



**Clarke Caton Hintz**

Architecture

Planning

Landscape Architecture

July 22, 2025

VIA EMAIL

Bernard Hvozdovic Jr.  
Administrator  
Municipality of Princeton  
400 Witherspoon St  
Princeton, NJ 08540

100 Barrack Street  
Trenton NJ 08608  
clarkecatonhintz.com  
Tel: 609 883 8383  
Fax: 609 883 4044

**Re: Proposal for 2025 Affordable Housing Monitoring**

Dear Mr. Hvozdovic,

Pursuant to your request, this letter sets forth Clarke Caton Hintz's (CCH's) proposal for services to undertake work, as requested, for affordable housing monitoring and plan implementation. This includes the following:

- **Unit and Trust Fund Monitoring**
- **Housing Plan Element/Fair Share Plan Amendments**
- **Spending Plan Amendments**
- **Defense of Challenges**
- **Assistance in Finalizing Ordinances**
- **Meetings and Coordination**
- **Other Related Services**

John Hatch, FAIA  
George Hibbs, AIA  
Brian Slaugh, AICP  
Michael Sullivan, AICP  
Michael Hanrahan, AIA  
Mary Beth Lonergan, AICP

**Fee Budget Remainder 2025:**

**\$45,000.00**

Based on this anticipated scope articulated herein, a budget of \$45,000.00 in fees, including reimbursables, is recommended for the remainder of 2025. Since many factors are unknown, and there may be influences beyond Princeton's internal team that may require additional effort on our behalf, we cannot fully understand all the time that will



**Municipality of Princeton:  
Proposal for Remainder of 2025 Affordable Housing Services**

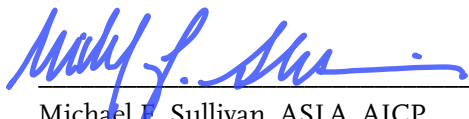
**Clarke Caton Hintz**

be required. Therefore, this suggested fee budget, and reimbursable allowance, may need to be supplemented in the future based on circumstances.

Charges will be billed monthly, on a time-and-materials basis. Work undertaken in 2025 will be charged according to our 2025 schedule of hourly billing rates (attached).

We look forward to continuing to work with Princeton on affordable housing. If you have any questions regarding this proposal, please do not hesitate to contact me.

Sincerely,  
**Clarke Caton Hintz**, by



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Michael F. Sullivan, ASLA, AICP  
*Principal*

C:     Sindy Sandoval (ssandoval@princetonnj.gov)  
        Rhodalynn Jones ( rjones@princetonnj.gov)  
        Sarah Ocicki Sarah (socicki@princetonnj.gov)

Enclosures



**CLARKE CATON HINTZ, PC**  
**2025 PROFESSIONAL PLANNING FEE SCHEDULE**

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**Clarke Caton Hintz**

Architecture

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**PLANNERS & LANDSCAPE ARCHITECTS**

**HOURLY RATE**

**Standard**

**Litigation**

Brian Slaugh, PP, AICP

\$195

\$240

Michael Sullivan, ASLA, AICP, PLA, PP

\$195

\$240

Mary Beth Lonergan, PP, AICP

\$185

\$230

Elaine Clisham, PP, AICP

\$160

\$180

Donna Miller, PP, AICP, CFM

\$155

\$175

Tristan Harrison, PP, AICP

\$135

\$155

Isabel Rodriguez, PP, AICP

\$135

\$155

Eden Cohen

\$135

\$155

Katharine Schumacher, MLA

\$135

\$155

Eric Harris, MCRP

\$125

\$150

Jason Pene, Jr.

\$110

\$130

Staff (3.1 x direct salary – not to exceed \$110/hr.)

\$90 to \$110

NOTE: Standard rates shall be applicable for all services to public sector clients except for those related to litigation/contested matters in which case Expert rates shall apply. Time for off-premise work is billable on a portal-to-portal basis. Reimbursable expenses, including travel, copying, computer plotting and other reproducible items, postal charges, photography, subcontracted work and other expenses directly related to a specific project or application are billed at the firm's direct cost without mark-up for administration.

John Hatch, FAIA

George Hibbs, AIA

Brian Slaugh, AICP

Michael Sullivan, AICP

Michael Hanrahan, AIA

Mary Beth Lonergan, AICP