

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, December 8, 2025

7:00 PM

<https://us02web.zoom.us/j/84310433071>

Webinar ID: 843 1043 3071

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/84310433071>

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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 David Cohen read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Jeff Grosser, Deputy Administrator/Health Officer; Deanna Stockton, Deputy Administrator; and Lisa Maddox, Assistant Municipal Attorney

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

Absent: 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- Closed Session- August 5, 2025**

RESULT: APPROVED

MOVER: Brian McDonald

SECONDER: Leticia Fraga

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

Absent: Council Member Pirone Lambros

2. Mayor and Council of Princeton- Regular Meeting- August 11, 2025**RESULT:** APPROVED**MOVER:** Brian McDonald**SECONDER:** Leticia Fraga**Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin**Absent:** Council Member Pirone Lambros**VII. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin, on behalf of the Arts Council, reminded the public about the Artist Winter Village on Hinds Plaza, which will run through December 21st, as well as the Olivia and Leslie Foundation student exhibit scheduled for Saturday, December 13th at the Arts Council of Princeton.

Mayor Mark Freda advised the public that the projector was not functioning; therefore, individuals providing public comment would not be able to view the three-minute timer. He stated that he would notify speakers of their remaining time without interrupting their comments.

There were no staff reports or announcements.

VIII. ORDINANCE PUBLIC HEARING

Anyone wishing to comment on or ask a question about an ordinance(s) listed below for public hearing and adoption can do so by either in person or Zoom. In person use the sign-up sheet on the podium. To make a spoken comment, either click on "Participants" and use the "raise hand" function, or- if attending by telephone- press *9. When it is your turn to speak the meeting host will unmute you and the Mayor will recognize you.

- 1.** An Ordinance by the Municipality of Princeton Regulating Short-Term Rentals, Imposing an Occupancy Tax on Transient Accommodations and Amending Chapters 15A and 16 of the "Code of the Borough of Princeton, New Jersey, 1974"- Roll Call

Councilman David Cohen commented that the working group devoted significant time to evaluating various options for implementing some controls on short-term rentals in town. The goal was to balance the preservation of traditional long-term rental housing for residents

with the need for alternative short-term accommodations not typically provided by hotels. Councilman Cohen expressed satisfaction with the final ordinance.

Councilwoman Leticia Fraga thanked the working group and staff for their efforts throughout the process. She stated that the working sessions and information provided were comprehensive and educational, and she expressed support for the outcome of the ordinance.

Councilman Leighton Newlin read the following prepared statement: "Before we get into the language of this ordinance, I want to start where all good work starts - with the people who rolled up their sleeves and got it done. My deep thanks to Deputy Administrator and Health Officer Jeff Grosser, the STR Steering Team, the committee members, and everyone who showed up with data, honesty, and a willingness to wrestle with the hard questions. This wasn't just drafting policy - this was problem-solving in real time, as a team. What you see tonight is more than regulation. It's a reflection of who we are as a community. Princeton is-and has always been-a beautiful place to visit. Folks come here from everywhere, drawn to the energy, the history, the culture, the feeling. But our responsibility on this dais is bigger than being a postcard destination. Our job is to make sure Princeton remains a place where people can actually *live*, raise families, build roots, and feel like they belong on their own block. This ordinance says loud and clear: we value community. We value neighbors. We value stability. We value the kind of Princeton where year-round residents aren't pushed out by speculation, and where the quality of life that built this town is protected for the long haul. And let me be real for a moment - having the right idea is easy. Anybody can talk vision. But working together to turn that vision into a real, balanced, equitable solution? That's where leadership shows up. That's where character shows up. And that's exactly what this team delivered. At the end of the day - and yes, I said it - Princeton works when Princeton works *together*. And this right here is proof."

Mayor Mark Freda opened the public hearing first to those attending the meeting in person, then to those via "Zoom".

In Person:

James Mogilever, a short-term rental operator in Princeton, thanked Council for the time and consideration given to the ordinance. He stated that he appreciated the inclusion of a three-year phase-out period, which would provide flexibility while operators determine future plans. Mr. Mogilever respectfully requested that Council consider adding a sunset or review clause to revisit the prohibition on non-primary residence short-term rentals. He suggested conducting the review two years into the three-year phase-out period to allow Council to evaluate actual Princeton data rather than relying on anecdotal information or examples from other municipalities.

Chip Crider, Bank Street, stated that the ordinance was a good first step but expressed concerns regarding enforcement, parking regulation compliance, and affordability. He encouraged Council to proceed with the ordinance and noted that the three-year phase-out period for existing operations was generous. Mr. Crider also suggested revising zoning ordinance definitions to further clarify what constitutes a short-term rental.

Natalia Mogilever thanked Council for its work on the ordinance and stated that short-term rentals are not only a business for her family, but also a passion.

Via "Zoom":

Tina Clement, 13 Vandeventer, stated that she supported Council’s efforts regarding short-term rentals and asked questions concerning rooming houses. Specifically, she inquired whether properties with multiple occupants or tenants should operate under a master lease or individual leases, and how such arrangements would be regulated. Ms. Clement commented that while the work completed thus far had been substantial, additional details under the ordinance still required clarification.

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

- RESULT:** ADOPTED
- MOVER:** David Cohen
- SECONDER:** Leighton Newlin
- Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
- Absent:** Council Member Pirone Lambros

IX. ORDINANCE INTRODUCTION

1. An Ordinance by the Municipality of Princeton Updating Certain Lane Use Reservations and Amending Chapter 11 of the “Code of the Township of Princeton, New Jersey, 1968”-Roll Call

- RESULT:** INTRODUCED ON FIRST READING
- MOVER:** Brian McDonald
- SECONDER:** David Cohen
- Aye:** Council Member McDonald, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
- Absent:** Council Member Pirone Lambros

2. An Ordinance of the Mayor and Council of Princeton Concerning Salaries and Compensation of Certain Personnel of the Municipality of Princeton-Roll Call

- RESULT:** INTRODUCED ON FIRST READING
- MOVER:** Leticia Fraga
- SECONDER:** Leighton Newlin

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

Absent: Council Member Pirone Lambros

X. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing a One-Year Extension to the Contract with WeDriveU, Inc. for Public Transit Services for an Amount Not to Exceed \$384,407.28

RESULT: ADOPTED

MOVER: Leighton Newlin

SECONDER: Brian McDonald

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

Absent: Council Member Pirone Lambros

2. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Bid Contract to Edward H. Cray, Inc. for 2026-2027 Traffic Signal Maintenance for an Amount Not to Exceed \$86,960.00

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros

3. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Bid Contract to Waters & Bugbee, Inc. for Emergency/On-Call Sanitary Sewer Repairs and Related Services for an Amount Not to Exceed \$500,000.00

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros

4. Resolution of the Mayor and Council of Princeton Authorizing a Site License

Agreement with Crown Castle Fiber LLC for 120 John Street - PRC-050

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros

5. Resolution of the Mayor and Council of Princeton Authorizing Site License Agreements with Crown Castle Fiber LLC for New Wireless Installations at 45 Cuyler Road, 246 Valley Road, 70 Jefferson Road, and 250 Hawthorne Avenue

RESULT: ADOPTED
MOVER: Brian McDonald
SECONDER: Leticia Fraga

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

Absent: Council Member Pirone Lambros

6. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Bid Contract to WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Service “Express Route” for an Amount Not to Exceed \$309,840.04

RESULT: ADOPTED
MOVER: Brian McDonald
SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros

7. Resolution of the Mayor and Council of Princeton Ratifying a Contract Awarded to The Valley Butcher LLC for Deer Processing Services for an Amount Not to Exceed \$20,625.00

RESULT: ADOPTED
MOVER: Brian McDonald
SECONDER: David Cohen

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

Absent: Council Member Pirone Lambros

XI. CONSENT AGENDA

1. Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros

2. Resolution of the Mayor and Council of Princeton Authorizing Release of a Maintenance Guarantee in the Form of a Bond in the Amount of \$95,752.50 and Extension of Time for Maintenance to Princeton Community Village Associates, LP for the 25 Apartments Site Plan, Block 4401, Lot 2

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros

XII. 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

Mayor Mark Freda opened public comment for items not on the agenda first to those attending the meeting in person, then to those via "Zoom".

In Person:

Irfan Khawaja, Princeton, inquired about the reasoning for moving public comment to the end of the meeting agenda.

Via "Zoom":

No public comments.

Seeing no one further in person or via "Zoom", Mayor Freda closed public comment for items not on the agenda.

XIII. ADJOURNMENT

A motion to adjourn at 7:58 p.m. was made by Councilman David Cohen, seconded by Council President Mia Sacks, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount

Municipal Clerk

adjourned

RESULT: ADJOURNED

MOVER: David Cohen

SECONDER: Mia Sacks

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

Absent: Council Member Pirone Lambros