



MUNICIPALITY ^{of} PRINCETON

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

MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director *JL*
Date: June 4th, 2026
Subject: **Professional Services Agreement with Topology for Planning Services for the Development of a Redevelopment Plan at the former Westminster Campus**

Attached for Mayor and Council's consideration is a resolution to enter into a professional services agreement with Topology, a New Jersey-based professional planning firm with expertise in land use, redevelopment, policy planning and real estate, for professional planning services to create a Redevelopment Plan at the former Westminster Choir College property (Block 31.01, Lot 105; Block 7301, Lot 1.) **Notably, this Redevelopment Plan “will not, however, result in a comprehensive framework for the campus,”** as stated in the attached Proposal of Services. “This proposal is largely focused on a specific opportunity: McCarter Theatre’s potential acquisition of a portion of the Study Area, as contemplated by Resolution R-25-252, adopted by the Council of Princeton on July 29, 2025.”

This Redevelopment Plan will establish a framework for just the McCarter project in a portion of the site, with further planning still ongoing for the remainder of the 22.78-acre site.

The scope of services proposed by Topology includes four tasks leading to the creation of a Redevelopment Plan meeting the standards of the New Jersey Local Redevelopment and Housing Law. Topology will also produce a presentation on the Redevelopment Plan and provide it at two public hearings – one before the governing body and one before the Planning Board. Additionally, they will provide any needed permitting assistance. The work is expected to take approximately four months from authorization, with total fees not to exceed \$33,000.

Chris Colley, AICP, PP, a principal at the firm and licensed professional planner, will be overseeing the project. Mr. Colley has worked on general planning services for this site as well as the [Area-in-Need-of-Redevelopment investigation](#). The property was designated an Area-in-Need-of-Redevelopment earlier this spring.

Please reach out if there are any questions or concerns regarding the scope of work to be performed under this agreement.