Action Plan Approval
- Certificate of Employee Information Report
- Employee Information Report Form AA302

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-054

**Agenda Date:** 2/9/2026

**Agenda #:** 5.

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Resolution of the Mayor and Council of Princeton Designating Certain Real Property Located at 1-10 Franklin Avenue, Identified as Lots 2, 26 and 27 in Block 21.04 on the Tax Map of Princeton, As a Non-Condensation Redevelopment Area Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., and Directing the Preparation of a Redevelopment Plan

**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 criteria set forth in the Redevelopment Law; and

**WHEREAS**, the Mayor and Council of the Municipality of Princeton (“Princeton”) identified certain properties located at 1-10 Franklin Avenue, designated as Lots 2, 26 and 27 in Block 21.04 on the Tax Map of Princeton (the “Study Area”), to be considered for designation as an “area in need of redevelopment” pursuant to the Redevelopment Law; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6 of the Redevelopment Law, by Resolution R-20-237, adopted July 27, 2020, Princeton authorized and directed the Princeton Planning Board (“Board”) to undertake an investigation of the Study Area to determine if the Study Area meets the criteria set forth at N.J.S.A. 40A:12A-5 for designation as an area in need of redevelopment, and if so, to 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; and

**WHEREAS**, the Board conducted an investigation of the Study Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6 of the Redevelopment Law; and

**WHEREAS**, as part of its investigation, the Board caused the Princeton Planning Department and the Board’s planning consultant, Heyer, Gruel & Associates, to prepare a map showing the boundaries of the Study Area, and to prepare an investigation study for the Board’s consideration in determining whether the Study Area qualified for and should be designated as a non-condemnation redevelopment area; and

**WHEREAS**, the Board received the report of its planning consultant, dated August 2021, entitled “Area in Need of Redevelopment Study, Franklin Avenue” (the “Investigation Report”); and

**WHEREAS**, the Board held a public hearing on October 7, 2021, wherein the Board reviewed the Map, the Investigation Report, any associated documents, if any, and received the testimony of its Planning Director and its planning consultant, and heard the questions and comments of interested parties and members of the public, if any, and found that the Study Area did qualify as an area in need of redevelopment under the Redevelopment Law, that redevelopment of the Study Area was consistent with the Community Master Plan, and therefore, the Board voted unanimously to endorse action to be taken by Princeton to declare the Study Area a non-

condemnation redevelopment area; and

**WHEREAS**, Princeton did not act upon the recommendations of the Board until August 25, 2025, whereupon Princeton adopted Resolution R-25-295, requesting and directing the Board update its investigation report, findings and recommendations; and

**WHEREAS**, the Board undertook a further investigation to update its report, findings and recommendations; and

**WHEREAS**, the Board received an updated investigation report dated December 4, 2025 from Michael Davis, AICP, PP of Heyer, Gruel & Associates (the “Updated Investigation Report”); and

**WHEREAS**, a public hearing was conducted by the Board on December 18, 2025, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

**WHEREAS**, at the public hearing, the Board reviewed the Map, the Updated Investigation Report and any associated documents, if any, and received the testimony of Justin Lesko, PP, AICP and Michael Davis, AICP, PP of Heyer, Gruel & Associates, and the Board provided an opportunity for interested parties and members of the public to ask questions and make comments regarding the matter; and

**WHEREAS**, after completing its investigation and the public hearing on this matter, the Board found that there was sufficient credible evidence to support a finding that the Study Area continues to meet the criteria for designation as a non-condemnation redevelopment area under the provisions of the Redevelopment Law; and

**WHEREAS**, the Board continues to find that redevelopment of the Study Area is consistent with Princeton’s Housing Element and Fair Share plan and recommends that Princeton undertake such efforts to designate the Study Area as a non-condemnation redevelopment area; and

**WHEREAS**, Princeton 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, other than the power of eminent domain.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Municipality of Princeton, County of Mercer, State of New Jersey, on this 26<sup>th</sup> day of January, 2026, as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Mayor and Council accept the factual findings, determinations and recommendations of the Princeton Planning Board as reflected in the record of the public hearing held by the Board on December 18, 2025 and as supported by the Investigation Report, the Updated Investigation Report, and the testimony presented at the hearing.
3. The Mayor and Council find and determines that the properties located at 1-10 Franklin Avenue, designated as Lots 2, 26 and 27 in Block 21.04 on the Tax Map of Princeton, meet the criteria and qualify for designation as an area in need of redevelopment, and as such, said properties be and hereby are deemed and declared to be a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*, such that the municipality is authorized to use all of those powers provided for by the New Jersey Legislature for use in a redevelopment area

other than the use of the power of eminent domain.

4. The Municipal Clerk is hereby authorized and directed to forthwith transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs for the State of New Jersey for review in accordance with N.J.S.A. 40A:12A-6.b.(5).
5. Within ten (10) days of the adoption of this Resolution, the Municipal Clerk shall serve notice of this determination, including a copy of this Resolution, upon the record owners of the properties within the Non-Condemnation Redevelopment Area, and upon each person, if any, who filed a written objection thereto and provided an address to which notice of the determination and Resolution may be sent.
6. This resolution shall take effect immediately.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-055

**Agenda Date:** 2/9/2026

**Agenda #:** 1.

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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: 02/09/2026 For bills from 01/27/2026 to 02/06/2026

Vendor	Description	Payment	Check Total
569 - ABLE MECHANICAL INC.	PO 45331 BLANKET/BUILDINGS AND GROUNDS	11,196.70	
	PO 45331 BLANKET/BUILDINGS AND GROUNDS	1,721.84	<b>12,918.54</b>
2365 - ALLIE, ROBERT	PO 48191 2026 MEDICAL REIMBURSEMENT - COMPLETE	900.00	<b>900.00</b>
931 - ASCAP	PO 48534 ASCAP License Fee Account #500606156	458.00	<b>458.00</b>
2316 - ATLANTIC TACTICAL INC.	PO 48186 DEFENSE TECHNOLOGY 56733 MK-3 - .7%OC 1.4	1,144.04	<b>1,144.04</b>
4048 - B & T TOOLS, INC.	PO 48166 BLANKET TOOLS/GARAGE SUPPLIES TV	111.65	<b>111.65</b>
664 - BALDINO, SALVATORE	PO 48215 REIMBURSEMENT FOR WELCOME BREAKFAST FOR	186.05	<b>186.05</b>
2642 - BEANS, FRED PARTS, INC	PO 48145 BLANKET PARTS TV	142.46	<b>142.46</b>
4444 - BERNARD HVOZDOVIC	PO 48533 Employee Reimbursement - BPH	4,047.92	<b>4,047.92</b>
1960 - BRB VALUATION & CONSULTING	PO 48102 2026 COMMERCIAL TAX APPRAISALS	1,250.00	<b>1,250.00</b>
3833 - BRT TECHNOLOGIES LLC	PO 48103 2026 CAMA & MOD IV ANNUAL ASSESSMENT PRO	17,053.32	<b>17,053.32</b>
4009 - CANON U.S.A., INC.	PO 45479 Blanket - 2025 Canon (A40462/G2075)	360.79	<b>360.79</b>
1890 - CLAUSEN, JOHN JR.	PO 48545 Retiree - Horizon Supplemental Plan - 7/	6,794.82	<b>6,794.82</b>
4871 - CMRS-FP	PO 48174 REPLENISH POSTAGE 106001070510	10,000.00	<b>10,000.00</b>
263 - COMCAST CORPORATION	PO 48474 Comcast - Acct. 8499 05 310 0050723 - Se	122.12	<b>122.12</b>
263 - COMCAST CORPORATION	PO 48550 Comcast - Acct. 8499 05 310 0062793 - Bi	40.01	<b>40.01</b>
1872 - CONTES BAR/PIZZA	PO 45609 2025 BLANKET EXPENSE	130.00	
	PO 48497 BLANKET - FOOD FOR YOUTH PROGRAMMING AND	300.00	<b>430.00</b>
4663 - CORPORATE BILLING	PO 48137 BLANKET PARTS/SERVICE TV	352.07	<b>352.07</b>
4604 - COSTELLO'S ACE HARDWARE	PO 48205 BLANKET/SUPPLIES	346.70	
	PO 48207 BLANKET/SUPPLIES	60.70	
	PO 48460 GENERAL SUPPLIES	5.63	<b>413.03</b>
117 - CRESTON HYDRAULICS INC.	PO 48140 BLANKET TV	932.37	<b>932.37</b>
1223 - DEANNA STOCKTON	PO 48126 REIMBURSEMENT - AMERICAN PUBLIC WORKS AS	1,280.00	
	PO 48530 REIMBURSEMENT FOR LEAGUE OF MUNICIPALITI	633.52	<b>1,913.52</b>
1833 - DELTA DENTAL PLAN OF N.J.	PO 48449 Acct #03114-00001E January 2026	34,705.91	<b>34,705.91</b>
137 - DYNAMIC IMAGING SYSTEMS, INC.	PO 48354 PICTURELINK IMAGING SYSTEMS MAINTENANCE	4,497.12	<b>4,497.12</b>
1256 - EASTERN ARMORED SERVICES, INC.	PO 48086 RESO 24-325 2026 ARMORED CAR SERVICES	10,128.00	<b>10,128.00</b>
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 48143 BLANKET PARTS/OILS TV	336.99	<b>336.99</b>
4021 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	PO 46279 RESOLUTION 25-116 ARCGIS URBAN ONLINE SU	5,540.00	<b>5,540.00</b>
3368 - EVERBRIDGE INC.	PO 48353 RESOLUTION # 2021-381 (5 YEAR CONTRACT)	10,500.00	<b>10,500.00</b>
1078 - FBI NAA - NJ	PO 48426 4ST QUARTERLY MEETING DECEMBER 3, 2025	180.00	<b>180.00</b>
371 - FIRST SECURITY MUNICIPAL ADVISORS, INC.	PO 48536 Financial Consultant Quarter Ending 12/3	1,100.00	<b>1,100.00</b>
3189 - FLEXFACTS.COM	PO 45439 Blanket 2025	76.00	<b>76.00</b>
1773 - GABRIELLI TRUCK SALES, LTD	PO 48146 BLANKET PARTS/SERVICE TV	472.96	<b>472.96</b>
158 - GALLS LLC	PO 48190 UNIFORMS	2,161.98	<b>2,161.98</b>
1748 - GMIS - NJ	PO 48208 BLANKET	30.00	<b>30.00</b>
172 - GREATER MERCER TMA	PO 45985 RESOLUTION 23-402 TRANSPORTATION SERVICE	8,244.00	<b>8,244.00</b>
24 - GTBM (GOLD TYPE BUSINESS MACHINES)	PO 48451 INFO-COP LICENSE RENEWAL - ANNUAL	11,287.50	<b>11,287.50</b>
177 - HAMILTON TOWNSHIP	PO 46509 RESOLUTION 2025-166 CLINICAL HEALTH SHAR	400.00	<b>400.00</b>
2617 - HOMECARE VETERINARY SERVICES LLC	PO 48182 VETERINARY SERVICES	434.70	<b>434.70</b>
1667 - IAAI, INTER ASSOC OF ARSON INV	PO 48213 2025 ANNUAL MEMBERSHIP DUES FOR ARSON IN	580.00	
	PO 48216 2026 IAAI ARSON MEMBERSHIP FOR FRANK D'A	290.00	<b>870.00</b>
3532 - ID ZONE	PO 48517 Q1962664	719.64	<b>719.64</b>
194 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT	PO 48480 Blanket Purchase Order	50.00	<b>50.00</b>
3991 - ISLAND TECH SERVICES LLC	PO 47606 HAVIS VEHICLE - SPECIFIC 21" ANGLED CONS	4,746.75	<b>4,746.75</b>
4211 - JAMES PURCELL	PO 48470 REIMBURSEMENT FOR MEMBERSHIP DUES NSPE-N	299.00	<b>299.00</b>
9 - JEN ELECTRIC	PO 45984 RESOLUTION 24-256 & 25-307 TRAFFIC SIGNA	690.00	<b>690.00</b>
3291 - JERSEY SHORE SAFETY CONSULTANTS, LL	PO 48193 IAED EMERGENCY TELECOMMUNICATOR CERTIFIC	600.00	<b>600.00</b>
2282 - JOHN F MCCARTHY III	PO 48500 Special Parking Session Thursday January	1,500.00	<b>1,500.00</b>
1655 - JOHN HART JR	PO 48184 BLANKET 2026	4,629.00	<b>4,629.00</b>
1238 - JOHNSON, MIRMIRAN & THOMPSON, INC.	PO 42511 RESOLUTION 2023-405	4,053.84	
	PO 44324 RESOLUTION 2024-186 + 25-189	6,671.87	<b>10,725.71</b>
677 - KENNETH W. LOZIER	PO 48441 Substitute Acting Judge Tuesday January	1,500.00	<b>1,500.00</b>
4888 - KG LAW GROUP LLC	PO 45793 RESOLUTION 25-46 2025 MUNICIPAL PROSECU	3,000.00	<b>3,000.00</b>
1619 - KING, CHRISTOPHER	PO 48197 2025 MEDICAL REIMBURSEMENT	172.00	<b>172.00</b>
2903 - KYOCERA DOCUMENT SOLUTIONS	PO 48465 2026 Blanket - Kyocera	4,111.50	<b>4,111.50</b>
5309 - LANDSCAPE FORMS, INC	PO 47792 POE LITTER TRASH RECEPTACLE/SIDE OPENING	2,859.67	<b>2,859.67</b>
228 - LAWSON PRODCTS, INC	PO 48153 BLANKET PARTS/SUPPLIES TV	1,139.28	<b>1,139.28</b>
4041 - LB-HONEY BADGER, SB MUNI CUST FOR	PO 48260 REDEMPTION FOR CERT#25-00006 BL-8701 LT-	63,143.21	<b>63,143.21</b>
2932 - LEADSONLINE LLC	PO 48357 TOTALTRACK INVESTIGATION SYSTEM	6,345.00	<b>6,345.00</b>

## List of Bills - Clearing Claims

Meeting Date: 02/09/2026 For bills from 01/27/2026 to 02/06/2026

Vendor	Description	Payment	Check Total
3141 - LEE, ANDRE	PO 48195 2025 MEDICAL REIMBURSEMENT - COMPLETE	450.00	450.00
5051 - LGB MECHANICAL INC	PO 44900 RESOLUTION 2024-301 ENERGY & HVAC SYSTEM	14,700.00	14,700.00
2836 - MATHEWS, DONALD	PO 48189 2026 MEDICAL REIMBURSEMENT - COMPLETE	450.00	450.00
1553 - MCCAFFREYS MARKET	PO 45608 PRINCETON HUMAN SERVICES EXPENSES 2025	107.28	
	PO 48329 BLANKET	103.26	
	PO 48476 BLANKET PO	525.00	
	PO 48498 BLANKET - FOOD, WATER, & SUPPLIES FOR PR	203.68	939.22
4145 - MCKESSON MEDICAL SURGICAL	PO 48180 DATA LOGGER, VFC LOGTAG WIFI-40 TO +99C	324.11	324.11
265 - MCMANIMON SCOTLAND BAUMANN	PO 48074 Princeton Shopping Center Redevelopment	6,223.94	
	PO 48074 Princeton Shopping Center Redevelopment	167.23	
	PO 48074 Princeton Shopping Center Redevelopment	1,540.50	7,931.67
279 - MERCER COUNTY FIRE POLICE CHIEFS	PO 47842 2025 DUES FOR FIRE POLICE - MERCER COUNT	50.00	50.00
5096 - MERCER COUNTY TAX ADMINISTRATOR	PO 48425 BLANKET	150.00	150.00
5096 - MERCER COUNTY TAX ADMINISTRATOR	PO 48481 BLANKET	75.00	75.00
993 - MOTOROLA SOLUTIONS INC	PO 47907 PORTABLE RADIOS APX6000 PER QUOTE 339530	19,062.90	19,062.90
4260 - MULLER & BAILLIE, P.C.	PO 48285 LEGAL SERVICES	55.00	55.00
4792 - MY FSA LINK, LLC	PO 45446 Blanket 2025	443.25	443.25
4600 - NASSAU ELECTRIC LLC - PRINCETON	PO 47308 ELECTRICAL DISCONNECT & RECONNECT FOR GA	572.00	572.00
1445 - NATIONAL WATER MAIN CLEANING	PO 46154 RESOLUTION 25-97 MINI-SYSTEM #35 MAINTEN	4,581.50	4,581.50
5291 - NELSON-WEISS INC.	PO 48330 CP NORTH STAGE SPECS & PRICE SHEET	900.00	900.00
1033 - NEW JERSEY AMERICAN WATER	PO 48508 REC MAINTENANCE BUILDING ACCT: 1018-2100	617.75	617.75
3972 - NEW JERSEY ENVIRONMENTAL HEALTH ASSOCIAT	PO 48484 NJEHA ANNUAL CONFERENCE	200.00	200.00
346 - NEW JERSEY SOCIETY OF MUNICIPAL ENG	PO 48471 RENEWAL OFNJSME MEMBERSHIP FOR 2026 FOR	350.00	
	PO 48478 NJSME Quarterly Meeting & Educational Se	330.00	680.00
1464 - NJ - IAAO	PO 48209 BLANKET	230.00	230.00
3170 - NJ ADVANCE MEDIA, LLC	PO 48284 LEGAL NOTICE	113.44	113.44
1032 - NJ AMERICAN WATER	PO 48453 Water - Hydrants Acct 1018-210023719760	12,342.99	12,342.99
1032 - NJ AMERICAN WATER	PO 48546 Hydrants Water - Acct 1018-210023720128	38,016.99	38,016.99
5329 - NJ EZ PASS	PO 48199 PUBLIC WORKS VEHICLE 54 - MATERIALS PICK	13.00	13.00
348 - NJ MUNICIPAL MANAGERS ASSOCIATION	PO 48331 2026 NJMMA Dues	250.00	250.00
1454 - NJ PUBLIC SAFETY ACCRED. COALI	PO 48192 2026 NJPSAC ANNUAL MEMBERSHIP	400.00	400.00
1439 - NJRPA	PO 48175 ANNUAL CONFERENCE REGISTRATION (MOORHEAD	1,339.00	1,339.00
3535 - NOVER ENGELSTEIN & ASSOCIATES, INC.	PO 48358 WINWAM ANNUAL FOOD INSPECTION SOFTWARE F	2,700.00	2,700.00
359 - O'CONNELL, MARIA	PO 48529 Supplies	170.68	170.68
2134 - OFFICE BASICS INC.	PO 48119 2026 BLANKET - COPY PAPER	229.95	
	PO 48196 COPIER PAPER	282.00	511.95
553 - OLIVES GOURMET BAKERY & DELI	PO 48262 BLANKET	651.20	651.20
4587 - PA Turnpike Toll by Plate	PO 48200 DPW VEHICLE 54 - PICK UP BARRICADES FROM	67.30	67.30
591 - PACKET MEDIA LLC	PO 46027 BLANKET FOR 2025	87.24	87.24
4717 - PAULUS, SOKOLOWSKI & SARTOR LLC	PO 46075 CONSTRUCTION ADMINISTRATION - TERHUNE RO	1,133.15	1,133.15
1921 - PENN MEDICINE CORP PAY	PO 45445 Blanket 2025	473.00	473.00
783 - PENN MEDICINE PRINCETON EAP	PO 48514 Blanket 2026	1,478.13	1,478.13
3901 - POWER PLACE, INC	PO 48250 BLANKET / PARTS / SUPPLIES	584.46	584.46
5186 - PRIME LUBE INC.	PO 48162 BLANKET OILS/DEF FLUID TV	2,121.75	2,121.75
3910 - PRINCETON COMMUNITY VILLAGE ASSOCIATES,	PO 48457 RELEASE OF INSPECTION FEES FOR PRINCETON	32,011.33	32,011.33
1348 - PRINCETON HYDRO, LLC	PO 42106 (Contract #1: Reso 23-313 + 24-85) (Cont	3,061.60	
	PO 43978 ENVIRONMENTAL CONSULTING IN CONNECTION W	1,123.75	4,185.35
4880 - PRINCETON LIHTC URBAN RENEWAL LLC	PO 48459 RELEASE OF INSPECTION FEES FOR PIRHL LIH	29,031.73	29,031.73
592 - PRINCETON PUBLIC LIBRARY	PO 48445 Pennington Quilt Works PO 25982	16,903.76	16,903.76
3147 - PRINCETONIAN GRAPHICS, INC.	PO 47972 2026 LEAF BRANCH LOG FLYER	7,287.17	7,287.17
5174 - PRO CAP 8 FBO FIRSTRUST BANK	PO 48259 REDEMPTION OF CERT#25-00004 BL-6904 LT-1	32,129.68	32,129.68
603 - PSE&G CO	PO 48520 FARMVIEW ACCT: 6517829709	5,665.41	5,665.41
445 - PSE&G CO - SUMMARY ACCOUNT	PO 48452 Electric and Gas - Bill Date January 16,	4,355.61	4,355.61
445 - PSE&G CO - SUMMARY ACCOUNT	PO 48454 Electric - Bundled Acct #13 000 010 03 -	38,088.33	38,088.33
445 - PSE&G CO - SUMMARY ACCOUNT	PO 48455 WESTMINSTER - Electric and Gas - Bill Da	26,519.64	26,519.64
445 - PSE&G CO - SUMMARY ACCOUNT	PO 48547 Electric - Bundled Acct 13 013 030 03 -	4,626.13	
	PO 48547 Electric - Bundled Acct 13 013 030 03 -	36,980.60	41,606.73
5235 - RAPID PUMP & METER SERVICE COMPANY, LLC	PO 47222 RESOLUTION 25-283 ON-CALL MAINTENANCE/PU	825.00	825.00
5104 - RED LINE FABRICATION & MACHINE, LLC	PO 47094 RESCUE 60 - FABRICATE AND SINTALL DIVIDE	585.00	
	PO 47095 RESCUE 60 - D& S REAR HOSE BED WITH NET	1,597.50	
	PO 47096 RESCUE 60 - FABRICATE NEW HOSE BED DIVID	4,875.00	7,057.50
4086 - REMINGTON & VERNICK ENGINEERS, INC	PO 47445 RESOLUTION 25-320 SANITARY SEWER GIS UPD	505.00	505.00

### List of Bills - Clearing Claims

Meeting Date: 02/09/2026 For bills from 01/27/2026 to 02/06/2026

Vendor	Description	Payment	Check Total
640 - S. BROTHERS, INC.	PO 40548 RESOLUTION # 2023-71	270,641.47	270,641.47
4748 - SAMANTHA BEER	PO 48467 Employee Reimbursement	58.62	58.62
3539 - SANTOS, ADAM	PO 48448 2025 MEDICAL REIMBURSEMENT - COMPLETE	300.00	300.00
5345 - SELENE ZANKHNA PAREKH	PO 48531 RELEASE OF ESCROW FOR CERTIFICATE OF OCC	28,200.00	28,200.00
5099 - SHAH & RUBENSTEIN, LLC	PO 48070 RESO 26-7 2026 TAX APPEAL COUNSEL	8,015.00	8,015.00
835 - SOMERSET COUNTY EMERGENCY SERV	PO 48217 BLANKET - TRAINING	390.00	390.00
2458 - SPEEDY MART	PO 46850 PRISONER MEALS	11.54	11.54
4602 - SPIVEY, DENISE	PO 48507 TRAINING AND CONTINUING EDUCATION PROGRA	2,750.00	2,750.00
702 - STAPLES BUSINESS ADVANTAGE	PO 48461 Municipal Court Envelopes	805.93	805.93
355 - STATE OF NJ DIV OF EMPLOYER ACCT	PO 48535 Quarter Ending 12/31/25 EIN: 0-300-746-	17,878.10	17,878.10
1213 - STRONG, JAMES	PO 48538 4th Qtr 2025 Health 10/25/25 to 12/20/25	3,137.28	3,137.28
3059 - T & M ASSOCIATES	PO 45269 RESOLUTION 25-28: LANDFILL GAS MONITORIN	7,925.12	7,925.12
1206 - TAMASI, MARIANNE	PO 48525 Retiree - 1st Quarter Medicare	965.40	965.40
4885 - TANGO TANGO, INC	PO 48356 INTEGRATION SERVICES - ANNUAL SERVICE	2,995.00	2,995.00
3741 - TAYLOR SAPUDAR	PO 48125 REIMBURSEMENT TREE CREW BOOKS	189.29	189.29
1782 - TCTA MEMBERSHIP SERVICES	PO 48479 BLANKET	125.00	125.00
601 - THOMAS, LEONARD	PO 48203 2025 MEDICAL REIMBURSEMENT	85.00	85.00
1190 - TISDALE, TAMMIE	PO 48532 GAS REIMBURSEMENT FOR SEWMINAR 2-20-26	17.40	17.40
5213 - TYRONE CARTER	PO 48283 CONFERENCE/TRAINING REQUEST FORM - REIMB	299.00	299.00
923 - UNITED PARCEL SERVICE	PO 48524 Acct. 6AF535 - Service Charge - 1/24/26	149.19	149.19
211 - UNITED SITE SERVICES	PO 48204 BLANKET/MISC. RENTAL	70.25	
	PO 48204 BLANKET/MISC. RENTAL	520.89	591.14
4069 - VASEFUL FLORAL AND GIFTS	PO 45438 Blanket 2025	214.00	214.00
20 - VERIZON	PO 48473 Phone - Acct. 250-717-293-0001-43 - Pump	487.92	487.92
20 - VERIZON	PO 48503 MONTHLY TELEPHONE EXPENSE ACCT #: 957-13	796.38	796.38
20 - VERIZON	PO 48509 Phone - Acct. 357-046-267-0001-33 Bundle	2,571.73	2,571.73
20 - VERIZON	PO 48523 Phone - Acct. 756-981-704-0001-54 - Bill	63.53	63.53
4994 - VERIZON BUSINESS	PO 48472 ACCOUNT Y2803099 - Bill date 1/10/26 - L	42.65	42.65
973 - VISUAL COMPUTER SOLUTIONS (JOBS4BLUE)	PO 48458 Annual Support & Upgrade Plan (ASUP) for	8,737.71	8,737.71
1146 - VOIP NETWORKS	PO 47591 CONTRACT MITELE SUPPORT FOR WITHERSPOON &	25,401.90	25,401.90
1146 - VOIP NETWORKS	PO 48527 Phone System - Acct #CORP-000105 - Bill	1,571.23	1,571.23
1146 - VOIP NETWORKS	PO 48548 Phone System - Acct #CORP-000105 - Bill	1,382.77	1,382.77
2 - WB MASON CO	PO 45385 OFFICE SUPPLIES	251.10	
	PO 45790 BLANKET FOR 2025 - ENGINEERING (CK09MERC	89.99	
	PO 48446 BLANKET / OFFICE SUPPLIES 2026	243.38	584.47
3677 - WELLS FARGO VENDOR FIN SERV.	PO 48466 2026 Blanket - Wells Fargo	2,786.20	2,786.20
826 - WITHERSPOON MEDIA GROUP	PO 47869 TOWN TOPICS AD - 11/19/25	2,056.00	2,056.00
1116 - YOUNG, LILLIAN	PO 48475 Horizon RX - January 2026	139.10	139.10
TOTAL			1,010,170.62

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-105-200	PERSONNEL - OE	13,600.14			
01-201-20-110-200	MAYOR & COUNCIL OE	162.13			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	1,321.62			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	7,877.32			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	47,781.97			
01-201-20-130-200	FINANCE ADMINISTRATION OE	1,478.13			
01-201-20-145-200	COLLECTION OF TAXES OE	142.40			
01-201-20-150-200	ASSESSMENT OF TAXES OE	18,368.32			
01-201-20-151-200	DEFENSE OF TAX APPEALS OE	8,015.00			
01-201-20-165-200	ENGINEERING SERVICES OE	1,295.99			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	51.99			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	37,160.41			
01-201-25-240-200	POLICE OE	2,738.29			
01-201-25-265-200	FIRE OE	626.98			
01-201-25-266-200	FIRE HYDRANT SERVICES OE	50,359.98			
01-201-25-267-200	FIRE FACILITIES OE	10,090.95			

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-25-268-200	FIRE INSPECTOR OE	290.00			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	2,034.46			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	5,609.53			
01-201-27-330-200	BOARD OF HEALTH OE	840.48			
01-201-27-343-200	DEER MANAGEMENT PROGRAM - OE	4,629.00			
01-201-27-345-200	HUMAN SERVICES OE	3,253.68			
01-201-28-370-200	JOINT RECREATION BOARD OE	4,512.15			
01-201-28-375-200	PARK MAINTENANCE OE	3,283.76			
01-201-31-430-200	ELECTRICITY & GAS OE	1,673.57			
01-201-31-431-200	NATURAL GAS OE	12,143.19			
01-201-31-435-200	STREET LIGHTING OE	30,652.02			
01-201-31-440-200	TELEPHONE OE	4,558.03			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	1,996.20			
01-201-43-490-200	MUNICIPAL COURT OE	1,772.99			
01-203-20-105-200	(2025) PERSONNEL - OE		513.00		
01-203-20-111-200	(2025) ADMINISTRATIVE & EXECUTIVE OE		30,537.56		
01-203-20-125-200	(2025) INFORMATION TECHNOLOGY - OE		360.79		
01-203-20-130-200	(2025) FINANCE ADMINISTRATION OE		1,619.25		
01-203-20-155-200	(2025) LEGAL SERVICES & COSTS OE		167.23		
01-203-20-165-200	(2025) ENGINEERING SERVICES OE		128.51		
01-203-21-180-200	(2025) REGIONAL PLANNING BD. - TWP - OE		5,653.44		
01-203-21-185-200	(2025) ZONING COSTS - OE		87.24		
01-203-23-220-200	(2025) EMPLOYEE GROUP INSURANCE OE		11,412.10		
01-203-25-240-200	(2025) POLICE OE		6,333.43		
01-203-25-265-200	(2025) FIRE OE		7,293.55		
01-203-25-268-200	(2025) FIRE INSPECTOR OE		580.00		
01-203-25-275-200	(2025) MUNICIPAL PROSECUTOR OTHER EXPENSES		3,000.00		
01-203-26-290-200	(2025) ROAD REPAIRS & MAINTENANCE OE		80.30		
01-203-26-310-200	(2025) PUBLIC BUILDINGS & GROUNDS OE		4,581.51		
01-203-27-330-200	(2025) BOARD OF HEALTH OE		599.27		
01-203-27-331-200	(2025) SUZANNE PATTERSON CENTER OE		8,244.00		
01-203-27-340-200	(2025) ANIMAL CONTROL OE		235.43		
01-203-27-345-200	(2025) HUMAN SERVICES OE		237.28		
01-203-31-430-200	(2025) ELECTRICITY & GAS OE		21,164.66		
01-203-31-431-200	(2025) NATURAL GAS OE		573.25		
01-203-31-435-200	(2025) STREET LIGHTING OE		660.95		
01-203-31-440-200	(2025) TELEPHONE OE		25,842.98		
01-203-31-455-200	(2025) SEWER FACILITIES OPERATING OE		1,326.22		
01-214-55-900-062	THIRD PARTY LIENS PAYABLE-REDEMPTIONS			2,272.89	
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	504,825.52
01-286-55-000-005	RES - FOR TAX SALE PREMIUM			93,000.00	
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<b>TOTALS FOR</b>	<b>CURRENT FUND</b>	<b>278,320.68</b>	<b>131,231.95</b>	<b>95,272.89</b>	<b>504,825.52</b>
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02-213-44-911-301	CLEAN COMMUNITIES			9,343.17	
02-260-05-100	DUE TO CLEARING/CLAIMS			0.00	9,343.17
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<b>TOTALS FOR</b>	<b>GRANT FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>9,343.17</b>	<b>9,343.17</b>
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04-215-16-020-000-000	Ordinance 2016-20 Various Imprv			11,196.70	
04-215-18-008-000-000	Ordinance 2018-08 Sewer Trust			3,638.94	
04-215-22-018-000-000	Ordinance 2022-18 NJ I-Bank			3,886.60	
04-215-22-019-000-000	Ordinance 2022-19 Various Capital Improvements			293,266.59	
04-215-23-016-000-000	Ordinance 2023-16 Sewer Trust			505.00	
04-215-23-017-000-000	Ordinance 2023-17 Sewer Improvements			13,838.37	
04-215-23-019-000-000	Ordinance 2023-19 I-Bank Improvements			4,053.84	
04-215-23-020-000-000	Ordinance 2023-20 Open Space Improvements			1,123.75	
04-215-23-021-000-000	Ordinance 2023-21 Various Capital Improvements			25,545.55	
04-215-24-014-000-000	Ordinance 2024-14 Various Capital Improvements			900.00	
04-215-25-007-000-000	Ordinance 2025-07 Various Capital Improvements			12,816.26	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	370,771.60
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<b>TOTALS FOR</b>	<b>GENERAL CAPITAL FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>370,771.60</b>	<b>370,771.60</b>

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
05-201-02-007-200	PARKING OE	14,754.13			
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	14,754.13
<b>TOTALS FOR</b>	<b>PARKING UTILITY OPERATING FUND</b>	<b>14,754.13</b>	<b>0.00</b>	<b>0.00</b>	<b>14,754.13</b>
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12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	259.54			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	259.54
<b>TOTALS FOR</b>	<b>OPEN SPACE FUND</b>	<b>259.54</b>	<b>0.00</b>	<b>0.00</b>	<b>259.54</b>
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17-260-05-100	Due To Claims/Clearing			0.00	90,838.56
17-290-20-000-000	PROFESSIONAL FEES			1,595.50	
17-290-40-000-000	PERFORMANCE GUARANTEE			28,200.00	
17-290-50-000-000	INSPECTION FEES			61,043.06	
<b>TOTALS FOR</b>	<b>ESCROW</b>	<b>0.00</b>	<b>0.00</b>	<b>90,838.56</b>	<b>90,838.56</b>
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18-260-05-100	DUE TO CLAIMS			0.00	17,878.10
18-301-00-000-000	RESERVE FOR UNEMPLOYMENT TRUST			17,878.10	
<b>TOTALS FOR</b>	<b>UNEMPLOYMENT TRUST FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>17,878.10</b>	<b>17,878.10</b>
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21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	1,500.00
21-285-56-072-333	P.O.A.A. COURT TRUST			1,500.00	
<b>TOTALS FOR</b>	<b>TRUST FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>1,500.00</b>
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Total to be paid from Fund 01 CURRENT FUND	504,825.52
Total to be paid from Fund 02 GRANT FUND	9,343.17
Total to be paid from Fund 04 GENERAL CAPITAL FUND	370,771.60
Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND	14,754.13
Total to be paid from Fund 12 OPEN SPACE FUND	259.54
Total to be paid from Fund 17 ESCROW	90,838.56
Total to be paid from Fund 18 UNEMPLOYMENT TRUST FUND	17,878.10
Total to be paid from Fund 21 TRUST FUND	1,500.00
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	1,010,170.62

Checks Previously Disbursed

202	NJEIT/US BANK NAT ASSOC.	PO# 48477	65,643.25	2/02/2026
			-----	
			65,643.25	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	65,643.25	504,825.52	<b>570,468.77</b>
Fund 02 GRANT FUND		9,343.17	<b>9,343.17</b>
Fund 04 GENERAL CAPITAL FUND		370,771.60	<b>370,771.60</b>
Fund 05 PARKING UTILITY OPERATING FUND		14,754.13	<b>14,754.13</b>
Fund 12 OPEN SPACE FUND		259.54	<b>259.54</b>
Fund 17 ESCROW		90,838.56	<b>90,838.56</b>
Fund 18 UNEMPLOYMENT TRUST FUND		17,878.10	<b>17,878.10</b>
Fund 21 TRUST FUND		1,500.00	<b>1,500.00</b>
<b>BILLS LIST TOTALS</b>	<b>65,643.25</b>	<b>1,010,170.62</b>	<b>1,075,813.87</b>
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# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-056

**Agenda Date:** 2/9/2026

**Agenda #:** 2.

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

BE IT RESOLVED by the Mayor and Council of Princeton:

The following appointments are hereby made:

<b>Name and Board</b>	<b>Term</b>	<b>Expires</b>
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**Board of Parks & Recreation Commissioners:**

Karen Jazierny (replacing Taariq Parker)	5 years	1/1/2029*
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**\*filling an unexpired term**



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-057

**Agenda Date:** 2/9/2026

**Agenda #:** 3.

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Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Department of Music at Princeton University from April 6, 2026 to April 13, 2026

**WHEREAS**, the Department of Music at Princeton University will be announcing their annual Jazz Festival to the community; and

**WHEREAS**, the Office of the Dean of Research has requested permission to install a banner over Washington Road in Princeton with approval of the Office of Community and Regional Affairs at Princeton University beginning Monday, April 6, 2026 through Monday, April 13, 2026 to advertise this event to the entire Princeton Community; and

**WHEREAS**, this banner will be promptly removed after its use as required by Princeton ordinances; and

**WHEREAS**, in accordance with Princeton Ordinance 14-32 any banner that is removed by Princeton will be held by Princeton for thirty (30) days and then disposed of; and

**WHEREAS**, in accordance with Princeton Ordinance 14-32 any applicant failing to remove a banner will not be permitted to display any banner for the succeeding two years; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council hereby approve placement of said banner on Washington Road in accordance with Princeton Ordinances 14-28 to 14-32.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-058

**Agenda Date:** 2/9/2026

**Agenda #:** 4.

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Resolution of the Mayor and Council of Princeton Approving Transfers in Accordance with N.J.S.A. 40A:4-59

**WHEREAS**, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the succeeding year, to meet specific claims, commitments or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expected to be insufficient during the first three months of the succeeding year;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Princeton, County of Mercer, State of New Jersey that in accordance with the provisions of N.J.S.A. 40A:4-59, that transfers be made between the 2025 Budget Appropriation Reserves as follows:

**From:**

**To:**

Administrative & Executive - OE

Telephone      \$30,000

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded by the Borough Clerk to the Chief Financial Officer.