



PRINCETON
MAYOR AND COUNCIL OF PRINCETON
MINUTES • MARCH 10, 2025

Draft

Regular Meeting

Main Council Room

7:00 PM

400 Witherspoon Street, Princeton, NJ 08540

I. JOIN MEETING - PLEASE CLICK LINK BELOW

<https://us02web.zoom.us/j/81306205757> or **Webinar ID:** 813 0620 5757

II. STATEMENT CONCERNING NOTICE OF MEETING

Adequate notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act, including the time, date and location of the meeting. 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."

Councilwoman Leticia Fraga read the Land Acknowledgement.

IV. ROLL CALL

The Municipal Clerk then called the roll.

PRESENT: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga, Freda

ABSENT:

Also Present: Bernard Hvozdovic, Administrator; Jeff Grosser, Deputy Administrator/Health Officer; Deanna Stockton, Deputy Administrator/Municipal Engineer; Sandra Webb, CFO; and Trishka W. Cecil, Municipal Attorney

V. PLEDGE OF ALLEGIANCE

The audience participated in the pledge of allegiance.

VI. FIRE DEPARTMENT

A. Swearing-In / Oath of Office

Adam Kooker, Fire Chief
Frank D'Amore, Fire Official
David Phillips, Firefighter

Mayor Mark Freda administered the oaths of office to Mr. Kooker, Mr. D'Amore and Mr. Phillips.

B. Service Awards

Chief William Shields presented the service awards and proclamation to the firefighters of Princeton.

1. Proclamation Honoring James (Jimmy) Bird of Princeton Hook & Ladder Company

VII. PROCLAMATIONS/AWARDS

1. Proclamation Honoring Kathryn Korwin On The Occasion Of Her Retirement

Councilwoman Leticia Fraga read the proclamation honoring Kathryn Korwin on the occasion of her retirement.

2. Community Recognition Award Honoring Thomas Alfred Parker

Council shared in the reading of the proclamation for the community recognition award honoring Thomas Alfred Parker.

VIII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no announcements or reports.

Councilwoman Michelle Pirone Lambros had no announcements or reports.

Councilman David Cohen had no announcements or reports.

Council President Mia Sacks had no announcements or reports.

Councilwoman Leticia Fraga had no announcements or reports.

Councilman Leighton Newlin had no announcements or reports.

Mayor Mark Freda had no announcements or reports.

There were no staff announcements or reports.

1. Chief's Monthly Report - January 2025

Lt. Chris Craven presented the Chief's Monthly Report for January 2025. He highlighted Sgt. Navas of the Safe Neighborhood unit partnering with the Greater Transportation Management Association to bring a fun and educational bicycle safety session to Riverside Elementary School and Johnson Park Elementary School. Also, Lt. Craven noted the department had six recruits start the police academy and they opened recruitment for future vacancies.

IX. APPROVAL OF MINUTES

1. Mayor and Council of Princeton- Reorganization- Jan 7, 2025 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

2. Mayor and Council of Princeton- Regular Meeting- Jan 13, 2025 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

3. Mayor and Council of Princeton- Closed Session- Jan 17, 2025 1:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

4. Mayor and Council of Princeton- Closed Session- Jan 21, 2025 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

5. Mayor and Council of Princeton- Regular Meeting- Jan 27, 2025 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

6. Mayor and Council of Princeton- Closed Session- Feb 4, 2025 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

7. Mayor and Council of Princeton- Regular Meeting Feb 10, 2025 7:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

8. Mayor and Council of Princeton- Special Meeting- Feb 13, 2025 3:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

9. Mayor and Council of Princeton- Closed Session- Feb 18, 2025 3:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

10. Mayor and Council of Princeton- Regular Meeting- Feb 24, 2025 7:00 PM

RESULT: ACCEPTED [5 TO 0]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Sacks, Newlin, McDonald, Cohen, Fraga
ABSTAIN: Pirone Lambros

X. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

The Mayor and Council will take comments first from members of the public attending 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 comments for items not on the agenda, first to those attending in the meeting in person, then to those via “Zoom”.

In Person:

Hendricks Davis, 232 John Street, is attending the meeting on behalf of the Mercer County Community College Foundation. Mr. Davis spoke on how great of an institution Mercer County College is and that on April 3rd they will have their annual *Spring into Student Success* at Jasna Polana between 6:00 p.m. and 9:00 p.m.

Mary Saudargas, 295 S. Harrison Street, spoke about the proposed NJ Climate Superfund Bill. Her goal is to have Princeton join the 11 municipalities in New Jersey who have supported the bill.

Via “Zoom”:

There was no public comment from those attending via “Zoom”.

Seeing no one further, Mayor Mark Freda closed public comment for items not on the agenda.

XI. PRESENTATION

1. Princeton Community Transit Plan Presentation - An Update on the Study Being Conducted by Nelson Nygaard

Deanna Stockton, Deputy Administrator/Municipal Engineer, began by explaining a transit micromobility study and expansion of the municipal bus service was identified as a 2024 goal and priority of the Mayor and Council. The goal of the study is to design a comprehensive community transportation program which pairs existing public transit options with complimentary services not currently utilized to maximize access for all Princeton residents in the most equitable, efficient, and cost-effective manner. Ms. Stockton then provided a status update on the study. She stated Princeton hired Nelson Nygaard and the study began in September of 2024. They began by reviewing the services provided by Princeton as well as others, including Mercer County, New Jersey Transit, and Princeton University. Community engagement was conducted via four (4)

open houses at various locations, targeted stakeholders' interviews, and public surveys. Next on their scope of work is to identify short-term and long-term strategies for consideration by Council and the public. Once strategies and cost models have been formulated, they will come back before Council to present them. The timeline anticipated for the return to Council will be short as they anticipate receiving two electric buses this summer as part of the regional greenhouse gas initiative settlement with the state.

XII. ORDINANCE PUBLIC HEARING

1. Ord. 2025-03 An Ordinance of the Municipality of Princeton Authorizing the Acquisition of 24.85+/- Acres of Vacant Land Located at 660 and 680 Cherry Valley Road (Block 102, Lots 10 and 11.01 on the Princeton Tax Map) - Roll Call

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Leticia Fraga, Councilwoman
SECONDER:	Michelle Pirone Lambros, Councilwoman
AYES:	Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

Mayor Mark Freda opened the public hearing on the ordinance.

Wendy Meager, 459 Cherry Hill Road and President of Friends of Princeton Open Space, stated they are very happy the town is acquiring the Schechtel property. It is a very good choice of land for Princeton to meet its obligation to the NJDEP for two reasons. First, the lots make a great connection for human beings between the 153-acre parcel on Province Line Road, the recently preserved Princeton Academy of the Sacred Heart lot and easement, the entrance to Woodfield Reservation on Drake's Corner Road and along Drake's Corner to the Great Road, which leads to the town center. The lots are also very important to the wildlife, as shown on the DEP's mapping for the CHANJ project, which stands for connecting habitat across New Jersey. The project identifies the corridors that are necessary for wildlife to be able to travel for food, mates, and cover and in response to climatic and population level changes. The lots are an excellent choice for acquisition and she supports it.

Mark Sullivan, partner with JZ Architects and Designers, and is attending the meeting as a representative of Princeton Academy of the Sacred Heart. Mr. Sullivan stated the academy supports the acquisition and looks forward to it being granted.

Mike Pisaro, Policy Director for the Watershed Institute, stated they greatly support this and really appreciate Princeton's leadership on this.

Elif Cam, junior at Princeton High School, spoke of the Ridgeview Turtles, the benefit to completing the "Emerald Necklace" with the acquisition, and the mental health benefits to working in the forests.

James Jackson, part-time educator at Princeton Academy, stated he witnessed first-hand how students of all ages thrive when presented with the opportunity to connect with the environment and benefit academically, physically, and emotionally from the exposure.

Bangu, senior at Princeton High School and as a student leader on behalf of the Ridgeview Conservancy, stated one of the many reasons they are out doing the work in the woods is for their mental health. The land is a very important link in Princeton's Emerald Necklace and once the Great Road sidewalks are complete to Cherry Valley Road all their work will be accessible to the entire community. She strongly supports the protection of the land.

Patricia Shaley, 211 Ridgeview Road, thanked Council and staff for their work on this and stated the property is a critical link to the Emerald Necklace. The forest is phenomenal and is a legacy that will be able to be left to the youth.

Rob Tangen, 66 Shady Brook Lane, is very supportive of the Master Plan, that there is an open fund trust that is meant to acquire lands like this, this action is in direct support of the Master Plan, and its perfect.

Via "Zoom":

There was no public comment from attendees on "Zoom".

Seeing no one further, in person or via "Zoom" Mayor Freda closed the public hearing.

XIII. ORDINANCE INTRODUCTION

1. Ordinance 2025-04 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)-Roll Call

RESULT:	INTRODUCED [UNANIMOUS]	Next: 4/14/2025 7:00 PM
MOVER:	David Cohen, Councilman	
SECONDER:	Leighton Newlin, Councilman	
AYES:	Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga	

2. Ord. 2025-05 Bond Ordinance Providing for Various Improvements to the Parking Utility in and by Princeton, in the County of Mercer, New Jersey, Appropriating \$246,000 therefor and Authorizing the Issuance of \$246,000 Bonds or Notes of Princeton to Finance the Cost thereof. (Public Hearing: March 24, 2025)- Roll Call

RESULT: INTRODUCED [UNANIMOUS] **Next: 3/24/2025 7:00 PM**
MOVER: Michelle Pirone Lambros, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

3. Ord. 2025-06 Bond Ordinance Providing for Various Capital Improvements for Open Space Purposes in and by Princeton, in the County of Mercer, New Jersey, Appropriating \$615,000 therefor and Authorizing the Issuance of \$584,250 Bonds or Notes of Princeton to Finance Part of the Cost thereof. (Public Hearing: March 24, 2025)- Roll Call

RESULT: INTRODUCED [UNANIMOUS] **Next: 3/24/2025 7:00 PM**
MOVER: Mia Sacks, Council President
SECONDER: Leighton Newlin, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

4. Ord. 2025-07 Bond Ordinance Providing for Various Capital Improvements in and by Princeton, in the County of Mercer, New Jersey, Appropriating \$14,181,175 therefor and Authorizing the Issuance of \$12,694,770 Bonds or Notes of Princeton to Finance Part of the Cost thereof. (Public Hearing: March 24, 2025)- Roll Call

RESULT: INTRODUCED [UNANIMOUS] **Next: 3/24/2025 7:00 PM**
MOVER: Michelle Pirone Lambros, Councilwoman
SECONDER: Mia Sacks, Council President
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

XIV. BUDGET

Sandra Webb, CFO, gave a brief budget overview while presenting a Power Point presentation. The budget represents about a 3% increase which is a little over \$2 million. There were some additional salaries to plan for some overlap of some long-term employees that are going to be retiring and the cost-of-living increases for both contractual and non-contractual employees, The “other expenses” budget is up about \$1.3 million due to insurance, the Stony Brook Sewerage Authority, and garbage and trash collection. Ms. Webb also reviewed revenue drivers, expenditure drivers, municipal & library taxes, budgets reduced by Administration, surplus, changes to mitigate tax increase, and non-discretionary budget appropriations.

1. 25-87 Resolution of the Mayor and Council of Princeton Approving Local Budget Examination for the 2025 Municipal Budget

RESULT: ADOPTED [UNANIMOUS]
MOVER: Brian McDonald, Councilman
SECONDER: Michelle Pirone Lambros, Councilwoman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

2. 25-88 Resolution of the Mayor and Council of Princeton Authorizing Compliance with the United States Equal Employment Opportunity Commission's Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Leighton Newlin, Councilman
AYES: Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

3. 25-89 Resolution of the Mayor and Council of Princeton Introduction of the Municipal Budget for 2025

RESULT: ADOPTED [UNANIMOUS]
MOVER: David Cohen, Councilman
SECONDER: Michelle Pirone Lambros, Councilwoman
AYES: Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

XV. RESOLUTIONS

1. 25-90 Resolution of the Mayor and Council of Princeton Appointing a Municipal Green Team for 2025

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mia Sacks, Council President
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

2. 25-91 Resolution of the Mayor and Council of Princeton Approving Emergency Temporary Appropriations for the 2025 Affordable Housing Utility Fund Budget

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mia Sacks, Council President
SECONDER: David Cohen, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

3. 25-92 Resolution of the Mayor and Council of Princeton Approving Emergency Temporary Appropriations for the 2025 Current Fund Budget

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leighton Newlin, Councilman
SECONDER: David Cohen, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

4. 25-93 Resolution of the Mayor and Council of Princeton Approving Emergency Temporary Appropriations for the 2025 Parking Utility Fund Budget

RESULT: ADOPTED [UNANIMOUS]
MOVER: David Cohen, Councilman
SECONDER: Michelle Pirone Lambros, Councilwoman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

5. 25-94 Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to One Water Consulting LLC for Professional Services Related to a Stony Brook Watershed Management Plan for an Amount Not to Exceed \$110,240.46, which is 44.22% of the Consultant Budget of \$249,300.00 Being Shared with Pennington Borough, Township of Hopewell and Lawrence Township

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mia Sacks, Council President
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

6. 25-95 Resolution of the Mayor and Council of Princeton Authorizing the Award of a Bid Contract to Lucas Brothers, Inc. for Improvements to Alexander Street, Dickinson Street, and University Place for \$1,715,565.00

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leighton Newlin, Councilman
SECONDER: David Cohen, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

7. 25-96 Resolution of the Mayor and Council of Princeton Authorizing a Payment of \$168,000.00 to the Princeton Public Schools for 2024-2025 School Year Hazardous Busing Transportation Costs

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mia Sacks, Council President
SECONDER: Leticia Fraga, Councilwoman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

8. 25-97 Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to National Water Main Cleaning Company for Mini-System #35 Maintenance Hole Rehabilitation for \$870,936.00

RESULT: ADOPTED [UNANIMOUS]
MOVER: David Cohen, Councilman
SECONDER: Michelle Pirone Lambros, Councilwoman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

9. 25-98 Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to National Water Main Cleaning Company for the Clean and Televisive Sewer Trunk Lines Bid for \$556,410.10

RESULT: ADOPTED [UNANIMOUS]
MOVER: David Cohen, Councilman
SECONDER: Mia Sacks, Council President
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

10. 25-99 Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$40,000 to the Not to Exceed Amount for the Professional Services Agreement with Maraziti Falcon, LLP for Legal Services in Connection with PCRD Litigation for a New Not to Exceed Amount of \$65,000

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Brian McDonald, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

11. 25-100 Resolution of the Mayor and Council of Princeton Authorizing Change Order #2 to the Contract with Seagrave Fire Apparatus, LLC for a Seagrave Model TV0HCT Marauder 95 ft. Aerialscope Non-Quint for an Increase of \$4,144.00 Resulting in a New Contract Total of \$2,190,432.00

RESULT: ADOPTED [UNANIMOUS]
MOVER: Michelle Pirone Lambros, Councilwoman
SECONDER: David Cohen, Councilman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

12. 25-101 Resolution of the Mayor and Council of Princeton Amending Resolution 25-80 "Authorizing a Person-to-Person and Place-to-Place Liquor License Transfer for Plenary Retail Consumption License 1114- 33-026-006 (Concert Jasna Polana, LLC)"

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Leighton Newlin, Councilman
AYES: Pirone Lambros, Sacks, Newlin, Cohen, Fraga
RECUSE: McDonald

XVI. CONSENT AGENDA

RESULT: ADOPTED [UNANIMOUS]
MOVER: Leticia Fraga, Councilwoman
SECONDER: Michelle Pirone Lambros, Councilwoman
AYES: Pirone Lambros, Sacks, Newlin, McDonald, Cohen, Fraga

1. 25-102 Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. 25-103 Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Triangle Club, May 19, 2025 to May 26, 2025
3. 25-104 Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$27,161.00 and Inspection Fees in the Amount of \$6,298.00 to EA Properties LLC for Griggs Corner Mixed Use Development at Block 20.04, Lots 54 and 55
4. 25-105 Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$6,020.40 to King Interests, LLC for Preliminary/Final Major Site Plan of 338 Nassau Street, Block 34.01, Lot 32
5. 25-106 Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$3,643.20 and Inspection Fees in the Amount of \$4,592.15 to Princeton International Properties for 40-42 North Tulane Major Site Development at Block 27.02, Lot 47
6. 25-107 Resolution of the Mayor and Council of Princeton Authorizing the Friends of Herrontown Woods to hold an Amphibian Crossing with the Princeton Salamander Crossing Brigade

XVII. ADJOURNMENT

A motion to adjourn at 8:45 p.m. was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,
Rayna E. Harris
Municipal Clerk