

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Tuesday, January 27, 2026

7:00 PM

<https://us02web.zoom.us/j/85400064254>

Webinar ID 854 0006 4254

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/85400064254> <[https](https://us02web.zoom.us/j/85400064254)
Webinar ID 854 0006 4254

II. STATEMENT CONCERNING NOTICE OF MEETING

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

III. LAND ACKNOWLEDGEMENT

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

Councilman Leighton Newlin read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Matthew Solovay, Police Chief, Deanna Stockton, Deputy Administrator/Municipal Engineer; and Trishka Cecil, Municipal Attorney

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

V. PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

VI. APPROVAL OF MINUTES**1. Mayor and Council of Princeton- Regular Meeting- September 23, 2025**

RESULT: APPROVED
MOVER: Leticia Fraga
SECONDER: Michelle Pirone Lambros

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

2. Mayor and Council of Princeton- Closed Session- October 7, 2025

RESULT: APPROVED

MOVER: Leticia Fraga

SECONDER: Michelle Pirone Lambros

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

VII. ANNOUNCEMENTS/REPORTS

Councilman McDonald thanked the Department of Public Works for its efforts over the previous three days in clearing the approximately 11 inches of snowfall. He also expressed appreciation to the Recreation Department for its assistance and support in snow removal operations. He also noted he attended his first Recreation Commission meeting, during which two departing commission members were recognized. He stated that it is important to publicly express gratitude to individuals who have made meaningful contributions to the municipality and acknowledged the accomplishments of Mia Cahill and Tariq Parker. Lastly, Councilman McDonald mentioned that he adopted four stormwater drains through the municipality's storm drain adoption program and encouraged others to participate, noting that opportunities to join the program remain available.

Councilman Cohen had no reports or announcements.

Council President Pirone Lambros had no reports or announcements.

Councilwoman Sacks had no reports or announcements.

Councilwoman Fraga had no reports or announcements.

Councilman Newlin had no reports or announcements.

Mayor Freda announced Resolution 26-043 will be moved to the last resolution processed.

There were no staff reports or announcements.

1. Princeton Police Department December 2025 Chief's Monthly Report

Chief Matthew Solovay presented the December 2025 Chief's Monthly Report. He began by addressing an item brought to his attention by Councilman David Cohen regarding the motor vehicle crash statistics. Under the category, "Total Fatal Crashes for 2025", the report listed one (1) fatal crash. However, that same incident should also have been reflected in the category immediately above, "Crashes Involving Pedestrians," as the crash involved a pedestrian. Chief Solovay explained that the omission was an oversight. Upon reviewing the matter raised by Councilman Cohen, Chief Solovay discovered that there were actually two fatal motor vehicle collisions in 2025, both involving pedestrians. He explained that the second incident had not been omitted in error; rather, it was recorded in accordance with NJTR-1 police crash report guidelines, which take into consideration the length of time between the occurrence of the crash and when the victim succumbed to injuries.

Chief Solovay then highlighted several generous donations received from community members that enabled the department to reinstate the "Princeton PD Provides Your DD" program. Thanks to this support, the program was officially relaunched in time for New Year's Eve. He also noted that Princeton experienced its first winter weather event in early December and another event the previous weekend. As additional inclement weather is expected throughout the winter season, Chief Solovay reminded residents of two important requirements. During snow events, vehicles must be removed from municipal roadways to allow the Department of Public Works to safely and effectively plow and clear the streets. In addition, municipal ordinance requires property owners to clear snow and ice from sidewalks within 24 hours following the end of a winter storm to ensure safe pedestrian passage throughout the community.

Lastly, Chief Solovay reported that the department implemented a reorganization earlier in the month, including the assignment of additional personnel to both the Traffic Safety Bureau and the Community Relations Bureau. He stated that the enhanced staffing and focus will enable the department to proactively address traffic safety concerns across Princeton while continuing to strengthen trust, engagement, and partnerships with all members of the community.

VIII. ORDINANCE INTRODUCTION

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

RESULT: INTRODUCED ON FIRST READING

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

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

RESULT: INTRODUCED ON FIRST READING

MOVER: Leighton Newlin

SECONDER: Brian McDonald

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

3. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled "Land Use" of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

IX. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Scarinci Hollenbeck LLC for Environmental Legal and Litigation Services for an Amount Not to Exceed \$150,000.00

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: David Cohen

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

2. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract with Interstate Waste Services of New Jersey, Inc. for Option #1 Solid Waste and Bulk Waste Collection Utilizing Contractor-Supplied 64-Gallon Carts for the Fourth Year of a Five-Year Term for an Amount Not to Exceed \$1,525,645.00

RESULT: ADOPTED

MOVER: Mia Sacks

SECONDER: Brian McDonald

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

3. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to KG Law Group, LLC to Serve as Municipal Prosecutor in 2026, for an Amount Not to Exceed \$78,000.00

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to the Law Office of Douglas Herring to Serve as the Public Defender for 2026 for an Amount Not to Exceed \$57,500.00

RESULT: ADOPTED
MOVER: Leighton Newlin
SECONDER: Michelle Pirone Lambros

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

5. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Princeton Hydro, LLC for Phase III of a Stormwater Utility Feasibility Study for an Amount Not to Exceed \$256,100.00

RESULT: ADOPTED
MOVER: David Cohen
SECONDER: Mia Sacks

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

6. Resolution of the Mayor and Council of Princeton Authorizing the Execution of a Professional Services Agreement for Special Counsel Services in Connection with Pending Litigation with Decotiis, Fitzpatrick, Cole & Giblin, LLP- Not to Exceed \$17,500.00

Resolution 26-043 was deferred and considered after all other resolutions had been addressed.

Mayor Mark Freda departed the meeting at 7:25 p.m., and Council President Pirone Lambros assumed responsibility for presiding over the remainder of the meeting.

Councilman Newlin inquired about the scope of services to be provided under the agreement.

Trishka Cecil, Municipal Attorney, explained the agreement is between the municipality and the DeCotiis Law Firm for the provision of special legal counsel services on a consulting basis in connection with the Marcou litigation.

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

7. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Goods or Services through State of New Jersey Contracts and Cooperative Purchasing in 2026

RESULT: ADOPTED
MOVER: Leighton Newlin
SECONDER: Michelle Pirone Lambros

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

8. Resolution of the Mayor and Council of Princeton Authorizing the Execution of an Encroachment Agreement with the Rotary Club of the Princeton Corridor for Installation and Maintenance of Signage in Certain Areas of the Princeton Right of Way on Mercer Road and Great Road

RESULT: ADOPTED
MOVER: Michelle Pirone Lambros
SECONDER: Mia Sacks

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

9. Resolution of the Mayor and Council of Princeton Authorizing the Arts Council of Princeton to Hold an Outdoor Art Market/Street Fair on Saturday, May 2, 2026

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Michelle Pirone Lambros

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

X. 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 Cohen, Council Member Fraga, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

2. Resolution of the Mayor and Council of Princeton Authorizing the Princeton High School Cross Country-Track & Field Boosters to Hold the Annual Princeton 5K on Saturday, March 21, 2026

RESULT: ADOPTED
MOVER: Leticia Fraga

SECONDER: David Cohen

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

XI. 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

Council President Pirone Lambros opened public comment for items not on the agenda first to those attending the meeting in person, then to those attending via "Zoom".

In Person:

Irfan Khawaja, Cuyler Road, commented on the proposed replacement of the kiosks on Nassau Street with electronic versions. He inquired how the municipality intended to regulate the content of the flyers, notices, or communications displayed on the kiosks.

Alex Rusk, McCabe Street, stated he was attending the meeting with several AP Government students from Robbinsville High School who had been assigned to attend council meetings throughout the region. He asked whether, at an appropriate time, the students could take a picture with the full Council.

Via "Zoom":

There was no comments via "Zoom".

Seeing no one further, Council President Pirone Lambros closed public comment.

XII. ADJOURNMENT

A motion to adjourn at 7:25 p.m. was made by Councilman David Cohen, seconded by Councilman Leighton Newlin, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk