



Municipality of Princeton, NJ

Mayor and Council of Princeton

Meeting Agenda

400 Witherspoon St
Princeton, NJ 08540

Monday, May 11, 2026

7:00 PM

Main Council Chambers

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/86494789286>

Webinar ID 864 9478 9286

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"

IV. ROLL CALL

V. PLEDGE OF ALLEGIANCE

VI. ANNOUNCEMENTS/REPORTS

VII. PROCLAMATION

1. [0094](#) Proclamation Designating May 2026 as National Bike Month in Princeton

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. [ORD 26-18](#) An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey, 1968” Accordingly- Roll Call
2. [ORD 26-19](#) An Ordinance of the Municipality of Princeton Authorizing the Conveyance of a Term Deed of Conservation Easement to the New Jersey Department of Environmental Protection in Connection with the Community Park North Reforestation Project-Roll Call

IX. RESOLUTIONS

1. [R-26-143](#) Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$106,898 to 166-168 John Street, LLC for the 166-168 John Street Major Site Plan Development, Block 45.01 Lot 101
2. [R-26-144](#) Resolution of the Mayor and Council of Princeton Approving the 2026 through 2028 Collective Bargaining Agreement with Princeton Firefighters Mutual Benevolent Association Local No. 72, FMBA Local 72
3. [R-26-145](#) Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to SHI for the Annual Barracuda Backup Server and Web Security Gateway Appliances Subscription for \$73,132.80 utilizing the New Jersey Cooperative Purchasing Alliance Contract #CK04 24-38
4. [R-26-146](#) Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$16,000 to the Not to Exceed Amount for the Professional Services Agreement with Preservation Design Partnership, LLC for Continuation of Services in Furtherance of Design Guidelines for Historic Districts for a New Not to Exceed Amount of \$115,584.00
5. [R-26-147](#) Resolution of the Mayor and Council of Princeton Accepting Donation of Cleaning Services for the Princeton Wars Memorial from The Garden Club of Princeton
6. [R-26-148](#) Resolution of the Mayor and Council of Princeton Adopting the Municipal Emergency Management Basic Plan

X. CONSENT AGENDA

1. [R-26-149](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-26-150](#) Resolution of the Mayor and Council of Princeton Authorizing Carousel Organ Association of America to Hold their Event on Friday, August 21, 2026 through Sunday, August 23, 2026

XI. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

We will now open the meeting for public comment 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. The Governing Body will use this public comment period as an opportunity to listen to resident concerns, but not to debate issues or engage in a question-and-answer session. Issues raised by members of the public may require review and/or further investigation prior to responding. All comments will be considered and are always welcomed.

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. Anyone wishing to make any comments, please state your name and the town you live in for the record.

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

XII. ADJOURNMENT



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: 0094

Agenda Date: 5/11/2026

Agenda #: 1.

Proclamation Designating May 2026 as National Bike Month in Princeton



Proclamation

Office of the Mayor
Municipality of Princeton

PROCLAMATION DESIGNATING MAY 2026 AS NATIONAL BIKE MONTH IN PRINCETON

WHEREAS, National Bike Month was established in 1956 as an annual recognition of bicycling as a convenient, fun, popular and healthy form of transportation in the United States; and

WHEREAS, a lack of physical activity plays a leading role in rising rates of obesity, diabetes and other health problems and being able to bicycle offers an opportunity to build activity into daily routine; and

WHEREAS, bicycling is an integral commute mode in the multimodal transportation network which alleviates traffic congestion, reduces air pollution and decreases fuel consumption; and

WHEREAS, Princeton is committed to Vision Zero and Complete Streets by actively working to build out its biking infrastructure to enable safer travel by people of all ages and abilities; and

WHEREAS, Princeton's Safe Routes to School program encourages children to walk and bicycle to school to develop life-long skills and independence; and

WHEREAS, the Princeton Police Department is hosting its annual Wheels Rodeo on May 16, 2026 to educate and encourage young bicycle riders while promoting that bicycling is a fun, healthy and safe form of transportation; and

WHEREAS, this commemoration shall provide an opportunity for students and residents in Princeton to walk and bicycle with a strong effort to promote and encourage healthy and active lifestyles and create safe environmental conditions for students and residents to walk and bike to school and around town.

NOW, THEREFORE, I, Mark Freda, Mayor of the Municipality of Princeton, and the Council of Princeton, County of Mercer, State of New Jersey, do hereby proclaim and celebrate:

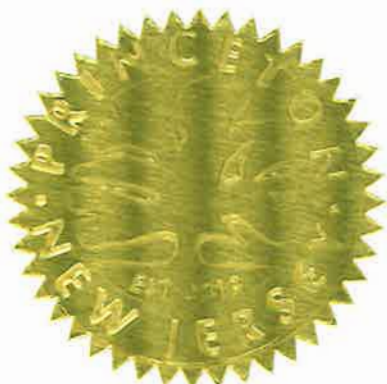
MAY 2026 AS BIKE MONTH

AND

MAY 15, 2026 AS BIKE TO WORK DAY

in Princeton, New Jersey and urge all residents and employees in Princeton to participate in walking and biking events, and to consider the safety and health of bicyclists this day and every day.

**GIVEN UNDER MY HAND AND SEAL
THIS 11TH DAY OF MAY 2026**



MARK FREDA
Mayor



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-18

Agenda Date: 5/11/2026

Agenda #: 1.

An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey, 1968” Accordingly- Roll Call

ORDINANCE #2026-18

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON PERTAINING TO ALLOWABLE BUSINESS USES THROUGHOUT THE MUNICIPALITY AND AMENDING VARIOUS PROVISIONS OF “THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974” AND “THE CODE OF THE TOWNSHIP OF PRINCETON NEW JERSEY 1968” ACCORDINGLY

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

SECTION 1. Uses permitted as of right in the Residence-Office Districts of the former Borough of Princeton (“Borough”) amended. Section B17A-270 of the “Code of the Borough of Princeton, New Jersey 1974” (“Borough Code”) pertaining to uses permitted as of right in the Residence-Office Districts is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-270. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings.
 - (5) On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area.

All activity associated with these uses shall be contained within the building.

(6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.

(c) {no changes}

(d) {no changes}

SECTION 2. Uses permitted as of right in the Residence-Business Districts of the former Borough amended. Section B17A-284 of the Borough Code pertaining to uses permitted as of right in the Residence-Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-284. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) {no changes}

(b) {no changes}

(c) Mixed uses.

(1) Joint occupancy buildings, provided, that:

a. The residential portion shall have a direct entrance upon a street, either directly or via an unobstructed passage at least 10 feet in width and 15 feet in height.

b. No floor shall be used for both residential and business use, unless a separate entrance, hallway and stairway provides direct access from the street to each use.

c. Business uses shall not occupy more than 40% of the aggregate floor area of the building and shall not be located above the ground floor.

- d. Permitted business uses shall be limited to the following:
1. Offices.
 2. Retail stores and bakeries, excluding automotive sales or service establishments.
 3. Eating and drinking places.
 4. Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 5. Studios for dancing [and]music, and fitness instruction.
 6. Private vocational and trade schools.
 7. Outlets and pick-up stations for laundries and cleaning establishments.
 8. Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair, and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 9. Medical and dental offices.

(d) {no changes}

SECTION 3. Permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough amended. Section B17A-292 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-292. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.
 - (5) Private vocational and trade schools.
 - (6) Outlets and pick-up stations for laundries and cleaning establishments.
 - (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
 - (8) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 - (9) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 4. Uses permitted as of right in the Central Business Districts of the former

Borough amended. Section B17A-305 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows

(new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-305. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places [or]of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings, provided that the first story of any structure containing office or banks must consist of those nonresidential uses permitted, subject to floor area limitation, by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses. For purposes of this section, offices shall include, but shall not be limited to real estate brokers, stockbrokers, financial planner, insurance agencies and other service professionals.
 - (5) Banks, provided the first story of any structure containing offices or banks must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses.
 - (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of (b) division 6, subdivision III of this article.
 - (7) Hotels.
 - (8) Theaters, museums and similar cultural uses.

(9) Medical and dental offices, subject to the following limitations:

a. Medical and dental offices shall be limited to the upper floors of the structure, or, if located on the first story, shall not occupy more than one third of the floor space.

b. [provided t]The first story of any structure [containing]that contains medical and/or dental offices must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10)[and excluding medical and/or dental offices].

(c) {no changes}

(d) {no changes}

SECTION 5. Permitted uses subject to floor area limitations in the Central Business Districts of the former Borough amended. Section B17A-306 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-306. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 10,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Radio and television broadcasting.
 - (2) Blueprinting, photostating and similar business services.
 - (3) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (4) Places serving food or food and drink, whether or not the food and drink served are to be consumed on the premises or elsewhere.

- (5) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
- (6) Studios for dancing[and], music and fitness instructions.
- (7) Private vocational and trade schools.
- (8) Outlets and pick-up stations for laundries and cleaning establishments.
- (9) Self-service automatic laundry and dry cleaning establishments containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (10) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
- (11) Newspaper reporting and distribution activities, open to the general public.
- (12) Non-profit philanthropic agencies providing services to the community.
- (13) Offices for research, engineering, or development in science or technology, subject to the same conditions as per B17A-305(b)(4), provided that such uses shall not be located on the first floor.
- (14) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 6. Uses permitted as of right in the Service Business Districts of the former

Borough amended. Section B17A-321 of the Borough Code pertaining to uses permitted as of right in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-321. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations,

parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Offices, limited to the uses permitted by section B17A-322(a)(1) to (10), and provided further that if offices are located on the first floor, they shall not occupy more than one third of the floor space[but excluding offices on the first floor]. For purposes of this section, offices shall include, but shall not be limited to, the following uses: real estate broker, stockbroker, financial planner, insurance agency, and other service professionals.
 - (2) Parks, playgrounds and Public buildings.
 - (3) Churches and other places of worship.
 - (4) (Reserved)
 - (5) Banks on the first floor of any multi story building subject to the following standards:
 - a. The design of the bank shall include exterior public space between the building and the street that includes public seating, bike racks, refuse and recycling containers, landscaping, and decorative pavement (i.e. pavers, concrete with an attractive scoring pattern, stamped concrete, etc.).
 - b. The vision glass portion of the front facade of the bank shall be a minimum of 35%.
 - c. The ATM design shall be consistent with the building aesthetics and shall not be visible from a residential district.
 - d. No more than 4,500 square feet of the first floor of any building may be devoted to bank uses.
 - e. For ground floor banks one parking space for every 300 square feet of floor area shall be provided.
 - f. Any/all floors above the ground floor must be residential use, which must be equal to or greater than the square footage of the first floor.

- g. Banks shall not occupy more than 50% of the ground floor of any building.
 - h. Banks are permitted only in buildings with more than one story.
- (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.
 - (7) Medical and dental offices.

{remainder of section B17A-321 no changes}

SECTION 7. Permitted uses subject to floor area limitations in the Service Business

Districts of the former Borough amended. Section B17A-322 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-322. Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places as long as no outdoor dining is permitted adjacent to residentially zoned and used properties on Murray Place.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.

- (5) Private vocational and trade schools and college preparatory and tutoring services.
- (6) Outlets and pick-up stations for laundries and cleaning establishments.
- (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (8) Electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services.
- (9) Art galleries and museums.
- (10) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.
- (11) Offices for research, engineering, or development in science or technology, also subject to the conditions as per B17A-321(a)(1).
- (12) Medical and dental offices if subordinate and incidental to a permitted retail use.

SECTION 8. Uses permitted as of right in the Mixed Residential-Retail-Office

District of the former Borough amended. Section B17A-356 of the Borough Code pertaining to uses permitted as of right in the Mixed Residential-Retail-Office District of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-356. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

{(a) through (d) no changes}

(e) Nonresidential uses.

- (1) Medical Services Uses.
- (2) Medical and Professional Office Uses.
- (3) Restaurant Uses.
- (4) Banks.
- (5) Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:]
barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers.
- (6) Retail stores, convenience food stores and bakeries excluding automotive sales or services.
- (7) Child Care Facilities.
- (8) Leasing office for on premises leasing.
- (9) Art and craft studios.

SECTION 9. Permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) amended. Section T10B-257 of the “Code of the Township of Princeton, New Jersey 1968” (“Township Code”) pertaining to permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-257. Permitted Uses.

- (a) Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than

professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances.

- (b) Single-family houses.
- (c) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 10. Permitted uses in the Business Districts of the former Township amended. Section T10B-258 of the Township Code pertaining to permitted uses in the Business Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-258. Permitted Uses.

The following uses are permitted in B-1 and B-2 districts or, if so indicated, in one of those districts, in addition to those permitted by Section T10B-253;

- (a) Retail sales uses not characterized either by heavy trucking or by any nuisance factors.
- (b) Retail stores and shops.
- (c) Banks.
- (d) Business and professional offices.
- (e) Establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep) or to tangible personal property (e.g., shoe repairs) of patrons, except as prohibited by Sections T10B-254, T10B-259, and T10B-260.
- (f) Restaurants, provided that table service is provided for all patrons and that any sale of food intended for consumption off the premises is incidental to the provision of table service.
- (g) Single-family houses; permitted in B-1 district only.
- (h) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 11. Permitted uses in the Shopping Center Districts of the former Township amended. Section T10B-261 of the Township Code pertaining to permitted uses in the Shopping Center Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-261. Permitted uses.

The following uses are permitted in SC districts in addition to those permitted by section T10B-253:

- (a) Shopping areas of integrated design and development for uses such as retail shops, establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron, personal service establishments, professional and business offices, studios for dancing, music and fitness instruction, banks, post offices, restaurants, outdoor dining in conjunction with said restaurants provided that tables do not interfere with pedestrian walkways and the outdoor dining facilities obtain site plan approval, theaters and auditoriums; provided, that such uses are housed in enclosed buildings, except for the outdoor dining facilities, are served by such common facilities as customer parking, pedestrian walks, loading and unloading space, utility and sanitary facilities and are connected with covered pedestrian walkways affording sheltered pedestrian passage between them.
- (b) Motor banking installations, designed so that the customer may remain within his vehicle; provided that any such motor banking structure or installation contains only uses permitted in SC districts and that any such structure or installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct or cause traffic congestion on the principal interior drives of the shopping center and said installations shall have no new street access other than the accessways currently serving the shopping center from Harrison Street north.
- (c) No more than one motor banking installation shall be permitted in the SC district.
- (d) Drive-through pharmacy installations, designed so that the customer may remain within their vehicle; provided that any such installation is a component of a pharmacy use enclosed in a building and that any such

installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct traffic or cause traffic congestion on the principal interior drives of the shopping center. Furthermore, said installations shall be designed such that lanes for vehicle access and stacking, and the location at which drive-through customers interact with the interior pharmacy use, are visually screened from the right-of-way of North Harrison Street.

SECTION 12. Permitted uses in the Service Districts of the former Township

amended. Section T10B-271 of the Township Code pertaining to permitted uses in the Service Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-271. Permitted uses.

The following uses are permitted in S-1 and S-2 districts or, if so indicated, in one of those districts, in addition to those permitted by section **T10B-253**.

- (a) Uses conducive to heavy trucking and to bus transportation.
- (b) Uses characterized by a moderate amount of dust and noise, such as the storage, handling, sale and delivery, either retail or wholesale, of lumber, coal, mason materials, grain and feed, solid and liquid fuels and similar goods.
- (c) Storage of inflammable materials other than explosives.
- (d) Storage warehouses.
- (e) Public utility structures and uses.
- (f) Freight yards, railroad sidings and other necessary railroad uses (permitted in S-1 districts only).
- (g) Commercial garages and gasoline service stations.
- (h) Printing establishments and newspaper offices.
- (i) Banks and savings institutions.
- (j) Retail stores and bakeries.

(k) Hotels and motels.

(l) Business offices.

([l.1]m) Personal services, including, but not limited to, barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers; studios for dancing, [and]music and fitness instruction; private vocational and trade schools and college preparatory and tutoring services; outlets and pick-up stations for laundries and cleaning establishments; self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying, and subject to the prohibition against the use of flammable solvent except for the incidental removal of spots; electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services; and crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.

([m]n) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 13. Permitted uses in the Retail-Office District of the former Township

amended. Section T10B-272.1 of the Township Code pertaining to permitted uses in the Retail-Office District of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-272.1. Permitted uses.

The following uses are permitted in the R-O district in addition to those permitted by section T10B-253:

- (a) Hospitals properly licensed by the state which provide health, medical and surgical care for sick or injured human beings, including accessory uses as set forth below.
- (b) Dental and medical clinics and pharmacies.

- (c) Convalescent and extended care facilities sponsored by or affiliated with the principal licensed hospital which are located on or adjacent to the hospital.
- (d) Accessory uses:
 - (1) Laboratories incidental to a permitted use.
 - (2) Out-patient departments.
 - (3) Training facilities.
 - (4) Management and medical/dental staff offices.
 - (5) Accessory off-street parking spaces.
 - (6) Accessory signs as permitted in section T10B-293.
- (e) Medical professional offices, including laboratories, and x-ray and other diagnostic equipment incidental thereto.
- (f) Business and professional offices.
- (g) Retail stores and shops.
- (h) Banks.
- (i) Restaurants.
- (j) Establishments providing services directly to the person (*e.g.*, barbershops, spas, tutoring/test prep) or to tangible personal property (*e.g.*, shoe repairs) of patrons, except as prohibited by sections T10B-254, T10B-259.

SECTION 14. Referral to Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board for review pursuant to N.J.S.A. 40A:55D-26a prior to adoption.

SECTION 15. Repealer. In the event of a conflict between the provisions of this ordinance and the provisions of any other provision of the Code of the Township of Princeton and the Code of Borough of Princeton, the provisions of this ordinance shall control to the extent of such inconsistency only.

SECTION 16. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 17. Effective date; applicability. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise required by law; shall be applicable within the entire municipality of Princeton; and shall become a part of the new Princeton Code once completed and adopted.

Dawn M. Mount, RMC, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning regulations regarding permitted nonresidential uses in various business and service zones throughout the municipality.



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*
Nathan Foote, AICP, PP – Assistant Planning Director
Date: May 8th, 2026
Subject: **Ordinance #2026-18: An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey 1974” and “The Code of the Township of Princeton New Jersey 1968” Accordingly**
Council Introduction – April 27th, 2026
Planning Board Review – May 7th, 2026

The Princeton Council has referred Ordinance #2026-18 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The purpose of the changes proposed by the ordinance is to clarify and expand the permitted uses in the business or commercial districts of Princeton. No zones are being created or removed, and there are no rezonings. The ordinance was introduced on April 7th. The Planning Board reviewed the ordinance at their regular meeting open to the public on May 7th.

By a unanimous vote, the Board found Ordinance #2026-18 to be substantially consistent with the Princeton Master Plan and recommended approval of the Ordinance. The Board did not have any comments or recommendations. One member of the public commented and stated that he did not think this ordinance went far enough.

See the memo from us to the Board for more information on the ordinance, and its relation to the Princeton Master Plan. The memo is attached.

Please reach out if there are any questions or concerns regarding the ordinance or the Planning Board’s review.



MUNICIPALITY OF PRINCETON

Planning Department
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MEMORANDUM

To: Princeton Planning Board
From: Nathan Foote, AICP, PP – Assistant Planning Director
Justin Lesko, AICP, PP – Planning Director
Date: May 4th, 2026
Subject: **Ordinance #2026-18: An Ordinance of the Municipality of Princeton Pertaining to Allowable Business Uses Throughout the Municipality and Amending Various Provisions of “The Code of the Borough of Princeton, New Jersey 1974” and “The Code of the Township of Princeton New Jersey 1968” Accordingly**
Council Introduction – April 27th, 2026

The Princeton Council has referred Ordinance #2026-18 to the Planning Board for master plan consistency review pursuant to N.J.S.A. 40A:55D-26a. The ordinance was introduced on April 27th and is scheduled for a public hearing on May 11th. Ordinance 2026-18 is attached to this memo for reference.

The purpose of the changes proposed by the ordinance is to clarify and expand the permitted uses in the business or commercial districts of Princeton. These changes were initially suggested by a professional planning firm hired by Experience Princeton, the Municipality’s Special Improvement District (SID), and were carefully reviewed by staff and refined with the Code Review Committee of Council. No zones are being created or removed, and there are no rezonings. The summary below is divided into categories of changes with the zones subject to those changes listed; to see the location of the zoning districts, please see the [Princeton Zoning Map](#). The memo prepared for Council by Planning Director Justin Lesko, AICP, PP and attached to this memo provides summaries by zone.

1. Adding to the list of permitted uses the crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, with floor area and story level limitations depending on the zone. Any such activity associated with these uses must be contained in the building. This use is being added to the following zones:
 - a. RO B: Residence-Office Districts of the former Borough.
 - b. NB B: Neighborhood Business Districts of the former Borough.
 - c. CB B: Central Business District of the former Borough.
2. Clarify that certain uses (spas, tutoring, test prep, fitness instruction) are in list of permitted uses, with floor area limitations in some of the zones, in the following districts:
 - a. RB B: Residence-Business Districts of the former Borough (“spas, tutoring, test prep” and “fitness” instruction)
 - b. NB B: Neighborhood Business Districts of the former Borough (“spas, tutoring, test prep” and “fitness” instruction).
 - c. CB B: Central Business District of the former Borough (“spas, tutoring, test prep” and “fitness” instruction).
 - d. SB B: Service Business Districts of the former Borough (“spas, tutoring, test prep” and

- “fitness” instruction).
- e. MRRO: Mixed Residential-Retail-Office District of the former Borough (“spas, tutoring, test prep”).
 - f. B-1 T and B-2 T: Business Districts of the former Township (“spas, tutoring/test prep”).
 - g. SC T: Shopping Center District of the former Township (personal services; and dancing, music and fitness instruction studios).
 - h. S-1 T and S-2 T: Service Districts of the former Township (“spas, tutoring, test prep” and “fitness” instruction).
 - i. R-O T: Retail-Office District of the former Township (“spas, tutoring/test prep”).
3. Allow for medical and dental offices subject to certain limitations in the following zones:
 - a. CB B: Central Business District of the former Borough (permitted on first story of up to one-third of the floor space as long as the remainder consists of permitted nonresidential uses).
 - b. SB B: Service Business Districts of the former Borough (subject to the limitation that floor area be limited to 5,000 square feet per establishment).
 4. Add offices for research, engineering, or development in science and technology (subject to floor area limitations) in the following zones:
 - a. CB B: Central Business District of the former Borough (limited to 10,000 square feet per establishment).
 - b. SB B: Service Business Districts of the former Borough (limited to 5,000 square feet per establishment).
 5. Allow “museums and similar cultural uses” as a permitted use along with “Theaters” in the CB B Central Business District of the former Borough.
 6. Allow offices to be permitted on the first story of up to one-third of the floor space in the SB B District.
 7. Add “barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep and similar uses; and studios for dancing, music and fitness instruction” to the permitted uses, and clarify that residential and nonresidential uses must have “separate, independent entrances” in the POR T Professional Office-Residence Districts of the former Township.

In my professional opinion, the ordinance is consistent with the Master Plan. The Vision statement includes that Princeton will be “economically strong and adaptable”. A Land Use goal of the plan is to “provide greater opportunities for economic development by expanding permitted uses within the downtown, commercial and mixed-use districts that reflect the future direction of the market”. Additionally, one of the Economic Development goals is to “strengthen Princeton’s commercial and mixed-use districts and maintain the Municipality’s position as a prestigious regional retail and dining destination.” The proposed amendments clarify and add to the list of permitted uses in the commercial districts of the municipality, thereby ensuring more opportunities for economic development and strengthening the districts. Another Economic Development goal is to “identify and develop new growth opportunities that will diversify Princeton’s employment profile and insulate the Municipality against the adverse effects of changing retail and office environments.” The inclusion of research and development office uses in certain commercial districts assists in this goal. The Board shall determine if they find the Ordinance consistent with the Master Plan and provide any comments to Council.



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: April 21, 2026
Subject: Ordinance Pertaining to Allowable Business Uses Throughout the Municipality

Attached for Mayor and Council’s consideration is an ordinance amending several sections of both the former Borough and Township codes to clarify or amend permitted uses in various business zones in the Municipality.

These changes were initially suggested by Experience Princeton, the Municipality’s Special Improvement District (SID), through a professional planning firm they hired. Experience Princeton’s suggestions were carefully reviewed by staff and refined with the Code Review Committee of Council.

Note that no zones are being created or removed, nor are any parcels being moved from their current zone to another. General locations of zones are described below; please see the official zoning map of the Municipality or the [Princeton Zoning Viewer GIS map](#) for specific parcels in each zone.

By zone, the proposed changes are as follows:

RO B: Residence-Office Districts of the former Borough

Locations: south side of Nassau Street, bounded by Olden Street to the east and 185 Nassau Street (former Nassau Street School) to the west; across from St. Paul’s Catholic Church.

Jugtown area, on northwest and southwest corners of the Harrison and Nassau streets intersection and parcels adjacent to the NB B district.

Proposal: Add to list of permitted uses, “On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area. All activity associated with these uses shall be contained within the building.”

RB B: Residence-Business Districts of the former Borough

Locations: Witherspoon Street between Quarry Street and one parcel south of Clay Street and Franklin Avenue.

North Tulane Street.

Proposal: Clarify that “spas, tutoring, test prep” and “fitness” instruction are in list of permitted uses.

NB B: Neighborhood Business Districts of the former Borough

Locations: south side of Nassau Street bounded by Princeton University’s Burr Hall to the west and 185 Nassau Street (former Nassau Street School) to the east.

North side of Nassau Street bounded by Moran Avenue to the west and Maple Street to the east.

Jugtown Area on northeast and southeast corners of Harrison Street and Nassau Street intersection until one parcel in from Markham Road and one parcel in from Scott Lane.

Proposal: Include “spas, tutoring, test prep” and “fitness” instruction in list of permitted uses.

-Add to list of permitted uses, "On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area. All activity associated with these uses shall be contained within the building."

CB B: Central Business District of the former Borough

Location: central business district of town roughly between Paul Robeson Place/Wiggins Street and Nassau Street, with Nassau fronting parcels bounded by the Princeton University Palmer House and Moore Street to the east. See zoning map.

Proposal: Allow "museums and similar cultural uses" as a permitted use along with "Theaters".

-Allow for medical and dental offices, which are currently prohibited from first story spaces, to be permitted on the first story of up to one third of the floor space as long as the remainder of the space consists of permitted nonresidential uses.

-Clarify that "spas, tutoring, test prep" and "fitness" instruction are in list of permitted uses subject to the floor area limitation of 10,000 square feet per establishment.

-Add to permitted uses subject to the floor area limitation of 10,000 square feet per establishment "offices for research, engineering, or development in science or technology" on upper floors only.

-Add to permitted uses subject to the floor area limitation of 10,000 square feet per establishment "Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building."

SB B: Service Business Districts of the former Borough

Location: South side of Nassau Street bounded by Olden Street to the west and both sides of Murray Place to the east (gas stations).

Proposal: Allow offices, which are currently prohibited from first story spaces, to be permitted on the first story of up to one third of the floor space.

-Clarify that "spas, tutoring, test prep" and "fitness" instruction are in list of permitted uses subject to the floor area limitation of 5,000 square feet per establishment.

-Add to permitted uses subject to the floor area limitation of 5,000 square feet per establishment "offices for research, engineering, or development in science or technology."

-Add to permitted uses subject to the floor area limitation of 5,000 square feet per establishment "Medical and dental offices if subordinate and incidental to a permitted retail use."

MRRO B: Mixed Residential-Retail-Office District of the former Borough

Location: 100 Albert Way (Avalon Witherspoon apartment building)

Proposal: Clarify permitted uses as of right to read: "Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:] barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers" with bracketed text removed and underlined text added.

POR T: Professional Office-Residence Districts of the former Township

Location: North of the North Harrison Street and Franklin Avenue intersection; southwest corner of North Harrison Street and Valley Road (across from the Princeton Shopping Center.)

Proposal: Clarify permitted uses to read: "Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep

and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances” with bracketed text removed and underlined text added.

B-1 T & B-2 T: Business Districts of the former Township

Location: B-1 – Witherspoon Street on west side from both sides of Leigh Avenue to Community Park School and east side bounded by Henry Avenue and Princeton Fire Department Princeton Hook & Ladder Company firehouse.

B-2 – Between Cherry Hill Road, State Road (206) and Mount Lucas Road. See zoning map.

Proposal: Clarify “spas, tutoring/test prep” are included in permitted use of “Establishment providing services directly to the person.”

SC T: Shopping Center District of the former Township

Location: Princeton Shopping Center

Proposal: Clarify “establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron” and “studios for dancing, music and fitness instruction” are included in the existing permitted use of “shopping areas of integrated design and development.”

S-1 T & S-2 T: Service Districts of the former Township

Location: S-1 – southern Alexander Street. S-2 – State Road (206) between Leigh Avenue and Community Park South.

Proposal: Clarify “spas, tutoring, test prep” and “fitness” instruction are included in existing permitted use of “Personal services.”

R-O T: Retail-Office District of the former Township

Location: Southeast corner of Henry Avenue and Witherspoon Street.

Proposal: Clarify “spas, tutoring/test prep” are included in permitted use of “Establishment providing services directly to the person.”



MUNICIPALITY OF PRINCETON

Office of the Municipal Clerk

400 Witherspoon Street

Princeton, NJ 08540

(609) 924-5704

dmount@princetonnj.gov

MEMORANDUM

To: Planning Board
From: Dawn M. Mount, *Municipal Clerk*
CC: Justin Lesko, *Planning Director*
Subject: Planning Board Review of Ordinance 2026-18 upon Introduction
Date: April 29, 2026

On behalf of the Mayor and Council, and in accordance with the provisions of N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64, the attached ordinance, introduced at the Regular Meeting of April 27th, 2026, is being directed to the Planning Board for its review and consideration. Please transmit the report of findings and recommendations from the Planning Board no later than thirty-five (35) days from this referral. It should be noted that the tentative date of the public hearing and final adoption of this ordinance is scheduled to take place at the Mayor and Council Regular Meeting of May 11, 2026.

Thank you in advance for your cooperation. Please contact me should you have any questions or concerns.

ORDINANCE #2026-18

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON PERTAINING TO ALLOWABLE BUSINESS USES THROUGHOUT THE MUNICIPALITY AND AMENDING VARIOUS PROVISIONS OF “THE CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY 1974” AND “THE CODE OF THE TOWNSHIP OF PRINCETON NEW JERSEY 1968” ACCORDINGLY

BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

SECTION 1. Uses permitted as of right in the Residence-Office Districts of the former Borough of Princeton (“Borough”) amended. Section B17A-270 of the “Code of the Borough of Princeton, New Jersey 1974” (“Borough Code”) pertaining to uses permitted as of right in the Residence-Office Districts is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-270. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings.
 - (5) On upper stories only, crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, limited to not more than 5,000 square feet of floor area.

All activity associated with these uses shall be contained within the building.

(6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.

(c) {no changes}

(d) {no changes}

SECTION 2. Uses permitted as of right in the Residence-Business Districts of the former Borough amended. Section B17A-284 of the Borough Code pertaining to uses permitted as of right in the Residence-Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-284. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) {no changes}

(b) {no changes}

(c) Mixed uses.

(1) Joint occupancy buildings, provided, that:

a. The residential portion shall have a direct entrance upon a street, either directly or via an unobstructed passage at least 10 feet in width and 15 feet in height.

b. No floor shall be used for both residential and business use, unless a separate entrance, hallway and stairway provides direct access from the street to each use.

c. Business uses shall not occupy more than 40% of the aggregate floor area of the building and shall not be located above the ground floor.

- d. Permitted business uses shall be limited to the following:
1. Offices.
 2. Retail stores and bakeries, excluding automotive sales or service establishments.
 3. Eating and drinking places.
 4. Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 5. Studios for dancing [and]music, and fitness instruction.
 6. Private vocational and trade schools.
 7. Outlets and pick-up stations for laundries and cleaning establishments.
 8. Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair, and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 9. Medical and dental offices.

(d) {no changes}

SECTION 3. Permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough amended. Section B17A-292 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Neighborhood Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-292. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.
 - (5) Private vocational and trade schools.
 - (6) Outlets and pick-up stations for laundries and cleaning establishments.
 - (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
 - (8) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
 - (9) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 4. Uses permitted as of right in the Central Business Districts of the former

Borough amended. Section B17A-305 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows

(new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-305. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) {no changes}
- (b) Nonresidential uses.
 - (1) Churches and other places [or]of worship.
 - (2) Public schools, and private schools not operated for profit.
 - (3) Parks, playgrounds and public buildings.
 - (4) Office buildings, provided that the first story of any structure containing office or banks must consist of those nonresidential uses permitted, subject to floor area limitation, by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses. For purposes of this section, offices shall include, but shall not be limited to real estate brokers, stockbrokers, financial planner, insurance agencies and other service professionals.
 - (5) Banks, provided the first story of any structure containing offices or banks must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10) and excluding offices and banks or other financial uses.
 - (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of (b) division 6, subdivision III of this article.
 - (7) Hotels.
 - (8) Theaters, museums and similar cultural uses.

(9) Medical and dental offices, subject to the following limitations:

a. Medical and dental offices shall be limited to the upper floors of the structure, or, if located on the first story, shall not occupy more than one third of the floor space.

b. [provided t]The first story of any structure [containing]that contains medical and/or dental offices must consist of those nonresidential uses permitted, subject to floor area limitations by section B17A-306(a)(1) to (10)[and excluding medical and/or dental offices].

(c) {no changes}

(d) {no changes}

SECTION 5. Permitted uses subject to floor area limitations in the Central Business Districts of the former Borough amended. Section B17A-306 of the Borough Code pertaining to uses permitted as of right in the Central Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-306. Uses — Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 10,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

(a) Nonresidential uses.

(1) Radio and television broadcasting.

(2) Blueprinting, photostating and similar business services.

(3) Retail stores and bakeries, excluding automotive sales or service establishments.

(4) Places serving food or food and drink, whether or not the food and drink served are to be consumed on the premises or elsewhere.

- (5) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
- (6) Studios for dancing[and], music and fitness instructions.
- (7) Private vocational and trade schools.
- (8) Outlets and pick-up stations for laundries and cleaning establishments.
- (9) Self-service automatic laundry and dry cleaning establishments containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (10) Radio and television repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments, furnishing services other than of a personal nature, but not including gasoline filling stations and other automotive services.
- (11) Newspaper reporting and distribution activities, open to the general public.
- (12) Non-profit philanthropic agencies providing services to the community.
- (13) Offices for research, engineering, or development in science or technology, subject to the same conditions as per B17A-305(b)(4), provided that such uses shall not be located on the first floor.
- (14) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, flowers, art work, or similar products, provided that if this use is located on the first floor it shall be accessory to a retail store. All activity associated with these uses shall be contained within the building.

SECTION 6. Uses permitted as of right in the Service Business Districts of the former

Borough amended. Section B17A-321 of the Borough Code pertaining to uses permitted as of right in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-321. Uses permitted as of right — Generally.

The following uses are permitted as of right, subject to the bulk regulations,

parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Offices, limited to the uses permitted by section B17A-322(a)(1) to (10), and provided further that if offices are located on the first floor, they shall not occupy more than one third of the floor space[but excluding offices on the first floor]. For purposes of this section, offices shall include, but shall not be limited to, the following uses: real estate broker, stockbroker, financial planner, insurance agency, and other service professionals.
 - (2) Parks, playgrounds and Public buildings.
 - (3) Churches and other places of worship.
 - (4) (Reserved)
 - (5) Banks on the first floor of any multi story building subject to the following standards:
 - a. The design of the bank shall include exterior public space between the building and the street that includes public seating, bike racks, refuse and recycling containers, landscaping, and decorative pavement (i.e. pavers, concrete with an attractive scoring pattern, stamped concrete, etc.).
 - b. The vision glass portion of the front facade of the bank shall be a minimum of 35%.
 - c. The ATM design shall be consistent with the building aesthetics and shall not be visible from a residential district.
 - d. No more than 4,500 square feet of the first floor of any building may be devoted to bank uses.
 - e. For ground floor banks one parking space for every 300 square feet of floor area shall be provided.
 - f. Any/all floors above the ground floor must be residential use, which must be equal to or greater than the square footage of the first floor.

- g. Banks shall not occupy more than 50% of the ground floor of any building.
 - h. Banks are permitted only in buildings with more than one story.
- (6) Parking garages and other off-street parking spaces, open or enclosed, subject to the provisions of division 6, subdivision III of this chapter.
 - (7) Medical and dental offices.

{remainder of section B17A-321 no changes}

SECTION 7. Permitted uses subject to floor area limitations in the Service Business

Districts of the former Borough amended. Section B17A-322 of the Borough Code pertaining to permitted uses subject to floor area limitations in the Service Business Districts of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-322. Subject to floor area limitation.

The following uses are permitted as of right; provided, that not more than 5,000 square feet of floor area per establishment shall be devoted to such use. Such uses shall be subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

- (a) Nonresidential uses.
 - (1) Retail stores and bakeries, excluding automotive sales or service establishments.
 - (2) Eating and drinking places as long as no outdoor dining is permitted adjacent to residentially zoned and used properties on Murray Place.
 - (3) Barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers.
 - (4) Studios for dancing[and], music and fitness instruction.

- (5) Private vocational and trade schools and college preparatory and tutoring services.
- (6) Outlets and pick-up stations for laundries and cleaning establishments.
- (7) Self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying. The use of flammable solvent is prohibited, except for the incidental removal of spots.
- (8) Electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services.
- (9) Art galleries and museums.
- (10) Crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.
- (11) Offices for research, engineering, or development in science or technology, also subject to the conditions as per B17A-321(a)(1).
- (12) Medical and dental offices if subordinate and incidental to a permitted retail use.

SECTION 8. Uses permitted as of right in the Mixed Residential-Retail-Office

District of the former Borough amended. Section B17A-356 of the Borough Code pertaining to uses permitted as of right in the Mixed Residential-Retail-Office District of the former Borough is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ B17A-356. Uses permitted as of right.

The following uses are permitted as of right, subject to the bulk regulations, parking requirements and other regulations set forth or referred to below:

{(a) through (d) no changes}

(e) Nonresidential uses.

- (1) Medical Services Uses.
- (2) Medical and Professional Office Uses.
- (3) Restaurant Uses.
- (4) Banks.
- (5) Neighborhood [S]service [R]retail [U]uses [T]that [I]include[:]
barbershops, beauty parlors, tailors, dressmakers, photographic studios, shoe repair, [self service]self-service automatic laundry, dry cleaning establishments, spas, tutoring, test prep and similar personal service uses dealing directly with consumers.
- (6) Retail stores, convenience food stores and bakeries excluding automotive sales or services.
- (7) Child Care Facilities.
- (8) Leasing office for on premises leasing.
- (9) Art and craft studios.

SECTION 9. Permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) amended. Section T10B-257 of the “Code of the Township of Princeton, New Jersey 1968” (“Township Code”) pertaining to permitted uses in the Professional Office-Residence Districts of the former Township of Princeton (“Township”) is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-257. Permitted Uses.

- (a) Professional and medical [O]offices [of professionals, limited to accountants, attorneys, medical doctors, dentists and optometrists, professional planners, environmental consultants, authors, architects, licensed professional engineers, psychologists, chiropractors, speech-language pathologists, and podiatrists]; barbershops; beauty parlors; tailors, dressmakers and millinery shops; photographic studios; shoe repair, shoeshine and hat cleaning shops; spas and similar uses that do not require a medical or professional license; tutoring, test prep and similar uses; and studios for dancing, music and fitness instruction; provided that there shall be no external evidence of such use other than

professional nameplates, that such use shall not occupy more than one floor of a building, the remainder of which shall be devoted to residential use complying with paragraph (b) or paragraph (c) and that the [professional office portion]nonresidential and the residential portions shall have separate, independent entrances.

- (b) Single-family houses.
- (c) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 10. Permitted uses in the Business Districts of the former Township

amended. Section T10B-258 of the Township Code pertaining to permitted uses in the Business Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-258. Permitted Uses.

The following uses are permitted in B-1 and B-2 districts or, if so indicated, in one of those districts, in addition to those permitted by Section T10B-253;

- (a) Retail sales uses not characterized either by heavy trucking or by any nuisance factors.
- (b) Retail stores and shops.
- (c) Banks.
- (d) Business and professional offices.
- (e) Establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep) or to tangible personal property (e.g., shoe repairs) of patrons, except as prohibited by Sections T10B-254, T10B-259, and T10B-260.
- (f) Restaurants, provided that table service is provided for all patrons and that any sale of food intended for consumption off the premises is incidental to the provision of table service.
- (g) Single-family houses; permitted in B-1 district only.
- (h) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 11. Permitted uses in the Shopping Center Districts of the former Township amended. Section T10B-261 of the Township Code pertaining to permitted uses in the Shopping Center Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-261. Permitted uses.

The following uses are permitted in SC districts in addition to those permitted by section T10B-253:

- (a) Shopping areas of integrated design and development for uses such as retail shops, establishments providing services directly to the person (e.g., barber shops, spas, tutoring/test prep or to tangible personal property (e.g., shoe repairs) of the patron, personal service establishments, professional and business offices, studios for dancing, music and fitness instruction, banks, post offices, restaurants, outdoor dining in conjunction with said restaurants provided that tables do not interfere with pedestrian walkways and the outdoor dining facilities obtain site plan approval, theaters and auditoriums; provided, that such uses are housed in enclosed buildings, except for the outdoor dining facilities, are served by such common facilities as customer parking, pedestrian walks, loading and unloading space, utility and sanitary facilities and are connected with covered pedestrian walkways affording sheltered pedestrian passage between them.
- (b) Motor banking installations, designed so that the customer may remain within his vehicle; provided that any such motor banking structure or installation contains only uses permitted in SC districts and that any such structure or installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct or cause traffic congestion on the principal interior drives of the shopping center and said installations shall have no new street access other than the accessways currently serving the shopping center from Harrison Street north.
- (c) No more than one motor banking installation shall be permitted in the SC district.
- (d) Drive-through pharmacy installations, designed so that the customer may remain within their vehicle; provided that any such installation is a component of a pharmacy use enclosed in a building and that any such

installation shall have no direct public street access and shall be accessible only from the interior drives of the shopping center; provided further, that such structures or installations shall be situated so as not to block or obstruct traffic or cause traffic congestion on the principal interior drives of the shopping center. Furthermore, said installations shall be designed such that lanes for vehicle access and stacking, and the location at which drive-through customers interact with the interior pharmacy use, are visually screened from the right-of-way of North Harrison Street.

SECTION 12. Permitted uses in the Service Districts of the former Township

amended. Section T10B-271 of the Township Code pertaining to permitted uses in the Service Districts of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-271. Permitted uses.

The following uses are permitted in S-1 and S-2 districts or, if so indicated, in one of those districts, in addition to those permitted by section **T10B-253**.

- (a) Uses conducive to heavy trucking and to bus transportation.
- (b) Uses characterized by a moderate amount of dust and noise, such as the storage, handling, sale and delivery, either retail or wholesale, of lumber, coal, mason materials, grain and feed, solid and liquid fuels and similar goods.
- (c) Storage of inflammable materials other than explosives.
- (d) Storage warehouses.
- (e) Public utility structures and uses.
- (f) Freight yards, railroad sidings and other necessary railroad uses (permitted in S-1 districts only).
- (g) Commercial garages and gasoline service stations.
- (h) Printing establishments and newspaper offices.
- (i) Banks and savings institutions.
- (j) Retail stores and bakeries.

(k) Hotels and motels.

(l) Business offices.

([l.1]m) Personal services, including, but not limited to, barbershops, beauty parlors, tailors, dressmakers and millinery shops, photographic studios, shoe repair, shoeshine and hat cleaning shops, spas, tutoring, test prep and similar personal service stores dealing directly with consumers; studios for dancing, [and]music and fitness instruction; private vocational and trade schools and college preparatory and tutoring services; outlets and pick-up stations for laundries and cleaning establishments; self-service automatic laundry and dry cleaning establishments, containing a total of not more than 30 machines for washing, cleaning and drying, and subject to the prohibition against the use of flammable solvent except for the incidental removal of spots; electronic repair, locksmith, watch, clock and jewelry repair, upholstery and furniture repair and other similar service establishments furnishing services; and crafting or arrangement of materials resulting in a finished product or commodity such as apparel, home decoration, jewelry, toys, furniture, leather goods, flowers, art work or similar products.

([m]n) Accessory uses on the same lot with, and customarily incidental to, any of the foregoing permitted uses.

SECTION 13. Permitted uses in the Retail-Office District of the former Township

amended. Section T10B-272.1 of the Township Code pertaining to permitted uses in the Retail-Office District of the former Township is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§ T10B-272.1. Permitted uses.

The following uses are permitted in the R-O district in addition to those permitted by section T10B-253:

(a) Hospitals properly licensed by the state which provide health, medical and surgical care for sick or injured human beings, including accessory uses as set forth below.

(b) Dental and medical clinics and pharmacies.

- (c) Convalescent and extended care facilities sponsored by or affiliated with the principal licensed hospital which are located on or adjacent to the hospital.
- (d) Accessory uses:
 - (1) Laboratories incidental to a permitted use.
 - (2) Out-patient departments.
 - (3) Training facilities.
 - (4) Management and medical/dental staff offices.
 - (5) Accessory off-street parking spaces.
 - (6) Accessory signs as permitted in section T10B-293.
- (e) Medical professional offices, including laboratories, and x-ray and other diagnostic equipment incidental thereto.
- (f) Business and professional offices.
- (g) Retail stores and shops.
- (h) Banks.
- (i) Restaurants.
- (j) Establishments providing services directly to the person (*e.g.*, barbershops, spas, tutoring/test prep) or to tangible personal property (*e.g.*, shoe repairs) of patrons, except as prohibited by sections T10B-254, T10B-259.

SECTION 14. Referral to Planning Board. A copy of this ordinance shall be referred to the Princeton Planning Board for review pursuant to N.J.S.A. 40A:55D-26a prior to adoption.

SECTION 15. Repealer. In the event of a conflict between the provisions of this ordinance and the provisions of any other provision of the Code of the Township of Princeton and the Code of Borough of Princeton, the provisions of this ordinance shall control to the extent of such inconsistency only.

SECTION 16. Severability. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

SECTION 17. Effective date; applicability. This ordinance shall take effect upon its passage and publication, filing with the Mercer County Planning Board, and as otherwise required by law; shall be applicable within the entire municipality of Princeton; and shall become a part of the new Princeton Code once completed and adopted.

Dawn M. Mount, RMC, Clerk

Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's zoning regulations regarding permitted nonresidential uses in various business and service zones throughout the municipality.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 26-19

Agenda Date: 5/11/2026

Agenda #: 2.

An Ordinance of the Municipality of Princeton Authorizing the Conveyance of a Term Deed of Conservation Easement to the New Jersey Department of Environmental Protection in Connection with the Community Park North Reforestation Project-Roll Call

ORDINANCE #2026-19

AN ORDINANCE OF THE MUNICIPALITY OF PRINCETON AUTHORIZING THE CONVEYANCE OF A TERM DEED OF CONSERVATION EASEMENT TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION IN CONNECTION WITH THE COMMUNITY PARK NORTH REFORESTATION PROJECT

WHEREAS, Princeton is the recipient of a \$552,000 Natural Climate Solutions (NCS) Grant from the New Jersey Department of Environmental Protection (NJDEP), the purpose of which is to fund a forest restoration project in a portion of Community Park North located on Mountain Avenue and designated as Block 5201, Lots 7 and 13 on the Princeton tax maps; and

WHEREAS, the project involves clearing forty-five acres of a former spruce and pine plantation of invasive species and planting the cleared area with nearly 5,000 native trees and shrubs to improve habitat and resources for birds and other animals and increase the amount of carbon sequestered by the forest in future years to make it more resilient to climate change; and

WHEREAS, work began on the project in July 2025 and is set to finish in October 2027; and

WHEREAS, as a condition of the grant, Princeton is required to execute a Deed of Conservation Restriction with the NJDEP for the project site, to ensure the preservation, protection, repair, maintenance and monitoring of the NCS grant project for a set term and to further ensure the viability and receipt of the full environmental benefit of the project; and

WHEREAS, the full terms, conditions, and requirements of the deed restriction will be in effect for a period of five years from the date of completion of the project (anticipated to be October 2027); and

WHEREAS, in addition, no development will be allowed within the project area until 2050;
and

WHEREAS, Community Park North is already encumbered under the Green Acres program and the restrictions listed in the deed restriction will not result in any change to the public's use of the property;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Municipality of Princeton as follows:

1. The findings set forth in the preceding "WHEREAS" clauses are hereby incorporated as if restated in full.

2. Princeton is authorized and directed to convey to the New Jersey State Department of Environmental Protection (NJDEP) a deed of conservation easement over that portion of Community Park North that is the subject of the above-described reforestation project, as required by the terms of the NJDEP's Natural Climate Solutions (NCS) Grant.

3. The Mayor, Clerk and other appropriate staff and officials are authorized and directed to execute on Princeton's behalf a deed of conservation easement in the form required by the NJDEP, subject to the prior review and approval of the Princeton Municipal Attorney, and to undertake any and all other acts and execute any and all other documents as may be necessary to effectuate the terms hereof.

4. This ordinance shall take effect upon its passage and publication and as otherwise required by law.

Dawn M. Mount, RMC, Clerk

Hon. Mark Freda, Mayor

First reading:

Second reading/public hearing:

Adoption:

STATEMENT OF PURPOSE: This ordinance, if adopted, would authorize the conveyance of a term deed of conservation restriction to the New Jersey Department of Environmental Protection in connection with Princeton's reforestation project at Community Park North. The purpose of the conservation restriction is to ensure the preservation, protection, repair, maintenance and monitoring of the NCS grant project for a set term and to further ensure the viability and receipt of the full environmental benefit of the project. If approved, the full terms, conditions, and requirements of the deed restriction would be in effect for a period of five years from the date of completion of the project (anticipated to be October 2027), and no development would be allowed within the project area until 2050. Community Park North is already encumbered under the Green Acres program and the restrictions listed in the deed restriction will not result in any change to the public's use of the property



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: Inga Reich, PhD., *Open Space Manager*
Subject: Ordinance Authorizing a Deed of Conservation Restriction for the Community Park North Project Area
Date: April 22, 2026

Attached for authorization by Princeton Council are a deed of conservation restriction and associated exhibits for a portion of Community Park North, which is subject to a forest restoration project funded through a \$552,000 Natural Climate Solutions (NCS) Grant from the New Jersey Department of Environmental Protection (NJDEP). Forty-five acres of a former spruce and pine plantation is being cleared of invasive species and planted with nearly 5,000 native trees and shrubs to improve habitat and resources for birds and other animals and increase the amount of carbon sequestered by the forest in future years and make it more resilient to climate change. Work began in July 2025 and is set to finish in October 2027.

As a condition of the grant, Princeton is required to execute a Deed of Conservation Restriction with the NJDEP for the project site, to ensure the preservation, protection, repair, maintenance and monitoring of the NCS grant project for a set term and to further ensure the viability and receipt of the full environmental benefit of the project. The full terms, conditions, and requirements of the deed restriction will be in effect for a period of five years from the date of completion of the project (anticipated to be October 2027) while no development is allowed within the project area until 2050. Community Park North is already encumbered under the Green Acres program and the restrictions listed in the deed restriction will not result in any change to current and past uses of the property for the public.

Please feel free to contact me with any questions at (609) 921-7077 ext. 7635 or by email at ireich@princetonnj.gov.

TERM DEED OF CONSERVATION RESTRICTION

This indenture dated this ____ day of _____, 2026

Made by:

The MUNICIPALITY OF PRINCETON, a political subdivision of the State of New Jersey, with its principal offices located at 400 Witherspoon Street, Princeton, New Jersey 08542 (hereinafter referred to as GRANTOR);

In favor of the DEPARTMENT OF ENVIRONMENTAL PROTECTION (“Department”), a principal Department in the Executive Branch of the State of New Jersey (hereinafter referred to as GRANTEE);

The words “Grantor” and “Grantee” shall mean all Grantors and Grantees listed above.

This transfer is made for no monetary consideration.

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property known and designated as Block 5201, Lots 7 and 13 on the tax maps of the municipality of Princeton, County of Mercer, State of New Jersey (hereinafter the "Property"), which Property is described in **Exhibit A** annexed hereto and incorporated herein by reference; and

WHEREAS, the Grantee is charged with the responsibility to formulate comprehensive policies for conservation of natural resources of the State, protection of those resources and the prevention of pollution, N.J.S.A. 13:1D-9; and

WHEREAS, in 2022, the Department announced the Natural Climate Solutions Grant Program would provide up to \$24.3 million dollars from the Regional Greenhouse Gas Initiative (RGGI) auction, allocated pursuant to P.L. 2008, c. 340, to fund on-the-ground implementation of projects that create, restore, and enhance New Jersey’s natural carbon sinks, such as salt marshes, seagrass beds, forests, urban parks and woodlands, and street trees (hereinafter “NCS Grant Program”); and

WHEREAS, on May 13, 2025, Grantor received a Natural Climate Solutions Grant (hereinafter “NCS Grant”) from the Department for a forest restoration project on the Property to restore, enhance, and provide long-term protection of an important natural resource and to generate greenhouse gas emission reductions and removals as outlined in Grant Document #NCS-2022-Prince-00050; and

WHEREAS, as a condition of the NCS Grant, the Grantor is required to execute a Deed of Conservation Restriction in favor of the Department for the Property, to ensure the preservation, protection, repair, maintenance and monitoring of the NCS Grant Project on the Property for a set term and further ensure the viability and receipt of the full environmental benefit of the NCS Grant Project (hereinafter “Restricted Area”); and

WHEREAS, the boundaries of the Restricted Area are described in **Exhibit B**, which is annexed hereto and incorporated herein by reference; and

WHEREAS, Grantor desires and intends to prohibit development activities in, on, and/or under the Restricted Area, for the Term in 1 below, pursuant to the terms, covenants, conditions, and restrictions set forth herein, so that the NCS Grant Project, will be protected and remain for the Term; and

NOW THEREFORE, in consideration of the foregoing and the agreements, terms, covenants, conditions, and restrictions contained herein, Grantor and Grantee, for themselves and their respective successors and assigns, hereby declare that Grantor's Restricted Area shall be held, transferred, sold, conveyed, leased, and occupied subject to the following covenants, conditions, obligations, and restrictions hereafter set forth.

1. Term. The full terms, conditions, and requirements of this Deed of Conservation Restriction shall be in effect for a period of five years from the date of completion of the NCS Grant Project or, if a phased project, five years from the date of completion of the last phase of the Project (“Partial Termination Date”). Thereafter, this Agreement shall continue in force only to the extent that no development, other than fishing or boating access, shall occur in the Conserved Area from completion of the project until 2050 (“Full Termination Date”). Development shall mean no building, installation, erection, assembly, manufacture, fabrication, alteration, enlargement, renovation or placement of any structure, or pavement in, on, above or beneath the surface of the Conserved Area or removal of the project. (the Partial Termination Date and the Full Termination Date shall collectively be referred to as the “Termination Dates”).

This Deed of Conservation Restriction shall automatically terminate and be of no further effect upon the last of the Termination Dates.

2. Requirements. This Deed of Conservation Restriction requires the preservation, protection, repair, maintenance and monitoring of the NCS Grant Project for the Term set forth in paragraph 1 above.

Specifically:

- a. The features of the NCS Grant Project in the Restricted Area must be monitored, maintained, protected, and preserved to the maximum extent consistent with the NCS Grant Recipient’s grant.

- b. The Restricted Area is to be protected, preserved, and maintained free from all activities that might damage, compromise, or interfere with the NCS Grant Project and its anticipated environmental benefits, resource quality or the natural processes occurring therein for the term set forth in paragraph 1 above.
 - c. The NCS Grant Recipient shall make an effort during the term of this Agreement to educate the public through signage and other appropriate means as to the reasons for the NCS Grant Project and the anticipated environmental values and benefits of the project.
 - d. The Public shall continue to be allowed to access the Restricted Area after completion of the NCS Grant Project if the Restricted Area was open to the public prior to construction of the project and if such access will not be detrimental to the environmental values of the project or will otherwise compromise the project.
3. Allowed Uses. Notwithstanding any provision of this Deed of Conservation Restriction, the Restricted Area may be utilized for:
- a. T16-6c (5) and (6): low intensity fish and wildlife or recreational uses that do not disturb the NCS Grant Project;
 - b. Public access purposes, which include the ability to construct fences, interpretive and directional signs and kiosks, and related and associated structures necessary for the public's use, access, and convenience, provided such purpose is consistent with protection of the NCS Grant Project; and
 - c. Recreation and Conservation purposes except as listed under T16-6, which include the ability to reconstruct, maintain, replace, or repair the Grant Project in the Restricted Area or other structures used for conservation, management, or stewardship, provided such purposes do not negatively impact the Grant NCS Grant Project.
4. Prohibitions. Except as specifically set forth herein, the following activities shall not be conducted, performed, or take place in, on, or under the Restricted Area:
- a. The construction, placement, building, installation, erection, assembly, manufacture, fabrication, alteration, enlargement, renovation, or replacement of any structure; or pavement in, on, above, or beneath the surface of the Restricted Area;
 - b. Any disturbance or alteration of the NCS Grant Project in the Restricted Area;
 - c. The planting of any invasive or non-native plant species in the Grant NCS Grant

Project in the Restricted Area; and

- d. Other activities, changes, uses, disturbances, or development that could be detrimental to the preservation, protection, repair, maintenance, and monitoring of the NCS Grant Project in the Restricted Area.
5. Grantor covenants that Grantor has done no act to encumber the Restricted Area other than to impose this Deed of Conservation Restriction.
6. Grantor reserves to itself, its successors or assigns, all rights associated with ownership of the Restricted Area, including the right to engage in all uses of the Restricted Area not inconsistent with the terms, covenants, conditions, and restrictions of this Deed of Conservation Restriction. Nothing contained herein shall be construed to interfere with the rights of Grantor, its successors or assigns, to utilize the Restricted Area subject to the terms and conditions of this Deed of Conservation Restriction.
7. The Restricted Area shall remain subject to this Deed of Conservation Restriction after any conveyance for the term of the Agreement.
8. To accomplish the purposes of this Deed of Conservation Restriction, the Grantor grants the Department, its employees, agents, representatives, successors, or assigns the following rights:
 - a. To have access to and enter upon the Restricted Area at all reasonable times to inspect the Restricted Area and to enforce the terms of this Deed of Conservation Restriction;
 - b. In addition to the exercise of any statutory or common law right, the right to enforce this Deed of Conservation Restriction by means of any remedy provided for herein or available at law or equity, including but not limited to enjoining any activity on, or use of, the Restricted Area that is inconsistent with the purpose of this Deed of Conservation Restriction; provided, however, that a 60-day written notice of violation and reasonable opportunity to take corrective action has been provided to Grantor; and
 - c. To determine the consistency of any activity or use for which no express provision is made herein with the purposes of this Deed of Conservation Restriction.
9. The terms and conditions of this Deed of Conservation Restriction shall be governed and construed in accordance with the laws of the State of New Jersey. This Deed of Conservation Restriction constitutes a conservation restriction under and is subject to the New Jersey Conservation Restriction and Historic Preservation Act, N.J.S.A. 13:8B-1 et seq. ("CRHP Act"). This Deed of Conservation Restriction may be amended only by a certificate of the Department Commissioner under the CRHP Act.

10. This Deed of Conservation Restriction and all rights and obligations incidental thereto, whether expressed or implied, shall be construed to be a covenant running with the land and shall be binding upon and inure to the benefit and be enforceable by any successor, transferee, or assignee to the parties hereto for the term set forth in paragraph 1 above.
11. The terms of this Deed of Conservation Restriction may be enforced by any appropriate proceeding in law or equity in any court or administrative tribunal having jurisdiction, against any person or persons, firm, or corporation violating or attempting to violate or circumvent any provision herein contained, either to restrain or enjoin such violation or threat of violation or to recover damages, and the failure or forbearance by any party benefited by these restrictions to enforce any covenant or restriction contained within this document or to exercise their rights hereunder in the event of any breach by the Grantor or any third persons for any period of time shall in no event be deemed a waiver or estoppel of the right thereafter to enforce the same or exercise a right hereunder.
12. This Deed of Conservation Restriction shall be recorded in the office of the county clerk for Mercer County, New Jersey, and a reference to this Deed of Conservation Restriction, and its term, referenced in 1, shall be contained in a separate paragraph of any future deed, lease, or document of transfer or conveyance, or any other legal instrument including or affecting the Restricted Area described in Schedule A or any portion thereof. Grantor shall give written notice to the Grantee and Department of any such transfer or conveyance of interest in the Restricted Area prior to or within ten (10) days following such transfer or conveyance. Such notice shall include the name and address of the transferee of such interest. Grantor shall provide a copy of this Deed of Conservation Restriction to all subsequent transferees of an interest in any part or all of the Restricted Area.

Grantor agrees to bear all costs and liabilities of any kind related to the operation, maintenance, and upkeep of the Restricted Area in keeping with the requirements of the Deed of Conservation Restriction. The failure of the Grantor to perform any act required by this paragraph shall not impair the validity of this Deed of Conservation Restriction or limit its enforceability in any way. Grantor shall not be responsible for the violation of the terms of this Deed of Conservation Restriction by third parties unless they are acting under the control or authorization of the Grantor.

13. Should any covenant or restriction herein contained, or any subsection, sentence, clause, phrase, or term of this Deed of Conservation Restriction be declared to be void, invalid, illegal or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such a declaration shall not affect the validity of the remaining provisions, which are hereby declared to be severable and shall continue to remain in full force and effect for the term set forth in 1 above.

14. The following exhibits are annexed hereto and shall form a part of this Deed of Conservation Restriction:

Exhibit A: Property Description

Exhibit B: Boundaries of Restricted Area

IN WITNESS WHEREOF, the Grantor has set its hand and seal on the day and year first written above and directs that this instrument be recorded in the office of the Mercer County Clerk.

GRANTOR:

MUNICIPALITY OF PRINCETON

By: _____
Hon. Mark Freda
Mayor

Attest

By: _____
Dawn M. Mount, RMC
Princeton Municipal Clerk

Date:

CERTIFICATION

STATE OF NEW JERSEY:

SS:

COUNTY OF MERCER:

Be it remembered this ____ day of _____, 2026, before me appeared Dawn M. Mount, who being duly sworn on her oath deposes and makes proof to my satisfaction that she is the Clerk of the Grantor; that the execution of the making of this Deed of Conservation Restriction has been duly authorized by proper act of the Grantor, and the seal affixed to this instrument is such corporate seal of the Grantor, and that this Deed of Conservation Restriction was signed and delivered by the Honorable Mark Freda, Mayor of Princeton, as and for the voluntary act and deed of said Grantor in the presence of the deponent.

(Signature)

Signed and sworn to before me
on this ___ day of _____ 2026

, Notary Public
My Commission Expires:

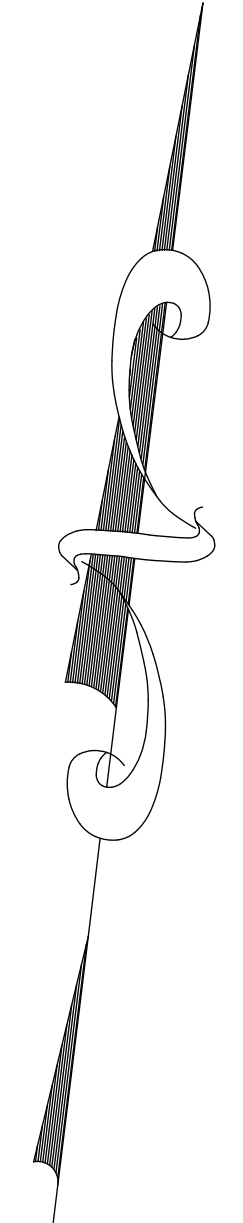
RECORD AND RETURN TO:

Helaine Barr, Assistant Director
Climate Change, Clean Energy and Sustainability
Department of Environmental Protection
401 East State Street, Trenton, NJ 08625

EXHIBIT A: Property Description - Tax Map of area

REVISIONS		
DATE	L.S. NAME	NO.

This map has been redrawn using Computer Aided Drafting/Design (CAD/D) based on the map prepared by Matthew L. Martini, December, 1994.



SEE SHEET 52.01

THIS MAP SHEET HAS BEEN FORMALLY CERTIFIED FOR CONSOLIDATION ON 12/10/2012, ASSIGNED SERIAL NUMBER 1012, AND SIGNED BY SUE DAVIDSON (CTA SUPERVISING FIELD REPRESENTATIVE FOR THE STATE OF NEW JERSEY). A COPY OF THE ORIGINALLY APPROVED MAPS ARE ON FILE AT THE MUNICIPALITY OF PRINCETON LOCATED AT 400 WITHERSPOON STREET, PRINCETON, NJ. THE NEW JERSEY STATE DIVISION OF TAXATION IS RETAINING THE OFFICIAL APPROVED MAPS.

TAX MAP PRINCETON
 MERCER COUNTY, NEW JERSEY
 SCALE: 1" = 200' OCTOBER, 2012
 DAVID B. DIXON, PLS
 Professional Land Surveyor N.J. Lic. No.27282
 OMLAND ENGINEERING ASSOCIATES, INC.
 CEDAR KNOLLS, NEW JERSEY
 To Show Conditions as of October, 2012

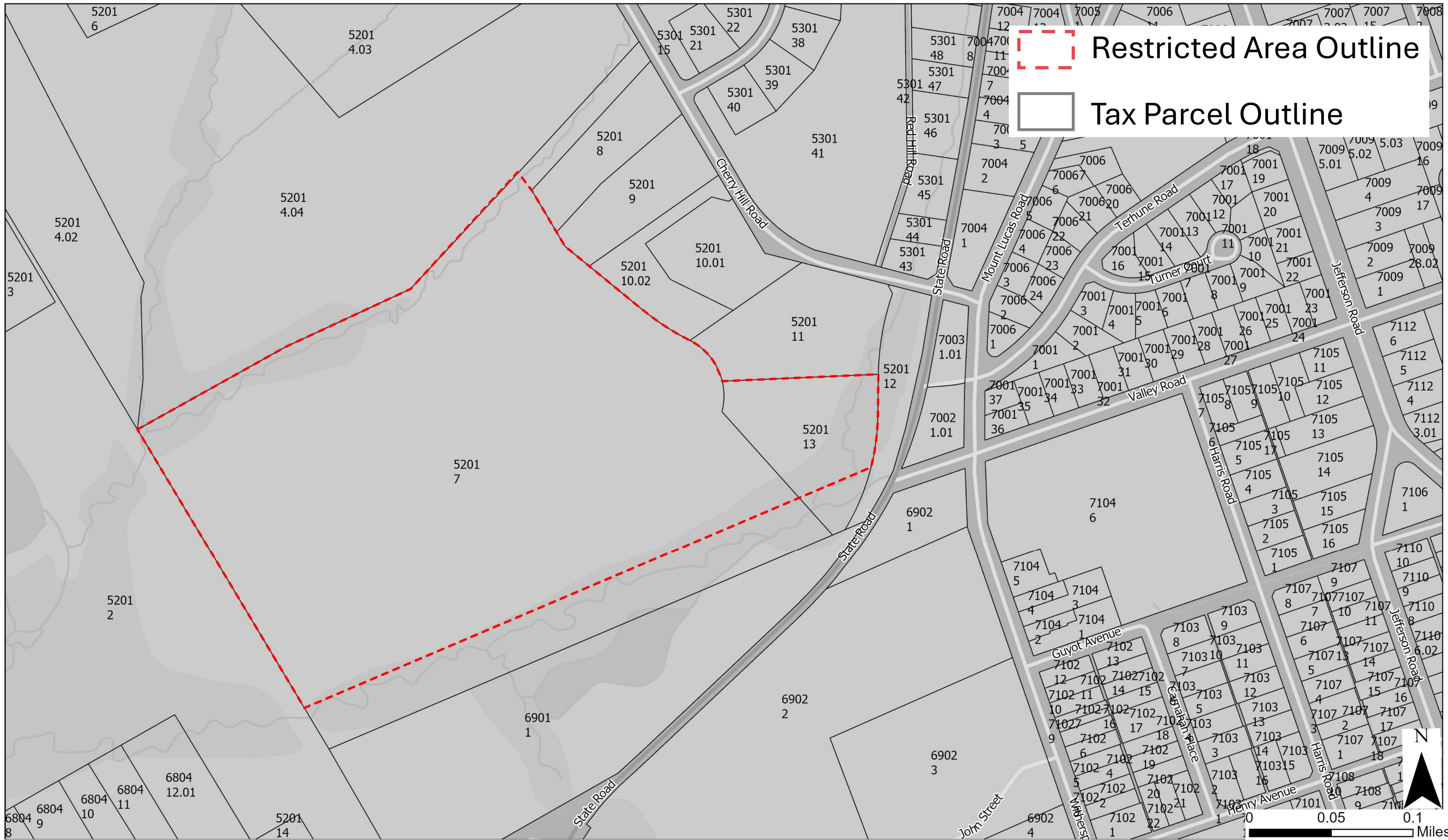


Exhibit B – Boundaries of Restricted Area

March 4th, 2026



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-143

Agenda Date: 5/11/2026

Agenda #: 1.

Resolution of the Mayor and Council of Princeton Authorizing Release of a Performance Guarantee in the Amount of \$106,898 to 166-168 John Street, LLC for the 166-168 John Street Major Site Plan Development, Block 45.01 Lot 101

WHEREAS, 166-168 John Street, LLC has made a formal request for release of the performance guarantee currently held by the Municipality of Princeton for site improvements in conjunction with the project known as *166-168 John Street Major Site Plan Development, Block 45.01 Lot 101*; and

WHEREAS, the Land Use Engineer has determined that the project is complete; and

WHEREAS, the Land Use Engineer recommends that the request for release of the performance guarantee in the amount of \$106,898.00, consisting of a Performance Bond in the amount of \$97,180.00 and a cash deposit in the amount of \$9,718.00 covering the cost of site improvements in conjunction with the project known as *166-168 John Street Major Site Plan Development, Block 45.01 Lot 101* be approved and that the performance guarantee plus accrued interest, if any, be released.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton that the request for release of the performance guarantee in the amount of \$106,898.00, consisting of a Performance Bond in the amount of \$97,180.00 and a cash deposit in the amount of \$9,718.00 covering the cost of site improvements in conjunction with the project known as *166-168 John Street Major Site Plan Development, Block 45.01 Lot 101* is approved and the release of the performance guarantee in the amount of \$106,898.00 plus accrued interest, if any, is authorized.



MUNICIPALITY OF PRINCETON

Department of Infrastructure & Operations

400 Witherspoon Street
Princeton, NJ 08540
(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Bernard Hvozdovic, *Princeton Administrator*

From: James J. Purcell, PE, *Acting Land Use Engineer*

Subject: Release of Performance guarantee
Application of 166-168 John Street, LLC
Major Site Plan
166-168 John Street
Block 45.01, Lot 1.01
 Escrow #22-243 (Performance Guarantee) & #22-242 (Inspection Fees)

Date: May 5, 2026

- | | | | | | | | |
|-------------------------------------|-----------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-----------|
| <input checked="" type="checkbox"/> | Performance Guarantee | <input type="checkbox"/> | Reduction | <input checked="" type="checkbox"/> | Release | <input type="checkbox"/> | Extension |
| <input type="checkbox"/> | Maintenance Guarantee | <input type="checkbox"/> | Acceptance | <input type="checkbox"/> | Release | <input type="checkbox"/> | Extension |
| <input checked="" type="checkbox"/> | Inspection Fees | <input type="checkbox"/> | Reduction | <input checked="" type="checkbox"/> | Release | | |
| <input type="checkbox"/> | Completion Time | | <input type="checkbox"/> | Extension | <input type="checkbox"/> | Status Report | |

This office received a request to release the Performance Guaranty from the applicant in reference to the above project. The information on file prior to this request is as follows:

Performance Guarantee:

Expiration Date:	n/a	Bond Amount:	\$97,180.00
Issued by:	Western Surety Company		
Bond No.:	72457785		
Cash Amount:	\$9,718.00		

Inspection Fees:

Amount as of 5/5/26:	\$3,752.63	Reduction:	
		Remainder:	

All work for the above referenced project has been satisfactorily completed. It is therefore recommended that the performance guarantee and the associated inspection fees, less completed inspection costs plus accrued interest, if any, be released. Whereas the improvements did not include any public improvements, a maintenance guarantee is not required for this project.

If you have any questions concerning this matter, please feel free to contact us.

cc: Mayor and Council
 Deanna Stockton, Deputy Administrator
 Sandra Webb, CFO
 Dawn Mount, Municipal Clerk
 Rosanna Roberto



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-144

Agenda Date: 5/11/2026

Agenda #: 2.

Resolution of the Mayor and Council of Princeton Approving the 2026 through 2028 Collective Bargaining Agreement with Princeton Firefighters Mutual Benevolent Association Local No. 72, FMBA Local 72

WHEREAS, there is a need for the Municipality of Princeton and Princeton Firefighters Mutual Benevolent Association Local No. 72, FMBA Local 72 to enter into a Collective Bargaining Agreement; and

WHEREAS, the parties entered into negotiation and as such an agreement was made for the period of January 1, 2026 through December 31, 2028.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Municipality of Princeton that the Mayor and Clerk are hereby authorized and directed to execute an Agreement with FMBA Local 72 substantially in the form attached hereto.

Click or tap here to enter text.



Princeton Fire Department

Municipality of Princeton
363 Witherspoon Street
Princeton, NJ 08540
(609) 497-7647

To: Princeton Council

From: Fire Chief Kooker

Subject: FMBA Local 72 Contract Negotiation

Date: 05/08/2026

For Council's consideration at the May 11, 2026, meeting is the completed collective bargaining agreement between the Municipality of Princeton and FMBA Local 72, representing the Princeton firefighters' union. The municipal and FMBA negotiating teams worked collaboratively to reach an agreement that advances several key priorities benefiting both parties.

Two major highlights of the agreement include the creation of Fire Captain positions, which will provide consistent 24/7 operational leadership for the Fire Department, as well as the implementation of an improved work schedule designed to provide better work-rest balance for our dedicated first responders.

Please contact me with any questions.

AGREEMENT

**By and Between the Municipality of
Princeton**

And

Princeton FMBA Local 72

**January 1, 2026 through
December 31, 2028**

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PREAMBLE

This Agreement made and entered into this ___ day of _____, 2026, by and between the MUNICIPALITY OF PRINCETON, in the County of Mercer, a Municipal Corporation in the State of New Jersey (hereinafter referred to as the “Municipality”), and the Firefighters Mutual Benevolent Association Local No. 72 (hereinafter referred to as the “Union” or “FMBA”), represents the complete and final understanding on all issues negotiated between the Municipality and the Union and is designed to maintain and promote a harmonious relationship between the Municipality and such of its employees who are covered by Section 1, Recognition, in order that more efficient and progressive public service may be rendered.

ARTICLE 1

RECOGNITION

- 1.1 The Municipality hereby recognizes the FMBA as the sole and exclusive representative for purposes of collective negotiations for all regularly employed full time rank and file firefighters up to and including the rank of Captain employed by Princeton.
- 1.2 Excused from Section 1.1 are the following:

Superior officers above the rank of Captain, confidential employees and supervisors within the meaning of the Act; craft employees, professional employees, police, casual employees; superior fire officers; per diem part-time firefighters; and all other employees of the Municipality of Princeton.
- 1.3 Unless otherwise indicated, the terms “employee”, or “employees” when used in this Agreement, refer to all persons represented by the Association in the above defined negotiating unit.

ARTICLE 2

DURATION

- 2.1. The Municipality and the FMBA agree on the duration of the Agreement shall be a period for a period commencing January 1, 2026 and ending December 31, 2028. This Agreement shall remain in full force and effect during collective negotiations between the parties beyond the expiration date until the parties have mutually agreed to a successor agreement. Firefighters hired prior to May 1, 2020 shall be given credit for their date of hire for purposes of the probationary period and the salary guide. Upon expiration of the term of this agreement all salaries will remain frozen at 2028 rates, except as set forth in Article 9, pending completion of collective negotiations for a new agreement.

ARTICLE 3

NON-DISCRIMINATION

- 3.1. There shall be no discrimination against any employee because of race, color, creed, age, sex, marital status, membership or non-membership in any employee Association or Local, for participation or lack thereof in legal association activities, national origin, political belief, service in the armed forces, civil union status, domestic partnership status, affectional or sexual orientation, genetic information, gender identity or expression, disability or atypical hereditary cellular or blood trait, or any other characteristic protected by law.
- 3.2. There shall be no discrimination against any employee because of union affiliation or activity or political affiliation or activity, except as is consistent with State and Federal law.

ARTICLE 4

MEDICAL, PRESCRIPTION AND DENTAL COVERAGE

4.1 A. Bargaining unit members shall be entitled to health insurance and prescription coverage through the New Jersey State Health Benefits Plans (SHBP). Eligibility for enrollment in the SHBP for medical insurance and prescription insurance for employees and their eligible dependents as defined by the SHBP is effective sixty days after the date of hire.

1. The Municipality will provide coverage for employees and eligible dependents. Employees may enroll in any of the health benefit programs offered by the SHBP. Employees who are hired on or after January 1, 2026, can select as a plan in the New Jersey State Health Benefits Program the NJ DIRECT2035 plan (or its equivalent plan), or a less expensive plan for the first three (3) years of employment. These employees shall contribute towards the cost of their benefit plan as set forth in Section 3 below. These employees may select other more expensive plans with the difference in premium cost over the 2035 Plan (or its equivalent) to be paid by the employee for their first three (3) years of employment.
2. The Municipality may substitute for the above specified health benefit programs such alternative carriers or programs as may continue to provide the same or similar benefits. In the event the PBA agrees to a change in health benefit programs or insurance carriers the FMBA agrees to such changes. Any change in contribution levels that are applied to members of the PBA shall be applied to bargaining unit members
3. Employees shall pay a contribution towards the cost of health benefits at

the Tier IV amount as set forth in P.L. 2011, Chap. 78 (NJSA 52:14-17:28, et. seq.)

4. An employee who becomes a member of a State or locally administered retirement system on or after May 22, 2010, shall pay in retirement an amount as set forth in P.L. 2010, Ch. 2 (NJSA 52:14-17:28, et. seq.), notwithstanding any other amount that may be required additionally pursuant to this paragraph by means of a binding collective negotiations agreement.

B. Any member of the bargaining unit who elects to obtain health insurance coverage through his/her spouse, and not through the Municipality, shall be paid a waiver sum to be set by the employer, which shall not exceed any statutory limit or cap. In addition, in order to participate in the program, an employee must show proof of insurance prior to the issuance of the payment. This proof of insurance must be done on a yearly basis. Employees who receive coverage provided by the employer through their spouse or as a dependent shall not be eligible for a waiver payment. Employees who only waive coverage for part of the year, or who retire during the year, shall only be entitled to a prorated amount. Employees who retire will no longer be eligible for a waiver payment.

C. The Municipality will provide dental coverage for the employees and their eligible dependents consistent with that provided to other employees of the Municipality and as defined by the insurance carrier. Members of the bargaining unit shall receive at least sixty (60) days' notice of any intended change in dental coverage.

4.2 Retiree Medical Coverage

- A. Employees who retire from the Municipality, who have twenty-five (25) years of credited service in the New Jersey Police and Firemen’s Retirement System or any other New Jersey State retirement system will be provided with the Medical Insurance Plan and prescription benefits as set for in Section 4.1 above for themselves and eligible dependents who are covered by the Plan at the time of retirement, until the death of the retiree, at which time dependents are eligible to purchase health benefits under COBRA.
1. Firefighters enrolled in PFRS or PERS prior to January 1, 2026, will pay 5% of their retirement pension towards retiree health benefits.
 2. Firefighters enrolled in PFRS or PERS on or after January 1, 2026 will pay 20% of the cost of the premium for the plan selected towards retiree health benefits.
 3. Current Firefighters enrolled in Police and Firemen’s Retirement System (PFRS) or PERS on or before January 1, 2003 will not be required to contribute the 5% as set forth in (1) of this provision.
 4. Firefighters hired on or after January 1, 2026 must have fifteen (15) years of service with Princeton to qualify for retiree health benefits.
- B. Coverage is limited to the same persons who are covered at the time of retirement, and only to the extent that the retiree and those same dependents are eligible under the rules of the plan for the type of coverage in effect at the time of retirement until the death of the retiree at which time dependents are eligible to purchase prescription benefits in the same way as the health benefits through COBRA.
- C. Furthermore, no coverage will be provided during the period when medical coverage is furnished the retiree from another source. The retiree is responsible for notifying the Municipality at the start of such coverage and at its termination.

D. A retired employee and spouse and/or dependents eligible for Medicare coverage by reason of age or disability must be enrolled in both Part A (Hospital Insurance) and Part B (Medical Insurance) in order to be eligible to receive health benefits paid for by the Municipality. Both parts of Medicare are available from the Social Security Administration. Upon enrollment in Medicare, the Municipality's health benefit plan becomes the secondary provider to Medicare. Proof of that enrollment, a photocopy of the Medicare card(s), must be submitted to the Municipality in order to remain enrolled in any of the Municipality's health benefit plans. In addition, evidence of enrollment must be provided to the SHBP and/or the insurance carrier. Failure to enroll in both parts of Medicare when eligible will result in the retiree's and/or dependent's coverage being terminated. If coverage is terminated because of non-enrollment in Medicare Parts A and B, coverage may be reinstated upon the Municipality receiving proof of full Medicare enrollment. Coverage will be reinstated effective the month following receipt, not retroactively. The retiree and/or their spouse/domestic union partner are responsible for the costs of Medicare Part A and B coverage.

E. To the extent the health plan and/or benefits are changed for current employees, those same changes will take effect and be applied to the retirees.

4.3.1 Disability Retirement or Line of Duty Death

The Municipality shall provide to all employees and their spouses and eligible dependents, medical, prescription, under the New Jersey State Health Benefits Plan, and dental benefits at no cost to the retiree or survivors for any employee who retires pursuant to an approved ordinary or accidental disability retirement from the Police and Firemen's

Retirement System or the Public Employees Retirement System based on a line of duty disability, or in the case of a line of duty death. In the event the retiree should predecease his or her spouse, the surviving spouse and/or children shall continue coverage provided that the Municipality covered the surviving spouse and/or children at the time of the retiree's death. Surviving spouses that remarry will not be entitled to the medical benefits. Dependent coverage will stop based on the age of the child that is stated in the current New Jersey statutes and/or New Jersey State Health Benefits regulations.

ARTICLE 5

PENSION CONTRIBUTION

- 5.1 The Municipality will contribute on behalf of all bargaining unit members towards the applicable State Pension/Retirement System pursuant to provisions of the laws of the State of New Jersey.

ARTICLE 6

UNIFORMS

- 6.1 The Municipality will furnish, upon initial hire, and upon need, necessary protective firefighting gear and work uniforms.
- 6.2 All uniforms and gear shall meet the minimum standards set forth by NJ PEOSHA.
- 6.3 Uniforms and protective gear may be inspected to determine whether the equipment needs to be replaced or is no longer serviceable. Any items which need to be replaced as determined by the Fire Chief or his/her designee shall be replaced by the Municipality

ARTICLE 7

JOB DESCRIPTION

7.1 Job Description

Firefighters shall perform duties in accordance with the job description adopted by the Municipality and subject to any revisions. The Municipality will provide the FMBA notice of any proposed change to the job description and will negotiate with the FMBA with respect to any changes to the job description that are mandatorily negotiable.

7.2 All firefighters, within one year of employment, will be required to be licensed and/or certified to perform the duties of Fire Inspector and to maintain the required certification. Newly hired firefighters who do not hold the required certification will be required to obtain the certification within one year of hire. Firefighters currently holding the Fire Inspector certification will be required to maintain the certification. The Municipality will cover the costs of all required training to obtain and/or maintain the required license/certification.

ARTICLE 8.

PROBATONARY STATUS

8.1 All employees shall serve a probationary period of twelve (12) months at the commencement of their employment. Employees will be provided with a written evaluation of their performance at the six (6) month point of their probationary period. The decision not to continue the employment of an employee at the conclusion of the probationary period, or extended probationary period, shall not be subject to the parties' grievance procedure.

ARTICLE 9
ANNUAL SALARIES

		2%	2%	2%
	2025	2026	2027	2028
Probationary	\$54,000.00	\$55,080.00	\$56,181.60	\$57,305.23
1	\$57,000.00	\$58,140.00	\$59,302.80	\$60,488.86
2	\$60,700.00	\$61,914.00	\$63,152.28	\$64,415.33
3	\$64,600.00	\$65,892.00	\$67,209.84	\$68,554.04
4	\$69,300.00	\$70,686.00	\$72,099.72	\$73,541.71
5	\$73,200.00	\$74,664.00	\$76,157.28	\$77,680.43
6	\$77,100.00	\$78,642.00	\$80,214.84	\$81,819.14
7	\$81,000.00	\$82,620.00	\$84,272.40	\$85,957.85
8	\$85,000.00	\$86,700.00	\$88,434.00	\$90,202.68
9		\$87,975.00	\$89,734.50	\$91,529.19
10		\$91,054.13	\$94,468.65	\$98,247.40
Captain		\$100,159.54	\$103,915.52	\$108,072.14

Firefighters shall remain on probationary step for their first year during their probationary period. Firefighters shall thereafter move to the subsequent step after one year on their anniversary date. Salary step shall be determined by service time from appointment as a paid firefighter under the terms of the collective negotiations agreement. There shall be no guide movement upon expiration of this agreement and prior to execution of a successor agreement with the exception of firefighters being permitted to move up one step on the guide only in the event a new contract is not settled as of one year after the expiration of this agreement.

Bargaining unit members assigned to work on the Firefighting Platoon shall receive an additional stipend of \$2,000 annually, which shall be paid on a prorated basis as part of the regular pay schedule. Firefighters assigned to the Firefighting Platoon for less than one full calendar year will receive the stipend on a prorated basis for the period of time, in excess of 30

calendar days, that they are assigned to the Firefighter Platoon.

New firefighters shall be placed on the salary guide effective upon their appointment as a paid firefighter. Lateral hires from paid career fire departments may be given credit for their years of service as paid firefighters on the salary guide.

ARTICLE 10

MAINTENANCE OF OPERATIONS

- 10.1 It is recognized that the need for continued and uninterrupted operation of the Municipality is of paramount importance to the citizens of the community, and that there should be no interference with such operations.
- 10.2 Neither the FMBA, nor any person acting on its behalf will cause, authorize, engage in, sanction, assist or support, nor will any of its members take part in, any strike, (i.e., the concerted failure to report for duty, or stoppage of work, in whole or in part, from the full, faithful and proper performance of the employee's duties of employment), work stoppage, slowdown, sickout, walk out or other illegal job action against the Municipality.
- 10.3 The FMBA agrees that it will act in good faith to comply with this Article to prevent its members from participating in any strike, work stoppage, slowdown or other activities, or support any action by any other employee or group of employees of the Municipality.
- 10.4 Nothing contained in this agreement shall be constructed to limit or restrict the Municipality in its right to seek and obtain such judicial relief as it will be entitled to have in law or equity for injunction or damages, or both, in the event of such breach by the Association or its members.

ARTICLE 11

SENIORITY

- 11.1 Seniority will go by badge number starting at 01 and is defined as an employee's continuous length of service with the Municipality.
- 11.2 Seniority for bargaining unit members will be based on date of appointment as a paid firefighter for the Municipality.
- 11.3 For firefighters appointed on the same date, seniority, and badge number will be based on their placement on the hiring list.
- 11.4 An employee shall lose their seniority if:
 - A. They voluntarily leave the employ of the municipality
 - B. They are discharged for just and sufficient cause

ARTICLE 12

VACATION

- 12.1 Employees shall be entitled to annual vacation allotment as follows:

0-12 months	12 hours per month
Completion of 1 year to 5 years of Service	144 hours
Completion of 5 years to 10 years of service	156 hours
Completion of 10 years to 15 years of service	180 hours
Completion of 15 years to 20 years of service	216 hours
Completion of 20 years of continuous service.	240 hours

New Firefighters cannot utilize vacation time until the completion of two (2) full months of employment.

- 12.2 Vacation picks for the year shall be submitted and approved in accordance with the procedures set by the Chief. Vacation picks will be based on availability and seniority. Only one employee per shift on each platoon shall be permitted to be off on vacation on the same day without special approval from the Fire Chief. Employees may request vacation time up to one shift (24 hours) or in lesser amounts deemed necessary by the employee. Approval of any such request shall be at the discretion of the Fire Chief or his/her designee. Requests for vacation time up to one shift (24 hours) or in lesser amounts must be made with four (4) days advance notice. Four (4) days advance notice does not include the day requested.

Requests for vacation days of two (2) consecutive shifts or more must be submitted in writing thirty (30) days before the requested days.

- 12.3 Vacation time shall be used in the year in which it was earned. No more than forty-eight (48) hours of vacation time may be carried over with the written approval of the Fire Chief and the municipal administrator.

ARTICLE 13

HOLIDAYS

- 13.1 Each employee of the bargaining unit shall be entitled to receive one hundred four (104) hours of holiday pay.¹ Employees scheduled to work on a holiday will be required to do

¹ It is agreed that if the Governing body adds Juneteenth as a municipal holiday, the number of holiday pay hours will be increased to one hundred twelve (112) hours.

so without any additional compensation. Employees who do not work a full calendar year will have their holiday time prorated. Holiday pay will be paid as part of the Firefighter's bi-weekly paycheck.

ARTICLE 14

HOURS OF DUTY AND OVERTIME

- 14.1 The work shift for each bargaining unit members assigned to the Firefighting Platoon shall be 24 hours with the specific shifts and schedule to be set by the Fire Chief. Bargaining unit members assigned to the Firefighting Platoon shall receive twenty-four (24) hours of "Kelly" time after every seventh (7th) shift to be scheduled by the Chief. The Chief will notify the bargaining unit members of their scheduled "Kelly" time thirty days in advance.

The work shift for bargaining unit members assigned to the Inspection Platoon shall be either, eight, ten or twelve hours long, with an average seven day work week of forty-two (42) hours, with the specific hours and days to be set by the Chief.

Firefighters shall be permitted to select their choice of Platoon on an annual basis. Selections will be based on seniority. Firefighters may be assigned to work in either Platoon, on a temporary basis, at the discretion of the Fire Chief. Firefighters assigned from the Firefighting Platoon to the Inspection Platoon on a temporary basis will not lose their stipend.

- 14.2 A. For firefighters assigned to the Firefighting Platoon, any work beyond two hundred four (204) hours within a twenty-eight (28) day work period shall be at the overtime rate of time and one-half. Vacation, personal and compensatory time shall be included in the 204 hours.

- B. For Firefighters assigned to the Inspection Platoon, any work beyond one hundred eighty (180) hours within a twenty-eight day work period shall be paid at the overtime rate of time and one half. Vacation, personal and compensatory time shall be included in the one hundred eighty (180) hours. Any additional time worked beyond a firefighters regularly scheduled shift and up to one hundred eighty (180) hours will be paid at the straight time rate.
 - C. Firefighters assigned to Firefighting Platoon that are reassigned to the Inspection Platoon working eight or more shifts during a twenty-eight day work period shall have overtime calculated based on the reassigned Platoon for that work period.
 - D. Firefighters assigned to the Inspection Platoon that are reassigned to the Firefighting Platoon working four or more twenty-four hour shifts during a twenty-eight day work period shall have overtime calculated based on assignment to the Firefighting Platoon for that work period.
- 14.3 An employee who is recalled to work while off duty shall be compensated for a minimum of four hours.
- 14.4 When overtime is available for bargaining unit members it shall be provided based on seniority. The employer reserves the right to mandate overtime when necessary to maintain sufficient manpower.

ARTICLE 15

COMPENSATORY TIME

- 15.1 In lieu of overtime, bargaining unit members shall have the right to request compensatory time for all overtime hours. Compensatory time shall be calculated at the rate of time and one half for every hour worked.
- 15.2 Compensatory time off must be scheduled with the approval of the Fire Chief at a minimum of one week prior to the proposed date to be scheduled off.
- 15.3 Compensatory time will not be granted when it will cause the shift to drop below

minimum staffing. Bargaining unit members will be provided with notice of the minimum staffing requirements for each Platoon and/or for each shift.

- 15.4 Compensatory time can be accrued up to a limit of one hundred sixty-eight (168) hours. Any overtime after an employee reaches the limit of 168 hours of compensatory time must be paid as overtime.

ARTICLE 16

SICK LEAVE, PERSONAL TIME AND FAMILY LEAVE

- 16.1 Bargaining unit members shall be entitled to 144 hours of paid sick leave annually to be used when an employee is unable to work due to illness, injury, accident, and/or exposure to contagious disease that is not job related. Unused and accrued sick leave shall be carried over from year to year without limit.
- 16.2 Employees shall be entitled to thirty-six hours of personal leave per calendar year. Such leave shall not be carried over and will be forfeited at the end of the year. Personal leave shall be scheduled at least two (2) days in advance except in the case of a true emergency, which may require documentation. Personal leave shall not be scheduled for use in conjunction with vacation periods or any other periods of paid leave except for funeral leave or when provided with permission by the Fire Chief. Personal leave shall not be unreasonably withheld from any firefighter.
- 16.3 Nothing contained in this provision shall be construed as conflicting with any employee rights under the Federal Family and Medical Leave Act and the New Jersey Family Leave Act.

ARTICLE 17

MUTUAL EXCHANGE OF TOURS

17.1 Mutual tour exchanges shall be granted with the approval of the Chief or his/her designee in charge. All tour exchanges must be submitted and approved in writing. Once approved, each employee is responsible for fulfilling his/her new shift responsibility. In no case will a tour exchange result in overtime or additional pay for either employee.

ARTICLE 18

WORKPLACE INJURY

18.1 In the event an employee becomes disabled by reason of work-related injury or illness and is unable to perform his/her duties, the employee will be entitled to full pay for a period of up to one (1) year, provided all conditions of this Article are met and subject to Section 18.2 below. When an employee returns from injury leave, the employee shall be entitled to a new period of injury leave for a period of up to one (1) year only if the employee submits a new injury claim due to an independent event causing re-injury or a new injury.

18.2 When an employee receives Worker's Compensation payments for the period of his or her leave of absence for up to one year, based on a work related injury or illness, the Municipality will only pay the employee the difference between the worker's compensation payment and his/her full pay during the period of his/her injury/disability leave.

18.3 Any employee who is injured whether slight or severe, while performing the duties of firefighter,

must make an injury report prior to the end of the tour to the Chief or his/her designee. It is understood that the employee must file an injury report with the Chief so that the Municipality may file the appropriate Worker's Compensation claim. Failure to report said injury will result in the failure of the employee to receive compensation under this Article.

- 18.4 In the event the employee is cleared to return to work by the worker's compensation carrier, through its consulting health care provider, the period of paid injury leave will end.

ARTICLE 19

BEREAVEMENT LEAVE

- 19.1 In the event of the death of a member of the employee's immediate family or the death of any other relative of the employee who resides with the employee, the employee will be granted a leave of absence with pay from the day of death to the day of burial or memorial service, inclusive, not to exceed a maximum of forty-eight (48) hours. "Immediate family" shall include husband, wife, domestic partner, mother, mother in-law, father, father-in-law, son, son-in-law, daughter, daughter-in-law, sister, brother, grandmother, grandfather and grandchild.
- 19.2 In the case of death of an uncle, aunt, nephew, niece, brother-in-law, sister-in-law, and cousins of the first degree, niece, or nephew of a firefighter's spouse, grandparents, aunt or uncle of a firefighter's spouse the employee shall receive up to a maximum of twenty-four (24) hours paid leave provided the employee attends the funeral or memorial service.
- 19.3 Twelve (12) hours leave may be used within a three (3) month period to conduct any type of business pertaining to the deceased who is a member of the immediate family.

ARTICLE 20

TRAINING AND EDUCATION

- 20.1 Mandatory Training

The Municipality shall provide training to all members covered by this agreement in accordance with but not limited to State Law. Training shall be offered during the

workday where possible. Cost for the State or Department mandated training courses will be paid by the Municipality. The Municipality will compensate the employee at the applicable and current IRS guidelines per mile for the use of the employee's own motor vehicle to attending in-service training which schooling and /or in-service training is required by the State of New Jersey, Division of Fire Safety and not held at the Princeton Fire Department. Employees shall be compensated at their overtime rate of pay for off-hours training when required and approved by the Chief.

20.2 Each member covered by this agreement can request the opportunity to receive additional job-related training. Members shall submit their request for training courses to the Chief for approval. Once approved by the Fire Chief, the cost of the training shall be paid by the Municipality. The Chief will keep an accurate record of the hours used by each employee for additional training when training is allowed to occur during on duty hours. Employees who attend voluntary training when off duty will not be entitled to any additional compensation.

20.3 Higher Education – The Municipality will contribute up to the sum of \$4,000 each year towards the cost of tuition, books and fees at an accredited college or university so long as:

A. The program must be approved by the Chief and in a field of study directly related to firefighting and the firefighting profession.

B. The employee must achieve a grade of “C” or better.

C. If the employee leaves employment less than two (2) years after completing the coursework, they will be required to reimburse the employer for the costs covered.

A bank of \$16,000 a year shall be budgeted by the Municipality and shall be shared by all the bargaining unit employees. Requests for use of funds will be on a first-come basis and tie breakers issued by seniority.

ARTICLE 21

PERSONNEL FILES

- 21.1 A personnel file shall be established and maintained for each employee covered by this Agreement. Such files are confidential records and shall be maintained as per Municipality's policy.
- 21.2 Upon advanced notice at reasonable times, a bargaining unit member may review his/her personnel file. However, this request for review must be scheduled through the Chief or his/her designated representative at times mutually convenient.
- 21.3 Whenever a written complaint concerning an employee or his/her actions is to be placed in his/her personnel file, a copy shall be made available to him/her. The employee shall be given the opportunity to rebut the complaint if he/she so desires. Employees shall be given the opportunity to have any rebuttal placed in his/her personnel file.

ARTICLE 22

GRIEVANCE PROCEDURE

- 22.1 The purpose of this procedure is to secure, at the lowest possible level, an equitable solution to the problems which may arise affecting the terms and conditions of employment under this Agreement. Nothing herein shall be construed as limiting the right of any employee having a grievance to discuss the matter informally with any appropriate member of the Department.
- 22.2 The term "grievance" as used herein, means an appeal by an individual employee or the Association on behalf of an individual employee or group of employees, from the interpretation, application, or violation of the terms of this Agreement.
- 22.3 Any grievance or dispute, which will arise between the parties, including the application,

meaning, or interpretation of the Agreement, shall be settled in the following manner:

STEP 1. The FMBA, with or without the aggrieved employee, shall take up the grievance or dispute with the Chief within ten (10) calendar days of the date the union or the employee knew or should have known of the occurrence of the grievance. The Chief shall attempt to adjust the matter and shall respond to the Union within five (5) calendar days. If the grievance or dispute is not taken up in accordance with this provision within ten (10) calendar days upon learning of the existence of the alleged grievance or dispute, it shall be deemed abandoned.

STEP 2. If the grievance has not been adjusted satisfactorily under Step 1 in the time limited there under, it may be presented in writing to the Municipal Administrator within ten (10) calendar days after the Chief's response is due. The Municipal Administrator shall respond to the Union in writing within five (5) calendar days. If the grievance is not presented in writing in accordance with this provision within ten (10) calendar days, it shall be deemed abandoned.

STEP 3. If the grievance is not resolved under Step 2 within the time limited there under, the FMBA will advise the Municipal Administrator that the union will be proceeding to binding arbitration in accordance with the rules and regulations of the Public Employment Relations Commission. A request for binding arbitration must be filed within 30 days of the date the decision is due at Step 2. Failure to file within thirty (30) days will result in the grievance being deemed abandoned.

22.4 Binding arbitration proceedings shall be conducted by an impartial arbitrator to be selected by the Municipality and the Union within a list provided by the Public Employment Relations Commission.

22.5 The costs for the services of the arbitrator shall be borne equally by the Municipality and the Association. Any other expenses incurred, including but not limited to the presentation of witnesses shall be paid by the party incurring same. The arbitrator shall have the authority to hear and determine the grievance, and his/her decision shall be final and binding on all parties. The arbitrator shall have no right to vary or modify the terms and conditions of this Agreement. The Arbitrator shall only have the authority to consider a grievance challenging the application, interpretation or violation of the express terms of this Agreement.

ARTICLE 23

DEFENSE OF CERTAIN LEGAL PROCEEDINGS

23.1 Whenever a member of FMBA Local 72 is defendant in any action or legal proceedings arising out of or incidental to the performance of his/her duties, the governing body of the Municipality shall provide said member or Firefighter with the necessary means for the defense of such actions in accordance with N.J.S.A. 40A:14-28

ARTICLE 24

ASSOCIATION RIGHTS AND BUSINESS LEAVE

- 24.1 The Association President or his/her designated representative shall be granted a reasonable amount of time during his/her regular work hours, without loss of pay, to present, discuss and adjust grievances with the Municipality. The Association Officer shall not leave his/her work without first obtaining the permission from their immediate supervisor, which permission shall not be unreasonably withheld.
- 24.2 FMBA Local 72 shall furnish to the Municipality in writing the names of its elected officers, Grievance, and Negotiating Committee members. Any changes thereto shall also be furnished in writing.
- 24.3 FMBA Local 72 and the Municipality agree to grant the necessary time-off to the authorized delegates to attend the NJ State FMBA Conventions in accordance with the provisions of N.J.S.A. 40A:14-177. FMBA 72 shall submit the Convention dates and the names of said delegates to the Department head at least forty-five (45) days prior to the Convention. At the request of the Department head or his/her designee, each delegate shall furnish a certificate of attendance, attesting to the dates he/she attended the State Convention.

24.4 Either the Executive Delegate or President of the FMBA shall be granted leave from duty of twelve (12) hours, with full pay for the regular monthly meetings of the NJ State FMBA. The FMBA shall submit regular scheduled monthly meeting dates and the names of said Delegate and/or President to the Department head at least 6 months prior to the monthly meeting. In the event the regularly scheduled State FMBA meeting date is changed, the FMBA shall provide the Municipality with notice of the change in meeting date as soon as practical.

ARTICLE 25

DUES CHECK OFF

25.1 The Municipality agrees to deduct Association dues from each member of the Association, when expressly authorized in writing by the member, by automatic payroll deduction in such amount as determined by the Association and certified to the Municipality by the Treasurer and/or President of the Association each pay period and remit same to the Treasurer within the next pay period from the scheduled pay day.

ARTICLE 26

MANAGEMENT RIGHTS

26.1 Except as modified by the terms of this Agreement, the Municipality hereby retains unto itself, without limitations, all powers, rights, authority, duties and responsibilities conferred upon and vested in it prior to signing of this Agreement by the laws and constitution of the State of New Jersey and of the United States, including, but limiting the generality of the foregoing, the following rights which shall be exercised reasonably in accordance with this Agreement:

- A. The executive management and administrative control of the Government and its properties and facilities and activities of its employees by utilizing personnel, methods, and means of employees needed for any time and to be in sole charge of the quality of the work required.
- B. The right of management to make, maintain and amend such reasonable rules and regulations as it will provide from time to time deemed best for and/or the effective operation of the Department, except nothing herein shall be deemed as a waiver of the FMBA's right to negotiate over changes in rules and regulations that affect terms and conditions of the employment according to applicable law.
- C. To hire all employees, and subject to the provision of law, to determine their qualification and condition of continued employment, assignment, and to promote and transfer employees, except as otherwise limited by this Agreement.
- D. To utilize volunteers and part-time firefighters and career firefighters to insure adequate staffing at all times.

ARTICLE 27

MILITARY LEAVE

- 27.1 All military leave will be in accordance with applicable New Jersey State and Federal law.
- 27.2 A firefighter who is a member of the reserve component of any United States armed force or the National Guard of any state and is called for Federal active duty will be granted a military leave of absence for the duration of the service. The first thirty (30) workdays in the aggregate of the leave in any calendar year shall be with full pay. Any additional time shall be without pay, but the firefighter may utilize accrued and unused vacation,

compensatory and/or personal leave time so as to continue in a paid status during a military leave.

- 27.3 A firefighter who is a member of the New Jersey National Guard shall be granted a leave of absence without loss of pay for the first ninety (90) workdays in the aggregate in any calendar year, during which he or she shall be engaged in State or Federal active duty. Any additional time shall be without pay, but the firefighter may utilize accrued and unused vacation, compensatory and/or personal leave time so as to continue in a paid status during a military leave.
- 27.4 In accordance with State and/or Federal regulations, a firefighter who is a member of the reserve component of any United States armed force, the National Guard of any state and or the New Jersey State militia or the organized militia of another State, shall be entitled to a leave of absence, without pay, for Inactive Duty Service.
- 27.5 A firefighter who requests a leave of absence for military leave of any type must provide the Chief with a copy of their military orders and military base pay documentation, and subsequently with a copy of their orders terminating their active duty. Failure to provide the required documentation may result in the denial of pay during the period of the leave.

ARTICLE 28

SAVINGS CLAUSE

- 28.1 Should any part or any provision herein contained be rendered or declared invalid by reason of any existing or subsequently enacted legislation or any decree of a court or tribunal of competent jurisdiction, such invalidation of such part or portion of this Agreement shall not

invalidate the remaining portion thereof.

- 28.2 The parties hereto further agree that this Agreement will be subject to, comply with, and be governed by all applicable laws, Executive Orders, rulings and regulations of any tribunal of competent jurisdiction.

ARTICLE 29

ENTIRE AGREEMENT

- 29.1 This Agreement represents and incorporates the complete and final understanding and settlement by the parties as to all terms and conditions of employment. During the term of this Agreement, neither party will be required to negotiate with respect to any matter whether or not covered by this Agreement, and whether or not within the knowledge or contemplation of either or both of the parties at the time they negotiated or signed this Agreement.
- 29.2 This Agreement shall not be modified in whole or in part by the parties except by an instrument in writing only executed by both parties.

ARTICLE 30

PROMOTIONS

- 30.1 For any promotions within the Fire Department career staff during the term of this Agreement, a procedure, but not promotional criteria, will be developed which shall govern such promotions. This procedure will be developed between the Bargaining unit, the Municipality, and the Fire Chief. The Municipality may consider whatever relevant factors are necessary to fairly and impartially choose the candidate who will be most able to discharge the duties of the position to be filled.

30.2 The promotion of a paid member to a superior position within the bargaining unit shall be made from the membership of the Fire Department career staff and in accordance with N.J.S.A. 40A:14-29, the applicable personnel policies and SOGs.

30.3 Upon approval of the title of “Captain”, a bargaining unit member may be required to act out of title and perform the duties of the rank of Captain. When a bargaining unit member is assigned by the Chief to perform the duties of Captain, he/she will receive additional compensation of \$4.50 per hour for all hours for which they are assigned to perform the duties of Captain. The Fire Chief shall have a policy for determining eligibility for bargaining unit members to be eligible to perform the duties of Captain.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on this ____ day of _____, 2026.

FMBA LOCAL NO. 72

MUNICIPALITY OF PRINCETON

By: _____
Salvatore Baldino, President

By: _____
Mark Freda, Mayor

Witnesseth:

Witnesseth:

George Luck III

Dawn Mount, Municipal Clerk



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-145

Agenda Date: 5/11/2026

Agenda #: 3.

Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to SHI for the Annual Barracuda Backup Server and Web Security Gateway Appliances Subscription for \$73,132.80 utilizing the New Jersey Cooperative Purchasing Alliance Contract #CK04 24-38

WHEREAS, Princeton wishes to renew the annual subscription for its Barracuda Backup Server and Web Security Gateway Appliances, and purchase cloud storage; and

WHEREAS, the desired goods are available through the New Jersey Cooperative Purchasing Alliance (NJCPA) on contract #CK04 24-38; and

WHEREAS, the NJCPA contract expires June 5, 2026, and was awarded to SHI; and

WHEREAS, Princeton is a member of the NJCPA; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2b.(3) (as amended by P.L. 2011, c. 139) and LFN 2012-10, a New Jersey Municipality may purchase goods and services without public bidding under the Local Public Contracts Law through the use of a nationally-recognized and accepted cooperative purchasing contract that has been developed utilizing a competitive bidding or contracting process by another contracting unit within New Jersey; and

WHEREAS, SHI provided a proposal for the desired goods in the amount of \$73,132.80; and

WHEREAS, the Certified Financial Officer has certified that Princeton has appropriated sufficient funds for these subscriptions in account 01-201-20-125-23A.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Council, or their designee, are hereby authorized and directed to enter into an agreement with SHI for the annual Barracuda Backup Server renewal, Web Security Gateway Appliances Subscription renewal, and cloud storage for \$73,132.80 without public bidding as permitted by law.
2. A copy of this Resolution and the contract will be kept on file in the Office of the Clerk.



Pricing Proposal
 Quotation #: 27343852
 Created On: 3/27/2026
 Valid Until: 4/23/2026

NJ-City of Princeton

Terrance Morgan
 , NJ
 United States
 Phone: (609) 613-2784
 Email: tmorgan@princetonnj.gov

Inside Account Executive

Alejandro Cortes
 300 Davidson Avenue
 Somerset, NJ 08873
 Phone: 800-527-6389 EXT 652-0307
 Email: alejandro_cortes@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 Barracuda Backup 3200, per Terabyte, Cloud Storage,1 Month Barracuda Networks - Part#: BBS-3200-TB-CLD-1M Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	600	\$93.00	\$55,800.00
2 Barracuda Backup 3200, Protected TB Range 41-100 Barracuda Networks - Part#: BBS-3200 Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38	1	\$0.00	\$0.00
		Total	\$55,800.00

Additional Comments

Note: The New Jersey Cooperative Purchasing Alliance is a Service of the County of Bergen, County Executive James J. Tedesco III and the Board of Commissioners

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Please send vouchers to 290 Davidson Ave, Somerset NJ 08873

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



Pricing Proposal
 Quotation #: 27439016
 Created On: 4/21/2026
 Valid Until: 5/29/2026

NJ-City of Princeton

Terrance Morgan
 400 Witherspoon Street
 Princeton, NJ 08540
 United States
 Phone: (609) 924-9183
 Email: tmorgan@princetonnj.gov

Inside Account Executive

Alejandro Cortes
 300 Davidson Avenue
 Somerset, NJ 08873
 Phone: 800-527-6389 EXT 652-0307
 Email: alejandro_cortes@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	Barracuda Web Security Gateway Appliance 410 Instant Replacement Subscription 1 Month Barracuda - Part#: BYF410A-H Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	12	\$83.97	\$1,007.64
2	Barracuda Web Security Gateway Appliance 410 Energize Updates Subscription 1 Month Barracuda - Part#: BYF410A-E Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	12	\$101.33	\$1,215.96
3	Barracuda Web Security Gateway Appliance 410 Energize Updates Subscription 1 Month Barracuda - Part#: BYF410A-E Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	12	\$101.33	\$1,215.96
4	Barracuda Web Security Gateway Appliance 410 Instant Replacement Subscription 1 Month Barracuda - Part#: BYF410A-H Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	12	\$83.97	\$1,007.64

5	Email Protection, Domain Fraud Protection, per User, 1 Month Barracuda - Part#: EP-DFP-Usr-1M Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	2832	\$0.72	\$2,039.04
6	Data Protection, Cloud to Cloud Backup, per User, 1 Month Barracuda - Part#: DP-CCB-USR-1M Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	2832	\$1.97	\$5,579.04
7	Data Inspector, per User, 1 Month New Subscription Barracuda - Part#: DI-USER-1M Contract Name: New Jersey Cooperative Purchasing Alliance Contract #: CK04 Subcontract #: 24-38 Coverage Term: 5/26/2026 - 5/25/2027	2832	\$1.86	\$5,267.52
			Total	\$17,332.80

Additional Comments

Note: The New Jersey Cooperative Purchasing Alliance is a Service of the County of Bergen, County Executive James J. Tedesco III and the Board of Commissioners

Please send vouchers to 290 Davidson Ave, Somerset NJ 08873

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084. SHI International Corp. is 100% Minority Owned, Woman Owned Business. TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

Thank you for choosing SHI International Corp! The pricing offered on this quote proposal is valid through the expiration date listed above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI Inside Sales Representative at (888) 744-4084.

SHI International Corp. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3009648; DUNS# 61-1429481; CCR# 61-243957G; CAGE 1HTF0

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-146

Agenda Date: 5/11/2026

Agenda #: 4.

Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$16,000 to the Not to Exceed Amount for the Professional Services Agreement with Preservation Design Partnership, LLC for Continuation of Services in Furtherance of Design Guidelines for Historic Districts for a New Not to Exceed Amount of \$115,584.00

WHEREAS, by Resolution 26-73 adopted on March 9, 2026, Princeton Council awarded a professional services agreement to Preservation Design Partnership, LLC (“PDP”) for Continuation of Services in Furtherance of Design Guidelines for Historic Districts (“the 2026 Agreement”) for a not to exceed amount of \$99,584.00 and term of one year; and

WHEREAS, Princeton wishes to expand the scope of the 2026 Agreement; and

WHEREAS, PDP has provided a proposal for the additional services in the amount of \$16,000.00; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available to pay for said services from 01-201-20-175-297.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Municipality of Princeton, County of Mercer, State of New Jersey, as follows:

1. The Mayor and Council, or their designee, hereby authorize the first amendment to the agreement with Preservation Design Partnership LLC for the Continuation of Services in Furtherance of Design Guidelines for Historic Districts originally authorized by Resolution 26-73 on March 9, 2026, to increase the not to exceed amount by \$16,000.00 for a new not to exceed amount of \$115,584.00.
2. All remaining provisions of the 2026 Agreement not otherwise amended by or inconsistent herewith shall remain in full force and effect.
3. This Resolution, when countersigned by Preservation Design Partnership LLC, shall serve as the first amendment to the 2026 Agreement between the parties.
4. A copy of this resolution will be kept on file in the Office of the Clerk.

ATTEST:

MUNICIPALITY OF PRINCETON

By: _____

By: _____

ATTEST:

**PRESERVATION DESIGN
PARTNERSHIP, LLC**

By: _____

By: _____



PRESERVATION
DESIGN
PARTNERSHIP, LLC

Architecture / Planning

Historic Preservation

10 Shurs Lane
Suite 104
Philadelphia, PA 19127
t 215 . 842 . 3388
f 215 . 501 . 7299
www.pdparchitects.com

PARTNERS

Dominique M. Hawkins
FAIA, LEED AP, NCARB
George C. Skarmeas
PhD, FAIA, FAPT, AICP, NCARB

ASSOCIATE

Lisa Soderberg
Amanda T. Gold, AIA

April 23, 2026

Ms. Sara Quinlan, Historic Preservation Officer
Municipality of Princeton
400 Witherspoon Street
Princeton, New Jersey 08540

RE: Design Guidelines for Historic Districts
Adjustment of Services

Dear Sara:

Thank you for the opportunity to work with the Municipality of Princeton on the Design Guidelines for Historic Districts.

As we have discussed, our original proposal (dated 12/05/2024) was prepared with the assumption that the Guidelines would not exceed 200 pages in length. Through the course of working with the Guidelines Committee, it was determined that expanding the document to address additional subjects would ultimately better serve the goals of the HPC, applicants and staff. Based on the Committee’s direction, the final Guidelines will be 240 pages in length.

Page 4.1 of our proposal addressed the possibility of expanding the Guidelines as noted below:

ADJUSTMENT OF SERVICES

As described in our proposal, our Fee Proposal is for a two-hundred page Design Guidelines document. Rather than calculating additional pages at an hourly rate, each additional page would be billed at a rate of \$400 / page when added during the Draft Preparation phase of the project.

At this time, we are requesting an increase of \$16,000 (40 pages x \$400/page) in the Phase II: Final Workplan and Content Development portion of our Agreement, raising the Task fee total from \$110,000 to \$126,000.

Proposal Breakdown	Hawkins \$250/hr		Staff \$100/hr		Total
	Hrs	Fee	Hrs	Fee	
Phase I: Information Gathering and Review	32	8,000	20	2,000	10,000
Phase II: Final Work Plan and Content Development	360	90,000	200	20,000	110,000

I appreciate your consideration and am happy to discuss this at your convenience.

Thank you,


Dominique M. Hawkins, FAIA, LEED AP, NCARB
Partner, Managing Principal



MUNICIPALITY PRINCETON

Office of Historic Preservation
Planning Department
400 Witherspoon Street
Princeton, NJ 08540
(609) 285-4151

MEMORANDUM

To: Princeton Mayor and Council
From: Sara Quinlan, Historic Preservation Officer 
Date: May 8, 2026
Subject: Resolution for Preservation Design Partnership, LLC adjustment of services

Attached for Mayor and Council's consideration is a resolution for an adjustment of services with Preservation Design Partnership, LLC (PDP), for their work on the Design Guidelines for Historic Districts. The Office of Historic Preservation has been working with the Design Guidelines Committee which includes our consultant, Preservation Design Partnership, LLC (PDP), members of the Historic Preservation Commission, planning staff, as well as elected and appointed officials on finalizing the text of the Design Guidelines for Historic Districts.

An RFP for was issued in 2024 and PDP was selected as the consultant, with work beginning in 2025. The original proposal was based on the assumption that the document would consist of general guidelines for all the 21 Locally Designated Historic Districts as well as specific design guidelines for the Central Historic District and the Witherspoon-Jackson Historic District and ultimately would not exceed 200 pages in length. Through ongoing meetings with the Design Guidelines Committee, it was clear that the expansion of the document to include additional subjects such as Flood Mitigation was essential to meet the goals of the Historic Preservation Commission (HPC), applicants to the HPC, and municipal staff. The final page count of the Design Guidelines will be 240 pages, which is reflected in the requested increase of \$16,000 to Phase II: Final Work Plan and Content Development, raising the task fee from \$110,000 to \$126,000. Subsequently, the overall contract, inclusive of all five phases of the project, increases from \$160,000 to \$176,000.

While developing the content in Phase II with the Design Guidelines Committee, it is clear that the final guidelines document will be a useful tool for the HPC, applicants, and Municipal Staff regarding work in the Locally Designated Historic Districts, as well as a valuable reference tool and best practices for the larger Princeton community. Please reach out if there are any questions or concerns regarding the scope of work to be performed under this agreement.



Staff Report

File #: R-26-147

Agenda Date: 5/11/2026

Agenda #: 5.

Resolution of the Mayor and Council of Princeton Accepting Donation of Cleaning Services for the Princeton Wars Memorial from The Garden Club of Princeton

WHEREAS, the Princeton Wars Memorial, which stands at the intersections of Mercer and Nassau Streets in Princeton, is dedicated to those who have lost their lives in World War I, World War II, the Korean War, the Vietnam War, and Operations Desert Storm, Enduring Freedom and Iraqi Freedom; and

WHEREAS, the Memorial, originally constructed in or around 1925 and on Princeton property, is in need of regular maintenance, including cleaning; and

WHEREAS, The Garden Club of Princeton (“GCP”), a local 501(c)(3) organization that serves the Princeton community, seeks to clean the Memorial and has raised private funds for these purposes; and

WHEREAS, The GCP, in consultation with Princeton, solicited quotes from vendors qualified to undertake the necessary cleaning services, and received a quote from Masonry Preservation Group, Inc. (MPG) to complete the work for the not to exceed amount of \$4,402.00; and

WHEREAS, Princeton Council wishes to accept this generous donation from The GCP in furtherance of maintaining the Princeton Wars Memorial.

NOW THEREFORE, BE IT RESOLVED by the Council of the Municipality of Princeton, County of Mercer, State of New Jersey on this 11th day of May, 2026, as follows:

1. Princeton hereby acknowledges and accepts with gratitude the donation of cleaning services from The Garden Club of Princeton in furtherance of maintaining, and specifically cleaning, the Princeton Wars Memorial.
2. Acceptance of The GCP’s donation shall be subject to Princeton’s approval of the agreement between Masonry Preservation Group, Inc. and The GCP, which shall include Princeton’s standard indemnification and insurance requirements.



MUNICIPALITY OF PRINCETON

Department of Infrastructure
& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council
From: Deanna Stockton, *Deputy Administrator*
Subject: Donation of Services by The Garden Club of Princeton for the Princeton Wars Memorial
Date: May 7, 2026

Attached for Princeton Council's May 11, 2026 meeting is a resolution to accept a donation of services from The Garden Club of Princeton (GCP) for the Princeton Wars Memorial (circa 1925) located at the intersection of Mercer Street and Nassau Street.

In 2019, the Municipality of Princeton jointly financed a \$36,200 repair and restoration project of the Princeton Wars Memorial with The Garden Club of Princeton, the Princeton Chapter of the Daughters of the American Revolution and Princeton University. Last year, The Garden Club of Princeton alerted Princeton staff to the need for cleaning of the monument and offered to raise funds and solicit quotes for the same. GCP received two quotes for cleaning services and has selected Masonry Preservation Group, Inc. (MPG), which is the same firm that performed the repair and restoration work in 2019. MPG's quote for the services is \$4,402.00. The necessary insurance and indemnification shall be provided to Princeton prior to MPG performing the work.

We respectfully request that Princeton Council accept the donation of services in the amount of \$4,402 from The Garden Club of Princeton so that this work may be completed before the Memorial Day holiday.

Please contact me if you have any questions.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-148

Agenda Date: 5/11/2026

Agenda #: 6.

Resolution of the Mayor and Council of Princeton Adopting the Municipal Emergency Management Basic Plan

WHEREAS, the New Jersey Office of Emergency Management Directive NJOEM-11 requires the review and approval of the Municipal Emergency Management Emergency Operations Plan, pursuant to N.J.S.A App.A:9-43.2, each county and municipality in the State must “prepare a written Emergency Operations Plan with all of the appropriate annexes necessary to implement the plan.” N.J.S.A.:9-43.3 requires each county and municipal Emergency Operations Plan to conform to relevant federal and State guidance, and to be reviewed and updated at least every 2 years, and

WHEREAS, to comply with the new Directive, Princeton must pass a resolution adopting the basic Emergency Operations Plan, and

WHEREAS, changes and updates to improve and update the plan will be accepted and adopted into the Emergency Operations Plan, without the Emergency Operations Plan having to be adopted by resolution for each update.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Princeton, County of Mercer, State of New Jersey.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-149

Agenda Date: 5/11/2026

Agenda #: 1.

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

WHEREAS, Chief Financial Officer, Sandra Webb has forwarded the bills and claims received for payment by the Municipality of Princeton for review and approval by the Mayor and Council.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of Princeton approve the attached bill list.

List of Bills - Clearing Claims

Meeting Date: 05/11/2026 For bills from 04/28/2026 to 05/08/2026

Vendor	Description	Payment	Check Total
3929 - ADAM KORWIN	PO 49268 A/V & Zoom Meeting Services for Public M	900.00	900.00
4441 - ANTHONY ANTONINO	PO 49246 COURSE REIMBURSEMENT - INTRO TO WATER/WA	1,385.00	1,385.00
2630 - APRUZZESE, MCDERMOTT, MASTRO	PO 48661 2026 LABOR COUNSEL LEGAL SERVICES	3,102.00	3,102.00
57 - AT&T	PO 49215 Telephone - Acct 030 175 6429 001 - Bill	42.23	42.23
4048 - B & T TOOLS, INC.	PO 48166 BLANKET TOOLS/GARAGE SUPPLIES TV	283.50	283.50
4586 - B BISTRO LTD	PO 48422 BLANKET/2026 RECYCLING EVENTS	473.50	473.50
2642 - BEANS, FRED PARTS, INC	PO 48145 BLANKET PARTS TV	530.19	530.19
4444 - BERNARD HVOZDOVIC	PO 49236 ZipRecruiter	651.64	651.64
63 - BISH SALES & SERVICE INC	PO 48273 BLANKET	709.89	709.89
4603 - BLOODGOOD LAW ENFORCEMENT TRAINING GROUP	PO 48626 TRAINING	2,340.00	2,340.00
463 - BRITTON INDUSTRIES, INC.	PO 48274 BLANKET	1,623.38	1,623.38
1342 - BURLINGTON COUNTY EMERGENCY SERVICE	PO 48431 TRAINING FOR THE DEPARTMENT	45.00	45.00
5237 - CAMIROS LTD	PO 47223 RESOLUTION 25-284 PHASE 1 OF UNIFIED ZON	7,160.00	7,160.00
2287 - CAMPBELL FREIGHTLINERS LLC	PO 49204 BLANKET PARTS TV	788.07	788.07
86 - CAOLA COMPANY	PO 48278 BLANKET	120.00	120.00
4882 - CATHOLIC CHARITIES DIOCESE	PO 48069 RESO 26-5 2026 BEHAVIORAL HEALTH AND COM	4,680.76	4,680.76
2685 - CHERRY VALLEY TRACTOR SALES INC.	PO 49164 PALADIN FFC 90" HYDRAULIC ANGLE POWER RA	16,208.16	
	PO 49181 STEPHEN GREEN 3 TON TANDEM AXLE TRAILER	4,999.00	21,207.16
364 - CINTAS FIRST AID & SAFETY 105	PO 48707 BLANKET	1,697.52	
	PO 48708 BLANKET	97.01	
	PO 48709 BLANKET	47.13	1,841.66
4561 - CIOCCA FMFL INC.	PO 46592 RESOLUTION 25-176 2025 FORD 450 CREW CAB	111,183.25	111,183.25
263 - COMCAST CORPORATION	PO 49278 Comcast - Acct. 8499 05 310 0062793 - Bi	65.74	65.74
263 - COMCAST CORPORATION	PO 49296 Comcast - Acct. 8499 05 311 0085701 - Bi	228.63	228.63
652 - CONFIRE FIRE PROTECTION	PO 49208 ANNUAL INSPECTION & SERVICE OF PARK FIRE	664.50	664.50
109 - CONTINENTAL FIRE & SAFETY	PO 49148 E-BIKE ASSEMBLY	250.00	250.00
5367 - CORE EQUIPMENT GROUP	PO 48962 BLANKET PARTS/SERVICE TV	2,525.91	2,525.91
4604 - COSTELLO'S ACE HARDWARE	PO 48205 BLANKET/SUPPLIES	301.38	
	PO 48206 BLANKET/SUPPLIES	241.32	
	PO 48207 BLANKET/SUPPLIES	192.90	
	PO 48295 BLANKET	279.01	
	PO 48296 BLANKET	176.96	
	PO 48460 GENERAL SUPPLIES	19.89	1,211.46
112 - COUNTRY CASUAL	PO 49105 MONARCH SIX FOOT BENCH	6,914.62	6,914.62
117 - CRESTON HYDRAULICS INC.	PO 48140 BLANKET TV	281.85	281.85
4043 - CSAV SYSTEMS, LLC	PO 49193 #36288	437.00	437.00
1849 - CUSTOM BANDAG, INC.	PO 48139 BLANKET TIRES TV	528.00	528.00
1453 - DANIEL DOBROMILSKY & ASSOCIATES	PO 49203 9/18/2025 & 10/1/2025 LANDSCAPE REVIEW -	125.00	125.00
1841 - DANZIGER & MARKHOFF, LLP	PO 49185 2025 Actuarial Report on Retired Townshi	1,456.00	1,456.00
4812 - DATA CENTER WAREHOUSE LLC	PO 49218 Q-168415	51.00	
	PO 49262 Q-168945	450.00	501.00
760 - DAWN MOUNT	PO 49270 2026 Eyeglass Reimbursement Walgreens,	103.58	103.58
2961 - DECOTIIS, FITZPATRICK & COLE LLC	PO 48502 RESO 26-43 SPECIAL COUNSEL SERVICES IN C	10,890.00	10,890.00
1839 - DEER CARCASS REMOVAL SERVICE L	PO 48450 2026 DEER CARCASS REMOVAL	240.00	240.00
4915 - DEPARTMENT OF COMMUNITY AFFAIRS	PO 49180 DCA INSPECTION FEES COLLECTED 1ST QTR 20	3,560.00	3,560.00
1493 - DEPT OF COMMUNITY AFFAIRS	PO 49219 1ST QUARTER 2026	41,589.00	41,589.00
4288 - DTN, LLC	PO 49281 WEATHER SERVICE QUARTERLY INVOICE (2/1/2	1,591.96	1,591.96
1256 - EASTERN ARMORED SERVICES, INC.	PO 48086 RESO 24-325 2026 ARMORED CAR SERVICES	10,128.00	10,128.00
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 48143 BLANKET PARTS/OILS TV	2,071.80	2,071.80
5385 - EVERON, LLC	PO 49226 BLANKET	3,406.94	3,406.94
147 - FASTSIGNS INC.	PO 49139 Interior Admin and Clerk Decals	443.98	443.98
3189 - FLEXFACTS.COM	PO 48511 Blanket 2026	60.00	60.00
1773 - GABRIELLI TRUCK SALES, LTD	PO 48146 BLANKET PARTS/SERVICE TV	2,314.80	2,314.80
158 - GALLS LLC	PO 48190 UNIFORMS	2,378.60	2,378.60
158 - GALLS LLC	PO 48190 UNIFORMS	4,848.10	4,848.10
158 - GALLS LLC	PO 48190 UNIFORMS	1,708.45	
	PO 48868 BLANKET - UNIFORMS	62.27	
	PO 48869 BLANKET - UNIFORMS	581.27	2,351.99
5170 - GARDEN IRRIGATION COMPANY, INC.	PO 48258 BLANKET / CONTRACTED SERVICES	2,225.00	2,225.00
5387 - GB SIGNS LLC DBA FASTSIGNS	PO 49287 ESCROW REFUND 17-290-20-026-730	500.00	500.00
1748 - GMIS - NJ	PO 49200 #1699	60.00	60.00

List of Bills - Clearing Claims

Meeting Date: 05/11/2026 For bills from 04/28/2026 to 05/08/2026

Vendor	Description	Payment	Check Total
895 - GOLOMB, MICHAEL ERIC	PO 49036 MILEAGE REIMBURSEMENT FOR CHUBB CLASS IN	31.90	31.90
170 - GRAINGER	PO 48667 BLANKET	1,386.97	
	PO 48668 BLANKET	1,534.68	
	PO 48669 BLANKET	534.50	3,456.15
3948 - GRANICUS LLC	PO 49057 Additional Essentials Admin Seats 10 pac	24,475.87	24,475.87
4435 - GREATER MERCER PUBLIC HEALTH PARTNERSHIP	PO 49241 ANNUAL DUES 2026 CALENDAR YEAR	1,250.00	1,250.00
172 - GREATER MERCER TMA	PO 48809 2026 Annual Membership Dues-Mayor Freda	500.00	500.00
4370 - GREEN HOLLY LANDSCAPING	PO 49138 SPRING CLEAN-UP PROJECT (WITHERSPOON COM	3,730.00	3,730.00
5249 - GREEN LMN LLC	PO 48107 2026 SOCIAL MEDIA CONTENT CREATION	1,417.00	1,417.00
4593 - HD SUPPLY FACILITIES MAINTENANCELTD	PO 48310 BLANKET	1,189.99	1,189.99
191 - HOME DEPOT CREDIT SERVICES	PO 48313 BLANKET	956.64	956.64
5368 - HOWARD INDUSTRIES, INC.	PO 48955 Quote # TM7 1613429.00	2,130.00	2,130.00
5350 - HUTCHINS HVAC INCORPORATED	PO 48702 BLANKET	2,780.88	2,780.88
4761 - IAN HENDERSON	PO 49206 Reimbursement	26.65	26.65
3960 - INDUSTRIAL WELDING SUPPLY, INC.	PO 48149 BLANKET WELDING SUPPLIES TV	174.00	174.00
4640 - INTERSTATE WASTE SERVICES, INC	PO 48486 RESO 26-39 SOLID WASTE & BULK WASTE COLL	127,137.08	127,137.08
207 - J & J STAFFING RESOURCES	PO 49186 BLANKET	1,012.50	1,012.50
204 - JEFCO	PO 48317 BLANKET	731.00	731.00
1649 - JERSEY ELEVATOR, LLC	PO 48799 BLANKET FOR THE MONTH OF MARCH 2026	4,641.09	4,641.09
3291 - JERSEY SHORE SAFETY CONSULTANTS, LL	PO 49034 IED ETC COURSE - KIMBERLEY FURTICK	760.00	760.00
2282 - JOHN F MCCARTHY III	PO 49225 Special Parking Session Thursday A	750.00	750.00
539 - JOHN KURTZ JR INC	PO 49159 BLANKET PARTS TV	91.71	91.71
5041 - JOHNAKOS LLC	PO 48327 BLANKET	86.00	86.00
1238 - JOHNSON, MIRMIRAN & THOMPSON, INC.	PO 42511 RESOLUTION 2023-405	813.81	813.81
4179 - JUSTIN LESKO	PO 49265 Reimbursement - 2026 National Planning C	217.94	217.94
988 - K C SERVICE	PO 48151 BLANKET PARTS TV	41.38	41.38
1600 - LAWREN SUPPLY COMPANY OF NJ	PO 48730 9MM 124 GR GDHP AMMO 50/20 SPEER	12,130.01	12,130.01
228 - LAWSON PRODCTS, INC	PO 48153 BLANKET PARTS/SUPPLIES TV	132.56	132.56
4672 - LOBIANCO, VERA	PO 48737 2026 PUBLIC HEALTH NURSING SERVICES	2,550.00	2,550.00
2883 - LORCO PETROLEUM SERVICE	PO 48154 BLANKET SERVICE	270.00	270.00
1581 - LOWE'S	PO 48234 BLANKET / SUPPLIES / MATERIALS / TOOLS	277.22	277.22
379 - MAGIC TOUCH CONSTRUCTION CO IN	PO 48335 BLANKET-ELECTRICAL BUILDINGS AND GROUNDS	2,952.89	
	PO 48339 BLANKET/PLUMBING BUILDINGS AND GROUNDS E	27,026.85	
	PO 48340 BLANKET/PLUMBING SPRING STREET GARAGE ES	5,699.30	35,679.04
1570 - MAJESTIC OIL COMPANY	PO 48343 BLANKET	16,853.67	16,853.67
5124 - MAVIS TIRE SUPPLY LLC	PO 48155 BLANKET SERVICE TV	150.00	150.00
1553 - MCCAFFREYS MARKET	PO 48423 BLANKE/2026 RECYCLING EVENTS	108.23	
	PO 48476 BLANKET PO	242.11	
	PO 48498 BLANKET - FOOD, WATER, & SUPPLIES FOR PR	233.43	583.77
265 - MCMANIMON SCOTLAND BAUMANN	PO 49220 Princeton Shopping Center	750.50	750.50
422 - MERCER GROUP INTERNATIONAL	PO 48424 BLANKET/2026 RECYCLING EVENTS	1,570.00	1,570.00
289 - MGL FORMS-SYSTEMS, LLC	PO 48649 2026 CLERK PRINTING & PERMITS	23.00	23.00
293 - MID JERSEY MUNICIPAL JOINT INS	PO 48807 Reimburse Mid Jersey Municipal Joint Insu	169.10	169.10
1526 - MID JERSEY MUNICIPAL JOINT INS.	PO 46488 Over Payment for Alfredo Garcia WC	8,939.36	8,939.36
4176 - MIKE YEH	PO 49223 CONFERENCE ACCOMMODATIONS 0419 - 04/23/2	647.62	647.62
5122 - MINUTEMAN SECURITY TECHNOLOGIES	PO 49199 #191199	556.20	556.20
5348 - MJ PLANNING, LLP	PO 48593 PLANNING SERVICES FOR MONUMENT HALL	1,567.50	1,567.50
795 - MONTGOMERY TOWNSHIP	PO 48754 RESO 26-63 DEVELOPMENT OF A WATERSHED IM	8,370.00	8,370.00
2873 - MORTON SALT, INC	PO 48636 BLANKET - DPW ROADS SALT AND SAND	189,958.34	189,958.34
4260 - MULLER & BAILLIE, P.C.	PO 48057 CONTRACT LEGAL SERVICES FOR DEED RESTRIC	1,386.00	
	PO 49205 AUGUST 2025 - LEGAL SERVICES - AYODELE M	1,650.00	3,036.00
1489 - NAPA AUTO PARTS	PO 48160 BLANKET PARTS TV	140.90	140.90
5233 - NATHAN FOOTE	PO 49217 04/20/2026 Rutgers Center for Government	113.00	113.00
322 - NATIONAL FIRE PROTECTION ASSOC	PO 49202 NFPA LINK SINGLE-USER, 1 YEAR LICENSE	152.99	152.99
338 - NC JEFFERSON PLUMBING HEATING & A/C	PO 48231 BLANKET / CONTRACTED PLUMBING SERVICES	671.63	
	PO 49055 REPLACE BROKEN GATE VALVE ON GREENWAY BA	2,900.00	3,571.63
327 - NELSON SPRING LLC	PO 49291 ESCROW REFUND 17-290-20-017-487	3,397.63	3,397.63
832 - NEW JERSEY AMERICAN WATER	PO 49252 Water - SOC - Acct 1018-210051252446 - B	4,082.92	
	PO 49252 Water - SOC - Acct 1018-210051252446 - B	468.01	4,550.93
1033 - NEW JERSEY AMERICAN WATER	PO 49257 HILLTOP PARK ACCT: 1018-210022731613	1,394.71	1,394.71
832 - NEW JERSEY AMERICAN WATER	PO 49284 Westminster Properties - Bundled Acct.#1	2,818.90	2,818.90
2470 - NEW JERSEY ASSOCIATION OF CHIEFS OF	PO 49209 NEW POLICE CHIEFS' ORIENTATION	650.00	

List of Bills - Clearing Claims

Meeting Date: 05/11/2026 For bills from 04/28/2026 to 05/08/2026

Vendor	Description	Payment	Check Total
	PO 49224 ACCREDITATION PROGRAM FEE	1,666.00	2,316.00
343 - NEW JERSEY STATE LEAGUE OF MUNICIPALITIE	PO 48513 Blanket 2026 advertising	575.00	575.00
343 - NEW JERSEY STATE LEAGUE OF MUNICIPALITIE	PO 49084 2026 Membership Dues Invoice #408MLK26,	2,511.00	2,511.00
343 - NEW JERSEY STATE LEAGUE OF MUNICIPALITIE	PO 49085 NJ Municipalities Magazine Invoice #IN-	425.00	425.00
1032 - NJ AMERICAN WATER	PO 49232 Water - Hydrants Acct 1018-210023719760	12,343.22	12,343.22
1032 - NJ AMERICAN WATER	PO 49253 Hydrants Water - Acct 1018-210023720128	38,017.22	38,017.22
2134 - OFFICE BASICS INC.	PO 48196 COPIER PAPER	299.94	299.94
553 - OLIVES GOURMET BAKERY & DELI	PO 49183 LUNCHEON ON 4/24/26 @ 400 WITHERSPOON ST	305.55	305.55
591 - PACKET MEDIA LLC	PO 48647 2026 CLERK ADVERTISING & PUBLIC NOTICES	90.13	90.13
370 - PCH DEVELOPMENT CORPORATION	PO 48111 2026 ADMINISTRATIVE AGENT SERVICES FOR A	4,038.67	4,038.67
4259 - PINELANDS NURSERY, INC.	PO 48362 BLANKET	2,003.80	2,003.80
2783 - POWERDMS, INC.	PO 49191 NJSACOP LE ACCREDITATION MANUAL 06/15/2	900.00	900.00
3064 - PRECISION TIME SYSTEMS, INC.	PO 49087 BLANKET/SPRING STREET GARAGE EQUIPMENT A	798.50	
	PO 49163 PREVENTATIVE MAINTENANCE FULL AND SERVIC	5,232.50	6,031.00
5087 - PRESERVATION DESIGN PARTNERSHIP	PO 45222 RESOLUTION 24-366 DESIGN GUIDELINES FOR	11,000.00	11,000.00
1626 - PRINCETON MERCER REGIONAL CHAMBER	PO 49266 May Membership Luncheon-5/7/26-Council P	160.00	
	PO 49269 State of the County 2026-Council Preside	50.00	210.00
592 - PRINCETON PUBLIC LIBRARY	PO 49275 Data Center Warehouse PO 26310	8,360.00	8,360.00
592 - PRINCETON PUBLIC LIBRARY	PO 49276 Scozzari Builders PO 25258	2,044.20	2,044.20
592 - PRINCETON PUBLIC LIBRARY	PO 49277 Data Center Warehouse PO 26309	4,150.00	4,150.00
592 - PRINCETON PUBLIC LIBRARY	PO 49288 SHI PO 26386	18,118.89	18,118.89
1277 - PRINCETON SUPPLY CORPORATION	PO 48371 BLANKET	1,366.32	1,366.32
603 - PSE&G CO	PO 49259 MARY MOSS ACCT: 7309555007	4,322.22	4,322.22
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49255 Electric and Gas - Traffic Lights - Bill	989.84	989.84
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49256 WESTMINSTER - Electric and Gas - Acct. 7	448.34	448.34
2971 - PUBLIC HEALTH ACCREDITATION BOARD	PO 49240 ANNUAL ACCREDITATION SERVICE FEE - CATEG	5,600.00	5,600.00
4108 - REEDER, BARBARA	PO 49242 Reimbursement of Certified Municipal Reg	31.19	31.19
5377 - REWORLD SOLUTIONS, LLC	PO 49176 CONFIDENTIAL MATERIALS DIRECT	613.00	613.00
623 - RND CONSULTING	PO 48992 RESO 26-102 2026 INFORMATION TECHNOLOGY	6,270.00	6,270.00
4006 - SCARINCI & HOLLENBECK LLC	PO 48485 RESO 26-38 ENVIRONMENTAL LEGAL & LITIGAT	1,765.00	1,765.00
1253 - SOFTWARE HOUSE INTERNATIONAL (SHI)	PO 49197 Q-27434573	1,884.26	
	PO 49216 Q-27444597	7,337.00	9,221.26
2458 - SPEEDY MART	PO 48468 PRISONER MEALS	13.60	13.60
702 - STAPLES BUSINESS ADVANTAGE	PO 49103 Tax Collector Envelopes	698.99	698.99
3049 - STATE OF NJ DEPT OF THE TREASURY	PO 49041 storage/archive box w/ lid Item # 7700-	209.42	209.42
355 - STATE OF NJ DIV OF EMPLOYER ACCT	PO 49298 Quarter Ending 03/31/26 EIN: 0-300-746-	21,873.86	21,873.86
716 - STEVENSON SUPPLY	PO 48386 BLANKET	1,216.90	1,216.90
1219 - STONY BROOK REG.SEW.AUTH.	PO 49295 Participant Second Quarter Charge	1,306,079.00	1,306,079.00
2445 - SUSAN HOLSCHER	PO 48806 Court lunch for Interview process	98.45	98.45
4718 - T SEELAND SOUND LLC	PO 48824 AUDIO SERVICES FOR OPEN MIC NIGHT 3/6/26	200.00	200.00
5221 - THE PRINCETON NURSERY SCHOOL	PO 47069 RESOLUTION 24-252	104,449.39	104,449.39
960 - TRANS UNION RISK	PO 48518 MONTHLY CHARGES - ACCT #: 582727	321.25	321.25
838 - TRAP ROCK INDUSTRIES, LLC	PO 48728 BLANKET	906.49	906.49
1459 - TREASURER, STATE OF NEW JERSEY	PO 49141 MARRIAGE LICENSES ISSUED OCTOBER THRU DE	575.00	575.00
5339 - TRI-TECH FORENSICS, INC	PO 48187 BLOOD SPECIMEN COLLECTION KIT 25/PACK	176.12	176.12
1167 - TRIUS INC.	PO 48169 BLANKET PARTS TV	2,111.46	2,111.46
3635 - TRYSTONE CAPITAL ASSETS, LLC	PO 49261 REDEMPTION FOR BL-26.01 LT-13 CERT#25-00	2,421.08	2,421.08
2592 - UNIFIRST CORPORATION	PO 48633 BLANKET - UNIFORMS FOR PUBLIC WORKS	2,380.58	
	PO 48634 BLANKET - UNIFORMS FOR PARKING	193.65	
	PO 48635 BLANKET - UNIFORMS FOR SOC	321.58	2,895.81
923 - UNITED PARCEL SERVICE	PO 49254 Acct. 6AF535 - Service Charge - 4/18/26	238.78	238.78
211 - UNITED SITE SERVICES	PO 48204 BLANKET/MISC. RENTAL	777.78	777.78
4908 - VACUUM SALES, INC	PO 48397 BLANKET	1,265.30	1,265.30
408 - VECTOR SECURITY	PO 48400 BLANKET	214.00	214.00
20 - VERIZON	PO 48503 MONTHLY TELEPHONE EXPENSE ACCT #: 957-13	561.96	561.96
20 - VERIZON	PO 49213 Phone - Acct. 357-046-267-0001-33 Bundle	3,281.05	3,281.05
20 - VERIZON	PO 49214 Phone - Acct. 250-717-293-0001-43 - Bill	487.92	487.92
20 - VERIZON	PO 49237 Phone - Acct. 958-363-139-0001-49 - Bill	858.46	858.46
20 - VERIZON	PO 49239 Phone - Acct. 756-981-704-0001-54 - Bill	96.37	96.37
4895 - VERIZON COMMUNICATIONS INC.	PO 48583 VEHICLE TRACKING SUBSCRIPTIONS: SOC & PW	2,264.73	2,264.73
1152 - VERMEER- NORTH ATLANTIC SALES & SER	PO 48170 BLANKET PARTS/SERVICE TV	419.26	419.26
973 - VISUAL COMPUTER SOLUTIONS (JOBS4BLUE)	PO 48405 BLANKET	1,285.20	

List of Bills - Clearing Claims

Meeting Date: 05/11/2026 For bills from 04/28/2026 to 05/08/2026

Vendor	Description	Payment	Check Total
	PO 49114 Kiosk for Recreation	2,727.00	4,012.20
1146 - VOIP NETWORKS	PO 49279 Phone System - Acct #CORP-000105 - Bill	1,381.75	1,381.75
3699 - WADSWORTH, KEITH	PO 49228 REIMBURSEMENT FOR STRAW FOR LIVE BURN TR	76.93	76.93
4959 - WALTER R. EARLE BURLINGTON, INC	PO 48656 BLANKET-CONTRACT 24-FLEET-93147	3,268.25	3,268.25
4545 - WATERS & BUGBEE, INC.	PO 47951 RESO 25-402 EMERGENCY/ON-CALL SANITARY S	57,730.00	57,730.00
2 - WB MASON CO	PO 48406 BLANKET	111.20	
	PO 48407 BLANKET	108.63	
	PO 48439 BLANKET - SUPPLIES	9.40	
	PO 48496 BLANKET OFFICE SUPPLIES FOR MUNICIPAL CO	480.57	
	PO 48526 BLANKET - FINANCE/TAX/HR OFFICE SUPPLIES	136.50	
	PO 48574 BLANKET OFFICE SUPPLIES	69.31	
	PO 49198 BLANKET OFFICE SUPPLIES (CK09MERCER2023-	154.44	1,070.05
4331 - WEDRIVEU, INC.	PO 48062 RESO 25-405 OPERATION & MAINTENANCE OF T	50,223.40	
	PO 48067 RESO 25-400 2026 PUBLIC TRANSIT SERVICES	62,171.49	112,394.89
3677 - WELLS FARGO VENDOR FIN SERV.	PO 48466 2026 Blanket - Wells Fargo	400.30	400.30
2795 - WILMAC TECHNOLOGIES	PO 48877 CERTIFIED SERVICE ADVANTAGE, GOLD SLA	27,410.00	27,410.00
TOTAL			2,548,600.45

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-105-200	PERSONNEL - OE	20,486.22			
01-201-20-110-200	MAYOR & COUNCIL OE	3,305.37			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	35,093.58			
01-201-20-120-200	MUNICIPAL CLERK OE	322.55			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	9,026.41			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	67,420.33			
01-201-20-130-200	FINANCE ADMINISTRATION OE	105.50			
01-201-20-145-200	COLLECTION OF TAXES OE	744.49			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	15,757.00			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	215.17			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	103.58			
01-201-25-240-200	POLICE OE	8,620.56			
01-201-25-265-200	FIRE OE	404.52			
01-201-25-266-200	FIRE HYDRANT SERVICES OE	50,360.44			
01-201-25-267-200	FIRE FACILITIES OE	1,361.36			
01-201-25-268-200	FIRE INSPECTOR OE	766.16			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	203,746.99			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	127,137.08			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	17,472.58			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	12,041.86			
01-201-27-330-200	BOARD OF HEALTH OE	9,431.19			
01-201-27-345-200	HUMAN SERVICES OE	5,114.19			
01-201-28-370-200	JOINT RECREATION BOARD OE	4,453.80			
01-201-28-375-200	PARK MAINTENANCE OE	8,206.82			
01-201-31-435-200	STREET LIGHTING OE	285.48			
01-201-31-440-200	TELEPHONE OE	4,930.81			
01-201-31-445-200	WATER OE	2,087.05			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	7,167.59			
01-201-31-456-200	STONY BROOK REGIONAL SA OE	1,306,079.00			
01-201-31-460-200	GASOLINE OE	16,853.67			
01-201-43-490-200	MUNICIPAL COURT OE	480.57			
01-203-20-130-200	(2025) FINANCE ADMINISTRATION OE		1,456.00		
01-203-21-180-200	(2025) REGIONAL PLANNING BD. - TWP - OE		7,160.00		
01-203-23-210-200	(2025) LIABILITY INSURANCE OE		169.10		
01-203-26-310-200	(2025) PUBLIC BUILDINGS & GROUNDS OE		3,406.94		
01-203-43-490-200	(2025) MUNICIPAL COURT OE		98.45		
01-204-55-900-001	Accounts Payable			19,939.36	
01-207-55-100-000	HEALTH DEPARTMENT FEES			575.00	

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-214-55-900-062	THIRD PARTY LIENS PAYABLE-REDEMPTIONS			1,121.08	
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	2,019,956.85
01-286-55-000-005	RES - FOR TAX SALE PREMIUM			1,300.00	
01-286-55-900-804	DUE TO STATE (DCA)- BUILDING SURCHARGE			41,589.00	
01-286-55-900-805	DUE TO STATE (DCA)- LEAD SAFE CERTS			3,560.00	
TOTALS FOR	CURRENT FUND	1,939,581.92	12,290.49	68,084.44	2,019,956.85
02-213-44-911-301	CLEAN COMMUNITIES			2,151.73	
02-213-44-917-301	RECYCLING GRANT			1,285.20	
02-213-44-988-301	COMMUNITY DEVELOPMENT BLOCK GRANT FY 2024			104,449.39	
02-260-05-100	DUE TO CLEARING/CLAIMS			0.00	107,886.32
TOTALS FOR	GRANT FUND	0.00	0.00	107,886.32	107,886.32
04-215-19-019-000-000	Ordinance 2019-19 Sewer Trust			999.00	
04-215-22-017-000-000	Ordinance 2022-17 Sewer Improvements			4,000.00	
04-215-22-019-000-000	Ordinance 2022-19 Various Capital Improvements			10,644.62	
04-215-23-019-000-000	Ordinance 2023-19 I-Bank Improvements			813.81	
04-215-23-021-000-000	Ordinance 2023-21 Various Capital Improvements			5,852.65	
04-215-24-014-000-000	Ordinance 2024-14 Various Capital Improvements			31,245.79	
04-215-24-017-000-000	Ordinance 2024-17 Sewer Improvements (I-Bank)			57,730.00	
04-215-25-007-000-000	Ordinance 2025-07 Various Capital Improvements			135,944.51	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	247,230.38
TOTALS FOR	GENERAL CAPITAL FUND	0.00	0.00	247,230.38	247,230.38
05-201-02-007-200	PARKING OE	22,567.09			
05-201-02-009-000	JITNEY EXPENSES	62,171.49			
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	84,738.58
TOTALS FOR	PARKING UTILITY OPERATING FUND	84,738.58	0.00	0.00	84,738.58
12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	2,180.76			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	2,180.76
TOTALS FOR	OPEN SPACE FUND	2,180.76	0.00	0.00	2,180.76
17-260-05-100	Due To Claims/Clearing			0.00	6,423.13
17-290-20-000-000	PROFESSIONAL FEES			6,423.13	
TOTALS FOR	ESCROW	0.00	0.00	6,423.13	6,423.13
18-260-05-100	DUE TO CLAIMS			0.00	21,873.86
18-301-00-000-000	RESERVE FOR UNEMPLOYMENT TRUST			21,873.86	
TOTALS FOR	UNEMPLOYMENT TRUST FUND	0.00	0.00	21,873.86	21,873.86
21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	51,873.40
21-285-20-051-000	CABLE TV TRUST FUND			900.00	
21-285-56-072-333	P.O.A.A. COURT TRUST			750.00	
21-285-56-087-333	P.U. - COMMUNITY MASS TRANSIT			50,223.40	
TOTALS FOR	TRUST FUND	0.00	0.00	51,873.40	51,873.40
40-201-20-105-200	AFFORDABLE HOUSING BOARD OE	6,437.17			
40-260-05-100	DUE TO CLAIMS/CLEARING			0.00	6,437.17
TOTALS FOR	AFFORDABLE HOUSING UTILITY	6,437.17	0.00	0.00	6,437.17

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Total to be paid from Fund 01	CURRENT FUND	2,019,956.85			
Total to be paid from Fund 02	GRANT FUND	107,886.32			
Total to be paid from Fund 04	GENERAL CAPITAL FUND	247,230.38			
Total to be paid from Fund 05	PARKING UTILITY OPERATING FUND	84,738.58			
Total to be paid from Fund 12	OPEN SPACE FUND	2,180.76			
Total to be paid from Fund 17	ESCROW	6,423.13			
Total to be paid from Fund 18	UNEMPLOYMENT TRUST FUND	21,873.86			
Total to be paid from Fund 21	TRUST FUND	51,873.40			
Total to be paid from Fund 40	AFFORDABLE HOUSING UTILITY	6,437.17			

		2,548,600.45			

Checks Previously Disbursed

506	NJDOT	PO# 49192	396.50	5/06/2026

			396.50	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND		2,019,956.85	2,019,956.85
Fund 02 GRANT FUND		107,886.32	107,886.32
Fund 04 GENERAL CAPITAL FUND	396.50	247,230.38	247,626.88
Fund 05 PARKING UTILITY OPERATING FUND		84,738.58	84,738.58
Fund 12 OPEN SPACE FUND		2,180.76	2,180.76
Fund 17 ESCROW		6,423.13	6,423.13
Fund 18 UNEMPLOYMENT TRUST FUND		21,873.86	21,873.86
Fund 21 TRUST FUND		51,873.40	51,873.40
Fund 40 AFFORDABLE HOUSING UTILITY		6,437.17	6,437.17

BILLS LIST TOTALS	396.50	2,548,600.45	2,548,996.95
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Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-26-150

Agenda Date: 5/11/2026

Agenda #: 2.

Resolution of the Mayor and Council of Princeton Authorizing Carousel Organ Association of America to Hold their Event on Friday, August 21, 2026 through Sunday, August 23, 2026

WHEREAS, Princeton has adopted a “Sunday Events Policy” that requires an organization to request permission to hold an event on a Sunday; and

WHEREAS, the Carousel Organ Association of America has requested permission from the Mayor and Council of Princeton to hold their instrument viewing & listening event beginning on Friday, August 21, 2026 through Sunday, August 23, 2026. The event will take place from 10:00 a.m. to 8:00 p.m. on Friday and Saturday, and from 11:00 a.m. to 8:00 p.m. on Sunday. The event will require the placement of various sized organs at the following locations: The Green on Palmer Square, Nassau Presbyterian Church, outside the Garden Theatre, Monument Park, Albert Hinds Community Plaza, and outside the Arts Council; and

WHEREAS, a complete application was filed with the Municipal Clerk, and the Clerk forwarded the application to the Chief of Police; and

WHEREAS, after giving due consideration to the recommendation of the Chief of Police, the final determination as to whether a permit shall be issued shall be made by the Council; and

WHEREAS, the Chief of Police’s findings are that the conduct of the event will not substantially interrupt the safe and orderly movement of other traffic contiguous to its route, the concentration of participants will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area, and the concentration of persons, animals, and vehicles at the assembly point of the parade will not unduly interfere with proper fire and police protection of, or ambulance service to, areas contiguous to such assembly area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton that the Governing Body does hereby approve and give permission for the Carousel Organ Association of America to hold their instrument viewing & listening event beginning on Friday, August 21, 2026 thru Sunday, August 23, 2026 from 10:00 a.m. to 8:00 p.m. on Friday and Saturday, and from 11:00 a.m. to 8:00 p.m. on Sunday, contingent upon adherence to the provisions set forth by the Princeton Police Department including but not limited to traffic control and security.