



# Princeton NJ

## Mayor and Council of Princeton

### Meeting Agenda

400 Witherspoon St  
Princeton, NJ 08540

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Monday, July 28, 2025

7:00 PM

Main Council Chambers

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

<https://us02web.zoom.us/j/83251766451>  
Webinar ID: 832 5176 6451

**II. STATEMENT CONCERNING NOTICE OF MEETING**

Notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing public meetings, including the time, date and location of the meeting and clear and concise instructions to the public for accessing the meeting and making comments. In addition, the agenda and all related materials were posted electronically and made available to the public on Princeton's meeting portal in advance of the meeting.

**III. LAND ACKNOWLEDGEMENT**

"We gather today on the land of the Lenni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come"

**IV. ROLL CALL**

**V. PLEDGE OF ALLEGIANCE**

**VI. APPROVAL OF MINUTES**

1. [0053](#) Mayor and Council of Princeton- Closed Session- May 6, 2025 2:00 p.m.
2. [0054](#) Mayor and Council of Princeton- Regular Meeting- May 12, 2025 7:00 p.m.
3. [0055](#) Mayor and Council of Princeton- Regular Meeting- May 27, 2025- 7:00 p.m.

**VII. ANNOUNCEMENTS/REPORTS**

1. [0056](#) Experience Princeton Report Offered by Isaac D. Kremer, Executive Director

#### VIII. PROCLAMATION

1. [0057](#) A Proclamation Honoring Kerry Philip on the Occasion of Her Retirement

#### IX. ORDINANCE INTRODUCTION

1. [ORD-25-1](#)  
[2](#) Ordinance Appropriating \$775,000 from the Sewer Trust Fund to Provide for Various Sewer Improvements in and by Princeton, in the County Of Mercer, New Jersey (Public Hearing August 11, 2025)- Roll Call
2. [ORD-25-1](#)  
[3](#) An Ordinance by the Municipality of Princeton Designating No Turn on Red Intersections and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974” (Public Hearing August 11, 2025)- Roll Call

#### X. RESOLUTIONS

1. [R-25-247](#) Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to Earle Asphalt Company for Improvements to Mount Lucas Road for \$2,055,413.13
2. [R-25-248](#) Resolution of the Mayor and Council of Princeton Authorizing Amendment #1 to the Contract with WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Services in 2025 to Adjust the Authorized Schedule for an Increase of \$7,500.00 for a New Amount Not to Exceed \$384,664.00
3. [R-25-249](#) Resolution of the Mayor and Council of Princeton Correcting the Amount of the Contract Previously Authorized by Princeton Council with Jet Vac Equipment for an 800-HPR Eco Series IV Truck Mounted Jet utilizing Sourcewell National Cooperative Purchasing Contract #101221-SCA from \$231,079.01 to \$242,640.82 Due to a Pricing Configuration Error
4. [R-25-250](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Allstate Office Interiors for Flooring Materials and Installation at 400 Witherspoon Street for \$145,341.86 utilizing New Jersey State Contract 23-FOOD-47764
5. [R-25-251](#) Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$45,000.00 to the Professional Services Agreement with Clarke Caton Hintz for Affordable Housing Monitoring and Consulting Services for a New Not to Exceed Amount of \$116,000.00

6. [R-25-252](#) Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Execution of a Letter of Intent with McCarter Theatre Company, a New Jersey Nonprofit Corporation, for the Sale and Purchase of a Portion of the Property Located at 101 Walnut Street, Princeton and designated as Block 31.01, Lot 105 on the Municipal Tax Maps
7. **R-25-266** Resolution of the Mayor and Council Rejecting Bid for the Lease Of Public Property for a Wireless Telecommunications Facility at the Princeton Public Library and Authorizing Revisions to Bidding Materials and Re-Advertising the Lease

#### **XI. CONSENT AGENDA**

1. [R-25-253](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-25-254](#) Resolution of the Mayor and Council of Princeton Authorizing the Hiring of Probationary Patrol Officers
3. [R-25-255](#) Resolution of the Mayor and Council of Princeton Authorizing Appointments to Boards, Commissions and Committees
4. [R-25-256](#) Resolution of the Mayor and Council of Princeton Authorizing Extension of Grace Period for Payment of Third Quarter, 2025 Property Taxes
5. [R-25-257](#) Resolution of the Mayor and Council of Princeton Authorizing Block 7401, Lot 20 to be Added to the Princeton Tax Exempt List
6. [R-25-258](#) Resolution of the Mayor and Council of Princeton Authorizing Tax Exempt Status for Various Properties in said Municipality
7. [R-25-259](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-New Jersey Association of County & City Health Officials-\$24,951.00
8. [R-25-260](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ Department of Health-Strengthening Local Public Health Capacity Program-Outbreak Preparedness-\$22,254.00
9. [R-25-261](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item for NJ Department of Health-Strengthening Local Public Health Capacity Program-Public Health Infrastructure Grant-\$42,534.00
10. [R-25-262](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ Department of Law & Public Safety-Body Worn Cameras Grant-\$108,014.00

11. [R-25-263](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-National Opioid Settlement Proceeds-\$6,088.90
12. [R-25-264](#) Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ DEP Community Based Deer Management Grant-\$11,750.00
13. [R-25-265](#) Resolution of the Mayor and Council of Princeton Authorizing the Trinity Turkey Trot 5K Run/Walk on Thursday, November 27th, 2025

## **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:**

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## **XIII. ADJOURNMENT**





# Princeton NJ

## Staff Report

400 Witherspoon St  
Princeton, NJ 08540

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**File #:** 0053

**Agenda Date:** 7/28/2025

**Agenda #:** 1.

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Click or tap here to enter text.

# **Princeton NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Tuesday, May 6, 2025**

**2:00 PM**

**Main Council Chambers**

### **Mayor and Council Closed Session**

**II. STATEMENT CONCERNING NOTICE OF MEETING**

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**II. ROLL CALL**

The Municipal Clerk then called the roll.

Staff Present: Bernard Hvozdovic, Administrator; Jeff Grosser, Deputy Administrator/Director of Health; Deanna Stockton, Deputy Administrator/Municipal Engineer; Trishka Cecil, Municipal Attorney; Kevin Van Hise, Assistant Municipal Attorney; and Robert Merryman, Labor Counsel, Apruzzese, McDermott, Mastro & Murphy

<b>Present</b>	Mia Sacks, David Cohen, Mark Freda, Brian McDonald, Leighton Newlin, and Michelle Pirone Lambros
<b>Absent</b>	Leticia Fraga

**III. CLOSED SESSION**

1. Resolution of the Mayor and Council of Princeton to Enter Closed Session (Open Public Meetings Act Sec.3)

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

**Aye:** Cohen, McDonald, Newlin, and Pirone Lambros

**Absent:** Fraga, and Sacks

-Contract Negotiations between the Municipality of Princeton and the Princeton Public Schools Board of Education

Council President Mia Sacks joined the meeting at 2:10 p.m.

Kevin Van Hise, Assistant Municipal Attorney, provided Council with legal guidance on how a potential agreement with the Princeton Public Schools could be executed.

Council held a discussion regarding the potential terms and conditions of an agreement.

Mr. Van Hise left the meeting at 2:30 p.m.

-Contract Negotiations Concerning the Westminster Conservatory

Councilman David Cohen provided Council a status update regarding possible contract

negotiations concerning the Westminster Conservatory. Council then held discussion

**-Contract Negotiations-PBA**

Robert Merryman, Labor Counsel from Apruzzese, McDermott, Mastro & Murphy, joined the meeting at 3:00 p.m.

Deanna Stockton, Deputy Administrator/Municipal Engineer, and Jeff Grosser, Deputy Administrator/Director of Health, left the meeting at 3:00 p.m.

Bernard Hvozdovic, Administrator, introduced the topic and provided Council with an overview on the current status of the contract negotiations with the PBA.

Mr. Merryman provided some legal guidance and general background information to Council regarding employee contributions and Chapter 78 in relation to healthcare. Council then held discussion and asked questions as needed.

Mr. Merryman left the meeting at 3:42 p.m.

**-Contract Negotiations in Connection with Tennis Facility Lease, N.J.S.A. 10:4-12(b)7**

There was no discussion held regarding the contract negotiations in connection with the tennis facility lease. The topic will be revisited at a future meeting to be determined.

**V. ADJOURNMENT**

A motion to closed the Closed Session portion to return to Open Session was made by Councilman David Cohen, seconded by Council President Mia Sacks, and carried unanimously by all members present. Then a motion to adjourn at 3:42 p.m. was made by Councilman David Cohen, seconded by Council President Mia Sacks, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0054

**Agenda Date:** 7/28/2025

**Agenda #:** 2.

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Mayor and Council of Princeton- Regular Meeting- May 12, 2025 7:00 p.m.

# **Princeton NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, May 12, 2025**

**7:00 PM**

**<https://us02web.zoom.us/j/89386168309>**

**Webinar ID 893 8616 8309**

**Main Council Chambers**

**Mayor and Council of Princeton**

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

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**III. LAND ACKNOWLEDGEMENT**

"We gather today on the land of the Lenni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come"

Councilman Leighton Newlin read the Land Acknowledgement.

**IV. ROLL CALL**

The Municipal Clerk then called the roll.

Staff Present: Bernard Hvozdovic, Administrator; Jeff Grosser, Deputy Administrator/Director of Health; Deanna Stockton, Deputy Administrator/Municipal Engineer; James Purcell, Assistant Municipal Engineer; and Trishka Cecil, Municipal Attorney

**Present:** Council Member Brian McDonald, Council Member Michelle Pirone Lambros, Council Member David Cohen, Council Member Mia Sacks, Council Member Leticia Fraga, Council Member Leighton Newlin, and Mayor Mark Freda

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. PROCLAMATION****1. Proclamation Honoring National Public Works Week**

Councilwoman Michelle Pirone Lambros read the proclamation designating the week of May 18th through May 24th, 2025 National Public Works Week in Princeton.

## **VII. APPROVAL OF MINUTES**

### **1. Mayor and Council of Princeton- Regular Meeting- March 10, 2025 7:00 PM**

Councilman Brian McDonald noted there was a misspelling of Patricia Shanley's name; the "n" was left out of her last name.

**RESULT:** APPROVED AS AMENDED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

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

### **2. Mayor and Council of Princeton- Closed Session- March 18, 2025 3:30 PM**

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

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

## **VIII. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Councilman David Cohen announced on June 12th, 2025, from 6:00 p.m. to 8:00 p.m., the Police Department is running a workshop to inform vulnerable road users of their rights and responsibilities on the road.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin had no reports or announcements.

There were no staff reports or announcements.

### **1. Police Chief's Report- March 2025**

Chief Chris Tash presented the March 2025 Police Chief's Report. He highlighted two



events from the report. To promote safety with students in Princeton who walk and ride their bikes to school, the department teamed up with Johnson Park School and did a "Walk and Wheel Wednesday" event that was well attended. They also teamed up with Greater Mercer TMA to give presentations at Community Park South and Little Brook School regarding safely walking and riding bikes to school.

## **IX. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

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3. Telephone: Press #9

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

### **In Person:**

Annalee Kelly, 16 Maclean Street, spoke on the parking issues she is having while parking in the Maclean Street parking yard.

### **Via "Zoom":**

There was no public comment.

## **X. ORDINANCE INTRODUCTION**

1. An Ordinance by the Municipality of Princeton Designating Stop Intersections Within the Boundaries of the Former Township, Establishing a New Stop Intersection on Jefferson Road at Terhune Road, and Amending Chapter 11 of the

“Code of the Township of Princeton, New Jersey, 1968”- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

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

## **XI. RESOLUTIONS**

1. Resolution of the Mayor and Council of Princeton (1) Introducing the 2025-2026 Budget of the Princeton Special Improvement District; (2) Directing the Municipal Clerk to Publicly Advertise the Budget and Schedule a Public Hearing; and (3) Directing the Tax Assessor to Prepare an Assessment Roll of Properties Within the District Based Upon the Budget (Public Hearing scheduled for June 9, 2025) - Roll Call

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

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

2. Resolution of the Mayor and Council of Princeton Authorizing a Shared Services Agreement with the Board of Education of the Princeton Public Schools

Dafna Kendal, President of the Princeton Board of Education, expressed gratitude to all of Council for their generosity and support for public education.

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Mia Sacks

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

3. Resolution of the Mayor and Council of Princeton Supporting the Passage of the “New Jersey Climate Superfund Act”

Mary Saudargas, South Harrison Street and volunteer with Food and Water Watch, wanted to convey her gratitude and thanks to Council for their support of the bill.

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** David Cohen

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

4. Resolution of the Mayor and Council of Princeton Authorizing Rescue Response Protocol Policy Memorandum of Understanding Between Municipality of Princeton Office of Emergency Management, Fire Department and Princeton First Aid & Rescue Squad

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Michelle Pirone Lambros

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

5. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of One (1) 2025 Ford 450 Crew Cab Vehicle and Equipment from Ciocca Ford of Flemington for \$111,183.25 utilizing New Jersey State Contract 24-FLEET-88820

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** David Cohen

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

6. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of a 2024 Ford F150 to be used by the Animal Control Officer from Winner Ford for \$70,290.15 utilizing New Jersey State Contracts 20-FLEET-01189, 17-FLEET-00761, and 17-FLEET-00719

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Michelle Pirone Lambros

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

7. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Police Vehicles Utilizing a Cooperative Purchasing System in an Amount Not to Exceed \$275,000.00 Subject to the Availability and Appropriation of Sufficient Funds

**RESULT:** ADOPTED

**MOVER:** David Cohen

**SECONDER:** Leticia Fraga

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

8. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to SHI International Corp. for the CrowdStrike Endpoint Detection and Response Subscription for \$47,099.31 utilizing New Jersey Cooperative Purchasing Alliance Contract #BC-BID-24-38, Computer Equipment and Peripherals

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

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

9. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to T&M Associates for Corrective Measures, Environmental Permitting, and Construction Administration/Construction Inspection for the Closure of the Princeton Sanitary Landfill for Amount Not to Exceed \$312,453.00

**RESULT:** ADOPTED

**MOVER:** David Cohen

**SECONDER:** Brian McDonald

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

10. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Remington & Vernick Engineers for MS4 GIS Mapping and GPS Support Services for \$123,500.00

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

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

## **XII. CONSENT AGENDA**

1. Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** David Cohen

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

2. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the YWCA Princeton from May 26, 2025 to June 2, 2025

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** David Cohen

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

3. Resolution of the Mayor and Council of Princeton Approving Firefighter Membership Application for Isai Noe Onofre

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** David Cohen

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

### **XIII. ADJOURNMENT**

A motion to adjourn at 7:31 p.m. was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Princeton NJ

## Staff Report

400 Witherspoon St  
Princeton, NJ 08540

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**File #:** 0055

**Agenda Date:** 7/28/2025

**Agenda #:** 3.

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Mayor and Council of Princeton- Regular Meeting- May 27, 2025- 7:00 p.m.

# **Princeton NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Tuesday, May 27, 2025**

**7:00 PM**

**Main Council Chambers**

**Mayor and Council of Princeton**

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Councilman Brian McDonald read the Land Acknowledgement.

**IV. ROLL CALL**

The Municipal Clerk then called the roll.

Staff Present: Bernard Hvozdovic, Administrator; Deanna Stockton, Deputy Administrator/Municipal Engineer; and James Purcell, Assistant Municipal Engineer

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

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. PROCLAMATION****1. A Proclamation Honoring Jennifer Gering on the Occasion of Her Retirement**

Councilwoman Leticia Fraga read the proclamation honoring Detective Jennifer Gering on the occasion of her retirement.

**VII. ANNOUNCEMENTS/REPORTS**



Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen announced the upcoming "Rules of the Road" education session sponsored by the Police Department had to be cancelled and may be rescheduled for a future date.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin wanted to recognize and thank on behalf of the entire Council the Human Services, Princeton Alcohol and Drug Alliance, Princeton Housing Authority, Recreation Department, Department of Public Works, and all of the departments and municipal staff that work around town to keep it clean, healthy, and build a human infrastructure, but never get the recognition deserved.

Mayor Mark Freda had no reports or announcements.

There were no staff announcements.

**1. Annual Report on the Center for Modern Aging Princeton- Drew Dyson, PhD, CEO**

The annual report on the Center for Modern Aging Princeton was postponed to a future meeting because Executive Director Drew Dyson was unable to attend the meeting.

**VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

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3. Telephone: Press #9

Mayor Mark Freda opened public comment for items not on the agenda and seeing no one, in person or via "Zoom", closed public comment.

**IX. ORDINANCE PUBLIC HEARING**

Anyone wishing to comment on or ask a question about an ordinance(s) listed below for public hearing and adoption can do so by either in person or Zoom. In person use the sign-up sheet on the podium. To make a spoken comment, either click on "Participants" and use the "raise hand" function, or- if attending by telephone- press \*9. When it is your turn to speak the meeting host will unmute you and the Mayor will recognize you.

1. An Ordinance by the Municipality of Princeton Designating Stop Intersections Within the Boundaries of the Former Township, Establishing a New Stop Intersection on Jefferson Road at Terhune Road, and Amending Chapter 11 of the "Code of the Township of Princeton, New Jersey, 1968"- Roll Call

Councilman David Cohen stated the idea off adding a four-way stop, so the traffic on Jefferson has to stop as well, feels like the right next step.

Mayor Mark Freda opened the public hearing and seeing no one in person or via "Zoom", closed the public hearing.

**RESULT:** ADOPTED  
**MOVER:** David Cohen

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

## **X. RESOLUTIONS**

1. Resolution of the Mayor and Council of Princeton Authorizing the Execution of a Pledge Agreement With The Tenacre Foundation In The Sum Amount of \$500,000.00 Annually for the years 2025 thru 2029

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

2. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of One (1) 2025 Ford 450 Regular Cab Vehicle and Equipment from Ciocca Ford of Flemington for \$102,283.25 utilizing New Jersey State Contract 24-FLEET-88820

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

3. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Gabrielli Truck Sales for One (1) 2025 Kenworth T480 Dump Truck for \$277,155.95 utilizing Sourcewell National Cooperative Purchasing Contract #032824-KTC

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Gabrielli Truck Sales for Two (2) 2025 Kenworth T480 Compactor Trucks for \$598,941.18 utilizing Sourcewell National Cooperative Purchasing Contract #032824-KTC

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

5. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$34,352.64 to the Not to Exceed Amount for the Professional Services Agreement with Johnson, Mirmiran & Thompson, Inc. for Documentation of Maintenance Holes in Flood Hazard Areas for a New Not to Exceed Amount of \$79,883.52

**RESULT:** ADOPTED

**MOVER:** Mia Sacks

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

6. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to SHI for the Annual Barracuda Backup Server and Web Security Gateway Appliances Subscription for \$61,320.48 utilizing the New Jersey Cooperative Purchasing Alliance Contract #CK04 24-38

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

7. Resolution of the Mayor and Council of Princeton Authorizing Site License Agreements with Crown Castle Fiber LLC for Two Locations, Specifically 8 Winant Road and 188 Jefferson Road

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

8. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Arcadis U.S., Inc. for Construction Engineering Services in Connection with Three Mini-System #36 Sewer Rehabilitation Projects for an Amount Not to Exceed \$541,327.00

Councilman Leighton Newlin explained the agreement is for our infrastructure and will aid in protecting the town from any upcoming storms. It will also clean out our stormwater management.

**RESULT:** ADOPTED  
**MOVER:** Mia Sacks  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

9. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$100,000.00 to the Not to Exceed Amount for the Professional Services Agreement with Scarinci Hollenbeck, LLC for Special Environmental Legal Services for a New Not to Exceed Amount of \$265,000.00

Council President Mia Sacks explained the litigation is related to the dumping situation that occurred at River Road awhile back. The town is litigating to try and get the coverage from the insurance company they believe should have been provided in certain respects.

**RESULT:** ADOPTED  
**MOVER:** Brian McDonald  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

10. Resolution of the Mayor and Council of Princeton Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use by Auction on GovDeals

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

11. Resolution of the Mayor and Council of Princeton Authorizing the Acceptance of Donations in Furtherance of Possible Design and Construction of a New Nassau Street Kiosk

Councilman David Cohen thanked Joshua Zinder for assisting with the design competition for the kiosks. Adopting the resolution will enable us to accept the donation of the prize money for the awards coming out of the competition.

Councilman Brian McDonald inquired if the group will also be thinking about locations for kiosks or potential locations other than the existing ones or at least the one in front of the Garden Theatre.

**RESULT:** ADOPTED

**MOVER:** David Cohen

**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

## **XI. CONSENT AGENDA**

1. Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

2. Resolution of the Mayor and Council of Princeton Authorizing 2025 2nd Quarter Refunds of \$50,891.91 Overpayments

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Absent:** Council Member Pirone Lambros

## **XII. ADJOURNMENT**

A motion to adjourn at 7:18 p.m. was made by Councilman David Cohen, seconded by Councilman Brian McDonald, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0056

**Agenda Date:** 7/28/2025

**Agenda #:** 1.

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Experience Princeton Report Offered by Isaac D. Kremer, Executive Director





**Experience Princeton**  
**Executive Director's Report**  
**July 28, 2025**

**One Big Item**

- As required by ordinance, we are submitting our Annual Report one month after the close of the fiscal year.

**Additional Items**

- Rebooting Stakeholder and Merchant Meetups: Meetup planned for July 31 at Meeting House from 6:00 PM to 8:00 PM has 37 RSVPs.
- Working to repair lighting in Hinds Plaza with contractor.
- EP was asked to provide naming and custom wrap design for expanded municipal bus routes.
- Currently working with several prospective businesses looking to open in Princeton.
- Discussion is happening with municipality related to enhanced cleaning services.
- Have received several questions and awaiting to hear timing of Nassau Street Streetscape project.

## Experience Princeton Annual Report 2024-2025

### Overview

- 2.8 million out-of-market visitors (not residents or employees)
- 23,600 employees
- 33,300 residents
- Note: data from Placer.ai for July 1, 2024 to June 30, 2025

### Recognition and Attracting Resources

- Designated a Main Street New Jersey community by the NJ Department of Community Affairs and Main Street America
- Secured a \$150,000 grant from Main Street New Jersey to assist with attracting new businesses, physical improvements, promotions around the 250<sup>th</sup>, and tech upgrades.
- Designed logo and launched page for 250<sup>th</sup> anniversary of the Declaration of Independence.
- Signed partnership agreements with Morven Museum & Garden, Sustainable Princeton, and Princeton Battlefield Society.
- Economic Development Team worked with stakeholders and Municipality on update to allowable uses ordinance.
- Assisted businesses with finding a new locations in Princeton.
- Attended International Council of Shopping Centers Deal Show and other regional shows to promote Princeton.
- Worked with volunteers on Business Spotlights for Milk & Cookies, Hinksons, Princeton Record Exchange
- Welcomed 3 new Board Members
- Launched Storefront Improvement Program matching grant and completed first three projects for Center Barbershop, Bella Boutique, and Princeton Bridal.

### Dohm Alley

- Feature Dohm Alley refresh (photos attached)
- Recognize team lead by Charlie Yedlin and including volunteers Farzana Fariha, Elana Berk, Sheila Nall, George Akers, Brom Snyder
- Installation of exhibit by Einstein Museum

### Meetups

7/25/2024	Princeton Makes	Princeton Shopping Center
8/29/2024	The Corcoran Group	195 Nassau St
9/26/2024	1000 Herrontown Rd	206 North
10/3/2024		Virtual
10/24/2024	Maman	Palmer Square
11/7/2024		Virtual
	Triumph Restaurant and	
11/28/2024	Brewery	Dinky
1/23/2025	Sticky Fingers Cooking	Witherspoon

2/27/2025	Virtual
4/24/2025	Virtual
6/26/2025	Virtual
7/31/2025	The Meeting House Witherspoon

- Virtual meetups continue, total of 5 held
- In person meetups continue, total of 6 held
- Included well attended Holiday Party at Morven where volunteers were recognized
- 340 people have attended at least one in-person or virtual Meetup since first held
- 213 participants represent a business (63% of total)
- 48 Experience Princeton volunteers (23% of total)

### Gift Card

- 19710 impressions
- 621 gifts sold
- \$67,947 gifts sold value
- 504 gifts redeemed count
- \$48,751 gifts redeemed value
- 257 bonus cards sold
- \$19,278 bonus cards value
- 76 participating businesses
- \$641.46 average redemption by business
- 3.4 average customers attracted by business
- See Yiftee log attached for additional data should you wish to pull out, make a chart, etc.

### Holiday ad campaign

- Shop Princeton 2 Win campaign had 138 participating businesses
- 582 entries into sweepstakes
- Gave out \$7,500 in prizes to customers and businesses (\$500 each)
  - o Winners week 1: Cosmo Bleu Salon / Michele Meyer-Shipp
  - o Winners week 2: Witherspoon Grill / James Diorio
  - o Winners week 3: Labyrinth Books / Susan Goetz
  - o Winners week 4: Princeton Pizza Star / Ally Powers
  - o Winners week 5: Whole Earth Market / Lisa Interollo
  - o Winners week 6: Cross Culture Indian Cuisine / Joseph Herman
  - o Grand Prize Winner: Adriana Gorza, \$2,500

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Total
Total Number of Entries	72	70	127	117	103	93	582
% Growth week over week / largest gain		-3%	81%	-8%	-12%	-11%	

Unique Entrants/Shoppers	36	36	74	66	56	35	218
Unique Businesses	38	43	51	58	51	56	138

#### Top Campaign Businesses Entries

1. Cosmo Bleu Salon 96
2. McCaffrey's Market 52
3. Whole Earth Center 31
4. Labyrinth Books 14
5. Village Silver of Princeton 14
6. OTHER 13
7. CVS #1069 11
8. Elite Five Sushi & Grill 11
9. Jammin Crepes 11
10. Paper Source 11
11. Homestead Princeton 8
12. JaZams 8
13. maman 8
14. Olive's Bakery & Deli 7
15. Princeton Consignment 7
16. Kristine's 6
17. Miya Table & Home 6
18. Pastiamo Pasta Bar and Cafe 6
19. The Bagel Nook 6
20. The Meeting House 6
21. Chez Alice 5
22. Jamminâ€™ CrÃªpes 5
23. Maruichi Japanese Food & Deli 5
24. Princeton Pizza Star 5
25. Princeton University Art Museum Store 5
26. 30 Burgers 4
27. Cloak & Dagger 4
28. Costello's Ace Hardware 4
29. Delizioso Bakery + Kitchen 4
30. La Mezzaluna 4
31. Mamoun's Falafel 4
32. Mtea 4
33. Princeton Soup & Sandwich Company 4
34. Small World Coffee 4
35. Sunoco gas station 4
36. Winberie's Restaurant & Bar 4
37. Witherspoon Grill 4
38. Agricola Community Eatery 3
39. Alchemist & Barrister 3
40. Aspendos Mediterranean Cuisine 3

41. Bread Boutique 3
42. CHOPT Creative Salad Co. 3
43. Dandelion 3
44. Diesel and Duke 3
45. GIFT CARD - EXPERIENCE PRINCETON DIGITAL GIFT CARD= 5 ENTRIES 3
46. Kung Fu Tea and Noodle House 3
47. Lindt Chocolate Shop 3
48. Mandalay Trading Co. 3
49. Nassau Street Seafood 3
50. Princeton Corkscrew Wine Shop 3
51. Princeton Garden Theatre 3
52. Taste of Mexico 3
53. The Blue Bears Special Meals 3
54. Toobydoo Princeton 3
55. Urban Outfitters 3
56. illy At Earth's End 3
57. Arhaus 2
58. Bluemercury 2
59. Chuck's Spring Street Cafe 2
60. Concord Pet Food & Supplies 2
61. Cross Culture Indian Cuisine 2
62. Experience Princeton 2
63. Greene Street Consignment 2
64. Halo Pub 2
65. Hamilton Jewelers 2
66. Hinkson's The Office Store 2
67. Image Arts 2
68. Johnny Was 2
69. Jules Thin Crust 2
70. Lan Ramen 2
71. Limelite 2
72. Local Greek 2
73. Lucy's Kitchen & Market 2
74. Lululemon Athletica 2
75. Madewell 2
76. Milk & Cookies 2
77. Mistral 2
78. Nomad Pizza 2
79. Olsson's Fine Foods 2
80. Pizza Den Princeton 2
81. Pj's Pancake House 2
82. Princeton Bottle King, LLC 2
83. Ralph Lauren 2
84. Rojo's Roastery 2
85. Salon Pure 2
86. Studio Copacabana 2

87. Sustainable Princeton 2
88. Tacoria 2
89. Teresa's Caffè 2
90. The Mint 2
91. Theo's of Princeton Salon 2
92. Thomas Sweet Chocolates 2
93. Triumph Brewing Co. 2
94. Walgreen's #17580 2
95. 4 Elements Wellness 1
96. Art on Hulfish 1
97. B + B Hair Color Studio 1
98. Barbour Inc. 1
99. CVS #5871 1
100. Casa Aziz Salon 1
101. Charbellem 1
102. Color Me Mine Pottery Painting 1
103. Cyndi Shattuck Photography 1
104. Dunkin Donuts 1
105. Dvaraka Indian Restaurant 1
106. EXPERIENCE PRINCETON DIGITAL GIFT CARD 1
107. Exxon 1
108. Ficus 1
109. Fruity Yogurt 1
110. H1912 1
111. Historical Society of Princeton 1
112. J. Crew 1
113. J. McLaughlin 1
114. Junbi Princeton 1
115. Lace Silhouettes Lingerie 1
116. LiLLiPiES Bakery 1
117. Mavis Discount Tire 1
118. McCarter Theatre 1
119. Metro North Bar & Grill 1
120. Metropolis Spa & Salon 1
121. Mi Espana 1
122. Mi España 1
123. Morgenthal Fredericks 1
124. Morven Museum & Garden 1
125. NIC + ZOE 1
126. Princeton Farmers Market 1
127. Princeton Makes: An Artists' Cooperative 1
128. Princeton Public Library 1
129. Princeton Record Exchange 1
130. Princeton University Store 1
131. Say Cheez Cafe 1
132. Signature Cleaners & Tailors 1

133. The Pastry Room 1
134. Tico's Eatery & Juice Bar 1
135. Tiger Noodles 1
136. U.S. Postal Service 1
137. Viburnum Designs 1
138. Whole Earth Center Deli 1

### **New business openings**

1. The Corcoran Group, 195 Nassau St
2. Haru Grab and Go, Spring St
3. The Rain of Spain, Palmer Square, 28 Palmer Sq E
4. Ayat Palestinian Cuisine, Spring St
5. 4EverYoung, 301 N Harrison St
6. Alo Yoga, 23 Hulfish St
7. Alfalfa, 140 Nassau St – Dec 6, 2024
8. Kids United, 301 N Harrison St, #110
9. Belle Journee Bakery, 15-19 Chambers St
10. Capriottis, 301 N Harrison St
11. Sticky Fingers Cooking, 28 Spring St #395
12. Anej Skin Ribbon Cutting, 10 Nassau St
13. Ooika, 300 Witherspoon St
14. House of Ishan, 16 Spring St
15. Ohm Fitness, 301 N Harrison St
16. The Tox, 23A Witherspoon St
17. XiBei Cuisine, 43 Witherspoon St
18. Tropical Smoothie, 301 N Harrison St
19. Form By Two Lagree + Pilates, 301 N Harrison St
20. Madras Dosa Company, 180 Nassau St
21. House of Cupcakes, 142 Nassau St
22. Tiger Treats, 55 Witherspoon St
23. Chickbomb, Nassau St
24. Back Nine Golf, 301 N Harrison St
25. Princeton Makes, 301 N Harrison St
26. Ooika, 94 Nassau St

### **Restaurant Week**

- \$142,939.50 in Restaurant Week offers sold
- 2,298 Restaurant Week offers sold
- Does not include off menu purchases for non-Restaurant Week offers
- In order of most sales from highest to lowest.
  1. Blue Point Grill
  2. The Meeting House
  3. Kristine's
  4. Lan Ramen
  5. Witherspoon Grill
  6. Ani Ramen

7. La Mezzaluna
  8. maman
  9. Nomad Pizza
  10. The Blue Bears Special Meals
- See Restaurant Week Debrief document for more details

#### **Newsletter audience**

- Increase in subscribers (4311 to 5811) 34.8% increase
- Average open rate 51%
- 2,808 clicks
- 27,519 opens

#### **Website stats**

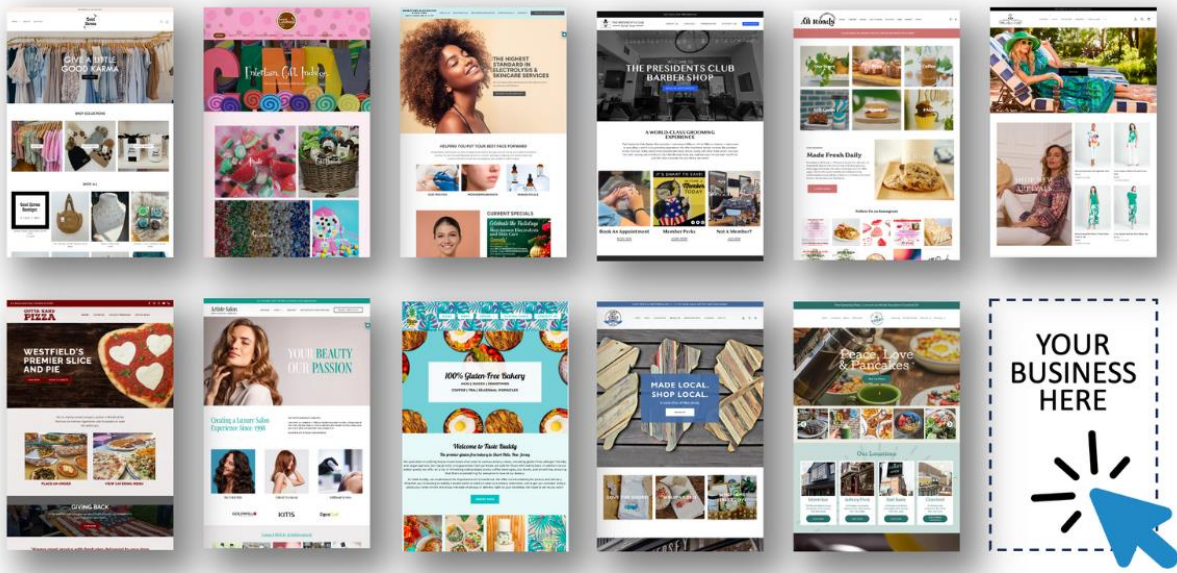
- 144,637 views
- 50,833 active users
- 2.85 views per active user
- Top pages:
  - o Restaurant Week (21.93%)
  - o Princeton Events (13.18%)
  - o Home Page (8.92%)
  - o Visit (5.05%)
  - o Directory (3.99%)

#### **Social media stats**

- 181,270 Instagram users reached
- 46,649 Facebook users reached
- 1,026 Facebook content interactions
- 5,011 Instagram content interactions
- 144,637 unique views of the EP website
- 7,908 LinkedIn impressions

#### **New Jersey Economic Development Authority Grants**





- \$10,000 grant through New Jersey Economic Development Authority
- Websites produced for
  - o LiLLiPiES
  - o Homestead Princeton
  - o Charbellem
- David Sorkin, President of New Frontier spoke at April 24 Meetup.

## Thank you to donors

### Experience Princeton Restaurant Week 2025

- Princeton Federal Credit Union
- Avalon Princeton Circle
- Acrisure
- Palmer Square Princeton
- Stark & Stark
- New Frontier Storefront
- Triumph Restaurant and Brewery

In-kind contributions: Town Topics, Edible Jersey, Jerseys Best/NJ.com, US-1, TapInto, Garden Theater, Princeton Mercer Chamber, Nassau Inn valued at \$28,000

Grants from Mercer County in support of Princeton250



NEW JERSEY  
*Historical*  
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Made possible by Mercer County Executive Dan Benson, the Board of County Commissioners, and the Mercer County Cultural and Heritage Commission, a partner of the New Jersey Historical Commission.

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Andrew Siegel, COO, Hamilton Jewelers



# Princeton NJ

## Staff Report

400 Witherspoon St  
Princeton, NJ 08540

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**File #:** 0057

**Agenda Date:** 7/28/2025

**Agenda #:** 1.

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A Proclamation Honoring Kerry Philip on the Occasion of Her Retirement



# Proclamation

Office of the Mayor  
Municipality of Princeton

## A PROCLAMATION HONORING KERRY PHILIP ON THE OCCASION OF HER RETIREMENT

**WHEREAS**, the Municipality of Princeton is proud to recognize Kerry Philip, Administrative Coordinator in the Department of Planning, for her dedication to public service on the occasion of her retirement; and

**WHEREAS**, Kerry began her career with the former Township of Princeton on October 3, 1994 in the role of Secretary; and

**WHEREAS**, Kerry became the Planning Department's Administrative Secretary on January 1<sup>st</sup>, 1997 and continued in that role through and after consolidation; and

**WHEREAS**, Kerry became Administrative Coordinator for the Planning Department, as well as Secretary for the Planning Board, on June 30<sup>th</sup>, 2020, during the height of the pandemic, transition to virtual meetings and operations, and fulfillment of Third Round Affordable Housing obligations; and

**WHEREAS**, Kerry continued as Board Secretary in 2021 when the Board had over 30 public meetings, in 2022 and 2023 as the Board developed a new Master Plan, and through 2025 when the Board adopted a Fourth Round Housing Plan Element and Fair Share Plan; and

**WHEREAS**, Kerry's retirement from the Municipality of Princeton will be effective August 1, 2025; and

**WHEREAS**, Kerry has dedicated 30 years to serving the Municipality of Princeton; and

**WHEREAS**, Kerry Philip has served the community of Princeton with pride, and upon the occasion of her retirement, is deserving of recognition and the highest commendation.

**NOW, THEREFORE, BE IT RESOLVED**, I, Mark Freda, Mayor of Princeton and the Council of Princeton, County of Mercer, State of New Jersey, extend the Municipality's humble expression of appreciation and sincerest congratulations to Kerry Philip. We offer our best wishes for a long, happy, and healthy retirement.

GIVEN UNDER MY HAND AND SEAL  
THIS 28<sup>th</sup> DAY OF JULY 2025

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MARK FREDA  
Mayor



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD-25-12

**Agenda Date:** 7/28/2025

**Agenda #:** 1.

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Ordinance Appropriating \$775,000 from the Sewer Trust Fund to Provide for Various Sewer Improvements in and by Princeton, in the County Of Mercer, New Jersey (Public Hearing August 11, 2025)- Roll Call

**ORDINANCE #2025-12**

**ORDINANCE APPROPRIATING  
\$775,000 FROM THE SEWER  
TRUST FUND TO PROVIDE  
FOR VARIOUS SEWER  
IMPROVEMENTS IN AND BY  
PRINCETON, IN THE COUNTY  
OF MERCER, NEW JERSEY.**

BE IT ORDAINED BY THE COUNCIL OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY AS FOLLOWS:

Section 1. \$775,000 of the amount previously appropriated by Bond Ordinance #2025-07, finally adopted March 24, 2025 ("Bond Ordinance #2025-07"), is hereby appropriated by Princeton, in the County of Mercer, New Jersey ("Princeton") from the Sewer Trust Fund to provide for various sewer improvements, including the acquisition of a jetter truck (in the amount of \$455,000), the Sanitary Sewer Evaluation Survey (in the amount of \$105,000) and miscellaneous sewer operation facility repairs and improvements (in the amount of \$215,000), each including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.

Section 2. Princeton hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of Princeton is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 3. As a result of the appropriation made in Section 1, (i) the down payment provided for in Section 1 of Bond Ordinance #2025-07 is hereby reduced by \$38,750, from \$668,149 to \$629,399, (ii) the amount of bonds and bond anticipation notes authorized by Bond Ordinance #2025-07 is hereby reduced by \$736,250, from \$12,694,770 to \$11,958,520, and (iii) Section 3(g)(1) through (3) of Bond Ordinance #2025-07 are hereby amended in their entirety to read as follows:

<b>g) <u>Infrastructure</u></b>				
1) The acquisition of a jetter truck for the Sewer Operating Department and the acquisition of compactor trucks, a dump truck with plow and sander and a mason dump body truck for the Department to Public Works, including all related costs and expenditures incidental thereto.	\$1,473,000 (including \$455,000 from the Sewer Trust Fund)	\$967,100		10 years
2) The Sanitary Sewer Evaluation Survey, including all work and materials necessary therefor and incidental thereto.	\$105,000 (including \$105,000 from the Sewer Trust Fund)	\$0		N/A
3) Miscellaneous sewer operation facility repairs and improvements and repairs to 380 Witherspoon Street (Recreation Building) and Witherspoon/Monument Building, including all work and materials necessary therefore and incidental thereto.	\$366,000 (including \$215,000 from the Sewer Trust Fund)	\$143,450		15 years

Section 4. Section 6(b) of Bond Ordinance #2025-07 is hereby amended in its entirety to read as follows:

“The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10.80 years.”

Section 5. The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of Princeton as defined in the Local Bond Law is reduced by the reduction in the amount of bonds and bond anticipation notes originally authorized by Bond Ordinance #2025-07 as amended hereby, by \$736,250, from \$12,694,770 to \$11,958,520, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

Section 6. Except as set forth herein, the remaining provisions of Bond Ordinance #2025-07 remain in full force and effect.

Section 7. This ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.





# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD-25-13

**Agenda Date:** 7/28/2025

**Agenda #:** 2.

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An Ordinance by the Municipality of Princeton Designating No Turn on Red Intersections and Amending Chapter 19 of the "Code of the Borough of Princeton, New Jersey, 1974" (Public Hearing August 11, 2025)- Roll Call

**ORDINANCE #2025-13**

**An Ordinance by the Municipality of Princeton Designating No Turn on Red Intersections and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974”.**

**WHEREAS**, Princeton has adopted a Vision Zero Policy that seeks to eliminate crashes that result in serious injury or fatalities; and

**WHEREAS**, in order to achieve that goal, reducing conflicts between motorists, bicyclists, and pedestrians is a proven safety measure; and

**WHEREAS**, buffered bicycle lanes will be installed on North Harrison Street between Clearview Avenue and Terhune Road under a pilot project approved by Council; and

**WHEREAS**, prohibiting right turns on red signals will remove the conflict between bicyclists in the bike lanes and motorists attempting to cross over the bike lanes at the Valley Road, Princeton Shopping Center, and Terhune Road intersections with North Harrison Street; and

**WHEREAS**, prohibiting right turns on red signals will remove the conflict between pedestrians, particularly school children, at the North Harrison Street intersections with Hamilton Avenue and Franklin Avenue; and

**WHEREAS**, the prohibition of right turns on red signals has been implemented by signage at various intersections throughout Princeton, and at this time Council seeks to implement same more uniformly by ordinance as well.

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

**Section 1. No Turn on Red intersections amended.** Subsection B19-13.2 of the Code of the Borough of Princeton, New Jersey (1974), which prohibits right turns upon a stop or caution

signal at certain intersections, is hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

(a) No turn on red.

(1) At certain intersections prohibited. In accordance with N.J.S.A. 39:4-115, right turns upon a "stop" or "caution" signal in the following street intersections within the jurisdiction of [the borough] Princeton, where traffic is controlled by traffic control signals, are hereby prohibited as indicated:

Alexander Street and Faculty Road. For traffic northbound on Alexander Street turning right (east) onto Faculty Road.

Harrison Street and Hamilton Avenue. For traffic eastbound on Hamilton Avenue and turning right (south) onto Harrison Street.

Harrison Street and Nassau Street. For traffic northbound on Harrison Street turning right (east) onto Nassau Street.

Harrison Street and Nassau Street. For traffic southbound on Harrison Street turning right (west) onto Nassau Street.

Harrison Street and Hamilton Avenue. For traffic westbound on Hamilton Avenue and turning right (north) onto Harrison Street.

Harrison Street and Hamilton Avenue. For traffic southbound on Harrison Street turning right (west) onto Hamilton Avenue.

Harrison Street and Hamilton Avenue. For traffic northbound on Harrison Street turning right (east) onto Hamilton Avenue.

Harrison Street and Franklin Avenue. For traffic eastbound on Hamilton Avenue and turning right (south) onto Harrison Street.

Harrison Street and Franklin Avenue. For traffic westbound on Hamilton Avenue and turning right (north) onto Harrison Street.

Harrison Street and Franklin Avenue. For traffic southbound on Harrison Street turning right (west) onto Franklin Avenue.

Harrison Street and Franklin Avenue. For traffic northbound on Harrison Street turning right (east) onto Franklin Avenue.

Hodge Road and Bayard Lane. For traffic eastbound on Hodge Road and turning right (south) onto Bayard Lane.

North Harrison Street and Valley Road. For traffic northbound on North Harrison Street and turning right (east) into the Princeton Shopping Center.

North Harrison Street and Valley Road. For traffic southbound on North Harrison Street and turning right (west) onto Valley Road.

North Harrison Street and Valley Road. For traffic westbound from the Princeton Shopping Center and turning right (north) onto North Harrison Street.

North Harrison Street and Valley Road. For traffic eastbound on Valley Road and turning right (south) onto North Harrison Street.

North Harrison Street and Terhune Road. For traffic northbound on North Harrison Street and turning right (east) onto Terhune Road.

North Harrison Street and Terhune Road. For traffic eastbound on Terhune Road and turning right (south) onto North Harrison Street.

Paul Robeson Place and Bayard Lane. For traffic westbound on Paul Robeson Place and turning right (north) onto Bayard Lane between the hours of 7:00 am and 7:00 pm.

Washington Road and Prospect Avenue. For traffic westbound on Prospect Avenue turning right (north) onto Washington Road.

Witherspoon Street and Paul Robeson Place. For traffic southbound on Witherspoon Street turning right (west) onto Paul Robeson Place.

Witherspoon Street and Paul Robeson Place. For traffic eastbound on Paul Robeson Place turning right (south) onto Witherspoon Street.

Witherspoon Street and Wiggins Street. For traffic northbound on Witherspoon Street turning right (east) onto Wiggins Street.

Witherspoon Street and Wiggins Street. For traffic westbound on Wiggins Street turning right (north) onto Witherspoon Street.

(2) Signs required.

a. Official signs pursuant to N.J.S.A. 39:4-198 shall be placed at the aforesaid intersections prohibiting said turns.

**Section 2.** The appropriate signs shall be posted in accordance with the Manual on Uniform Traffic Control Devices to implement the requirements of this ordinance.

**Section 3.** All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

**Section 4.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

**Section 5.** This ordinance shall take effect upon its adoption and publication in accordance with law, and if necessary, also upon approval of the Commissioner of the New Jersey Department of Transportation.

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Dawn M. Mount, Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of the ordinance is to establish additional “no turn on red” intersections in Princeton in furtherance of Princeton’s adopted Vision Zero Policy.



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-247

**Agenda Date:** 7/28/2025

**Agenda #:** 1.

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### **Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to Earle Asphalt Company for Improvements to Mount Lucas Road for \$2,055,413.13**

**WHEREAS**, in response to a Notice to Bidders duly advertised pursuant to N.J.S.A. 40A:11-1 et seq. on June 6, 2025, Princeton received and publicly opened the following four (4) bids for the Improvements to Mount Lucas Road Bid; and

\$2,055,413.13 from Earle Asphalt Company of Farmingdale, New Jersey  
\$2,222,000.00 from Vollers Escavating & Construction, Inc. of North Branch, New Jersey  
\$2,500,168.26 from Grade Construction of Paterson, New Jersey  
\$2,565,034.07 from S. Brothers Inc. of Manalapan, New Jersey

**WHEREAS**, department personnel and the Qualified Purchasing Agent have reviewed the bids and determined that the bid submitted by Earle Asphalt Company is the lowest responsible and responsive bid and recommend that a contract for Improvements to Mount Lucas Road be awarded to Earle Asphalt Company; and

**WHEREAS**, the Certified Financial Officer certifies that Princeton has appropriated sufficient funds for these services in budget account 04-215-21-021-076-333.

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

1. The Mayor and Council are hereby authorized and directed to enter into an agreement with Earle Asphalt Company for Improvements to Mount Lucas Road for an amount not to exceed \$2,055,413.13 in accordance with the specifications, terms, and conditions within the Bid Documents.
2. The Contract and Bid Documents will be kept on file in the Office of the Clerk.



# MUNICIPALITY <sup>of</sup> PRINCETON

Department of Infrastructure  
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

[engineering@princetonnj.gov](mailto:engineering@princetonnj.gov)

## MEMORANDUM

**To:** Mayor and Council  
**From:** Deanna Stockton, *Deputy Administrator*  
**Subject:** Bid Award for Improvements to Mount. Lucas Road  
**Date:** July 28, 2025

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Attached for Council approval at its July 28, 2025 meeting is a resolution to award a construction contract to Earle Asphalt Co. for Improvements to Mount Lucas Road (Stuart Road East to Poor Farm Road) in an amount not to exceed \$1,915,413.13. The construction cost will be offset by a New Jersey Department of Transportation (NJDOT) Municipal Aid grant in the amount of \$526,581.00. The bid award is subject to concurrence by NJDOT.

This project includes the following improvements:

- Installation of a shared use path with porous asphalt surfacing to replace the existing sidewalk
- Stormwater management integrated into the pathway
- Storm sewer repairs
- Replacement and reconstruction of curbs, curb ramps and driveway aprons
- Pavement removal and reconstruction

Please contact me if you have any questions.

**BID PROPOSAL FORM**  
**IMPROVEMENTS TO MOUNT LUCAS ROAD**

Bidder: Earle Asphalt Company

Address: PO Box 556  
Farmingdale, NJ 07727

Telephone: (732) 308-1113

Facsimile: (732) 308-1034

Contact Person: Brian M. Cooper, PE, Vice President of Engineering

Email Address: bcooper@earleco.com

1. The undersigned, having carefully familiarized themselves with the scope of work, technical specifications, administrative requirements, and conditions affecting the cost of the materials and their performance, and having carefully examined and fully understood the Bid Documents prepared by Princeton, hereby accepts all terms and conditions of the Bid Documents, and hereby affirms and proposes to enter into a contract to provide all supervision, labor, materials, equipment, transportation and all other expenses required to supply, deliver and install completely the material covered by the Bid Documents for the sum indicated against the applicable bid item.
2. The undersigned acknowledges that they have carefully examined the Instructions to Bidders, Detailed Specifications, Drawings, and all Addenda acknowledged herein. Further, the undersigned has inspected the project site and fully understands the conditions affecting the work. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress and performance of the Work.
3. The undersigned hereby certifies that they have full authority to make the Proposal and does further declare that they are the only person or persons interested in this Proposal and has not entered into any collusion in preparing the Proposal.
4. If notified of acceptance of this Proposal within 60 days after the time set for opening bids, or any authorized extension of that time, the undersigned agrees to execute a contract for the Work for the stated sum in the Bid Proposal form included in the Contract Documents, and to complete the work according to the terms and conditions of the contract within the time established in the Specifications.
5. The undersigned agrees, if awarded the Contract, to mobilize and begin work within 10 business days after the Notice to Proceed and substantially complete the entire work to the satisfaction of



the Owner within the time stated in the Specifications. We further represent and certify that we will provide all equipment and other items necessary to complete the Contract.

6. The undersigned has given written notice of all conflicts, errors, ambiguities, or discrepancies that they have discovered in the Contract Documents, and the written resolution thereof by Owner is acceptable to both.
7. In accordance with N.J.S.A. 40A:11-23.2, the undersigned Bidder hereby acknowledges receipt of the following Addenda with their initials:

Addendum Number	Date	Initial
Number (       )	<u>None</u>	<u>          </u>
Number (       )	<u>                    </u>	<u>          </u>
Number (       )	<u>                    </u>	<u>          </u>
Number (       )	<u>                    </u>	<u>          </u>

If No Addenda were issued, Initial Here

BMC

8. We the undersigned are created and existing under the laws of the State of New Jersey, as a:

[ ☒ ] Corporation

[       ] Limited Liability Company

[       ] Other

8. This bid proposal must be signed in the space provided for signatures below. In the case of an entity, the title of the person signing must be stated, and the signature of said person must be duly attested.

Brian M. Cooper, PE, Vice President of Engineering

Name and Title

Signature

July 09, 2025

Date

Attest

Michael G. Earle, Michael G. Earle, Secretary July 09, 2025

Date

IMPROVEMENTS TO MT. LUCAS ROAD BASE BID UNIT PRICE PROPOSAL						
PAY ITEM NO.	STANDARD ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT COST	EXTENDED COST
1	151006M	PERFORMANCE BOND AND PAYMENT BOND	DOLLAR	1	\$7,500.00	\$7,500.00
2	154003P	MOBILIZATION	LS	1	\$60,000.00	\$60,000.00
3	157010M	RESET MONUMENT, IF AND WHERE DIRECTED	U	1	\$100.00	\$100.00
4	158006M	SILT FENCE	LF	4,776	\$3.25	\$15,522.00
5	158030M	INLET FILTER TYPE 2, 2'X4'	U	30	\$200.00	\$6,000.00
6	159003M	BREAKAWAY BARRICADE	U	10	\$0.01	\$0.10
7	159006M	DRUM	U	20	\$0.01	\$0.20
8	159009M	TRAFFIC CONE	U	40	\$0.01	\$0.40
9	159012M	CONSTRUCTION SIGNS	SF	568	\$15.00	\$8,520.00
10	160004M	FUEL PRICE ADJUSTMENT	DOLLAR	1	\$700	\$700
11	160007M	ASPHALT PRICE ADJUSTMENT	DOLLAR	1	\$1,700	\$1,700
12	161003P	FINAL CLEANUP	LS	1	\$15,000.00	\$15,000.00
13	164001M	AS-BUILT DRAWINGS	LS	1	\$2,000.00	\$2,000.00
14	201003P	CLEARING SITE	LS	1	\$193,036.18	\$193,036.18
15	202006M	EXCAVATION, TEST PIT, IF AND WHERE DIRECTED	CY	20	\$300.00	\$6,000.00
16	202009P	EXCAVATION, UNCLASSIFIED	CY	2,526	\$90.00	\$227,340.00
17	202012M	PRESPLITTING, IF AND WHERE DIRECTED	CY	50	\$10.00	\$500.00
18	202015M	EXCAVATION, REGULATED MATERIAL, IF AND WHERE DIRECTED	CY	2,526	\$0.01	\$25.26
19	202024P	DISPOSAL OF REGULATED MATERIAL, IF AND WHERE DIRECTED	TON	2,905	\$0.01	\$29.05
20	202030M	SOIL SAMPLING AND ANALYSES, REGULATED, IF AND WHERE DIRECTED	U	1	\$2,000.00	\$2,000.00
21	202031M	SOIL TESTING PL2012 C-73 ALLOWANCE	DOLLAR	1	\$5,000	\$5,000
22	302035P	DENSE-GRADED AGGREGATE BASE COURSE, 5" THICK	SY	330	\$25.00	\$8,250.00
23	306001P	SUBGRADE REPAIRS, IF AND WHERE DIRECTED	CY	500	\$30.00	\$15,000.00
24	401009P	HMA MILLING, 3" OR LESS	SY	1,170	\$10.25	\$11,992.50
25	401027M	POLYMERIZED JOINT ADHESIVE	LF	3,268	\$0.01	\$32.68
26	401030M	TACK COAT	GAL	622	\$0.01	\$6.22
27	401042M	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	1,068	\$130.00	\$138,840.00
28	401096M	HOT MIX ASPHALT 19M64 BASE COURSE	TON	2,498	\$105.00	\$262,290.00

IMPROVEMENTS TO MT. LUCAS ROAD BASE BID UNIT PRICE PROPOSAL						
PAY ITEM NO.	STANDARD ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT COST	EXTENDED COST
29	601194P	15" REINFORCED CONCRETE PIPE, CL. V	LF	102	\$115.00	\$11,730.00
30	601370M	15" REINFORCED CONCRETE END SECTION	U	4	\$1,950.00	\$7,800.00
31	601418P	4" PERFORATED HIGH DENSITY POLYETHYLENE PIPE	LF	193	\$65.00	\$12,545.00
32	601630P	14" x 23" REINFORCED CONCRETE ELLIPTICAL PIPE, CL. HE-IV	LF	46	\$220.00	\$10,120.00
33	601684M	12" DUCTILE IRON PIPE, CLASS 52	LF	138	\$200.00	\$27,600.00
34	601685M	14" DUCTILE IRON PIPE, CLASS 52	LF	221	\$225.00	\$49,725.00
35	601686M	16" DUCTILE IRON PIPE, CLASS 52	LF	46	\$250.00	\$11,500.00
36	601730P	4" PVC CLEANOUT INSPECTION RISER	U	5	\$250.00	\$1,250.00
37	602006P	CONCRETE HEADWALL	CY	4	\$2,900.00	\$11,600.00
38	602012M	INLET TYPE B	U	11	\$6,000.00	\$66,000.00
39	602018M	INLET TYPE E	U	1	\$6,000.00	\$6,000.00
40	602029M	INLET TYPE D	U	1	\$5,500.00	\$5,500.00
41	602054M	MANHOLE, 4' DIAMETER, IF AND WHERE DIRECTED	U	1	\$4,500.00	\$4,500.00
42	602390P	PRECAST CONCRETE WINGWALL	CY	2	\$2,900.00	\$5,800.00
43	603036P	RIPRAP STONE CHANNEL PROTECTION, 12" THICK (D50=6")	SY	54	\$100.00	\$5,400.00
44	604006P	GABION MATTRESS	CY	5	\$1,075.00	\$5,375.00
45	605199P	WOOD STOCKADE FENCE	LF	139	\$50.00	\$6,950.00
46	605200P	SPLIT RAIL FENCE	LF	33	\$80.00	\$2,640.00
47	606015P	CONCRETE SIDEWALK, 5" THICK	SY	81	\$175.00	\$14,175.00
48	606027P	CONCRETE SIDEWALK, REINFORCED, 8" THICK	SY	37	\$250.00	\$9,250.00
49	606033P	HOT MIX ASPHALT DRIVEWAY, 2" THICK	SY	350	\$50.00	\$17,500.00
50	606044P	STONE OR GRAVEL DRIVEWAY, 4" THICK, IF AND WHERE DIRECTED	SY	30	\$48.00	\$1,440.00
51	606082P	DETECTABLE WARNING SURFACES, STEEL, 24" X 24"	SF	52	\$55.00	\$2,860.00
52	606088P	DETECTABLE WARNING SURFACES, STEEL, 24" DEEP RADIAL	SF	105	\$65.00	\$6,825.00
53	606145P	RESET BRICK, CONCRETE UNIT PAVER, AND BELGIAN BLOCK SIDEWALK AND DRIVEWAY, IF AND WHERE DIRECTED	SY	30	\$200.00	\$6,000.00
54	606146P	HOT MIX ASPHALT POROUS SIDEWALK, OGFC, 18" THICK, WITH PVC	SY	1,103	\$130.00	\$143,390.00



IMPROVEMENTS TO MT. LUCAS ROAD BASE BID UNIT PRICE PROPOSAL						
PAY ITEM NO.	STANDARD ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT COST	EXTENDED COST
		IMPERMEABLE GEOMEMBRANE				
55	606149P	HOT MIX ASPHALT POROUS SIDEWALK, OGFC, 18" THICK, WITH PVIOUS NON- WOVEN GEOTEXTILE FILTER FABRIC	SY	1,364	\$95.00	\$129,580.00
56	607024P	9" x 20" CONCRETE VERTICAL CURB	LF	70	\$55.00	\$3,850.00
57	607076P	4" X 6" X 10.5" BELGIAN BLOCK CURB	LF	3,392	\$60.00	\$203,520.00
58	610003M	TRAFFIC MARKING LINES, 4"	LF	11,288	\$0.75	\$8,466.00
59	610017M	TRAFFIC MARKING LINES, 24"	LF	374	\$5.00	\$1,870.00
60	610062M	TRAFFIC MARKING, INLET ARROW	U	13	\$65.00	\$845.00
61	610063M	TRAFFIC MARKING, HYDRANT TEARDROP	U	3	\$160.00	\$480.00
62	612003P	REGULATORY AND WARNING SIGN	SF	194.25	\$50.00	\$9,712.50
63	612047P	STREET NAME SIGN, STEEL ROUND POST SUPPORTS	U	3	\$500.00	\$1,500.00
64	651255M	RESET WATER VALVE BOX	U	3	\$0.01	\$0.03
65	652435M	RESET MANHOLE, SANITARY SEWER, USING NEW CASTING	U	16	\$1,250.00	\$20,000.00
66	653084M	RESET GAS VALVE BOX	U	1	\$0.01	\$0.01
67	802019M	STUMP REMOVAL	U	1	\$450.00	\$450.00
68	802021M	TREE REMOVAL, OVER 6" TO 12" DIAMETER	U	13	\$500.00	\$6,500.00
69	802024M	TREE REMOVAL, OVER 12" to 18" DIAMETER	U	17	\$950.00	\$16,150.00
70	802027M	TREE REMOVAL, OVER 18" to 24" DIAMETER	U	11	\$1,500.00	\$16,500.00
71	802030M	TREE REMOVAL, OVER 24" to 30" DIAMETER	U	7	\$2,500.00	\$17,500.00
72	802033M	TREE REMOVAL, OVER 30" to 36" DIAMETER	U	2	\$2,750.00	\$5,500.00
73	802036M	TREE REMOVAL, OVER 36" DIAMETER	U	3	\$3,500.00	\$10,500.00
74	804000P	TOPSOIL SPREADING, 5" THICK (SEEDING, FERTILIZER, STRAW MULCH, TACKIFIER)	SY	4,326	\$5.00	\$21,630.00
<b>BASE BID AMOUNT</b>			\$1,915,413.13			
75	166001M	CONTINGENCY, IF AND WHERE DIRECTED	LS	1	\$140,000	\$140,000
<b>BASE BID AMOUNT PLUS CONTINGENCY IN NUMBERS</b>			\$2,055,413.13			

**BASE BID AMOUNT PLUS CONTINGENCY IN WORDS \$**

Two Million, Fifty Five Thousand, Four Hundred Thirteen  
Dollars and Thirteen Cents

**IMPROVEMENTS TO MT. LUCAS ROAD BID TABULATION**

ITEM NO.	STANDARD ITEM NO.	DESCRIPTION	UNIT	QTY	EARLE ASPHALT COMPANY	
					UNIT COST	EXTENDED COST
1	151006M	PERFORMANCE BOND AND PAYMENT BOND	DOLLAR	1	\$ 7,500.00	\$ 7,500.00
2	154003P	MOBILIZATION	LS	1	\$ 60,000.00	\$ 60,000.00
3	157010M	RESET MONUMENT, IF AND WHERE DIRECTED	U	1	\$ 100.00	\$ 100.00
4	158006M	SILT FENCE	LF	4,776	\$ 3.25	\$ 15,522.00
5	158030M	INLET FILTER TYPE 2, 2'X4'	U	30	\$ 200.00	\$ 6,000.00
6	159003M	BREAKAWAY BARRICADE	U	10	\$ 0.01	\$ 0.10
7	159006M	DRUM	U	20	\$ 0.01	\$ 0.20
8	159009M	TRAFFIC CONE	U	40	\$ 0.01	\$ 0.40
9	159012M	CONSTRUCTION SIGNS	SF	568	\$ 15.00	\$ 8,520.00
10	160004M	FUEL PRICE ADJUSTMENT	DOLLAR	1	\$ 700.00	\$ 700.00
11	160007M	ASPHALT PRICE ADJUSTMENT	DOLLAR	1	\$ 1,700.00	\$ 1,700.00
12	161003P	FINAL CLEANUP	LS	1	\$ 15,000.00	\$ 15,000.00
13	164001M	AS-BUILT DRAWINGS	LS	1	\$ 2,000.00	\$ 2,000.00
14	201003P	CLEARING SITE	LS	1	\$ 193,036.18	\$ 193,036.18
15	202006M	EXCAVATION,TEST PIT, IF AND WHERE DIRECTED	CY	20	\$ 300.00	\$ 6,000.00
16	202009P	EXCAVATION, UNCLASSIFIED	CY	2,526	\$ 90.00	\$ 227,340.00
17	202012M	PRESPLITTING, IF AND WHERE DIRECTED	CY	50	\$ 10.00	\$ 500.00
18	202015M	EXCAVATION, REGULATED MATERIAL, IF AND WHERE DIRECTED	CY	2,526	\$ 0.01	\$ 25.26
19	202024P	DISPOSAL OF REGULATED MATERIAL, IF AND WHERE DIRECTED	TON	2,905	\$ 0.01	\$ 29.05
20	202030M	SOIL SAMPLING AND ANALYSES, REGULATED, IF AND WHERE DIRECTED	U	1	\$ 2,000.00	\$ 2,000.00
21	202031M	SOIL TESTING PL2012 C-73 ALLOWANCE	DOLLAR	1	\$ 5,000.00	\$ 5,000.00
22	302035P	DENSE-GRADED AGGREGATE BASE COURSE, 5" THICK	SY	330	\$ 25.00	\$ 8,250.00
23	306001P	SUBGRADE REPAIRS, IF AND WHERE DIRECTED	CY	500	\$ 30.00	\$ 15,000.00
24	401009P	HMA MILLING, 3" OR LESS	SY	1,170	\$ 10.25	\$ 11,992.50
25	401027M	POLYMERIZED JOINT ADHESIVE	LF	3,268	\$ 0.01	\$ 32.68
26	401030M	TACK COAT	GAL	622	\$ 0.01	\$ 6.22
27	401042M	HOT MIX ASPHALT 9.5M64 SURFACE COURSE	TON	1,068	\$ 130.00	\$ 138,840.00
28	401096M	HOT MIX ASPHALT 19M64 BASE COURSE	TON	2,498	\$ 105.00	\$ 262,290.00
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30	601370M	15" REINFORCED CONCRETE END SECTION	U	4	\$ 1,950.00	\$ 7,800.00

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32	601630P	14" x 23" REINFORCED CONCRETE ELLIPTICAL PIPE, CL. HE-IV	LF	46	\$ 220.00	\$ 10,120.00
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35	601686M	16" DUCTILE IRON PIPE, CLASS 52	LF	46	\$ 250.00	\$ 11,500.00
36	601730P	4" PVC CLEANOUT INSPECTION RISER	U	5	\$ 250.00	\$ 1,250.00
37	602006P	CONCRETE HEADWALL	CY	4	\$ 2,900.00	\$ 11,600.00
38	602012M	INLET TYPE B	U	11	\$ 6,000.00	\$ 66,000.00
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40	602029M	INLET TYPE D	U	1	\$ 5,500.00	\$ 5,500.00
41	602054M	MANHOLE, 4' DIAMETER, IF AND WHERE DIRECTED	U	1	\$ 4,500.00	\$ 4,500.00
42	602390P	PRECAST CONCRETE WINGWALL	CY	2	\$ 2,900.00	\$ 5,800.00
43	603036P	RIPRAP STONE CHANNEL PROTECTION, 12" THICK (D50=6")	SY	54	\$ 100.00	\$ 5,400.00
44	604006P	GABION MATTRESS	CY	5	\$ 1,075.00	\$ 5,375.00
45	605199P	WOOD STOCKADE FENCE	LF	139	\$ 50.00	\$ 6,950.00
46	605200P	SPLIT RAIL FENCE	LF	33	\$ 80.00	\$ 2,640.00
47	606015P	CONCRETE SIDEWALK, 5" THICK	SY	81	\$ 175.00	\$ 14,175.00
48	606027P	CONCRETE SIDEWALK, REINFORCED, 8" THICK	SY	37	\$ 250.00	\$ 9,250.00
49	606033P	HOT MIX ASPHALT DRIVEWAY, 2" THICK	SY	350	\$ 50.00	\$ 17,500.00
50	606044P	STONE OR GRAVEL DRIVEWAY, 4" THICK, IF AND WHERE DIRECTED	SY	30	\$ 48.00	\$ 1,440.00
51	606082P	DETECTABLE WARNING SURFACES, STEEL, 24" X 24"	SF	52	\$ 55.00	\$ 2,860.00
52	606088P	DETECTABLE WARNING SURFACES, STEEL, 24" DEEP RADIAL	SF	105	\$ 65.00	\$ 6,825.00
53	606145P	RESET BRICK, CONCRETE UNIT PAVER, AND BELGIAN BLOCK SIDEWALK AND DRIVEWAY, IF AND WHERE DIRECTED	SY	30	\$ 200.00	\$ 6,000.00
54	606146P	HOT MIX ASPHALT POROUS SIDEWALK, OGFC, 18" THICK, WITH PVC IMPERMEABLE GEOMEMBRANE	SY	1,103	\$ 130.00	\$ 143,390.00

55	606149P	HOT MIX ASPHALT POROUS SIDEWALK, OGFC, 18" THICK, WITH PERVIOUS NON-WOVEN GEOTEXTILE FILTER FABRIC	SY	1,364	\$ 95.00	\$ 129,580.00
56	607024P	9" x 20" CONCRETE VERTICAL CURB	LF	70	\$ 55.00	\$ 3,850.00
57	607076P	4" X 6" X 10.5" BELGIAN BLOCK CURB	LF	3,392	\$ 60.00	\$ 203,520.00
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62	612003P	REGULATORY AND WARNING SIGN	SF	194.25	\$ 50.00	\$ 9,712.50
63	612047P	STREET NAME SIGN, STEEL ROUND POST SUPPORTS	U	3	\$ 500.00	\$ 1,500.00
64	651255M	RESET WATER VALVE BOX	U	3	\$ 0.01	\$ 0.03
65	652435M	RESET MANHOLE, SANITARY SEWER, USING NEW CASTING	U	16	\$ 1,250.00	\$ 20,000.00
66	653084M	RESET GAS VALVE BOX	U	1	\$ 0.01	\$ 0.01
67	802019M	STUMP REMOVAL	U	1	\$ 450.00	\$ 450.00
68	802021M	TREE REMOVAL, OVER 6" TO 12" DIAMETER	U	13	\$ 500.00	\$ 6,500.00
69	802024M	TREE REMOVAL, OVER 12" to 18" DIAMETER	U	17	\$ 950.00	\$ 16,150.00
70	802027M	TREE REMOVAL, OVER 18" to 24" DIAMETER	U	11	\$ 1,500.00	\$ 16,500.00
71	802030M	TREE REMOVAL, OVER 24" to 30" DIAMETER	U	7	\$ 2,500.00	\$ 17,500.00
72	802033M	TREE REMOVAL, OVER 30" to 36" DIAMETER	U	2	\$ 2,750.00	\$ 5,500.00
73	802036M	TREE REMOVAL, OVER 36" DIAMETER	U	3	\$ 3,500.00	\$ 10,500.00
74	804000P	TOPSOIL SPREADING, 5" THICK (SEEDING, FERTILIZER, STRAW MULCH, TACKIFIER)	SY	4,326	\$ 5.00	\$ 21,630.00
<b>BASE BID AMOUNT</b>					\$ 1,915,413.13	
75	166001M	CONTINGENCY, IF AND WHERE DIRECTED	LS	1	\$ 140,000.00	\$ 140,000.00
<b>BASE BID AMOUNT</b>					\$ 140,000.00	
<b>PLUS CONTINGENCY IN NUMBERS</b>					\$ 2,055,413.13	

Error in Extension Calculation

GRADE CONSTRUCTION		S. BROTHERS		VOL
UNIT COST	EXTENDED COST	UNIT COST	EXTENDED COST	UNIT COST
\$ 33,752.78	\$ 33,752.78	\$ 28,000.00	\$ 28,000.00	\$ 18,865.00
\$ 181,227.68	\$ 181,227.68	\$ 48,300.00	\$ 48,300.00	\$ 172,344.15
\$ 4,377.75	\$ 4,377.75	\$ 800.00	\$ 800.00	\$ 11,571.00
\$ 4.50	\$ 21,492.00	\$ 0.01	\$ 47.76	\$ 4.50
\$ 201.20	\$ 6,036.00	\$ 1.00	\$ 30.00	\$ 180.00
\$ 55.81	\$ 558.10	\$ 1.00	\$ 10.00	\$ 1.00
\$ 54.54	\$ 1,090.80	\$ 1.00	\$ 20.00	\$ 1.00
\$ 12.46	\$ 498.40	\$ 5.00	\$ 200.00	\$ 1.00
\$ 23.78	\$ 13,507.04	\$ 1.00	\$ 568.00	\$ 1.00
\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00
\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00
\$ 57,743.88	\$ 57,743.88	\$ 46,000.00	\$ 46,000.00	\$ 6,450.00
\$ 2,825.81	\$ 2,825.81	\$ 18,000.00	\$ 18,000.00	\$ 6,000.00
\$ 95,207.54	\$ 95,207.54	\$ 543,840.00	\$ 543,840.00	\$ 75,000.00
\$ 192.40	\$ 3,848.00	\$ 50.00	\$ 1,000.00	\$ 55.00
\$ 123.14	\$ 311,051.64	\$ 10.00	\$ 25,260.00	\$ 49.00
\$ 146.94	\$ 7,347.00	\$ 1,000.00	\$ 50,000.00	\$ 108.00
\$ 5.13	\$ 12,958.38	\$ 1.00	\$ 2,526.00	\$ 8.00
\$ 53.22	\$ 154,604.10	\$ 1.00	\$ 2,905.00	\$ 88.00
\$ 4,500.00	\$ 4,500.00	\$ 1.00	\$ 1.00	\$ 1,500.00
\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
\$ 190.93	\$ 63,006.90	\$ 8.00	\$ 2,640.00	\$ 45.35
\$ 154.96	\$ 77,480.00	\$ 1.00	\$ 500.00	\$ 139.00
\$ 10.57	\$ 12,366.90	\$ 6.00	\$ 7,020.00	\$ 9.80
\$ 1.39	\$ 4,542.52	\$ 0.50	\$ 1,634.00	\$ 1.00
\$ 1.21	\$ 752.62	\$ 12.00	\$ 7,464.00	\$ 6.00
\$ 131.37	\$ 140,303.16	\$ 112.00	\$ 119,616.00	\$ 111.00
\$ 124.49	\$ 310,976.02	\$ 162.00	\$ 404,676.00	\$ 98.00
\$ 148.20	\$ 15,116.40	\$ 160.00	\$ 16,320.00	\$ 91.00
\$ 3,982.01	\$ 15,928.04	\$ 4,000.00	\$ 16,000.00	\$ 2,088.00



\$ 38.83	\$ 7,494.19	\$ 60.00	\$ 11,580.00	\$ 33.00
\$ 208.74	\$ 9,602.04	\$ 278.00	\$ 12,788.00	\$ 78.00
\$ 183.12	\$ 25,270.56	\$ 210.00	\$ 28,980.00	\$ 116.00
\$ 243.83	\$ 53,886.43	\$ 230.00	\$ 50,830.00	\$ 133.00
\$ 245.05	\$ 11,272.30	\$ 248.00	\$ 11,408.00	\$ 178.00
\$ 400.10	\$ 2,000.50	\$ 800.00	\$ 4,000.00	\$ 770.00
\$ 4,555.63	\$ 18,222.52	\$ 5,800.00	\$ 23,200.00	\$ 3,200.00
\$ 4,616.00	\$ 50,776.00	\$ 5,900.00	\$ 64,900.00	\$ 3,750.00
\$ 5,460.18	\$ 5,460.18	\$ 5,980.00	\$ 5,980.00	\$ 3,880.00
\$ 4,810.24	\$ 4,810.24	\$ 5,900.00	\$ 5,900.00	\$ 3,690.00
\$ 4,549.88	\$ 4,549.88	\$ 4,500.00	\$ 4,500.00	\$ 3,155.00
\$ 3,668.01	\$ 7,336.02	\$ 6,000.00	\$ 12,000.00	\$ 3,200.00
\$ 110.45	\$ 5,964.30	\$ 160.00	\$ 8,640.00	\$ 51.00
\$ 567.23	\$ 2,836.15	\$ 350.00	\$ 1,750.00	\$ 700.00
\$ 56.52	\$ 7,856.28	\$ 150.00	\$ 20,850.00	\$ 75.00
\$ 84.77	\$ 2,797.41	\$ 150.00	\$ 4,950.00	\$ 75.00
\$ 87.77	\$ 7,109.37	\$ 138.00	\$ 11,178.00	\$ 95.00
\$ 115.93	\$ 4,289.41	\$ 165.00	\$ 6,105.00	\$ 140.00
\$ 34.90	\$ 12,215.00	\$ 45.00	\$ 15,750.00	\$ 56.00
\$ 36.59	\$ 1,097.70	\$ 5.00	\$ 150.00	\$ 11.65
\$ 36.83	\$ 1,915.16	\$ 158.00	\$ 8,216.00	\$ 110.00
\$ 36.53	\$ 3,835.65	\$ 160.00	\$ 16,800.00	\$ 415.00
\$ 425.61	\$ 12,768.30	\$ 90.00	\$ 2,700.00	\$ 254.00
\$ 95.10	\$ 104,895.30	\$ 160.00	\$ 176,480.00	\$ 118.00

\$ 80.86	\$ 110,293.04	\$ 128.00	\$ 174,592.00	\$ 90.00
\$ 54.86	\$ 3,840.20	\$ 40.00	\$ 2,800.00	\$ 33.00
\$ 45.31	\$ 153,691.52	\$ 45.00	\$ 152,640.00	\$ 63.00
\$ 0.79	\$ 8,917.52	\$ 1.10	\$ 12,416.80	\$ 0.70
\$ 4.75	\$ 1,776.50	\$ 5.00	\$ 1,870.00	\$ 4.20
\$ 62.17	\$ 808.21	\$ 65.00	\$ 845.00	\$ 55.00
\$ 169.55	\$ 508.65	\$ 165.00	\$ 495.00	\$ 150.00
\$ 51.08	\$ 9,922.29	\$ 70.00	\$ 13,597.50	\$ 45.00
\$ 508.65	\$ 1,525.95	\$ 870.00	\$ 2,610.00	\$ 450.00
\$ 141.48	\$ 424.44	\$ 60.00	\$ 180.00	\$ 296.00
\$ 2,437.15	\$ 38,994.40	\$ 1,380.00	\$ 22,080.00	\$ 974.00
\$ 141.48	\$ 141.48	\$ 0.01	\$ 0.01	\$ 1,214.00
\$ 395.61	\$ 395.61	\$ 800.00	\$ 800.00	\$ 2,000.00
\$ 423.87	\$ 5,510.31	\$ 1,300.00	\$ 16,900.00	\$ 743.00
\$ 1,031.33	\$ 17,532.61	\$ 2,250.00	\$ 38,250.00	\$ 1,008.00
\$ 1,271.61	\$ 13,987.71	\$ 3,000.00	\$ 33,000.00	\$ 1,462.00
\$ 1,978.06	\$ 13,846.42	\$ 4,800.00	\$ 33,600.00	\$ 1,850.00
\$ 2,147.61	\$ 4,295.22	\$ 4,800.00	\$ 9,600.00	\$ 2,200.00
\$ 2,712.77	\$ 8,138.31	\$ 5,300.00	\$ 15,900.00	\$ 2,825.00
\$ 8.52	\$ 36,857.52	\$ 7.50	\$ 32,445.00	\$ 9.20
\$ 2,360,168.26		\$ 2,425,034.07		\$
\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00
\$ 140,000.00		\$ 140,000.00		\$
\$ 2,500,168.26		\$ 2,565,034.07		\$

AMT ON BID FORM \$ 2,500,155.49

.LERS	
EXTENDED COST	
\$	18,865.00
\$	172,344.15
\$	11,571.00
\$	21,492.00
\$	5,400.00
\$	10.00
\$	20.00
\$	40.00
\$	568.00
\$	700.00
\$	1,700.00
\$	6,450.00
\$	6,000.00
\$	75,000.00
\$	1,100.00
\$	123,774.00
\$	5,400.00
\$	20,208.00
\$	255,640.00
\$	1,500.00
\$	5,000.00
\$	14,965.50
\$	69,500.00
\$	11,466.00
\$	3,268.00
\$	3,732.00
\$	118,548.00
\$	244,804.00
\$	9,282.00
\$	8,352.00

\$	6,369.00
\$	3,588.00
\$	16,008.00
\$	29,393.00
\$	8,188.00
\$	3,850.00
\$	12,800.00
\$	41,250.00
\$	3,880.00
\$	3,690.00
\$	3,155.00
\$	6,400.00
\$	2,754.00
\$	3,500.00
\$	10,425.00
\$	2,475.00
\$	7,695.00
\$	5,180.00
\$	19,600.00
\$	349.50
\$	5,720.00
\$	43,575.00
\$	7,620.00
\$	130,154.00

\$	122,760.00
\$	2,310.00
\$	213,696.00
\$	7,901.60
\$	1,570.80
\$	715.00
\$	450.00
\$	8,741.25
\$	1,350.00
\$	888.00
\$	15,584.00
\$	1,214.00
\$	2,000.00
\$	9,659.00
\$	17,136.00
\$	16,082.00
\$	12,950.00
\$	4,400.00
\$	8,475.00
\$	39,799.20
	2,082,000.00
\$	140,000.00
	140,000.00
	<b>2,222,000.00</b>



Staff Report

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File #: R-25-248

Agenda Date: 7/28/2025

Agenda #: 2.

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**Resolution of the Mayor and Council of Princeton Authorizing Amendment #1 to the Contract with WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Services in 2025 to Adjust the Authorized Schedule for an Increase of \$7,500.00 for a New Amount Not to Exceed \$384,664.00**

**WHEREAS**, by Resolution 24-354 adopted on December 9, 2024, Princeton Council authorized a contract with WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Service in 2025 for an Amount Not to Exceed \$377,164.00; and

**WHEREAS**, additional transportation services have been requested which require an adjustment to the authorized schedule; and

**WHEREAS**, WeDriveU, Inc. has agreed to an increase of \$1,500.00 per month for August 2025, through December 2025, resulting in an overall contract increase of \$7,500.00 and a new Amount Not to Exceed \$384,664.00; and

**WHEREAS**, all other terms and conditions of the contract will remain unchanged; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available in account 05-201-02-009-299.

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

1. The Mayor and Council hereby authorize Amendment #1 to the contract for the Operation and Maintenance of the Princeton Transit Service in 2025 originally awarded by Resolution 24-354 adopted on December 9, 2024, to adjust the previously agreed-upon schedule to include additional transportation services and increase the cost by \$1,500.00 per month beginning in August 2025 and ending in December 2025, for an overall increase of \$7,500.00 and a new Amount Not to Exceed \$384,664.00
2. A copy of this Resolution and the Change Order Document shall be placed on file in the Office of the Clerk.



# 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:** James J. Purcell, PE, *Assistant Municipal Engineer*  
**Subject:** Proposed Pilot Service and Amendment to the Princeton Municipal Transit Services (The Muni) Contract  
**Date:** July 28, 2025

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Attached for consideration by Council at the July 28, 2025 Council meeting is a resolution to amend WeDriveU, Inc.'s transit service contract with Princeton to increase the service hours for a pilot commuter service effective August 1, 2025.

Currently, WeDriveU operates an 80-minute fixed route service from 8 am to 9 pm Monday through Saturday. It is proposed that a commuter route be implemented during the hours of 6 am to 8 am and 6 pm to pm Monday through Friday. The proposed increase to the service time of 15 hours per week will cost \$1,500 per month. The commuter service will run between the Princeton Shopping Center (an informal transit hub) and Princeton Station (the Dinky) during morning and evening commuting hours.

The demand for a connection between the Princeton Shopping Center and the New Jersey Transit Northeast Corridor was identified during the Nelson Nygaard transit study outreach. We have also received requests directly from management of The Alice to provide a direct connection to the train for their tenants. Similarly, Avalon has indicated that this would be of benefit to their tenants at Avalon Thanet Circle and Avalon on Harrison. Management of the residential communities will assist in promoting this service to their tenants.

We have negotiated this pilot to run for the remainder of the year in order to evaluate whether a permanent service is justified. The shuttle will run three times in the morning and four times in the evening between the hours of 6:00 am and 8:00 am and 6:00 pm and 9:00 pm. Between 8:15 am and 5:45 pm, the Muni will make its normal stops and continue to run the 80-minute loop. If at any time during the pilot, ridership does not support this service, it can be canceled with two weeks' notice.

The Engineering Department recommends approval of the resolution to amend the transit services contract to WeDriveU, Inc. for up to \$7,500.

Please contact Deanna Stockton, Deputy Administrator, or me if you have any questions.

## TRANSIT SERVICES AGREEMENT AMENDMENT

The following Amendment to the 2025 Transit Services Agreement, by and between Princeton, a municipal corporation of the State of New Jersey, and WeDriveU, Inc., is effective as of August 4, 2025 (deletions are marked with brackets thus [ ] and additions are underlined)

### **7. Service Schedule of Operation**

The Contractor shall operate the Princeton Transit Service Monday through Saturday between the hours of [7:30 am and 8:30 pm] 6:00 am and 9:00 pm, except for the following holidays and / or holiday observances:

- Monday, January 1, 2025, New Year's Day
- Monday, May 26, 2025, Memorial Day
- Friday, July 4, 2025, Independence Day
- Monday, September 1, 2025, Labor Day
- Thursday, November 27, 2025, Thanksgiving
- Thursday, December 25, 2025, Christmas Day

In the event of inclement weather such as snow, ice or hurricanes which threaten the safe operation of the Services, the Municipality reserves the right to direct the Contractor to modify or cancel the schedule.

### **8. Route Description**

The Contractor shall provide a fixed route service between the Princeton Shopping Center at 301 North Harrison Street and the Princeton Station ("Dinky") at 210 Alexander Street between the hours of 6:00 am and 8:00 am and between the hours of 6:00 pm and 9:00 pm AND a fixed route between the hours of 8:15 am and 5:45 pm as described herein as the "Schedule 1 – Primary Route". Provided below are the location of stops for the Princeton Transit Service Schedule 1 – Primary Route. The Contractor shall determine the sequence of the stops and schedule to optimize the route(s) for efficiency in order to ensure a maximum route time of [70] 80 minutes. Where available, the stops shall be at existing bus shelters and the route(s) shall be scheduled to interconnect, to the greatest extent practicable, with New Jersey Transit (NJT) and the Princeton University Tiger Transit services at the locations identified below. Princeton reserves the right to modify the route and schedule in consultation with and as agreed to by the Contractor (e.g.; to suspend the fixed route between the Princeton Shopping Center and the Dinky on Saturday).

SCHEDULE 1 – Primary Route – the primary route is the base route to be serviced.

- Elm Court, 300 Elm Drive
- Harriet Bryan House, 310 Elm Drive



- Princeton Senior Resource Center, 1 Monument Drive
- Nassau Street at South Tulane Street (NJT, Tiger interconnect)
- US Post Office, 259 Nassau Street
- North Harrison Street at Spruce Circle
- Witherspoon Street at Green Street
- Witherspoon Street at Valley Road (Princeton Municipal Building)
- Princeton Shopping Center (NJT interconnect)
- Holly House at Princeton Community Village
- Redding Circle (2 stops)

The above service changes will commence on August 4, 2025 and continue until December 31, 2025, except that the fixed route between the Princeton Shopping Center and the Dinky may be suspended by Princeton at any time with two (2) weeks’ notice.

The additional monthly charge for the fixed route between the Princeton Shopping Center and the Dinky is \$1,500.00 (one thousand five hundred dollars).

**IN WITNESS WHEREOF**, the parties have caused this Transit Services Agreement Amendment to be executed by their duly authorized officers or representatives as of the Effective Date.

ATTEST:

PRINCETON:

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

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

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

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

WITNESS/ATTEST:

WEDRIVEU, INC.:

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

Signed by:  
By: Erick Van Wagenen  
Erick VanWagenen, CEO  
6690DDF9FB6147B

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

Date: 7/10/2025



Staff Report

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File #: R-25-249

Agenda Date: 7/28/2025

Agenda #: 3.

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**Resolution of the Mayor and Council of Princeton Correcting the Amount of the Contract Previously Authorized by Princeton Council with Jet Vac Equipment for an 800-HPR Eco Series IV Truck Mounted Jet utilizing Sourcewell National Cooperative Purchasing Contract #101221-SCA from \$231,079.01 to \$242,640.82 Due to a Pricing Configuration Error**

**WHEREAS**, by Resolution 25-236 adopted on July 14, 2025, Princeton authorized the purchase of an 800-HPR Eco Series IV Truck Mounted Jet from Jet Vac Equipment for \$231,079.01 without public bidding as permitted by law; and

**WHEREAS**, while placing the order, Jet Vac Equipment identified a pricing configuration error which resulted in an error in the total amount of their proposal; and

**WHEREAS**, on July 17, 2025, Jet Vac Equipment provided an updated proposal with a corrected total of \$242,640.82; and

**WHEREAS**, it is requested that the Mayor and Council accept the revised proposal price; and

**WHEREAS**, the Certified Financial Officer has certified that Princeton has appropriated sufficient funds for these goods in account 04-215-25-007-089-333.

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

1. The Mayor and Council, or their designee, hereby accept the revised proposal price of \$242,640.82 for the purchase of a 800-HPR Eco Series IV Truck Mounted Jet that was previously authorized by Resolution 25-236 on July 14, 2025, without public bidding as permitted by law.
2. A copy of this Resolution and the Contract will be kept on file in the Office of the Clerk.

Date: Thursday, July 17, 2025  
Distributor: Princeton, NJ (SOC)  
Salesman: Adam Emusov, Vice President/General Manager  
End User:  
Address:  
City, State, Zip:  
Phone:  
Contact:  
Email:



## 800-HPR ECO SERIES IV TRUCK MOUNTED JET

### Rear Compartment Options:

Giant 65 GPM @ 2000 PSI  
w/30 Min Run Dry Capability  
Hydrostatic Drive Via Trans Power PTO  
Hydraulic Pressure Gauge  
Lighted NEMA 4 Control Panel  
Tachometer / Hour Meter  
Air Purge Valve  
Recirculation System at Highway Speed  
Painted Steel Shroud Enclosure  
w/3 Roll-Up Doors  
Midship Water Manifold System  
Consolidated Water Drain System

### Hose Reel & Hose Option:

Telescoping & Rotating Safety Reel  
w/700' Capacity of 1" Hose

### Tank & Fill:

1500 Gallon Duraprolene™ (Black)  
Water Tank w/10 Year Warranty  
2.5" Fill System

### Truck:

Mounting to Approved Chassis  
Mudflaps & Aluminum Side Skirting  
Bumper / Hitch Receiver  
Aluminum Underbody Toolboxes (2) Per Side, (1) Rear  
D.O.T. Approved LED Lighting

### Nozzles & Accessories:

10' Leader Hose  
BB Hose Guide  
Tri-Star (Chisel Point) Nozzle  
DD (High Flow) Nozzle  
Finned Nozzle Extension  
Nozzle Rack  
25' Fill Hose  
Washdown Gun w/25' Ext. Hose  
Upstream Pulley Guide  
Paper Operator / Owner Manual

### BASE UNIT AS OUTLINED ABOVE

\$	160,758.00	1	\$	160,758.00
SELECTED OPTIONS: \$ 84,748.00				
LESS SOURCEWELL DISCOUNT (CONTRACT #101221-SCA) 3% \$ (7,365.18)				
NET PRICE OF UNIT: \$ 238,140.82				
CHASSIS (CUSTOMER SUPPLIED): \$ -				
FREIGHT / PDI: \$ 4,500.00				
PROPOSED TOTAL: \$ 242,640.82				

### REAR COMPARTMENT OPTIONS:

LATERAL LINE CLEANING KIT (300' x 1/2" REEL), MOUNTED AT REAR OF UNIT)	1
WASHDOWN SYSTEM	1
DEGREASER SYSTEM (INCLUDES 15 GALLON TANK CAPACITY)	1
ALUMINUM FIXED OVERHEAD CANOPY - 2' EXTENSION	1

### HOSE REEL AND HOSE OPTIONS:

1" ID x 2500 PSI OPERATING PRESSURE - PER FT	600
AUTOMATIC LEVELWIND W/ HYDRAULIC UP/DOWN ACTION	1
DIGITAL 'SMART COUNTER' FOOTAGE METER	1

### TANK & FILL OPTIONS:

FILL HOSE STORAGE RACK	1
TANK ACCESS LADDER	1

### ELECTRICAL & LIGHTING:

LED COMPARTMENT LIGHT	1
LED TOOLBOX LIGHTING	1
LED MANHOLE AREA WORK LIGHT MOUNTED ON HOSE REEL	1
LED WORK LIGHT PACKAGE (FOUR TOTAL: (1) DRIVERSIDE, (1) PASSENGER, (2) REAR)	1
LED STROBE LIGHT PACKAGE (EIGHT TOTAL: (2) GRILL, (2) DRIVERSIDE, (2) PASSENGER, (2)	2
LED ARROW STICK	1
12VDC POWER OUTLET	1
WIRELESS REMOTE PENDANT CONTROL	1

### PAINT:

SHROUD - ALUMINUM OR STEEL PAINTED STANDARD WHITE	1
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### TRUCK MOUNTING AND TOOL STORAGE OPTIONS:

NON-STOCK CHASSIS MOUNTING ALTERATIONS	1
AIR PURGE SYSTEM	1
REAR BACKUP CAMERA W/ 7" COLOR MONITOR MOUNTED IN CAB	1
SIX 28" D.O.T. SAFETY CONES AND HOLDER	1
LONG HANDLE TOOL STORAGE	1

<b>NOZZLES &amp; ACCESSORIES:</b>			
1" X 25' LEADER HOSE		1	
<b>SPECIAL ITEMS:</b>			
WARTHOG RD NOZZLE (1")		1	
MANHOLE "POOK"		1	
WARTHOG WT NOZZLE (1/2")		1	
"LOW FLOW" FLUSHER NOZZLE		1	
PROCOM HEADSETS (QTY 4)		1	
MANHOLE RING		1	
FORWARD FACING CAMERA (MOUNTED AT REAR OF UNIT)		1	
SIGNATURE _____ DATE _____			
Please return a signed copy to adam@jetvacequipment.com			



Staff Report

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**File #:** R-25-250

**Agenda Date:** 7/28/2025

**Agenda #:** 4.

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**Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Allstate Office Interiors for Flooring Materials and Installation at 400 Witherspoon Street for \$145,341.86 utilizing New Jersey State Contract 23-FOOD-47764**

**WHEREAS**, N.J.S.A. 40A:11-12 authorizes Princeton to purchase any goods or services without publicly advertising for bids under any contract for such goods and services entered into on behalf of the State of New Jersey, Department of the Treasury, Division of Purchase and Property (“Division”); and

**WHEREAS**, Princeton proposes to purchase flooring materials and installation services for a Flooring Project at 400 Witherspoon Street in the amount of \$145,341.86 from Allstate Office Interiors utilizing Division contract number 23-FOOD-47764 for Carpet and Floor Covering, Supplies and Installation; and

**WHEREAS**, the Certified Financial Officer has certified that Princeton has appropriated sufficient funds for these goods and services in account 04-215-25-007-011-303.

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

1. The Mayor and Council, or their designee, hereby authorizes the purchase of flooring materials and installation services in the amount of \$145,341.86 from Allstate Office Interiors through New Jersey State Contract 23-FOOD-47764
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.



ALLSTATE  
OFFICE INTERIORS

DATE: 7/11/2025

**AGENCY PROPOSAL FOR FLOORING PROJECTS- NOT TO EXCEED ESTIMATE FORM**

ALLSTATE OFFICE INTERIORS  
113 NORTH GOLD DRIVE  
ROBBINSVILLE, NJ 08691  
OFFICE 732-438-1244

SALES PERSON:  
PHONE:

Sean Spooner  
908-616-0700

[SEAN@ALLSTATEOFFICEINT.COM](mailto:SEAN@ALLSTATEOFFICEINT.COM)

NJ STATE CONTRACT #: 23-FOOD-47764  
SHAW

AGENCY/ JOB LOCATION:  
PRINCETON TWP

BUILDING- ROOM/AREA TO BE SERVICED:  
1ST AND 2ND FLOOR - 7/11/25

LINE #	QTY	DESCRIPTION	UNIT	P.P. UNIT	TOTAL	% (+ OR -)	FINAL TOTAL
1	1599	REASON TILE COLOR- INTELLECT 360-10	SY	\$ 15.56	\$ 24,880.44	0%	\$ 24,880.44
1	54	WALK RIGHT IN-- WALK OFF COLOR- EBONY 360-10	SY	\$ 43.06	\$ 2,325.24	0%	\$ 2,325.24
5	17	5100 ADHESIVE 360-22	4 GAL	\$ 88.10	\$ 1,497.70	0%	\$ 1,497.70
2	1938	TIMBER GROVE II 5MM LVT COLOR- HEMLOCK 360-20	SY	\$ 3.77	\$ 7,306.26	0%	\$ 7,306.26
5	3	4100 ADHESIVE 360-22	4 GAL	\$ 156.74	\$ 470.22	0%	\$ 470.22
3		NORMAL HOURS PREVAILING WAGE LABOR 360-89					\$ 108,862.00
4 1/2" COVE BASE IS INCLUDED COLOR- 178 PEWTER							

NOTES:

PROJECT AREA MUST BE EMPTY OF ELECTRONICS, PERSONAL ITEMS AND ALL ELECTRONICS.  
ANY DELAYS WILL RESULT IN ADDITIONAL LABOR CHARGES.

MOVEMENT OF FURNITURE IS INCLUDED.

PHASED AREA MUST BE READY FOR INSTALLATION OR ADDITIONAL CHARGES WILL APPLY.

NORMAL HOURS INSTALLATION

4 1/2" COVE BASE INCLUDED

TOTAL PROJECT COST

\$ 145,341.86

APPROVED BY:



# 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:** Deanna Stockton, *Deputy Administrator*  
**Subject:** Contract to Replace Flooring at 400 Witherspoon Street  
**Date:** July 21, 2025

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Attached for Council's authorization is a resolution to award a flooring contract for the not to exceed amount of \$145,341.86 utilizing a Sourcewell National Cooperative Purchasing Contract. Princeton Mayor and Council's 2025 capital budget ordinance adoption provided \$180,000.00 for flooring replacement work at the 400 Witherspoon Street municipal building.

In 2024, Princeton Council approved contracts to replace the vinyl and carpet flooring in the Police Department. The current budget item provides for the replacement of vinyl and carpet flooring on the second and third floors. The carpet in the Main Meeting Room, Conference Room A, and the AV room was replaced in 2021 and are not included in this quote. All of the materials proposed for replacement are original to the municipal building, which opened in 2002.

Please contact me if you have any questions.







Staff Report

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**File #:** R-25-251

**Agenda Date:** 7/28/2025

**Agenda #:** 5.

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**Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$45,000.00 to the Professional Services Agreement with Clarke Caton Hintz for Affordable Housing Monitoring and Consulting Services for a New Not to Exceed Amount of \$116,000.00**

**WHEREAS**, by Resolution 25-36 adopted on January 13, 2025, Princeton Council authorized a professional services agreement with Clark Caton Hintz for Services for Affordable Housing for an Amount Not to Exceed \$71,000.00 and a term from January 1, 2025, until December 31, 2025; and

**WHEREAS**, additional funds are needed for Clarke Caton Hintz to continue providing services for the remainder of the contract term; and

**WHEREAS**, Clarke Caton Hintz has provided a proposal for the remainder of the contract term in the amount of \$45,000.00; and

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available for said services from 40-201-20-105-273.

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

1. The Mayor and Council, or their designee, hereby authorize the first amendment to the professional services agreement originally authorized by Resolution 25-36 on January 13, 2025, to increase the contract amount by \$45,000.00 for a new not to exceed amount of \$116,000.00.
2. All remaining provisions of the original agreement no otherwise amended by or inconsistent herewith shall remain in full force and effect.
3. This Resolution, when countersigned by Clarke Caton Hintz, shall serve as the first amendment to the original agreement between the parties.
4. Notice of this action shall be published in the official newspaper as required by law.
5. A copy of this resolution will be kept on file in the Office of the Clerk.

**ATTEST:**

**PRINCETON**

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

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

**ATTEST:**

**CLARKE CATON HINTZ**

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

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



**Clarke Caton Hintz**

Architecture

Planning

Landscape Architecture

July 22, 2025

VIA EMAIL

Bernard Hvozdovic Jr.  
Administrator  
Municipality of Princeton  
400 Witherspoon St  
Princeton, NJ 08540

100 Barrack Street  
Trenton NJ 08608  
clarkecatonhintz.com  
Tel: 609 883 8383  
Fax: 609 883 4044

**Re: Proposal for 2025 Affordable Housing Monitoring**

Dear Mr. Hvozdovic,

Pursuant to your request, this letter sets forth Clarke Caton Hintz's (CCH's) proposal for services to undertake work, as requested, for affordable housing monitoring and plan implementation. This includes the following:

- **Unit and Trust Fund Monitoring**
- **Housing Plan Element/Fair Share Plan Amendments**
- **Spending Plan Amendments**
- **Defense of Challenges**
- **Assistance in Finalizing Ordinances**
- **Meetings and Coordination**
- **Other Related Services**

**Fee Budget Remainder 2025:**

**\$45,000.00**

Based on this anticipated scope articulated herein, a budget of \$45,000.00 in fees, including reimbursables, is recommended for the remainder of 2025. Since many factors are unknown, and there may be influences beyond Princeton's internal team that may require additional effort on our behalf, we cannot fully understand all the time that will



**Municipality of Princeton:  
Proposal for Remainder of 2025 Affordable Housing Services**


**Clarke Caton Hintz**

be required. Therefore, this suggested fee budget, and reimbursable allowance, may need to be supplemented in the future based on circumstances.

Charges will be billed monthly, on a time-and-materials basis. Work undertaken in 2025 will be charged according to our 2025 schedule of hourly billing rates (attached).

We look forward to continuing to work with Princeton on affordable housing. If you have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,  
**Clarke Caton Hintz**, by



---

Michael F. Sullivan, ASLA, AICP  
*Principal*

C:     Sindy Sandoval (ssandoval@princetonnj.gov)  
        Rhodalynn Jones ( rjones@princetonnj.gov)  
        Sarah Ocicki Sarah (socicki@princetonnj.gov)

Enclosures



**CLARKE CATON HINTZ, PC**  
**2025 PROFESSIONAL PLANNING FEE SCHEDULE**

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**Clarke Caton Hintz**

Architecture

Planning

Landscape Architecture

**PLANNERS & LANDSCAPE ARCHITECTS**

**HOURLY RATE**

**Standard**

**Litigation**

Brian Slaugh, PP, AICP

\$195

\$240

Michael Sullivan, ASLA, AICP, PLA, PP

\$195

\$240

Mary Beth Lonergan, PP, AICP

\$185

\$230

Elaine Clisham, PP, AICP

\$160

\$180

Donna Miller, PP, AICP, CFM

\$155

\$175

Tristan Harrison, PP, AICP

\$135

\$155

Isabel Rodriguez, PP, AICP

\$135

\$155

Eden Cohen

\$135

\$155

Katharine Schumacher, MLA

\$135

\$155

Eric Harris, MCRP

\$125

\$150

Jason Pene, Jr.

\$110

\$130

Staff (3.1 x direct salary – not to exceed \$110/hr.)

\$90 to \$110

NOTE: Standard rates shall be applicable for all services to public sector clients except for those related to litigation/contested matters in which case Expert rates shall apply. Time for off-premise work is billable on a portal-to-portal basis. Reimbursable expenses, including travel, copying, computer plotting and other reproducible items, postal charges, photography, subcontracted work and other expenses directly related to a specific project or application are billed at the firm's direct cost without mark-up for administration.

John Hatch, FAIA

George Hibbs, AIA

Brian Slaugh, AICP

Michael Sullivan, AICP

Michael Hanrahan, AIA

Mary Beth Lonergan, AICP



# MUNICIPALITY OF 82 PRINCETON

Department of Engineering &  
Infrastructure Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

**To:** Mayor and Council  
**From:** Princeton Affordable Housing  
**Subject:** Clarke Caton Hintz Proposal for 2025 Affordable Housing Services  
**Date:** July 25, 2025

## RE: CLARKE CATON HINTZ PROPOSAL – 2025 AFFORDABLE HOUSING SERVICES

Dear Mayor and Council,

On behalf of Clarke Caton Hintz (CCH), I am submitting the attached proposal outlining their scope of services and recommended budget for continued support with Princeton's affordable housing monitoring and implementation efforts through the remainder of 2025.

CCH has detailed their proposed services, which include:

- Unit and Trust Fund Monitoring
- Housing Plan Element/Fair Share Plan Amendments
- Spending Plan Amendments
- Defense of Challenges
- Assistance in Finalizing Ordinances
- Meetings and Coordination
- Other Related Services

To support this work, CCH has proposed a fee budget of **\$45,000** for the remainder of 2025. This figure includes reimbursable expenses and reflects the anticipated scope of services described above. It is important to note that given the nature of affordable housing compliance and potential involvement of external parties, this budget may need to be supplemented based on emerging needs or unforeseen complexities.

CCH will invoice on a monthly basis, charging on a time-and-materials basis according to their 2025 hourly rate schedule, which is included with their proposal.

We recommend acceptance of this proposal so that Princeton can continue to meet its affordable housing obligations effectively and remain compliant with state and court mandates.

Should you have any questions, please let us know. We look forward to your consideration and approval of this continued partnership.

Sincerely,

**Rhodalyne Jones**  
Director of Human Services  
Municipality of Princeton



Staff Report

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File #: R-25-252

Agenda Date: 7/28/2025

Agenda #: 6.

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**Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Execution of a Letter of Intent with McCarter Theatre Company, a New Jersey Nonprofit Corporation, for the Sale and Purchase of a Portion of the Property Located at 101 Walnut Street, Princeton and designated as Block 31.01, Lot 105 on the Municipal Tax Maps**

**WHEREAS**, the Municipality of Princeton (the “**Municipality**”) is the owner of the former Westminster Choir College campus and the improvements thereon, located at 101 Walnut Lane, Princeton, New Jersey, and designated on the municipal tax maps as Block 31.01, Lot 105 (the “**Campus**”); and

**WHEREAS**, the McCarter Theatre Company, a New Jersey nonprofit corporation that is recognized by the Internal Revenue Service as a 501(c)(3) organization (“**McCarter**”), desires to acquire a portion of the Campus (the “**Property**”); and

**WHEREAS**, McCarter intends to use the Property to expand its community arts education programs, artistic programs and performances, gatherings and events, in order to invite Princeton community members of all backgrounds to participate in arts learning and performance; as well as to support and provide temporary short-term lodging to guest artists and arts professionals associated with the company’s mission-driven work (the “**Project**”); and

**WHEREAS**, the Project is proposed to include the following on the Property: (a) the adaptive reuse of the Bristol Chapel with: a rehearsal space, arts education (including classrooms, a seminar room, lecture hall and practice room), administrative offices and a work area, production education and building support (all of which may be used to host community events for a fee); (b) the adaptive reuse of the Playhouse with a performance space, production support and building support (all of which may be used to host community events for a fee); and (c) adaptive reuse and new construction at the site of the Cottage building for short-term artist housing, which may also be used by short-term guests; and

**WHEREAS**, McCarter intends to submit an application to the New Jersey Economic Development Authority (the “**EDA**”) for tax credits pursuant to the EDA’s Cultural Arts Incentives (CAFE) Program to help fund said facility preservation, remediation, and improvements for the Project (the “**EDA Application**”); and

**WHEREAS**, McCarter is required to submit evidence of its ownership or its right to acquire the property that is the subject of the EDA Application; and

**WHEREAS**, McCarter, as required by the EDA Application, has requested the Municipality enter into a letter of intent to memorialize their respective rights and obligations with respect to the negotiation of a purchase and sale agreement (the “**Purchase and Sale Agreement**”) for the proposed sale and purchase of the Property; and

**WHEREAS**, the parties have negotiated a non-binding Letter of Intent to memorialize their respective rights and obligations with respect to the proposed sale and purchase of the Property (the “**LOI**”); and

**WHEREAS**, the parties have agreed upon a preliminary purchase price for the Property of \$4,000,000.00, which is subject to adjustments in accordance with the terms and conditions of the LOI; and

**WHEREAS**, the parties recognize that, notwithstanding anything contained within the LOI to the contrary, the conveyance of the Property from the Municipality to McCarter requires the parties to negotiate the Purchase and Sale Agreement, which must be subsequently approved by ordinance adopted by the Mayor and Council of the Municipality of Princeton (the “**Governing Body**”); and

**WHEREAS**, the Governing Body desires to authorize the execution of the LOI, in substantially the form attached hereto as Exhibit A; and

**WHEREAS**, the Governing Body further desires to authorize the Mayor and Municipal Planner to submit correspondence, on the Municipality’s behalf, to the EDA in support of the EDA Application filed by McCarter.

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

1. The Letter of Intent, in substantially the form attached hereto as Exhibit A, is approved. The Mayor is hereby authorized to execute, on the Municipality’s behalf, the Letter of Intent in substantially such form, with such editorial changes as the Mayor shall determine, in consultation with counsel, such determination to be conclusively evidenced by his execution of the Letter of Intent. The Municipal Clerk is hereby authorized and directed to attest to the execution of the Letter of Intent and to affix the corporate seal of the Municipality to the Letter of Intent.

2. The Mayor and Municipal Planner are further authorized to submit correspondence, on the Municipality’s behalf, to the EDA in support of the EDA Application filed by McCarter.

3. This Resolution shall take effect immediately.

4. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.

5. A copy of this Resolution and the executed agreement shall be placed on file in the Clerk’s Office and shall be available for public inspection.

### **Exhibit A**

### **Letter of Intent**



## LETTER OF INTENT

This Letter of Intent (the “LOI”) is made as of the Effective Date, as this term is hereinafter defined, by and between the McCarter Theatre Company, a New Jersey nonprofit corporation, with an address at 91 University Place, Princeton, New Jersey 08540 (“McCarter”) and the Municipality of Princeton, a New Jersey municipal corporation, with an address at 400 Witherspoon Street, Princeton, New Jersey 08540 (the “Municipality”). McCarter and the Municipality are sometimes collectively referred to herein as the “Parties” and individually as a “Party.”

### WITNESSETH:

Whereas, the Municipality has recently acquired the fee title to the former Westminster Choir College campus and the improvements thereon, known and designated Block 31.01, Lot 105 on the Municipality Tax Map, with a street address of 101 Walnut Lane, Princeton, New Jersey 08540 (the “Campus”), with the intent to cause it to be preserved and redeveloped for the benefit of the community; and

Whereas, both the Municipality and McCarter share the guiding value of preserving the artistic and educational core of the central campus, with the desire to redeploy some of the original buildings through adaptive reuse; and

Whereas, McCarter is exploring supporting this shared purpose by expanding its community arts education programs, artistic programs and performances, gatherings and events, in order to invite Princeton community members of all backgrounds to participate in arts learning and performance; as well as to support and provide temporary, short-term housing to guest artists and arts professionals associated with the company’s mission-driven work (the “Project”); and

Whereas, in connection therewith, McCarter is making application to the New Jersey Economic Development Authority (the “EDA”) for tax credits pursuant to the EDA’s Cultural Arts Incentives (CAFE) Program (the “Program”) to help fund said facility preservation, remediation, and improvements; and

Whereas, that portion of the Campus, consisting of the buildings, the land and the improvements thereon shown on Exhibit A, attached hereto and made a part hereof, is referred to in this LOI as the “Property”; and

Whereas, the Project is proposed to include the following on the Property: (a) the adaptive reuse of the Bristol Chapel with: a rehearsal space, arts education (including classrooms, a seminar room, lecture hall and practice room), administrative offices and a work area, production education and building support (all of which may be used to host community events for a fee); (b) the adaptive reuse of the Playhouse with a performance space, production support and building support (all of which may be used to host community events for a fee); and (c) adaptive reuse and new construction at the site of the Cottage building for short-term artist housing, which may also be used on a temporary, short-term basis by guests; and

Whereas, the Project aligns with the Municipality’s long-term goals for the Campus; and

Whereas, as part of its broader plans for the Campus, the Municipality intends to rezone the Campus in such a manner that it will ensure the Project will be a permitted use thereon; and

Whereas, the municipality is aware that the CAFE Program requires the cultural arts institution to complete the project and obtain a TCO within four years of the cultural art institution executing the tax credit agreement with the EDA; and

Whereas, McCarter represents that it is a nonprofit corporation that is recognized by the Internal Revenue Service as a 501(c)(3) organization; and

Whereas, subject to the conditions set forth below in this LOI, McCarter desires to purchase the Property from the Municipality and the Municipality desires to sell the Property to McCarter for the implementation of the Project thereon; and

Whereas, this Letter of Intent was approved and the Mayor was authorized to execute it by Resolution \_\_\_\_\_, adopted by the Municipality's Council at its regular meeting on July 28, 2025.

Accordingly, this LOI summarizes the primary terms and conditions of a Purchase and Sale Agreement for the Property (the "PSA") to be entered into between the Parties as follows:

1. Incorporation. The preamble to and the recitals of this LOI are hereby incorporated into and made a part of this LOI as if set forth at length in this LOI.
2. Property. The Property is an approximately 1.40-acre portion of the Campus as shown in Exhibit A.
3. Purchase Price. The appraised purchase price to be paid by McCarter to the Municipality for the Property is approximately \$4,000,000, subject to increase if the Municipality obtains an alternate appraisal (the "Appraisal") establishing a higher value for the Property, provided that McCarter can terminate this LOI if the Appraisal exceeds an amount which McCarter determines renders the Project unviable in McCarter's sole and absolute discretion.
4. Tax Credit Termination. This LOI shall be automatically terminated if the EDA does not approve McCarter's application, pursuant to N.J.S.A. 34:1B-383 – 393 and N.J.A.C. 19:31BB-1.1 et seq., to the EDA, made on or before August 11, 2025, and shall be terminable by McCarter if the EDA approves said application but at an amount of tax credits which McCarter determines makes the Project unviable in McCarter's sole and absolute discretion.
5. PSA. The Parties' obligations hereunder are subject to the Parties entering into the PSA on terms and conditions acceptable to each party in the sole and absolute discretion, which, among other things, shall include but not be limited to, the following provisions:

- a. A provision for the allocation of and the timing of the payment Purchase Price,

- b. A title provision,
  - c. A due diligence provision recognizing that the transaction shall be an “as-is, where-is” transfer in all respects including, without limitation, the environmental conditions of the Property,
  - d. Provisions requiring the approval of the Municipality Council of any sale by McCarter of the Property without the Municipality’s consent, and
  - e. A provision requiring the Municipality Planning Board to hear and decide McCarter’s application, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D- 1 et seq., for preliminary and final site plan approval of the Project, within twelve (12) months of the execution of the tax-credit agreement with the EDA, as described in 6(f) of this LOI.
  - f. Representations and warranties, and
  - g. Such other provisions as are standard for purchase and sales agreements in the Princeton area as agreed upon by the parties.
6. Conditions. In addition to and not in limitation of the foregoing, each party’s obligation to perform the PSA shall be conditioned upon the occurrence of all of the following:
- a. The EDA approving McCarter’s application to the EDA, pursuant to N.J.S.A. 34:1B-383 – 393 and N.J.A.C. 19:31BB-1.1 et seq., made on or before August 11, 2025, for an amount of tax credits to implement the Project, which McCarter determines makes the Project viable in McCarter’s sole and absolute discretion.
  - b. The Municipality subdividing the Campus into one or more separate and tax lots forming the Property.
  - c. The Municipality determining that the Property is in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1, et seq. (“LRHL”) if the Property meets the criteria therefor.
  - d. The Municipality adopts a Redevelopment Plan for or otherwise rezones the Property to permit the construction and use of the Project thereon.
  - e. All of the governmental approvals required to construct and use the Project on the Property, including but not limited to, Municipality Planning Board approval of a site plan for the Project, the applications of which shall first be reviewed and

approved by the Municipality, shall be received by McCarter within one year of the EDA board's approval of McCarter's application.

- f. McCarter's execution, within twelve (12) months of the EDA Board approval described in 6(a), of a tax-credit agreement with the EDA
  - g. McCarter's demonstration that it has secured the necessary financing and/or possesses the required equity to commence construction of the Project within eighteen (18) months of execution of the tax-credit agreement with the EDA, as described in 6(f) of this LOI.
  - h. Execution of the PSA by the Parties.
7. PSA. This Letter of Intent is nonbinding until the definitive PSA is executed and delivered by both parties.
8. Effective Date. The effective date (the "Effective Date") of this LOI is the date on which the later of the Parties to sign this LOI signs this LOI.

McCarter Theatre Company  
a New Jersey nonprofit corporation

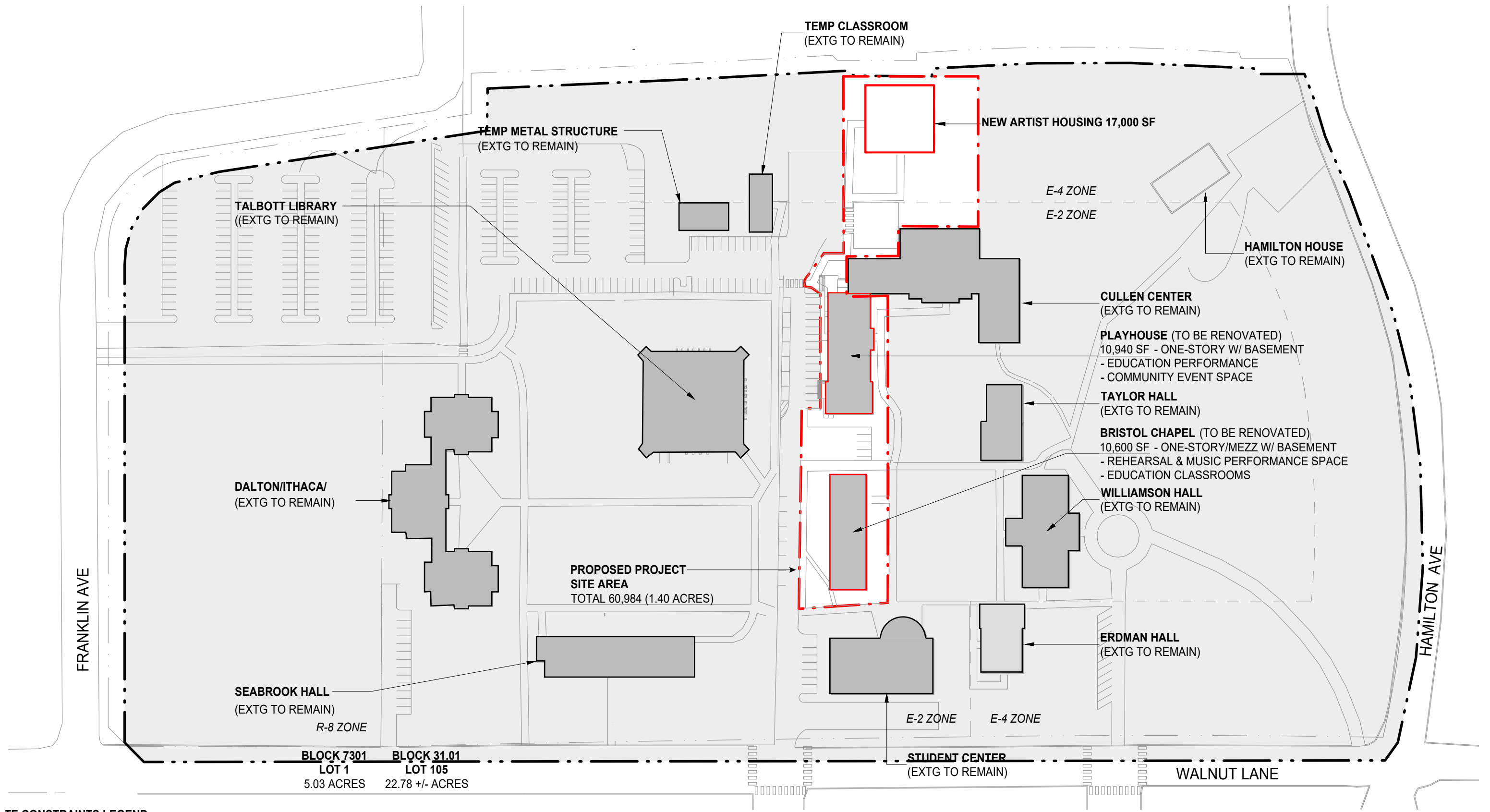
By: \_\_\_\_\_  
Martin Miller  
Executive Director  
Date: July \_\_, 2025

Municipality of Princeton.  
a New Jersey municipal corporation

By: \_\_\_\_\_  
Mark Freda  
Mayor  
Date: July \_\_, 2025

Exhibit A  
Property  
[Attached]





**TE CONSTRAINTS LEGEND**

- TAX LOT / PROPERTY LINE
- ZONE BOUNDARY
- PROPOSED PROJECT SITE BOUNDARY

**BUILDING LEGEND**

- NEW BLDG (NEW CONSTRUCTION)
- EXISTING BLDG (TO BE RENOVATED)
- EXISTING BLDG (TO REMAIN / NOT IN PROJECT SCOPE)

PROJECT SITE PLAN

**SK-004**



Staff Report

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File #: R-25-266

Agenda Date: 7/28/2025

Agenda #: 7.

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**Resolution of the Mayor and Council Rejecting Bid for the Lease Of Public Property for a Wireless Telecommunications Facility at the Princeton Public Library and Authorizing Revisions to Bidding Materials and Re-Advertising the Lease**

**WHEREAS**, Princeton is the owner of real property situate in Princeton with the street address of 65 Witherspoon Street, Princeton, New Jersey 08542, known as the Princeton Public Library, and referred to as Block 27.02, Lot 77 on the Princeton Tax Map; and

**WHEREAS**, pursuant to a duly advertised notice to bidders authorized by Resolution 25-164, Princeton received one bid for the lease of public property for a wireless telecommunications facility at the Princeton Public Library from Cellco Partnership d/b/a Verizon Wireless; and

**WHEREAS**, the bid received took several exceptions to terms of the bidding materials and the lease which are considered material and hence nonwaivable, most notably an exception to the conditions precedent for commencement of construction of the telecommunications facility as originally required in Resolution 25-164; and

**WHEREAS**, Resolution 25-164 and Princeton's bidding materials instructed bidders that conditional bids shall not be accepted, only immaterial informalities may be accepted and no material changes to the lease would be made after the bid opening; and

**WHEREAS**, at this time, the Engineering Department and Municipal Attorney's Office recommend that the bid received be rejected as nonconforming to the bidding requirements; and

**WHEREAS**, the Engineering Department has confirmed that a portion of the Princeton Public Library Building's rooftop and associated areas (the "Premises") remains suitable for the placement and operation of telecommunications antennas and associated equipment, Princeton does not have a need for public use of the Premises, and to that end, it is in the public interest for Princeton to amend the bidding materials and solicit new bids for such a lease.

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

1. The bid received on July 8, 2025 from Cellco Partnership d/b/a Verizon Wireless is hereby rejected for the reasons set forth in the foregoing "Whereas Clauses."

2. Pursuant to N.J.S.A. 40A:12-14(a), Princeton is hereby authorized and directed to solicit sealed bids for the Lease of the Premises, as identified above in the "Whereas" clauses, for purposes of designing, constructing and operating a wireless telecommunications facility on the Premises, at such time and place as may be deemed appropriate and necessary to effectuate the terms hereof.



3. Princeton shall cause said bidding to be duly advertised in accordance with the requirements of N.J.S.A. 40A:12-14, by causing the advertisement to be published in a newspaper circulating in Princeton by two (2) insertions at least once a week during two (2) consecutive weeks, the last publication to be not earlier than seven (7) days prior to the date of the bid opening. The advertisements and Bid Package shall be consistent with this Resolution. Said advertisement shall specify that Princeton reserves the right to reject all bids where the highest bid is not accepted.

4. The minimum terms and conditions as originally set forth in Resolution 25-164 adopted on April 28, 2025 shall govern the Lease between Princeton and the successful bidder, which are incorporated herein as if fully restated, except as follows:

- a. Section 3F of Resolution 25-164's conditions regarding the timing for commencement of construction of the telecommunications facility and completion shall be replaced with the following:

The Lessee shall commence construction within 90 days of the Lessee's receipt of all government approvals necessary for the Lessee's use, which shall include approvals from any Federal, State or Local authorities having jurisdiction over the Lease as well as satisfactory environmental investigation, title search, or any other due diligence that will permit the Lessee's use under the Lease. Construction shall be completed within 120 days of commencement of construction, except that this time for completion shall be reasonably extended for good cause and/or if the Lessee is delayed for reasons beyond its reasonable control.

- b. The Engineering Department shall consider the remaining exceptions taken in the bid submitted on July 8, 2025 for purposes of making additional reasonable revisions to the bidding materials.

5. Princeton reserves the right to accept the highest bid or reject all bids should the highest bid be rejected.

6. Acceptance of the highest bid or rejection of all bids will be made by the Princeton Council no later than at its second regular meeting following the completion of the bidding.

- 7. If Princeton fails to act within said time, all bids shall be deemed to have been rejected.

8. If the high bid is accepted, the successful bidder will be required to enter into a Lease consistent with the Bid Package and all other documentation required thereby.

9. The Mayor, Administrator, Clerk and other appropriate Princeton staff and officials are hereby authorized to undertake any and all acts and execute any and all documents as may be necessary and proper to effectuate the terms hereof.



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-253

**Agenda Date:** 7/28/2025

**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: 07/28/2025 For bills from 07/15/2025 to 07/24/2025

Vendor	Description	Payment	Check Total
2759 - ALERT-ALL CORPORATION	PO 46112 BLANKET - FP SUPPLIES	2,979.50	2,979.50
2034 - ALL HANDS FIRE EQUIPMENT, LLC	PO 46203 ALCO-LITE ALUMINUM PUMPER WALL LADDER AL	340.85	
	PO 46203 ALCO-LITE ALUMINUM PUMPER WALL LADDER AL	100.00	
	PO 46817 DUO SAFETY ROPE - 38 3/8 INCH HALYARD RO	367.50	808.35
2630 - APRUZZESE, MCDERMOTT, MASTRO	PO 45381 2025 LABOR COUNSEL - DO NOT INCREASE ABO	4,531.00	4,531.00
4670 - ARTERIAL	PO 42890 RESOLUTION # 2024-33	9,129.71	9,129.71
57 - AT&T	PO 46955 Telephone - FIRE - Acct 030 519 3823 001	28.08	28.08
57 - AT&T	PO 46998 Telephone - Acct 030 175 6429 001 - Bill	41.75	41.75
4048 - B & T TOOLS, INC.	PO 45298 BLANKET TOOLSGARAGE SUPPLIES TV	383.50	383.50
2642 - BEANS, FRED PARTS, INC	PO 45239 BLANKET PARTS TV	1,514.37	1,514.37
4057 - BERICAN, LISETH	PO 46957 2025 Eyeglass Reimbursement Invoice #29	150.00	150.00
63 - BISH SALES & SERVICE	PO 45742 BLANKET/PARTS	756.00	756.00
4269 - BLACK ROCK ENTERPRISES, LLC	PO 45164 RESO 24-353 & 25-147 TERHUNE RD ROADWAY	158,634.27	
	PO 46803 CHERRY VALLEY RD ROADWAY & CULVERT COLLA	27,490.00	186,124.27
1960 - BRB VALUATION & CONSULTING	PO 45382 COMMERCIAL APPRAISAL SERVICES	5,625.00	5,625.00
463 - BRITTON INDUSTRIES, INC.	PO 45375 BLANKET/DPW ROAD MAINTENANCE	598.85	598.85
4009 - CANON U.S.A., INC.	PO 45479 Blanket - 2025 Canon (A40462/G2075)	411.24	411.24
3359 - CHAMPION DISPOSAL SERVICES. LLC	PO 45395 BLANKET/TRASH REMOVAL	5,039.88	5,039.88
1905 - CHEMTREAT, INC	PO 46216 BLANKET/WATER TREATMENT MAINTENANCE	480.65	480.65
2685 - CHERRY VALLEY TRACTOR SALES INC.	PO 45249 BLANKET PARTS TV	193.56	
	PO 46637 BRUSH HOUND EXCAVATOR FLAIL SHREDDER	22,999.00	23,192.56
364 - CINTAS FIRST AID & SAFETY 105	PO 45406 BLANKET/SPRING STREET GARAGE AND METERS	119.23	119.23
1732 - COMCAST BUSINESS	PO 46952 Internet - Account 900019299 - Bill Date	3,263.09	3,263.09
263 - COMCAST CORPORATION	PO 46975 Comcast - Acct. 8499 05 311 0021672 - Se	289.24	289.24
1872 - CONTES BAR/PIZZA	PO 45609 2025 BLANKET EXPENSE	320.00	320.00
4663 - CORPORATE BILLING	PO 45232 BLANKET PARTS/SERVICE TV	6,890.71	6,890.71
4604 - COSTELLO'S ACE HARDWARE	PO 45411 BLANKET/SEWER SUPPLIES AND MATERIALS	74.05	
	PO 45418 BLANKET/DPW TOOLS AND HARDWARE	79.96	
	PO 45588 BLANKET - SUPPLIES	197.35	
	PO 45672 2025 BLANKET	56.96	408.32
4812 - DATA CENTER WAREHOUSE LLC	PO 46898 APC Smart-UPS 3000VA 120V	5,526.00	5,526.00
5202 - DAWN MOUNT	PO 46990 Reimburse Clerks Office Petty Cash	336.11	336.11
4988 - DCDA DESIGN SERVICES, LLC	PO 45284 PRINCETON HOME IMPROVEMENT PROGRAM PROJE	1,762.50	1,762.50
1839 - DEER CARCASS REMOVAL SERVICE L	PO 45754 2025 DEER CARCASS REMOVAL	60.00	60.00
1833 - DELTA DENTAL PLAN OF N.J.	PO 46937 Acct #03114-0001 August 2025	16,875.03	16,875.03
1493 - DEPT OF COMMUNITY AFFAIRS	PO 47010 2ND QUARTER 2025	43,545.00	43,545.00
2929 - DYNTEK SERVICES, INC.	PO 46867 VMware vSphere Foundation 8 (6/18/25 to	22,800.00	22,800.00
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 45233 BLANKET PARTS/OILS TV	2,313.91	2,313.91
2226 - EDITH GIL, MCANJ, TREASURER	PO 46988 2025-2026 Membership to MCANJ Membershi	100.00	100.00
4098 - ENGLISH, ROBERT	PO 46894 REIMBURSEMENT FOR COFFEE, MUFFINS, DONUT	109.68	109.68
371 - FIRST SECURITY MUNICIPAL ADVISORS, INC.	PO 46945 Financial Advisor Services	4,600.00	4,600.00
4433 - FOVEONICS DOCUMENT SOLUTIONS	PO 46425 RESO 25-139 DOCUMENT MANAGEMENT SERVICES	62,517.06	62,517.06
1773 - GABRIELLI TRUCK SALES, LTD	PO 45235 BLANKET TV	418.64	418.64
158 - GALLS LLC	PO 45590 BLANKET - UNIFORMS	279.19	279.19
159 - GANN LAW BOOKS	PO 46972 RECRUIT HANDBOOK FOR POLICE ACADEMY 2025	251.00	251.00
1400 - GOVCONNECTION	PO 46600 Getac MDT for Motorbike	3,058.38	3,058.38
170 - GRAINGER	PO 45471 BLANKET/BUILDINGS AND GROUNDS	1,176.96	1,176.96
4872 - GREATAMERICA FINANCIAL SERVICES	PO 45287 POSTAGE LEASE 12/22/24 - 12/23/25 400 WI	864.63	864.63
4370 - GREEN HOLLY LANDSCAPING	PO 45711 BLANKET/CONTRACTED SERVICES	1,985.00	1,985.00
4087 - H2M ARCHITECTS-ENGINEERS, INC.	PO 41214 RESOLUTION # 2023-173 + #2024-159	4,107.00	4,107.00
4741 - HARD ROCK HOTEL & CASINO	PO 46943 NJLM Annual conference, W. Jankauskas	445.00	445.00
4878 - HARRAH'S ATLANTIC CITY OPERATING COMPANY	PO 46959 Leticia Fraga-Arrival 9/16/2025, Departur	852.00	852.00
185 - HERMITAGE PRESS INC.	PO 45810 2025 BLANKET - PRINTING	99.00	
	PO 45810 2025 BLANKET - PRINTING	411.00	510.00
1785 - HILTI INC.	PO 45483 BLANKET/BUILDINGS AND GROUNDS HARDWARE T	4,987.16	4,987.16
4517 - IMPACT POWER TECHNOLOGIES LLC	PO 45881 BLANKET/SPRING STREET GARAGE METER BATTE	2,128.40	2,128.40
2690 - INTERSTATE BATTERY OF PRINCETON	PO 45238 BLANKET BATTERIES TV	693.75	693.75
3729 - IPS GROUP INC.	PO 46776 RESOLUTION 25-204 PARKING METER CHARGES	99,735.43	99,735.43
3991 - ISLAND TECH SERVICES LLC	PO 44745 POLICE VEHICLE UPFIT - K9 UNIT	24,017.00	
	PO 44747 POLICE VEHICLE UPFIT - UNMARKED POLICE P	43,087.50	67,104.50
207 - J & J STAFFING RESOURCES	PO 46888 PETERS, JOHANNA INV# 44428	1,116.00	1,116.00

## List of Bills - Clearing Claims

Meeting Date: 07/28/2025 For bills from 07/15/2025 to 07/24/2025

Vendor	Description	Payment	Check Total
201 - JAMMER DOORS	PO 45501 BLANKET/BUILDINGS AND GROUNDS MAINTENANC	637.50	637.50
9 - JEN ELECTRIC	PO 45984 RESOLUTION 24-256 TRAFFIC SIGNAL MAINTEN	8,181.74	8,181.74
1649 - JERSEY ELEVATOR, LLC	PO 45503 BLANKET/BUILDINGS AND GROUNDS MAINTENANC	441.25	441.25
2653 - JOSEPH MATTICOLI	PO 46304 CONTINUING EDUCATION	989.00	989.00
1619 - KING, CHRISTOPHER	PO 46902 2025 MEDICAL REIMBURSEMENT	595.99	595.99
2903 - KYOCERA DOCUMENT SOLUTIONS	PO 45413 2025 Blanket - Kyocera Document Solution	210.00	210.00
227 - LANGUAGE LINE SERVICES	PO 45839 BLANKET / INTERPRETING SERVICES	297.50	297.50
4095 - LECKINGTON ADVISORS, LLC	PO 44386 CDBG CONSULTING SERVICES 8/14/24 - 8/14/	2,430.00	2,430.00
1581 - LOWE'S	PO 45678 BLANKET/SUPPLIES/MATERIALS/TOOLS	149.05	149.05
3919 - MAIN ACCESS SYSTEMS	PO 45541 BLANKET/SEWER SERVICE REPAIR AND EQUIPME	210.00	210.00
1570 - MAJESTIC OIL COMPANY	PO 45551 BLANKET/FUEL	8,048.49	8,048.49
5075 - MANNS WOODWARD STUDIOS INC.	PO 45072 RESOLUTION 24-344 FIRE DEPT HQ CONCEPTUA	12,500.00	12,500.00
3443 - MARROLI, JOSEPH	PO 46983 2025 Eyeglass Reimbursement Monroe Visi	150.00	150.00
1100 - MASON, GRIFFIN & PIERSON	PO 45268 RESOLUTION 25-26: MUNICIPAL ATTORNEY	40,730.37	
	PO 45268 RESOLUTION 25-26: MUNICIPAL ATTORNEY	5,180.00	45,910.37
1100 - MASON, GRIFFIN & PIERSON	PO 46282 RESOLUTION 25-112 AFFORDABLE HOUSING REH	39,300.00	39,300.00
1554 - MCAA OF NJ	PO 46799 Membership Dues Municipal Court Administ	200.00	200.00
1553 - MCCAFFREYS MARKET	PO 45608 PRINCETON HUMAN SERVICES EXPENSES 2025	155.34	155.34
265 - MCMANIMON SCOTLAND BAUMANN	PO 46863 Open Space Acquisition	2,804.50	
	PO 46863 Open Space Acquisition	11,865.35	14,669.85
266 - MCMASTER-CARR	PO 45315 BLANKET PARTS TV	118.38	
	PO 45545 BLANKET/DPW ROAD SUPPLIES	333.05	451.43
274 - MERCER COUNTY CLERK - ELECTION ACCOUNT	PO 46958 2025 Primary Election Ballot Printing	28,149.62	28,149.62
282 - MERCER COUNTY IMPROV AUTHORITY	PO 45548 BLANKET/SEWER RECYCLING CREDIT	2,049.82	2,049.82
282 - MERCER COUNTY IMPROV AUTHORITY	PO 45550 Resolution 23-222 thru 2028	52,953.00	52,953.00
282 - MERCER COUNTY IMPROV AUTHORITY	PO 45552 BLANKET/TRASH TONNAGE	58,717.19	58,717.19
752 - MES SERVICE COMPANY, LLC	PO 45595 BLANKET - SERVICES	512.74	512.74
289 - MGL PRINTING SOLUTIONS	PO 45834 2025 Printing - Blanket	848.00	
	PO 46930 BLANKET	3,883.40	4,731.40
4260 - MULLER & BAILLIE, P.C.	PO 45096 BLANKET LEGAL	3,905.00	3,905.00
1495 - MUSSO, MARIO A.	PO 46950 Retiree - Medicare - 2nd Qtr	3,918.32	3,918.32
4792 - MY FSA LINK, LLC	PO 45446 Blanket 2025	147.75	147.75
1489 - NAPA AUTO PARTS	PO 45240 BLANKET PARTS	517.96	517.96
338 - NC JEFFERSON PLUMBING HEATING & A/C	PO 45687 BLANKET/CONTRACTED PLUMBING SERVICES	999.69	999.69
803 - NJADVANCE MEDIA	PO 46989 MASTER PLAN NOTICE	72.64	72.64
2957 - NORTHERN RED INC	PO 45807 2 DAY ADVANCE PISTOL COURSE - PTL JON M	800.00	800.00
4539 - OCEANFRONT PROPERTIES, LLC.	PO 46875 Annual NJ Tax Board conference N. Snyder	1,122.00	1,122.00
5125 - ONE WATER CONSULTING LLC	PO 46029 LINDEN LANE & SPRUCE ST SANITARY SEWER L	2,750.00	
	PO 46209 SEWER CONNECTION FEE AND ANNUAL SEWER SE	2,768.75	
	PO 46516 INFLOW & INFILTRATION REDUCTION PLAN	4,637.50	10,156.25
1635 - PA MUNICIPAL, INC.	PO 45653 BLANKET/DPW ROAD SIGNS	1,432.54	1,432.54
4605 - PACE ANALYTICAL SERVICES LLC	PO 46500 DRINKING WATER LABORATORY ANALYSIS PARKS	511.00	511.00
591 - PACKET MEDIA, LLC	PO 45828 2025 Advertising - Blanket	585.84	
	PO 46002 BLANKET ADVERTISING	63.01	
	PO 46027 BLANKET FOR 2025	40.12	688.97
5003 - PARAMUS FORD D/B/A ALL AMERICAN	PO 46270 RESOLUTION 25-113 2025 FORD ESCAPE VEHIC	116,584.80	116,584.80
3718 - PASSPORT LABS, INC.	PO 45878 BLANKET/SPRING STREET GARAGE MOBILE PARK	64,358.50	64,358.50
370 - PCH DEVELOPMENT CORPORATION	PO 45266 RESOLUTION 25-23: ADMINISTRATIVE AGENT S	7,766.66	7,766.66
1055 - PENN MEDICINE PRINCETON HEALTH	PO 45597 BLANKET - SERVICES	150.00	150.00
4436 - PKF O'CONNOR DAVIES, LLP	PO 44384 Resolution 2024-27	20,000.00	20,000.00
808 - POLAR INC.	PO 45617 BLANKET/SEWER WATER SERVICE	37.95	
	PO 45618 BLANKET/FIRE FACILITIES WATER SERVICE	172.80	
	PO 45619 BLANKET/BUILDINGS AND GROUNDS WATER SERV	160.65	371.40
3393 - POLICE AND SHERIFFS PRESS	PO 45832 ID's	20.00	20.00
1364 - PORRECA, SCOTT	PO 46949 2nd QTR 2025 - Retiree Medical -3/30/25	1,122.94	1,122.94
3901 - POWER PLACE, INC	PO 45643 BLANKET/PARTS/SUPPLIES	57.48	57.48
3064 - PRECISION TIME SYSTEMS, INC.	PO 45882 BLANKET/SPRING STREET GARAGE EQUIPMENT A	2,084.00	2,084.00
592 - PRINCETON PUBLIC LIBRARY	PO 46946 Amazon PO 25378	75,759.98	75,759.98
594 - PRINCETON SENIOR RESOURCE CENTER/CENTER	PO 45276 RESOLUTION 25-39: VARIOUS SERVICES FOR S	42,991.25	
	PO 46977 Resolution 25-39: Various Services for S	6,250.00	49,241.25
1277 - PRINCETON SUPPLY CORPORATION	PO 45623 BLANKET/SSG JANITORIAL SUPPLIES	195.00	
	PO 45624 BLANKET/BUILDINGS AND GROUNDS JANITORIAL	1,359.47	

## List of Bills - Clearing Claims

Meeting Date: 07/28/2025 For bills from 07/15/2025 to 07/24/2025

Vendor	Description	Payment	Check Total
	PO 45681 BLANKET/SUPPLIES/MATERIALS	810.00	2,364.47
3147 - PRINCETONIAN GRAPHICS, INC.	PO 46947 2025 NEWSLETTERS - 7600 Qty	1,345.00	1,345.00
595 - PRIOR NAMI BUSINESS SYSTEMS	PO 46951 LEXMARK M3250 BLACK TONER FOR JILL REDEY	129.00	129.00
603 - PSE&G CO	PO 47002 HILLTOP PARK ACCT: 1301303305	2,551.84	2,551.84
445 - PSE&G CO - SUMMARY ACCOUNT	PO 46976 WESTMINSTER - Electric and Gas - Bill Da	4,294.83	4,294.83
445 - PSE&G CO - SUMMARY ACCOUNT	PO 46986 Electric and Gas - Acct #13 000 010 03 -	31,586.70	31,586.70
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47000 Electric - Acct #13 000 010 03 - Bill Da	38,197.21	38,197.21
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47001 Electric - Acct 13 013 030 03 - Bill Dat	4,395.28	
	PO 47001 Electric - Acct 13 013 030 03 - Bill Dat	25,163.71	29,558.99
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47005 Electric and Gas - Bill Date July 17, 20	2,734.64	2,734.64
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47006 WESTMINSTER - Electric and Gas - Bill Da	11,098.41	11,098.41
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47015 WESTMINSTER - Electric and Gas - Bill Da	5,089.88	5,089.88
4086 - REMINGTON & VERNICK ENGINEERS, INC	PO 45758 GIS PARCEL MAINTENANCE FOR TAX YEAR 2023	4,960.00	
	PO 46596 RESOLUTION 2025-181 MS4 GIS MAPPING & GP	970.00	5,930.00
623 - RND CONSULTING	PO 45265 RESOLUTION 25-21: INFORMATION TECHNOLOGY	8,126.25	8,126.25
1274 - SANDUSKY, GREGORY	PO 46984 PLAN REVIEW OF PLAN SURVEY, MINOR SUBDIV	697.50	697.50
805 - SAVATREE	PO 45627 BLANKET/PLANT HEALTH CARE SERVICES	1,038.98	1,038.98
1145 - SCOTT D WALTER	PO 47008 RETIREE Medical 3/23/25 to 7/12/25	6,548.00	6,548.00
3982 - SHAFTS & SLEEVES, INC.	PO 45628 BLANKET/SEWER REPAIR AND MAINTENANCE	5,520.00	5,520.00
648 - SHERWIN-WILLIAMS	PO 45630 BLANKET/BUILDINGS AND GROUNDS PAINT AND	22.60	22.60
1252 - SIEMENS INDUSTRY INC.	PO 46648 FIRE ALARM SYSTEM MONITORING @ WESTMINST	29,171.05	29,171.05
1243 - Sirchie Acquisition Company LLC	PO 46933 BLOOD SPECIMEN COLLECTION KIT	246.24	246.24
2817 - SMART STITCH INC	PO 46878 2025 HUMAN SERVICES YOUTH APPAREL	731.00	731.00
2469 - SPEEDPRO IMAGING MERCER COUNTY, INC	PO 45713 BLANKET/SIGNAGE	24.00	24.00
355 - STATE OF NJ DIV OF EMPLOYER ACCT	PO 47017 Quarter Ending: 12/31/2024; EIN: 0-300	371.61	371.61
4571 - STERICYCLE, INC.	PO 45705 BLANKET/2025 RECYCLING EVENTS	2,264.50	2,264.50
4850 - STEVE'S TREES PROFESSIONAL TREE SERVICES	PO 42265 RESOLUTION # 2023-322	4,270.00	4,270.00
1219 - STONY BROOK REG.SEW.AUTH.	PO 46864 3rd Quarter Participant Charge	1,263,231.00	1,263,231.00
1213 - STRONG, JAMES	PO 46968 2nd Qtr 2025 Spouse Health 4/18/25 to 7/	5,322.24	5,322.24
3059 - T & M ASSOCIATES	PO 43660 WITHERSPOON ST PHASE III - CONSTRUCTION	872.11	872.11
4844 - TERRESTRIAL IMAGING LLC	PO 46755 MATRICE 30T DRONE	643.89	
	PO 46755 MATRICE 30T DRONE	15,000.00	15,643.89
4490 - THE NADER GROUP, LLC	PO 42186 RESOLUTION # 2023-336	31,972.00	31,972.00
1017 - THOMSON REUTERS - WEST	PO 45841 BLANKET / BOOKS, SUBSCRIPTIONS	4,591.00	4,591.00
4941 - TIGRIS AQUATIC SERVICES, LLC	PO 45739 BLANKET/CONTRACTED SERVICES	1,200.00	1,200.00
3637 - Traffic Logix Corporation	PO 46750 RUBBER SPEED CUSHIONS	15,959.00	15,959.00
838 - TRAP ROCK INDUSTRIES, LLC	PO 45649 BLANKET/DPW STONE SUPPLIES	1,480.03	1,480.03
1175 - TREASURER STATE OF NEW JERSEY	PO 46931 NJDEP ANNUAL SITE REMEDIATION FEE FOR 2	2,550.00	2,550.00
1167 - TRIUS INC.	PO 45299 BLANKET PARTS TV	1,023.43	1,023.43
2592 - UNIFIRST CORPORATION	PO 46960 RESOLUTION 25-234 UNIFORMS	6,998.41	
	PO 46960 RESOLUTION 25-234 UNIFORMS	793.85	7,792.26
923 - UNITED PARCEL SERVICE	PO 46956 Acct. 8Y2A91 - Service Charge - 6/28/25	256.76	256.76
211 - UNITED SITE SERVICES	PO 45327 BLANKET/MISC. RENTAL	1,991.92	1,991.92
962 - VERIZON	PO 45387 TELEPHONE EXPENSE	403.04	403.04
20 - VERIZON	PO 46999 Phone - Acct. 250-717-293-0001-43 - Pump	243.96	243.96
4994 - VERIZON BUSINESS	PO 46987 ACCOUNT Y2803099 - Bill date 7/10/25 - L	85.30	85.30
959 - VERIZON WIRELESS	PO 46948 Acct #642046325-00001 - Wireless - May 2	12,129.73	12,129.73
4658 - VIKING PEST CONTROL	PO 45661 BLANKET/BUILDINGS AND GROUNDS PEST CONTR	927.29	927.29
973 - VISUAL COMPUTER SOLUTIONS INC.	PO 46939 TRAFFIC CONTROL FOR PIPE REPAIR 348 CHER	1,799.61	
	PO 46967 TRAFFIC CONTROL FOR FOR CYCLOVIA BIKE EV	1,028.16	2,827.77
1024 - W.E. TIMMERMAN CO., INC.	PO 45323 BLANKET PARTS/SERVICE TV	845.52	845.52
2 - WB MASON CO	PO 45328 BLANKET/OFFICE SUPPLIES	34.24	
	PO 45601 BLANKET - SUPPLIES (CK09MERCER2023-13)	17.68	
	PO 45646 2025 OFFICE SUPPLIES - BLANKET PO (FINAN	40.98	
	PO 45673 2025 BLANKET (CK09MERCER2023-13)	223.10	
	PO 45736 (CK09MERCER2023-13)	386.44	
	PO 45773 2025 EXPENSES (CK09MERCER2023-13)	22.35	
	PO 45791 BLANKET FOR 2025 -ZONING (CK09MERCER2023	65.46	
	PO 46003 BLANKET OFFICE SUPPLIES	71.09	861.34
4331 - WEDRIVEU, INC.	PO 45280 RESOLUTION 24-354: 2025 PRINCETON TRANSI	31,430.33	31,430.33
3677 - WELLS FARGO VENDOR FIN SERV.	PO 45499 2025 Blanket - Wells Fargo Printer Lease	2,628.24	2,628.24
1039 - WILLIAMS SCOTSMAN, INC.	PO 40526 RESOLUTION # 2022-218 (MULTIPLE YEARS) +	904.00	904.00

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Meeting Date: 07/28/2025 For bills from 07/15/2025 to 07/24/2025

Vendor	Description	Payment	Check Total
998 - WM CORPORATE SERVICES, INC.	PO 45868 BLANKET/CONTRACT NO.T2665	4,745.29	4,745.29
5103 - YESTERCADES 2 LIMITED LIABILITY COMPANY	PO 46876 JUNE OUTREACH RECREATIONAL OUTING	35.00	35.00
TOTAL			2,853,639.19

## Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-105-200	PERSONNEL - OE	4,340.39			
01-201-20-110-200	MAYOR & COUNCIL OE	1,634.24			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	66,327.83			
01-201-20-120-200	MUNICIPAL CLERK OE	1,533.84			
01-201-20-121-200	ELECTIONS OE	28,149.62			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	14,767.82			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	28,326.00			
01-201-20-130-200	FINANCE ADMINISTRATION OE	1,288.73			
01-201-20-145-200	COLLECTION OF TAXES OE	3,883.40			
01-201-20-150-200	ASSESSMENT OF TAXES OE	5,625.00			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	44,578.72			
01-201-20-175-200	HISTORIC PRESERVATION COMMITTEE - OE	462.50			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	206.74			
01-201-21-185-200	ZONING COSTS - OE	105.58			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	28,134.52			
01-201-25-240-200	POLICE OE	517.24			
01-201-25-252-200	EMERGENCY MANAGEMENT OE	643.89			
01-201-25-265-200	FIRE OE	4,352.85			
01-201-25-267-200	FIRE FACILITIES OE	4,563.61			
01-201-25-268-200	FIRE INSPECTOR OE	279.19			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	15,743.91			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	118,465.30			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	12,743.53			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	14,913.73			
01-201-27-330-200	BOARD OF HEALTH OE	620.68			
01-201-27-331-200	SUZANNE PATTERSON CENTER OE	42,991.25			
01-201-27-345-200	HUMAN SERVICES OE	1,749.13			
01-201-28-370-200	JOINT RECREATION BOARD OE	408.21			
01-201-28-375-200	PARK MAINTENANCE OE	10,151.01			
01-201-31-430-200	ELECTRICITY & GAS OE	39,036.65			
01-201-31-431-200	NATURAL GAS OE	6,666.21			
01-201-31-435-200	STREET LIGHTING OE	46,341.42			
01-201-31-440-200	TELEPHONE OE	12,903.78			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	11,160.73			
01-201-31-456-200	STONY BROOK REGIONAL SA OE	1,263,231.00			
01-201-31-460-200	GASOLINE OE	8,048.49			
01-201-43-490-200	MUNICIPAL COURT OE	5,088.50			
01-203-20-121-200	(2024) ELECTIONS OE		156.11		
01-203-20-135-200	(2024) AUDIT OE		20,000.00		
01-203-23-220-200	(2024) EMPLOYEE GROUP INSURANCE OE		6,548.00		
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	1,920,234.35
01-286-55-900-804	DUE TO STATE (DCA)- BUILDING SURCHARGE			43,545.00	
TOTALS FOR	CURRENT FUND	1,849,985.24	26,704.11	43,545.00	1,920,234.35
02-213-44-917-301	RECYCLING GRANT			2,264.50	
02-213-44-970-301	COMUNITY DEVELOPMENT BLOCK GRANT FY 2021			2,430.00	
02-213-44-972-301	MERCER CO. COMMUNITY INVEST. INITIATIVE			6,250.00	
02-260-05-100	DUE TO CLEARING/CLAIMS			0.00	10,944.50
TOTALS FOR	GRANT FUND	0.00	0.00	10,944.50	10,944.50

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
=====					
04-215-17-037-000-000	Ordinance 2017-37 Various Capital Imprv			8,681.04	
04-215-18-007-000-000	Ordinance 2018-7 Various Capital Imprv			3,085.86	
04-215-19-021-000-000	Ordinance 2019-21 Various Capital Imprv			9,129.71	
04-215-20-032-000-000	Ordinance 2020-32 Various Capital Imprv			1,329.00	
04-215-21-021-000-000	Ordinance 2021-21 Various Capital Improvements			4,192.10	
04-215-22-018-000-000	Ordinance 2022-18 NJ I-Bank			36,079.00	
04-215-22-019-000-000	Ordinance 2022-19 Various Capital Improvements			40,151.00	
04-215-23-016-000-000	Ordinance 2023-16 Sewer Trust			2,750.00	
04-215-23-019-000-000	Ordinance 2023-19 I-Bank Improvements			30,161.72	
04-215-23-020-000-000	Ordinance 2023-20 Open Space Improvements			3,125.00	
04-215-23-021-000-000	Ordinance 2023-21 Various Capital Improvements			221,404.72	
04-215-24-014-000-000	Ordinance 2024-14 Various Capital Improvements			970.00	
04-215-25-007-000-000	Ordinance 2025-07 Various Capital Improvements			111,436.50	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	472,495.65
=====					
TOTALS FOR	GENERAL CAPITAL FUND	0.00	0.00	472,495.65	472,495.65
=====					
05-201-02-007-200	PARKING OE	161,463.60			
05-201-02-009-000	JITNEY EXPENSES	31,430.33			
05-203-02-007-200	(2024) PARKING OE		12,346.09		
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	205,240.02
=====					
TOTALS FOR	PARKING UTILITY OPERATING FUND	192,893.93	12,346.09	0.00	205,240.02
=====					
12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	1,038.98			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	1,038.98
=====					
TOTALS FOR	OPEN SPACE FUND	1,038.98	0.00	0.00	1,038.98
=====					
17-260-05-100	Due To Claims/Clearing			0.00	7,407.00
17-290-20-000-000	PROFESSIONAL FEES			7,407.00	
=====					
TOTALS FOR	ESCROW	0.00	0.00	7,407.00	7,407.00
=====					
18-260-05-100	DUE TO CLAIMS			0.00	371.61
18-301-00-000-000	RESERVE FOR UNEMPLOYMENT TRUST			371.61	
=====					
TOTALS FOR	UNEMPLOYMENT TRUST FUND	0.00	0.00	371.61	371.61
=====					
21-201-12-110-200	CONSTRUCTION EXPENSES - OE	180,781.92			
21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	180,781.92
=====					
TOTALS FOR	TRUST FUND	180,781.92	0.00	0.00	180,781.92
=====					
40-201-20-105-200	AFFORDABLE HOUSING BOARD OE	55,125.16			
40-260-05-100	DUE TO CLAIMS/CLEARING			0.00	55,125.16
=====					
TOTALS FOR	AFFORDABLE HOUSING UTILITY	55,125.16	0.00	0.00	55,125.16
=====					

Total to be paid from Fund 01 CURRENT FUND	1,920,234.35
Total to be paid from Fund 02 GRANT FUND	10,944.50
Total to be paid from Fund 04 GENERAL CAPITAL FUND	472,495.65
Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND	205,240.02
Total to be paid from Fund 12 OPEN SPACE FUND	1,038.98
Total to be paid from Fund 17 ESCROW	7,407.00
Total to be paid from Fund 18 UNEMPLOYMENT TRUST FUND	371.61
Total to be paid from Fund 21 TRUST FUND	180,781.92
Total to be paid from Fund 40 AFFORDABLE HOUSING UTILITY	55,125.16
	-----
	2,853,639.19

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
-----					





# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-254

**Agenda Date:** 7/28/2025

**Agenda #:** 2.

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### **Resolution of the Mayor and Council of Princeton Authorizing the Hiring of Probationary Patrol Officers**

**BE IT RESOLVED** by the Mayor and Council of Princeton that the following Princeton Police Department probationary appointments are hereby made effective August 18, 2025:

Probationary Officer Gabriella Amiet  
Probationary Officer Nicole Carannante  
Probationary Officer Jordan Nitti  
Probationary Officer Connor Luckie

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



# MUNICIPALITY <sup>of</sup> PRINCETON

## Police Department

1 Valley Road  
Princeton, NJ 08540  
(609) 921-2100  
ctash@princetonnj.gov

## MEMORANDUM

**To:** Bernard Hvozdovic, *Administrator*  
**From:** Christopher Tash, *Chief of Police*  
**Subject:** New Hires  
**Date:** 7/21/2025

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The Princeton Police Department initiated a recruitment process in Spring of 2025, attracting over 140 applicants. The comprehensive process included several stages: an open house where applicants could meet officers and learn about the department and municipality; a physical fitness test; screening interviews for those who passed the fitness test; panel interviews involving officers of various ranks; a thorough background investigation; post-background investigation interviews; and interviews with the Public Safety Committee for the top candidates.

The four candidates recommended for employment have excelled in every stage of this rigorous process and exemplify the promise of a bright future for our police department. If the resolution for their appointment is approved, two candidates will begin basic training at the Mercer County Police Academy on September 2, 2025. Following successful completion of their academy training, they will proceed to field training and are expected to be fully qualified for patrol duties by May 2026. The other two candidates are currently Police Commission certified and will begin field training in September 2025 and will be expected to be fully qualified for patrol duties by January 2026.

This recruitment and selection process has been highly successful. We have achieved our objective of identifying a group of highly qualified and diverse individuals who will serve the Princeton community with dedication and excellence for years to come.



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-255

**Agenda Date:** 7/28/2025

**Agenda #:** 3.

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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 appointment(s) are hereby made:

<b>Name and Board</b>	<b>Term</b>	<b>Expires</b>
<b><u>CARES Committee:</u></b> Nicolas DiDomizio (replaces Willow Davies)	3 year	1/1/2027*

\*filling an unexpired term



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-256

**Agenda Date:** 7/28/2025

**Agenda #:** 4.

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### **Resolution of the Mayor and Council of Princeton Authorizing Extension of Grace Period for Payment of Third Quarter, 2025 Property Taxes**

**WHEREAS**, tax bills for Princeton have been delayed due to the delay of certified rates from the county; and

**WHEREAS**, Title 54 provided for an interest penalty for the failure to pay third quarter taxes by August 1; and

**WHEREAS**, it would be unfair to assess penalties against taxpayers whose failure to pay taxes is due solely to a delay for which they are not responsible;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of Princeton that the rate of interest to be charged for the late payment of third quarter 2025 taxes for the period August 1 through August 19, 2025 only shall be 0.0%; except that said rate shall not apply to those persons and entities who are delinquent on payment of the first or second quarter 2025 and prior years' property taxes; and,

**BE IT FURTHER RESOLVED** that after August 19, 2025, the rate of interest to be charged for the payment of third quarter taxes will be the current authorized rate of (8% of the first \$1,500.00 of delinquency and 18% on the excess over \$1,500.00) from the due date of August 1, 2025 until the date the actual payment is received in the Tax Office; and

**BE IT FURTHER RESOLVED** that the taxpayers of Princeton be notified of this extension by placement of a notice on their tax bills; and

**BE IT FURTHER RESOLVED** that copies of this resolution be forwarded to the following: Tammie Tisdale, Tax Collector; David Gannon, Auditor; and Trishka Waterbury Cecil, Princeton Attorney.



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-257

**Agenda Date:** 7/28/2025

**Agenda #:** 5.

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### **Resolution of the Mayor and Council of Princeton Authorizing Block 7401, Lot 20 to be Added to the Princeton Tax Exempt List**

**WHEREAS**, the multi-family development on Block 7401, Lot 20 Princeton Tax Map (309 North Harrison Street) is a component of the Princeton Affordable Housing Program; and

**WHEREAS**, the Municipality has entered into a Developer's Agreement with Terhune Development LLC, the owner of said property, that provides for a Payment In Lieu Of Taxes (PILOT); and

**WHEREAS**, the Princeton Tax Assessor and Tax Collector have requested that said property be placed on the Princeton Tax Exempt List so that PILOT payments for the property can be made to the Municipality as provided for in said Developer's Agreement.

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

1. The Princeton Tax Assessor is hereby authorized to add the above-referenced property to the Princeton Tax Exempt List.
2. The Princeton Tax Collector is hereby authorized to cancel any prior tax billings for said property and refund any payments which may have been made for said property.
3. A certified true copy of this Resolution shall be furnished by the Municipal Clerk to the Princeton Tax Assessor and the Princeton Tax Collector upon its adoption.

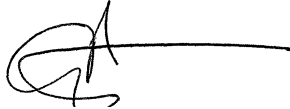
# MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

## MEMORANDUM

To: Mayor and Council of the Municipality of Princeton

From: Edwin W. Schmierer, Esq.  
Assistant Municipal Attorney



Date: July 21, 2025

**Re: Resolution Authorizing Block 7401, Lot 20 to Be Placed on the Tax Exempt List**

---

This property is located at 309 North Harrison Street and is a multi-family building that is a component of the Princeton Affordable Housing Program. The Municipality has supported this development by entering into a Developer's Agreement that provides for the Payment In Lieu of Taxes (PILOT). In order to add this property to the Princeton Tax Exempt List the Princeton Tax Assessor and Princeton Tax Collector requested that a resolution be adopted.

To this end, I have prepared and attach the requested resolution for your consideration at your meet on July 28, 2025.

Encl.

cc: *(via Email):*  
Bernard P. Hvozdovic, Jr., Administrator  
Sandra Webb, CFO  
Tammie Tisdale, Tax Collector  
Trishka W. Cecil, Esq., Municipal Attorney



Staff Report

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**File #:** R-25-258

**Agenda Date:** 7/28/2025

**Agenda #:** 6.

---

**Resolution of the Mayor and Council of Princeton Authorizing Tax Exempt Status for Various Properties in said Municipality**

**WHEREAS**, *N.J.S.A.* 54:4-3.6 permits municipalities to grant real property tax exempt status to real property owned by the Trustees of Princeton University; and

**WHEREAS**, the Princeton Tax Assessor has determined that the following properties are entitled to tax exemption and should be added to the Tax Exempt List:

Bl. 19.02, Lt. 53 Location-22 Chambers Street  
Bl. 19.02, Lt. 11 Location-34 Chambers Street  
Bl. 41.01, Lt. 29 Location 25 Edwards Place  
Bl. 45.01, Lt. 101 D106 Location 4 Woodland Way  
Bl. 7401, Lt. 20 309 Harrison Street owned by Terhune Development LLC c/o Winn Development

**WHEREAS**, the Princeton Tax Assessor has determined that said properties are exempt from the payment of real property taxes pursuant to the above-referenced statute; and

**WHEREAS**, the Princeton Tax Assessor wishes to designate said properties as real property tax exempt and the Princeton Tax Collector wishes to cancel the previously issued tax bills for said properties and refund any tax payments made on said properties.

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

1. The Princeton Tax Assessor is hereby authorized to designate the above-referenced properties as tax exempt.
2. The Princeton Tax Collector is hereby authorized to cancel the prior tax billings for said properties and refund any tax payments made on said properties.
3. A certified true copy of this Resolution shall be furnished by the Municipal Clerk to the Princeton Tax Assessor and the Princeton Tax Collector upon its adoption.

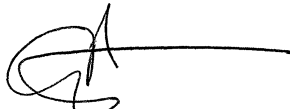
# MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION  
COUNSELLORS AT LAW

## MEMORANDUM

To: Mayor and Council of the Municipality of Princeton

From: Edwin W. Schmierer, Esq.  
Assistant Municipal Attorney



Date: July 21, 2025

**Re: Resolution Granting Tax Exempt Status to Properties Within the Municipality of Princeton**

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The Princeton Tax Assessor has determined that certain properties are tax exempt and should be added to the Tax Exempt List of the Municipality of Princeton. The attached resolution lists several properties entitled to tax exemption and authorized the refunds of taxes paid. These properties are owned by the Trustees of Princeton University.

We would appreciate your considering the attached resolution at your meeting on July 28, 2025.

Encl.

cc: *(via Email):*

Bernard P. Hvozdovic, Jr., Administrator

Sandra Webb, CFO

Tammie Tisdale, Tax Collector

Trishka W. Cecil, Esq., Municipal Attorney





Staff Report

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**File #:** R-25-259

**Agenda Date:** 7/28/2025

**Agenda #:** 7.

---

**Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-New Jersey Association of County & City Health Officials-\$24,951.00**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

**WHEREAS**, Resolution 2025-224 approved June 23, 2025 for a Chapter 159 \$193,000.00 from the New Jersey Association of County & City Health Officials; and it was recently determined that this amount was already included in a prior Chapter 159 done in 2024 and should have only been done for the additional grant amount.

**WHEREAS**, with the authorization of this Resolution, Resolution 2025-2254 is hereby rescinded

SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$24,951.00 is now available as a miscellaneous revenue anticipated from “New Jersey Association of County & City Health Officials” and

SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$24,951.00 be and the same is hereby appropriated under the caption of “New Jersey Association of County & City Health Officials”



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** July 16, 2025

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for July 28, 2025 is a resolution to insert an item of revenue and appropriation into the 2025 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

A Resolution was done on June 23, 2025 for \$193,000 for a Chapter 159 from the New Jersey Association of County & City Health Officials. It was recently determined that a prior Chapter 159 from 2024 included most of this grant & the Resolution should only be for the supplemental funding. This Resolution rescinds the one done in error.

This resolution is for funds from the New Jersey Association of County & City Health Officials for staff members in the Health Department for local public health programs.



Staff Report

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**File #:** R-25-260

**Agenda Date:** 7/28/2025

**Agenda #:** 8.

---

**Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ Department of Health-Strengthening Local Public Health Capacity Program-Outbreak Preparedness-\$22,254.00**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$22,254.00 is now available as a miscellaneous revenue anticipated from “New Jersey Department of Health - Strengthening Local Public Health Capacity Program - Outbreak Preparedness” and

SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$22,254.00 be and the same is hereby appropriated under the caption of “New Jersey Department of Health - Strengthening Local Public Health Capacity Program - Outbreak Preparedness”



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** July 16, 2025

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for July 28, 2025 is a resolution to insert an item of revenue and appropriation into the 2025 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds from the New Jersey Department of Health – Strengthening Local Public Health Capacity Program – Outbreak Preparedness for staff members in the Health Department for local public health programs.



Staff Report

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**File #:** R-25-261

**Agenda Date:** 7/28/2025

**Agenda #:** 9.

---

**Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item for NJ Department of Health-Strengthening Local Public Health Capacity Program-Public Health Infrastructure Grant-\$42,534.00**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$42,534.00 is now available as a miscellaneous revenue anticipated from “New Jersey Department of Health - Strengthening Local Public Health Capacity Program - Public Health Infrastructure” and

SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$42,534.00 be and the same is hereby appropriated under the caption of “New Jersey Department of Health - Strengthening Local Public Health Capacity Program - Public Health Infrastructure”



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** July 16, 2025

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for July 28, 2025 is a resolution to insert an item of revenue and appropriation into the 2025 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds from the New Jersey Department of Health – Strengthening Local Public Health Capacity Program – Public Health Infrastructure for staff members in the Health Department for local public health programs.



# Princeton NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-25-262

**Agenda Date:** 7/28/2025

**Agenda #:** 10.

---

### **Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ Department of Law & Public Safety-Body Worn Cameras Grant-\$108,014.00**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

#### SECTION 1.

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

that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$108,014.00 is now available as a miscellaneous revenue anticipated from “New Jersey Department of Law & Public Safety - Body Worn Cameras Grant” and

#### SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$108,014.00 be and the same is hereby appropriated under the caption of “New Jersey Department of Law & Public Safety - Body Worn Cameras Grant”.



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** July 16, 2025

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for July 28, 2025 is a resolution to insert an item of revenue and appropriation into the 2025 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds from the New Jersey Department of Lawn & Public Safety – Body Worn Cameras Grant.





Staff Report

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**File #:** R-25-263

**Agenda Date:** 7/28/2025

**Agenda #:** 11.

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**Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-National Opioid Settlement Proceeds-\$6,088.90**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$6,088.90 is now available as a miscellaneous revenue anticipated from “National Opioid Settlement Proceeds” and

SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$6,088.90 be and the same is hereby appropriated under the caption of “National Opioid Settlement Proceeds”



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** July 16, 2025

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for July 28, 2025 is a resolution to insert an item of revenue and appropriation into the 2025 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds from the National Opioid Settlement Proceeds. The funds are to be used for approved purposes to be established by the Department of Human Services.



Staff Report

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**File #:** R-25-264

**Agenda Date:** 7/28/2025

**Agenda #:** 12.

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**Resolution of the Mayor and Council of Princeton Approving a Chapter 159-Special Budget Item-NJ DEP Community Based Deer Management Grant-\$11,750.00**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the Budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for equal amount.

SECTION 1.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of Princeton hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the sum of \$11,750.00 is now available as a miscellaneous revenue anticipated from “NJ DEP Community Based Deer Management Grant” and

SECTION 2.

**BE IT FURTHER RESOLVED**, that a like sum \$11,750.00 be and the same is hereby appropriated under the caption of “NJ DEP Community Based Deer Management Grant”



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of the Chief Financial Officer

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5176

[swebb@princetonnj.gov](mailto:swebb@princetonnj.gov)

**Date:** July 18, 2025

**To:** Mayor & Council

**From:** Sandra Webb  
Chief Financial Officer

**Re:** Chapter 159

On Council's agenda for July 28, 2025 is a resolution to insert an item of revenue and appropriation into the 2025 Municipal Budget. Pursuant to N.J.S.A. 40A:4-87, a municipality may adopt this resolution, after the budget was adopted and the municipality has been notified of a grant that they are going to receive, which was unknown at the time of the budget preparation. This resolution allows the revenue to be anticipated and the appropriation to be spent.

This resolution is for funds from the New Jersey Department of Environmental Protection Community Based Deer Management Grant. The funds are to be used for the Venison Donation Initiative.



Staff Report

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**File #:** R-25-265

**Agenda Date:** 7/28/2025

**Agenda #:** 13.

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**Resolution of the Mayor and Council of Princeton Authorizing the Trinity Turkey Trot 5K Run/Walk on Thursday, November 27th, 2025**

**WHEREAS**, the Trinity Turkey Trot has requested permission from the Mayor and Council of Princeton to hold a 5K Run/Walk race on Thursday, November 27<sup>th</sup>, 2025, from 8:30 a.m. to 10:00 a.m.; and

**WHEREAS**, a complete application with payment of the application fee was filed with the Municipal Clerk, and the Clerk forwarded the application to the Chief of Police; and

**WHEREAS**, for events at which twenty-five (25) or more participants or attendees are estimated, the Chief of Police shall review the application and recommend to the Council whether to issue a permit, based on the standards set forth in subsection; and

**WHEREAS**, after giving due consideration to the recommendation of the Chief of Police, the final determination as to whether a permit shall be issued shall be made by the Council; and

**WHEREAS**, the Chief of Police sought consultation from such municipal agencies and personnel as was necessary to make the findings, including but not limited to the Department of Infrastructure & Operations, Fire Department, and Recreation Department; and

**WHEREAS**, the Chief of Police's findings are that the conduct of the event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route, the concentration of participants will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area, and the concentration of persons, animals, and vehicles at the assembly point of the parade will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of Princeton that the Governing Body does hereby approve and give permission for the Trinity Turkey Trot to hold a 5K Run/Walk race on Thursday, November 27<sup>th</sup>, 2025, from 8:30 a.m. to 10:00 a.m. contingent upon adherence to the provisions set forth by the Princeton Police Department including, but not limited to traffic control and security.