



MUNICIPALITY PRINCETON

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MEMORANDUM

To: Princeton Mayor and Council
From: Justin Lesko, AICP, PP – Planning Director 
Date: March 20, 2026
Subject: **Resolution of the Mayor and Council of Princeton Ratifying a Professional Services Agreement Awarded to Maraziti Falcon, LLP for Legal Services in Connection with PCRD Litigation for an Amount Not to Exceed \$50,000**

Attached for Mayor and Council's consideration is a resolution to authorize a professional services agreement with the Planning Board's redevelopment attorney, Maraziti Falcon, LLP, to continue representing the Board in litigation brought upon by the Princeton Coalition for Responsible Development (PCRD). On September 5th, 2024, the PCRD brought suit against the Planning Board's consistency determination of the Redevelopment Plan for Princeton Theological Seminary Properties, in addition to claims against the Mayor and Council of the Municipality of Princeton. On October 21st, 2025, the Court dismissed PCRD's complaint with prejudice. The PCRD has since appealed that decision.

Maraziti Falcon, LLP, has represented the Board on this matter since the suit was filed. This agreement for \$50,000 does not represent an increase in funds – as funds from the most recent contract are still available – rather it awards a contract for calendar year 2026. Maraziti Falcon's hourly rate is \$220 per hour.

The initial professional services agreement was awarded by the Qualified Purchasing Agent for \$25,000 and a term of one year in October 2024. An increase of \$40,000 was authorized by Mayor and Council in March 2025 followed by an additional increase of \$40,000 in July 2025, when PCRD amended their complaint after several of their claims were dismissed by the Court.

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