

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Final**

**Tuesday, August 19, 2025**

**3:30 PM**

**Virtual Meeting**

## **Mayor and Council Closed Session**

**I. 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.

**II. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Neal Snyder, Tax Assessor; Trishka Cecil, Municipal Attorney; Kevin Van Hise, Assistant Municipal Attorney; Fredrick Rubenstein, Esq., Tax Appeals Attorney from Law Office of Shah and Rubenstein, LLC, and Steve Mlenak, Redevelopment Attorney from Greenbaum, Rowe, Smith & Davis LLP

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

**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:** Brian McDonald  
**SECONDER:** Leighton Newlin

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

- Status of NJ Bell Telephone Co. v. Princeton Tax Appeal

Frederick Rubenstein, Tax Appeal Attorney from the Law Office of Shah and Rubenstein, LLC, provided Council with background information and an update on the current status of the litigation regarding *NJ State Bell Telephone Co. v. Princeton Tax Appeal*.

Neal Snyder, Tax Assessor, and Mr. Rubenstein exited the meeting at 3:44 p.m.

- Pending or Anticipated Litigation in which the Public Body is, or May Become, a Party, and Matters Falling within the Attorney-Client Privilege, to the Extent that Confidentiality is Required

Steve Mlenak, Redevelopment Attorney from Greenbaum, Rowe, Smith & Davis, reviewed a potential matter of litigation and provided background information. Council discussed the matter and sought legal guidance regarding available options and next steps.

Mr. Mlenak left the meeting at 3:59 p.m.

- Confidential Advice of Counsel Regarding Potential Conveyance or Lease of Municipally Owned Property for Affordable Housing Purposes

Council President Mia Sacks led the discussion and provided Council with an overview and

background on the subject matter. Council members asked questions and reviewed possible options for the use of municipally owned properties for affordable housing purposes.

Kevin Van Hise, Assistant Municipal Attorney, answered questions and provided legal guidance.

Mr. Van Hise left the meeting at 5:05 p.m.

- Contract Negotiations- PBA

No discussion was held on this matter. The topic was deferred to a future meeting date to be determined.

- Matters Falling Under the Attorney Client Privilege- Boards, Commissions, and Committees

Councilwoman Leticia Fraga reviewed potential candidates for service on one of Princeton's Boards, Commissions, or Committees. Council discussed the candidates.

**IV. ADJOURNMENT**

A motion to closed the Closed Session portion to return to Open Session was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone Lambros, and carried unanimously by all members present. Then a motion to adjourn at 5:13 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