

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, October 27, 2025

7:00 PM

<https://us02web.zoom.us/j/81617353349>

Webinar ID: 816 1735 3349

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/81617353349>

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II. STATEMENT CONCERNING NOTICE OF MEETING

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

III. LAND ACKNOWLEDGEMENT

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

Mayor Mark Freda read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Deanna Stockton, Deputy Administrator/Municipal Engineer; Jeff Grosser, Deputy Administrator/Health Officer; Jim 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. SWEARING IN CEREMONY-Matthew Solovay, Chief of Police

Mayor Mark Freda read Captain Solovay's biography in recognition of his career and service leading up to his promotion as Chief of Police.

Councilwoman Leticia Fraga administered the Oath of Office to Chief Solovay while members of his family held the Bible.

VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Councilman David Cohen gave a brief report on the Short-Term Rental Working Group. The group received several emails from constituents requesting that the decision regarding the primary residency requirement be revisited. Mr. Cohen reviewed some of the comments received that supported eliminating the residency requirement.

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.

Mayor Mark Freda announced two changes to the agenda. Resolutions #25-359 (already adopted at a previous meeting) and #25-366 (included as part of Resolution #25-361) would be removed from the agenda.

Staff Reports:

Evan Moorhead, Recreation Director, provided a brief report on the Recreation Department's Summer Financial Assistance Program. Through a network of community partnerships, financial assistance for the summer of 2025 was provided to 160 Princeton youth, 50 Princeton families, and 30 adults and seniors. The total amount of subsidy provided by the Princeton Recreation Department, in partnership with other local agencies, exceeded \$133,000.00. Mr. Moorhead thanked the following agencies for their collaboration: the KoKo Fund, Parker Bear Fund, the Joe Fund, Princeton Children's Fund, Princeton Community Housing, Housing Initiatives of Princeton, Griggs Farm Association, the municipality's Academic Success Today program, and Send Hunger Packing Princeton, which covered the cost of day camp lunches for all financial aid participants and provided snacks for both the day and travel camps.

1. Chief of Police Monthly Report- September 2025

Lieutenant Chris Craven presented the September 2025 Chief of Police Monthly Report. Lt. Craven noted a typographical error in the report regarding metered parking summonses. The report indicated that 194 summonses were issued during the month of September; however, the correct number was 1,194 violations. He also reported that police administration met with Princeton Public School's Superintendent, Michael LaSusa, to discuss improvements to school safety protocols. Additionally, he noted the command staff met at the end of September to plan operations and staffing for the many special events scheduled in town from now until the end of the year.

VIII. PRESENTATION

1. Project Update on Princeton Shopping Center-Ryan Leming, Vice President-Development & Construction, EDENS

Ryan Leming, Vice President of Development and Construction for EDENS, provided Council with a brief presentation of the Princeton Shopping Center following the completion

of all redevelopment activity. Mr. Leming explained the process began in 2021 with the designation of redevelopment area and approval of the redevelopment plan. Building permits were issued in 2022 to begin the first phase of construction for Walgreens, which was completed in 2023. That phase paved the way for their development partners, Avalon. Redevelopment and renovation of the remainder of the shopping center were completed in late 2024, with Avalon opening in early 2025. Mr. Leming shared images highlighting the completed center, including Walgreens & Building D, Avalon, the North Harrison facade, the courtyard, the center lawn, playground, clock tower cabana, art work (murals), community events. He noted that when the process began, the shopping center had approximately 20 percent vacancy, representing about 50,000 square feet of empty space. Currently, all retail spaces have been filled.

IX. ORDINANCE INTRODUCTION

1. An Ordinance by the Municipality of Princeton Regulating Parking and Amending Chapter B17A Entitled “Land Use and Zoning” of the Municipality of Princeton to Create the Affordable Housing District-8 (AH-8) in Furtherance of the Fair Housing Act (Public Hearing: February 23, 2026)- Roll Call

RESULT: INTRODUCED ON FIRST READING

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. An Ordinance by the Municipality of Princeton Revising the Definition of “Minor Site Plan”; Modifying Certain Provisions Pertaining to Administrative Approvals and Zoning Permits; Updating the Checklist for Minor Site Plan Applications; and Amending the “Code of the Borough of Princeton, New Jersey, 1974” and the “Code of the Township of Princeton, New Jersey, 1968.” (Public Hearing: November 24, 2025)- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Leighton Newlin

SECONDER: Mia Sacks

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

X. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Approving Police Promotions for 2025

RESULT: ADOPTED

MOVER: Brian McDonald

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

2. Resolution of the Mayor and Council of Princeton Authorizing Execution of the Second Addendum to the Brickhouse Road Pump Station Maintenance Agreement Between Washington Oaks Homeowners Association, Inc. and Municipality of Princeton

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

3. Resolution of the Mayor and Council of Princeton Approving an “Adopt-a-Park” Agreement with the Marquand Park Foundation pursuant to New Jersey’s Adopt-a-Park Law, N.J.S.A. 40:12-20 et seq.

RESULT: ADOPTED

MOVER: Mia Sacks

SECONDER: Brian McDonald

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

4. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$54,250 to the Not to Exceed Amount for the Professional Services Agreement with Arcadis, U.S., Inc. for Hamilton Avenue Sanitary Sewer Replacement Engineering Design and Bid Phase Services for a New Not to Exceed Amount of \$463,920.00

RESULT: ADOPTED

MOVER: Mia Sacks

SECONDER: Leighton Newlin

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 an Increase of \$36,900.00 to the Not to Exceed Amount for the Professional Services Agreement with WSP USA, Inc. for Engineering Services in Connection with the Design and Permitting of Rectangular Rapid Flashing Beacons at the Intersections of US Route 206 and Mansgrove Road and US Route 206 and Herrontown Road for a New Not to Exceed Amount of \$100,200.00 and Extending the Contract for the Length of Time

Necessary for the Completion of the Actual Construction

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Michelle Pirone Lambros

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

6. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$62,000.00 to the Not to Exceed Amount for the Professional Services Agreement with Greenbaum, Rowe, Smith & Davis, LLP for Legal Services Related to Affordable Housing, Planning, and Redevelopment for a New Not to Exceed Amount of \$262,000.00

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 Appointing Alternate Municipal Prosecutors for Calendar Year 2025

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Mia Sacks

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 Change Order #1 to the Contract with A.N.A. Painting Corp. for Painting at 400 Witherspoon Street Utilizing Bergen County Cooperative Purchasing System Bid Contract #25-40 for an Increase of \$8,550.00 Resulting in a New Not to Exceed Contract Total of \$177,947.72

RESULT: ADOPTED

MOVER: Brian McDonald

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

9. Resolution of the Mayor and Council of Princeton Authorizing the Submission of a Substantial Amendment of the 2023 Community Development Block Grant Program

Annual Action Plan

RESULT: WITHDRAWN

10. Resolution of the Mayor and Council of Princeton Amending the Contract with VOIP Networks for Telephone Services utilizing Sourcewell National Cooperative Purchasing Contract #120122-MBS from \$44,266.58 to \$53,266.58 Due to a Pricing Error

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

11. Resolution of the Mayor and Council of Princeton Authorizing and Amending Princeton Affordable Housing Program, Home Rehabilitation Loans 2025-3 and 2025-4 Not to Exceed \$19,990.00

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

12. Resolution of the Mayor and Council of Princeton Authorizing an Amended License Agreement with Rider University

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

13. Resolution of the Mayor and Council of Princeton Affirming Princeton's Race and Social Justice Work and Directing Municipal Departments to use Available Tools to Assist in the Elimination of Racial and Social Disparities Across Key Indicators of Success, Including Health, Criminal Justice, the Environment, Employment, and the Economy; and to Promote Equity Within Princeton and in the Delivery of Municipal Services

Councilman Leighton Newlin read the following prepared statement: *"Before we take this vote tonight, I want to pause and speak from the heart. This resolution - the Equity Toolkit - is more than policy or procedure. It's a statement about who we are and who we aspire to be as a community: a place where equity and inclusion are not just words on paper, but a way*

*of life. Many people have worked long and hard to bring us to this point - the CARES Committee, our staff, and community members who gave their time and their voices. I thank and commend them all. But tonight, I need to shine a light on someone very special - **my dear friend, Tommy Parker**. Tommy served as Chair of the Civil Rights Commission, and it was through his determination, leadership, and sense of justice that this effort was first set in motion. Tommy gave so much of himself - not for recognition, not for titles - but because he believed in people. He believed in fairness. He believed that Princeton could be better. He worked tirelessly, always with dignity, kindness, and that signature smile that could light up a room. Life has since dealt Tommy some painful blows. He's suffered two devastating strokes, and though he can no longer speak or share that booming laugh of his, his spirit is still here with us - in this room, in this work, in this moment. To Tommy's family and his many, many friends who continue to stand by him with love and care - know that Princeton remembers. We see him. We honor him. And we lift him up tonight with gratitude and love. Tommy Parker, this one's for you, my brother. Your work, your wisdom, your gift of giving live on in this community you helped build. "*

Linda Oppenheim, South Harrison Street, expressed appreciation for the municipality's acceptance of the Equity Toolkit and inquired about who would oversee its implementation.

Maria Juega, Grover Avenue, voiced enthusiasm for the initiative and requested that municipal staff develop a formal implementation plan. She also asked how the municipality intends to achieve the stated goals and suggested that these goals be considered in future planning for Westminster Choir College.

Wilma Solomon, 41 Tee Ar Place, thanked Council for the resolution and encouraged staff and others responsible for implementation to utilize the original report, which includes a list of organizations and resources available to support the effort.

RESULT: ADOPTED
MOVER: Leighton Newlin
SECONDER: Leticia Fraga

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

XI. CONSENT AGENDA

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

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

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

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

3. Resolution of the Mayor and Council of Princeton Authorizing Princeton Affordable Housing Program, Home Rehabilitation Loan 2025-3 Not to Exceed \$10,000.00

RESULT: WITHDRAWN

4. Resolution of the Mayor and Council of Princeton Authorizing 2025 100% Exempt Disabled Veteran Property Tax for the Year 2025 On Block 7901 Lot 3

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

5. Resolution of the Mayor and Council of Princeton Authorizing a Sewer Refund for Block-4701 Lot-28 for the Tax Year 2025 of \$1,434.80

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

6. Resolution of the Mayor and Council of Princeton Authorizing Reimbursement of Qualified Private Communities for 2024 Services Pursuant to the New Jersey Municipal Services Act, N.J.S.A. 40:67-23.2 Et Seq.

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

7. Resolution of the Mayor and Council of Princeton Authorizing Community Options,

Inc. to Hold a Cupid's Chase 5K on Saturday, February 14, 2026

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Brian McDonald

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

XII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. No immediate action will be taken on any public comment issue.

IN-PERSON:

Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak.

ZOOM:

To make a comment or ask a question during the meeting via zoom, raise your hand using one of the following alternatives:

1. Windows or Mac platform: Click on "Participants" at the bottom of the screen, then click on "raise hand" (Windows shortcut: Alt+Y; Mac shortcut: Option+Y).
2. Android or iOS device: Click on "raise hand" in the bottom left corner of your screen.
3. Telephone: Press #9

Mayor Mark Freda opened public comment for items not on the agenda.

In Person:

Dom Canonica, who works and lives in Princeton and is a partner with Princeton Property Management Services, spoke regarding the benefits of short-term rentals.

Via "Zoom":

Aarna Vachhrajani, a Princeton resident and student at Princeton High School, requested that the municipality consider extending the from The Great Road to Ridgeview Road. She explained that the current conditions make it difficult and unsafe for pedestrians to access the downtown area. She outlined the benefits of a sidewalk extension and asked Council to make

the project a priority.

Seeing no additional members of the public wishing to speak, either in person or via "Zoom", Mayor Freda closed public comment for items not on the agenda.

XIII. ADJOURNMENT

A motion to adjourn at 8:28 p.m. was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk

adjourned

RESULT: ADJOURNED

MOVER: David Cohen

SECONDER: Michelle Pirone Lambros

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