



# Municipality of Princeton, NJ

## Mayor and Council of Princeton

### Meeting Agenda

400 Witherspoon St  
Princeton, NJ 08540

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Tuesday, May 26, 2026

7:00 PM

Main Council Chambers

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#### I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/82776295480>

Webinar ID 827 7629 5480

#### 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. APPROVAL OF MINUTES

1. [0095](#) Mayor and Council of Princeton- Regular Meeting- November 24, 2025
2. [0096](#) Mayor and Council of Princeton- Closed Session- December 2, 2025
3. [0097](#) Mayor and Council of Princeton- Regular Meeting- December 8, 2025
4. [0098](#) Mayor and Council of Princeton- Closed Session- December 17, 2025
5. [0099](#) Mayor and Council of Princeton- Regular Meeting- December 22, 2025
6. [0100](#) Mayor and Council of Princeton- Regular Meeting- December 29, 2025

#### VII. ANNOUNCEMENTS/REPORTS

1. [0101](#) Chief’s April 2026 Monthly Report

**VIII. ORDINANCE INTRODUCTION**

1. [ORD 26-20](#) An Ordinance by the Municipality of Princeton Regulating Bus Stops and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974” (Public Hearing: June 8, 2026)-Roll Call

**IX. RESOLUTIONS**

1. [R-26-152](#) Resolution of the Mayor and Council of Princeton (1) Introducing the 2026-2027 Budget of the Princeton Special Improvement District; (2) Directing the Municipal Clerk to Publicly Advertise the Budget and Schedule a Public Hearing; and (3) Directing the Tax Assessor to Prepare an Assessment Roll of Properties Within the District Based Upon the Budget (Public Hearing scheduled for June 22, 2026) - Roll Call
2. [R-26-153](#) Resolution of the Mayor and Council of Princeton Determining the Form and Other Details of Not Exceeding \$6,934,000 Bonds of Princeton, in the County of Mercer, New Jersey, and Providing for Their Sale to the New Jersey Infrastructure Bank and Further Authorizing the Execution of Various Agreements, All Pursuant to the New Jersey Infrastructure Bank Transportation Infrastructure Financing Program
3. [R-26-154](#) Resolution of the Mayor and Council of Princeton Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unsustainable Increases in Health Benefit Premiums for Public Sector Employees
4. [R-26-155](#) Resolution of the Mayor and Council of Princeton Approving Limiting the Medical Plans Offered Under the State Health Benefits Program (SHBP)-Local Government
5. [R-26-156](#) Resolution of the Mayor and Council of Princeton Authorizing Amendments to the Princeton Personnel Manual (PPM)
6. [R-26-157](#) Resolution of the Mayor and Council of Princeton Authorizing Princeton Affordable Housing Program, Home Rehabilitation Loan 2026-1 Not to Exceed \$20,000.00 (2 Shirley Court)
7. [R-26-158](#) Resolution of the Mayor and Council of Princeton Authorizing Princeton Affordable Housing Program, Home Rehabilitation Loan 2026-2 Not to Exceed \$10,650.00 (427 Brickhouse Road)

8. [R-26-159](#) Resolution of the Mayor and Council of Princeton Authorizing a Reduction in the Inspection Fees Escrow in the Amount of \$60,789.19 to Terhune Development Urban Renewal LLC for the Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment

#### X. CONSENT AGENDA

1. [R-26-160](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-26-161](#) Resolution of the Mayor and Council of Princeton Authorizing 2026 2nd Quarter Refunds of \$33,448.95 Overpayments
3. [R-26-162](#) Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Arts Council of Princeton Announcing Porchfest 2026, Monday, September 21 and taken down on Monday, September 28, 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:

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3. Telephone: Press #9

**XII. ADJOURNMENT**



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0095

**Agenda Date:** 5/26/2026

**Agenda #:** 1.

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Mayor and Council of Princeton- Regular Meeting- November 24, 2025

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, November 24, 2025**

**7:00 PM**

**<https://us02web.zoom.us/j/88544609775>**

**Webinar ID: 885 4460 9775**

**Main Council Chambers**

**Mayor and Council of Princeton**

**I. JOIN MEETING - PLEASE CLICK LINK BELOW:**

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**III. LAND ACKNOWLEDGEMENT**

"We gather today on the land of the Lenni Lenape. As members of the Princeton community, we aspire to show appreciation, respect, and concern for all peoples and our environment. We honor the Lenape and other Indigenous caretakers of these lands and waters, the elders who lived here before, the Indigenous today, and the generations to come"

Councilwoman Michelle Pirone Lambros read the Land Acknowledgement.

**IV. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Matthew Solovay, Chief of Police; Deanna Stockton, Deputy Administrator/Municipal Engineer; James Purcell, Assistant Municipal Attorney; Justin Lesko, Municipal Planner; and Trishka W. Cecil, Municipal Attorney

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

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. APPROVAL OF MINUTES**

1. Mayor and Council of Princeton- Regular Meeting- July 28, 2025 7:00 p.m.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Leticia Fraga

**Aye:** Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**Abstain:** Council Member McDonald

## VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros announced as part of the plan to launch the new bus route, they are looking to rename the Munibus and the new bus route. Anyone interested in participating must have their submissions in by 12/3/25.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga announced that Princeton has maintained a perfect score of 100% by the Human Right's Municipal Equality Index for the seventh year in a row.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

### **Staff Reports/Announcements:**

Bernard Hvozdovic, Administrator, announced municipal offices will be closed on Thursday, November 27th, 2026 and Friday, November 28th, 2026 for the Thanksgiving holiday.

#### **1. October Monthly Chief's Report**

Chief Matthew Solovay presented the October Monthly Chief's Report and began with an update on the department's "Street Smart" campaign. Traffic safety continues to be one of the most common concerns raised by residents and remains a top priority for the Police Department. As part of the grant process to acquire the "Street Smart" initiative, the Traffic Safety Bureau was required to demonstrate the extent of its existing enforcement and education efforts. During the two-week campaign period in October, officers conducted targeted enforcement details totaling more than 52 hours of focused activity. These efforts resulted in 96 motor vehicle stops at the five locations identified as having the highest rates of bicycle and pedestrian related crashes. Chief Solovay also highlighted driving while intoxicated (DWI) enforcement efforts. In October, officers made eight (8) DWI arrests, bringing the total number of DWI-related incidents in 2025 to 36 to date. With the upcoming holiday season approaching, the department will continue enhanced roadway patrols to help keep the community safe.

## VIII. PRESENTATION

#### **1. Stormwater Utility Feasibility Study Phase 2 Presentation to Mayor and Council by**

## Department of Engineering

Deanna Stockton, Deputy Administrator/Municipal Engineer, James Purcell, Assistant Municipal Engineer, and Princeton Hydro WSP presented a PowerPoint which provided an update on the Stormwater Feasibility Study. The presentation reviewed the four distinct phases of the study, noting that the project is currently in Phase 2. Additional topics included the current status of the stormwater program, who currently pays for stormwater and how it could change with a stormwater utility, Phase 1 deliverables, Phase 2 deliverables, level of service plan considerations, cost model considerations, credit considerations, and Phase 3 look ahead. With the completion of Phase 2, they are seeking Council support to move into Phase 3 of the feasibility study. It was emphasized that moving into Phase 3 does not constitute a decision to implement a stormwater utility, but rather a decision to continue refining the program policies and budget framework that could serve as the basis for a future utility. Council and public engagement will be critical components of the next phase to formulate these items in a transparent and accountable fashion. Princeton Hydro will be providing a proposal for the Phase 3 services and it will be brought to Council within the next month or so.

At the conclusion of Phase 3, Council will determine whether to proceed with the implementation of a stormwater utility. Should Council decide to move forward, an ordinance establishing the utility would be introduced and considered for adoption. If Council elects not to proceed, the information and analysis gathered throughout the process can be revisited at a later date.

Councilman Newlin inquired about the distinction between a "reactive" versus "proactive" approach to stormwater infrastructure management.

Councilman Cohen expressed support for advancing to Phase 3 and asked whether Council would receive the work product generated during Phase 2, and if so, when could it be expected.

Jamie Feinstein of Princeton Hydro WSP explained that the nature of Phase 2 does not, at this time, include a summary document. It is a bunch of different products together.

Councilwoman Pirone Lambros stated she was supportive of moving forward and requested additional information from Ms. Stockton regarding the MS4 permit requirements, describing them as an unfunded State mandate, and asked for clarification on the Municipality's current compliance obligations and future requirements.

Councilwoman Leticia Fraga stated she was in favor of proceeding with Phase 3.

Mayor Mark Freda inquired about the anticipated cost of Phase 3 and whether residents could be provided with a list of measures or improvements that may help reduce future stormwater utility fees.

Councilman McDonald stated he was strongly in favor of moving forward with Phase 3.

## 2. Long Range Capital Plan Presentation

Councilman David Cohen presented a PowerPoint presentation on the long-range capital plan. The PowerPoint presentation provided an overview of current and anticipated capital projects, including roads, property acquisitions, buildings, stormwater infrastructure improvements, recreation, and sanitary sewer upgrades. It also identified new revenue sources to support project funding and ensure financial sustainability.

The presentation also reviewed the projected timing of both expenditures and revenues, highlighting anticipated cash flow needs and the sequencing of project implementation. Attention was given to the relationship between the capital program and the operating budget, including the potential impact that capital investments may have on future operating costs and budget planning.

In addition, the presentation addressed external factors that could affect financial projections, such as availability of Open Space funds, impact of a potential stormwater utility, state and federal grants, and private donations. The presentation concluded with a discussion of next steps, which includes a council retreat that will quantify the capital budget tax implications over the coming 5-6 years and prioritize capital spending to minimize the impact on tax-payers. The retreat will be noticed and open to the public for anyone who is interested in attending.

## IX. ORDINANCE PUBLIC HEARING

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

1. An Ordinance by the Municipality of Princeton Revising the Definition of “Minor Site Plan”; Modifying Certain Provisions Pertaining to Administrative Approvals and Zoning Permits; Updating the Checklist for Minor Site Plan Applications; and Amending the “Code of the Borough of Princeton, New Jersey, 1974” and the “Code of the Township of Princeton, New Jersey, 1968.” - Roll Call

Justin Lesko, Municipal Planner, provided an overview of the ordinance and explained that it primarily serves as a "clean up" measure addressing several procedural items staff has identified within the development application process.

Mr. Lesko explained one proposed change would revise the definition of a minor site plan so that any application involving a variance, conditional use approval, subdivision approval, or stormwater relief would automatically be classified as a major site plan application. The remaining amendments relate to expiration dates for certain approvals including administrative waiver of site plan review, and would harmonize the expiration dates for zoning permits in the former Township with those currently applicable in the former

Borough.

Mayor Mark Freda opened the public hearing. Seeing no members of the public wishing to speak either in person or via Zoom, Mayor Freda closed the public hearing.

**RESULT:** ADOPTED

**MOVER:** Mia Sacks

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**X. ORDINANCE INTRODUCTION**

- 1. An Ordinance by the Municipality of Princeton Regarding Tree Removal Permit Requirements and Amending Chapters 22 and 10B of the “Code of the Township of Princeton, New Jersey, 1968.”- Roll Call

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** David Cohen

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

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

**RESULT:** INTRODUCED ON FIRST READING

**MOVER:** Leighton Newlin

**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**XI. RESOLUTIONS**

- 1. Resolution of the Mayor and Council of Princeton Authorizing and Directing the Planning Board of the Municipality of Princeton to Undertake a Preliminary Investigation of the Properties Located at 27 Franklin Avenue, Princeton and 101 Walnut Lane, Princeton, and Designated on the Official Tax Map of Princeton as Block 7301, Lot 1 and Block 31.01, Lot 105, respectively, to Determine Whether the Properties, or Parts thereof, Qualify as a Non-Condensation Area in Need of Redevelopment.

Steve Mlenak, redevelopment attorney from Greenbaum, Rowe, Smith & Davis LLP, attended the meeting via "Zoom" to explain what the resolution is meant to accomplish; it is the first step in investigating the property.

**RESULT:** ADOPTED  
**MOVER:** Michelle Pirone Lambros  
**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

2. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Topology NJ LLC for Planning Services in Connection with a Preliminary Investigation, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., for an Amount Not to Exceed \$21,000

**RESULT:** ADOPTED  
**MOVER:** Mia Sacks  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

3. Resolution of the Mayor and Council Authorizing the Award of a Bid Contract to J. Fletcher Creamer & Son, Inc. for the Replacement and Repair of Guide Rail on Pretty Brook Road and Quaker Road for \$115,225.00

**RESULT:** ADOPTED  
**MOVER:** Brian McDonald  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

4. Resolution of the Mayor and Council of Princeton in Support of Speed Limit Revisions on Route NJ 27 within the Municipality of Princeton

Councilman David Cohen explained the resolution is in response to a letter Council received from the NJDOT indicating that they studied this matter and came to the conclusion that the speed limit reduction to 35 mph made sense.

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

5. Resolution of the Mayor and Council of Princeton Authorizing a License Agreement by Fengqiao Lu to Permit a 22-Foot-Wide Curb Cut onto Valley Road

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

6. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing an Increase of \$40,289.80 to the Not to Exceed Amount for the Contract with IPS Group, Inc. for Parking Meter Charges Utilizing Omnia Partners National Cooperative Purchasing Contract CW18653 for a New Not to Exceed Amount of \$200,289.80

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

7. Resolution of the Mayor and Council of Princeton to Apply for and Obtain a Grant from the New Jersey Department of Community Affairs for \$810,000 Toward a Sewer Rehabilitation Project

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

8. Resolution of the Mayor and Council of Princeton Authorizing Block 7401, Lot 1.013 of the Princeton Tax Map to be Added to the Princeton Tax Exemption List

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

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**XII. CONSENT AGENDA**

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

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

- 2. Resolution of the Mayor and Council of Princeton Authorizing 2025 4th Quarter Refunds of \$61,823.73 Overpayments

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**XIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. No immediate action will be taken on any public comment issue.

**IN-PERSON:**

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3. Telephone: Press #9

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

**XIV. ADJOURNMENT**

A motion to adjourn at 8:10 p.m. was made by Councilman David Cohen, seconded by Councilman Leighton Newlin, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0096

**Agenda Date:** 5/26/2026

**Agenda #:** 2.

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Mayor and Council of Princeton- Closed Session- December 2, 2025

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Tuesday, December 2, 2025**

**1:00 PM**

**Virtual Meeting**

## **Mayor and Council Closed Session**

**I. STATEMENT CONCERNING NOTICE OF MEETING**

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**II. ROLL CALL**

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

<b>Present</b>	David Cohen, Leticia Fraga, Mark Freda, Brian McDonald, Leighton Newlin, and Mia Sacks
<b>Absent</b>	Michelle Pirone Lambros

**III. CLOSED SESSION**

1. Resolution of the Mayor and Council of Princeton to Enter Closed Session (Open Public Meetings Act Sec.3)

<b>RESULT:</b>	ADOPTED
<b>MOVER:</b>	Leticia Fraga
<b>SECONDER:</b>	Leighton Newlin
<b>Aye:</b>	Cohen, Fraga, McDonald, Newlin, and Sacks
<b>Absent:</b>	Pirone Lambros

-Herrontown Woods Potential Lease Agreement/Adopt-A-Park Agreement

Councilman Leighton Newlin opened the discussion by providing the Council with an overview of the ongoing work related to Herrontown Woods, including the status of a potential lease/Adopt-A-Park agreement.

Council discussed available options and potential next steps.

**IV. ADJOURNMENT**

A motion to closed the Closed Session portion to return to Open Session was made by Councilman Brian McDonald, seconded by Councilwoman Leticia Fraga, and carried unanimously by all members present. Then a motion to adjourn at 1:47 p.m. was made by Councilman David Cohen, seconded by Councilman Brian McDonald, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0097

**Agenda Date:** 5/26/2026

**Agenda #:** 3.

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Mayor and Council of Princeton- Regular Meeting- December 8, 2025

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, December 8, 2025**

**7:00 PM**

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

**Webinar ID: 843 1043 3071**

**Main Council Chambers**

**Mayor and Council of Princeton**

**I. JOIN MEETING - PLEASE CLICK LINK BELOW:**

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Councilman David Cohen read the Land Acknowledgement.

**IV. ROLL CALL**

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

<b>Present:</b>	Council Member Brian McDonald, Council Member David Cohen, Council Member Mia Sacks, Council Member Leticia Fraga, Council Member Leighton Newlin, and Mayor Mark Freda
<b>Absent:</b>	Council Member Michelle Pirone Lambros

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. APPROVAL OF MINUTES**

**1. Mayor and Council of Princeton- Closed Session- August 5, 2025**

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Brian McDonald
<b>SECONDER:</b>	Leticia Fraga

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

**Absent:** Council Member Pirone Lambros

2. Mayor and Council of Princeton- Regular Meeting- August 11, 2025

**RESULT:** APPROVED

**MOVER:** Brian McDonald

**SECONDER:** Leticia Fraga

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

**Absent:** Council Member Pirone Lambros

**VII. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

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

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

There were no staff reports or announcements.

**VIII. ORDINANCE PUBLIC HEARING**

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

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

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

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

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

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

**In Person:**

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

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

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

**Via "Zoom":**

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

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

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

**IX. ORDINANCE INTRODUCTION**

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

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

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

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

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

**Absent:** Council Member Pirone Lambros

**X. RESOLUTIONS**

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

**RESULT:** ADOPTED

**MOVER:** Leighton Newlin

**SECONDER:** Brian McDonald

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

**Absent:** Council Member Pirone Lambros

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

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

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

**RESULT:** ADOPTED

**MOVER:** David Cohen

**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

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

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

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

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

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leticia Fraga

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

**Absent:** Council Member Pirone Lambros

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

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

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

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** David Cohen

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

**Absent:** Council Member Pirone Lambros

**XI. CONSENT AGENDA**

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

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

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

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

**XII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. No immediate action will be taken on any public comment issue.

**IN-PERSON:**

Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak.

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2. Android or iOS device: Click on “raise hand” in the bottom left corner of your screen.
3. Telephone: Press #9

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

**In Person:**

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

**Via "Zoom":**

No public comments.

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

**XIII. ADJOURNMENT**

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

Respectfully submitted,

Dawn M. Mount

Municipal Clerk

adjourned

**RESULT:** ADJOURNED

**MOVER:** David Cohen

**SECONDER:** Mia Sacks

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

**Absent:** Council Member Pirone Lambros



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0098

**Agenda Date:** 5/26/2026

**Agenda #:** 4.

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Mayor and Council of Princeton- Closed Session- December 17, 2025

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Wednesday, December 17, 2025**

**3:30 PM**

**Virtual Meeting**

## **Mayor and Council Closed Session**

**I. 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.

**II. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Deanna Stockton, Deputy Adminsitrator/Municipal Engineer, Jeff Grosser, Deputy Administrator/Health Officer; Justin Lesko, Municipal Planner; Kevin Van Hise, Assistant Municipal Attorney

adopted

**RESULT:** ADOPTED  
**MOVER:** Brian McDonald  
**SECONDER:** Leighton Newlin  
**Present** David Cohen (arrived 3:34 p.m.), Leticia Fraga, Mark Freda, Brian McDonald, Leighton Newlin, Michelle Pirone Lambros, and Mia Sacks (arrived 3:33 p.m.)

**III. CLOSED SESSION**

1. Resolution of the Mayor and Council of Princeton to Enter Closed Session (Open Public Meetings Act Sec.3)

**RESULT:** ADOPTED  
**MOVER:** Brian McDonald  
**SECONDER:** Leighton Newlin  
**Aye:** Fraga, McDonald, Newlin, and Pirone Lambros  
**Absent:** Cohen, and Sacks

-Matters falling within the attorney-client privilege regarding affordable housing compliance mechanisms associated with pending litigation- I/M/O the Application of the Municipality of Princeton, Docket No. MER-L-207-25 (Mount Laurel)

Kevin Van Hise, Assistant Municipal Attorney, led the discussion and provided Council with an overview of current developments regarding the affordable housing compliance mechanisms associated with the pending litigation; I/M/O the Application of the Municipality of Princeton, Docket No. MER-L-207-25 (Mount Laurel).

Council then posed questions to Mr. Van Hise and sought legal guidance while discussing possible next steps.

- Confidential matters falling within the attorney – client privilege regarding contract negotiations for use, development, occupancy and/or disposition of municipal property.

Council President Mia Sacks led the discussion and provided Council with an overview of the current status of contract negotiations concerning the use, development, occupancy, and/r

disposition of certain municipal property.

Council and staff then discussed possible next steps, with Council members posing questions throughout the discussion.

Mr. Van Hise left the meeting at 4:56 p.m.

- Matters falling within the attorney-client privilege- Boards, Commissions & Committees (BCC's)

Councilwoman Leticia Fraga and Councilman Leighton Newlin reviewed the current status of the CARES Committee and discussed potential candidate options with the remainder of Council.

**IV. ADJOURNMENT**

A motion to closed the Closed Session portion to return to Open Session was made by Councilwoman Pirone Lambros, seconded by Council President Mia Sacks, and carried unanimously by all members present. Then a motion to adjourn at 5:00 p.m. was made by Councilman David Cohen, seconded by Council President Mia Sacks, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0099

**Agenda Date:** 5/26/2026

**Agenda #:** 5.

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Mayor and Council of Princeton- Regular Meeting- December 22, 2025

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, December 22, 2025**

**7:00 PM**

**<https://us02web.zoom.us/j/84601938255>**

**Webinar ID: 846 0193 8255**

**Main Council Chambers**

**Mayor and Council of Princeton**

**I. JOIN MEETING - PLEASE CLICK LINK BELOW:**

<https://us02web.zoom.us/j/84601938255>

Webinar ID: 846 0193 8255

**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"

Councilwoman Leticia Fraga read the Land Acknowledgement.

**IV. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator; Deanna Stockton, Deputy Adminsitrator/Municipal Engineer; and Trishka Cecil, Municipal Attorney

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

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. APPROVAL OF MINUTES**

1. Mayor and Council of Princeton- Closed Session- August 19, 2025

**RESULT:** APPROVED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

2. Mayor and Council of Princeton- Regular Meeting- August 25, 2025

**RESULT:** APPROVED

**MOVER:** Leticia Fraga  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**3. Mayor and Council of Princeton- Closed Session- September 2, 2025**

**RESULT:** APPROVED  
**MOVER:** Leticia Fraga  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**4. Mayor and Council of Princeton- Regular Meeting- September 8, 2025**

**RESULT:** APPROVED  
**MOVER:** Leticia Fraga  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**VII. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros announced they had solicited community input regarding the municipal transit system and received dozens of creative suggestions for naming the bus routes. One suggestion, "Tiger Loop", was modified and ultimately finalized as the "Princeton Loop". She stated that plans are underway to have a graphic design presented to the public and Council in the near future.

Councilman David Cohen has no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin encouraged the public to shop, dine, and be local.

Mayor Mark Freda had no reports or announcements.

There were no staff reports or announcements.

**1. November 2025 Monthly Chief’s Report**

Chief Matthew Solovay presented the November 2025 Monthly Chief's Report, highlighting several community-based initiatives undertaken by the department during the month. First, numerous members of the department volunteered their time to serve Thanksgiving dinner to the residents of the Harriet Bryant House. The annual event, held in partnership with Princeton Community Housing, provides officers with an opportunity to share a meal, enjoy meaningful conversation, and give back to members of the community. Throughout November, the department also partnered with the Jewish Center of Princeton to conduct a winter coat drive. Dozens of coats were collected and donated to the Princeton Cornerstone Community Kitchen at the Princeton United Methodist Church. Lastly, officers participated in "No Shave November", raising \$1,600.00, which was donated to Princeton Human Service to support holiday gift assistance for community members and families in need.

## **VIII. PROCLAMATION**

### **1. A Proclamation Honoring Elizabeth Kim on the Occasion of Her Retirement**

Councilman Leighton Newlin read the proclamation honoring Elizabeth Kim, Historic Preservation Officer, on the occasion of her retirement.

### **2. A Proclamation Honoring Edwin W. Schmierer on the Occasion of His Retirement**

Mayor Mark Freda read the proclamation honoring Edwin W. Schmierer on the occasion of his retirement.

## **IX. PRESENTATION**

### **1. Proposed 2026 Princeton Triathlon by Shawn Elwood**

The presentation on the Princeton Triathlon was postponed until a later date since Mr. Shawn Elwood was unable to attend the meeting.

### **2. Presentation of Princeton's 2025-2029 Community Forestry Management Plan by Taylor Sapudar, Municipal Arborist**

Taylor Sapudar, Municipal Arborist, presented a PowerPoint presentation on the 2025-2029 Community Forestry Management Plan (CFMP). Mr. Sapudar began by thanking all contributors involved in the development of the plan. The presentation included an overview of the CFMP background, Princeton's achievements, community outreach efforts, the CFMP Mission Statement, 2025-2029 plan elements, objectives and action items, recommended action plans, and next steps.

Councilman Brian McDonald made a motion to accept the CFMP, seconded by Council President Mia Sacks, and carried unanimously by all members present.

## **X. ORDINANCE PUBLIC HEARING**

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

- 1. An Ordinance by the Municipality of Princeton Regarding Tree Removal Permit Requirements and Amending Chapters 22 and 10B of the “Code of the Township of Princeton, New Jersey, 1968.”- Roll Call

Councilman Brian McDonald noted the ordinance strengthens how shade trees should be treated in Princeton. It is a bit stronger than the state recommends and that's appropriate.

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

**In Person:**

Janet Stern, member of Shade Tree Commission, stated the Shade Tree Commission urges approval of the updates to the Princeton trees and shrubs ordinance, which will render it as strict as the model tree ordinance and thus bringing Princeton into state compliance.

**Via "Zoom":**

No comments were made.

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

**RESULT:** ADOPTED  
**MOVER:** Brian McDonald  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

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

Councilman David Cohen noted the amendment is a minor change intended to address confusion experienced by southbound drivers have encountered on North Harrison approaching Terhune Road. He explained drivers were previously able to continue straight from two lanes; however, under the current configuration, proceeding straight from one of those lanes directs vehicles into the bike lane. The roadway turn markings will be revised to provide clearer direction to motorists.

Mayor Mark Freda opened the public hearing first to those attending the meeting in person

then to those attending via "Zoom".

**In Person:**

No comments were made.

**Via "Zoom":**

No comments were made.

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

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

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

Bernard Hvozdovic, Administrator, explained the ordinance is done every year for housekeeping purposes, mainly to update job titles and salary ranges.

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

**In Person:**

No comments were made.

**Via "Zoom":**

No comments were made.

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

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**XI. RESOLUTIONS**

1. Resolution of the Mayor and Council of Princeton Approving Police Promotions for 2025

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

2. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to USA Architects for Facilities Programming and Conceptual Design for Various Facilities in Princeton, New Jersey, for an Amount Not to Exceed \$469,901.00

Deanna Stockton, Deputy Administrator/Municipal Engineer, explained the purpose of the agreement is to complete three phases of work related to the potential relocation of Public Works operations to the River Road site. She stated that Phase 1 involves programming services to evaluate the space needs for the Public Works Department at the River Road property. Phase 2 includes an analysis of the municipal property to determine its capacity to accommodate Public Works operations, as well as any additional improvements or municipal departments. Ms. Stockton noted that, if additional capacity exists at the site, the programming review would also include the Police Department and several other municipal groups. In addition, the project includes preparation of a Phase 2 environmental report to assess any potential contamination that may exist at the site. Ms. Stockton explained that all tasks are expected to be completed within a 90-day period, and the final report will be used to develop a scope of work for future construction document and plan preparation associated with relocating Public Works operations from the John Street and Harrison Street facilities to the new facility.

**RESULT:** ADOPTED  
**MOVER:** Mia Sacks  
**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

3. Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order for the 2024 Roadway Resurfacing Project to Carroccia Company in the Amount of -\$387,253.00; Authorizing a Final Payment of \$60,994.56, Resulting in a Final Contract Amount of \$1,391,323.20; Releasing the Performance Bond; and Accepting a Maintenance Bond in the Amount of \$266,786.43

**RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to SHI International Corp. for OpenGov Vertosoft Software for \$69,305.69 Utilizing New Jersey Cooperative Purchasing Alliance Contract #CK04 24-38

**RESULT:** ADOPTED

**MOVER:** Brian McDonald

**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

5. Resolution of the Mayor and Council of Princeton Authorizing a One-Year Extension to the Contract with Greater Mercer Transportation Management Association, Inc. for Transportation Services for Crosstown for an Amount Not to Exceed \$158,000.00

**RESULT:** ADOPTED

**MOVER:** Mia Sacks

**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

6. Resolution of the Mayor and Council of Princeton Authorizing an Agreement with the Princeton Farmers Market for Use of Hinds Plaza on Specified Thursdays in 2026

**RESULT:** ADOPTED

**MOVER:** Michelle Pirone Lambros

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

7. Resolution of the Mayor and Council of Princeton Supporting a Regional Collaboration, Led by Montgomery Township, for the Preparation of a Watershed Improvement Plan for the Lower Millstone River Watershed

**RESULT:** ADOPTED

**MOVER:** David Cohen

**SECONDER:** Mia Sacks

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

- 8. Resolution of the Mayor and Council of Princeton Authorizing Agreement With Princeton Mobile Food Pantry for Temporary Use of 237 North Harrison Street

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

- 9. Resolution of the Mayor and Council of Princeton Authorizing the Purchase/ Renewal of Licenses for Microsoft Office 365 from SHI International Corp. for \$208,558.06 utilizing New Jersey Cooperative Purchasing Alliance Contract CK04 BC-BID-24-38

**RESULT:** ADOPTED  
**MOVER:** Leighton Newlin  
**SECONDER:** David Cohen

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

- 10. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of Tasers from Axon Enterprise, LLC for an Amount Not to Exceed \$178,320.00 utilizing New Jersey State Contract 17-FLEET-00738

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

- 11. Resolution of the Mayor and Council of Princeton Authorizing the Purchase of APX8000 Radios from Motorola Solutions for \$57,867.30 utilizing New Jersey State Contract 83909

**RESULT:** ADOPTED  
**MOVER:** Michelle Pirone Lambros  
**SECONDER:** Leticia Fraga

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**XII. CONSENT AGENDA**

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

and Claims

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

2. Resolution of the Mayor and Council of Princeton Approving Transfers in Accordance with N.J.S.A. 40A:4-58 Current Fund & Parking Utility Fund Appropriations

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Brian McDonald

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin

**XIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

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3. Telephone: Press #9

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

**In Person:**

Felicia Spitz, 5 Haslet Avenue, expressed concern regarding what she described as a lack of municipal support for the Housing Authority and raised governance-related issues involving the municipality’s treatment of the agency. She stated that a confidential letter she submitted for closed session discussion at the request of Council President Sacks was disclosed to a third party and later attached to a tort claim notice seeking \$3.7 million in damages from the Housing Authority and municipality. Ms. Spitz questioned the authorization and legal basis for the disclosure, citing concerns related to the Open Public Meetings Act (OPMA) compliance, confidentiality, governance procedures, and potential legal and financial exposure. She requested clarification and corrective action, including measures to prevent similar incidents, and stated she would seek assistance from the New Jersey Department of Community Affairs if a satisfactory response is not received by the 26th.

**Via "Zoom":**

No comments were made.

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

**XIV. ADJOURNMENT**

adjourned

**RESULT:** ADJOURNED  
**MOVER:** Leighton Newlin  
**SECONDER:** Michelle Pirone Lambros

**Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0100

**Agenda Date:** 5/26/2026

**Agenda #:** 6.

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Mayor and Council of Princeton- Regular Meeting- December 29, 2025

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Monday, December 29, 2025**

**10:00 AM**

**<https://us02web.zoom.us/j/82472948279>**

**Webinar ID: 824 7294 8279**

**Virtual Meeting**

**Mayor and Council of Princeton**

**I. JOIN MEETING - PLEASE CLICK LINK BELOW:**

<https://us02web.zoom.us/j/82472948279>

Webinar ID: 824 7294 8279

**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"

Mayor Mark Freda read the Land Acknowledgement.

**IV. ROLL CALL**

Also Present: Bernard Hvozdovic, Administrator

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

**Absent:** Council Member Michelle Pirone Lambros

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

There were no staff reports or announcements.

**VII. CONSENT AGENDA**

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

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

2. Resolution of the Mayor and Council of Princeton Authorizing Vendors for State Contract, Local Cooperative Purchasing, and National Purchasing for 2025

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

3. Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Capital Ordinances for General Capital Fund Improvements

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

4. Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Grant Receivables and Appropriated Grants

**RESULT:** ADOPTED  
**MOVER:** Leticia Fraga

**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

5. Resolution of the Mayor and Council of Princeton Authorizing Cancellation of Stale Dated Checks for 2025

**RESULT:** ADOPTED

**MOVER:** Leticia Fraga

**SECONDER:** Leighton Newlin

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

**Absent:** Council Member Pirone Lambros

### **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

The Mayor and Council will take comments first from members of the public attending the meeting in person, then from members of the public attending the meeting via Zoom. Speakers will be limited to 3 minutes. No immediate action will be taken on any public comment issue.

#### **IN-PERSON:**

Please use the sign-up sheet on the podium. After everyone who signed up has had the opportunity to speak, the Mayor will invite any additional comments from members of the public. Please line up at the podium if you plan to speak.

#### **ZOOM:**

To make a comment or ask a question during the meeting via zoom, raise your hand using one of the following alternatives:

1. Windows or Mac platform: Click on “Participants” at the bottom of the screen, then click on “raise hand” (Windows shortcut: Alt+Y; Mac shortcut: Option+Y).
2. Android or iOS device: Click on “raise hand” in the bottom left corner of your screen.
3. Telephone: Press #9

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

**IX. ADJOURNMENT**

A motion to adjourn at 10:15 a.m. was made by Councilman David Cohen, seconded by Councilman Leighton Newlin, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** 0101

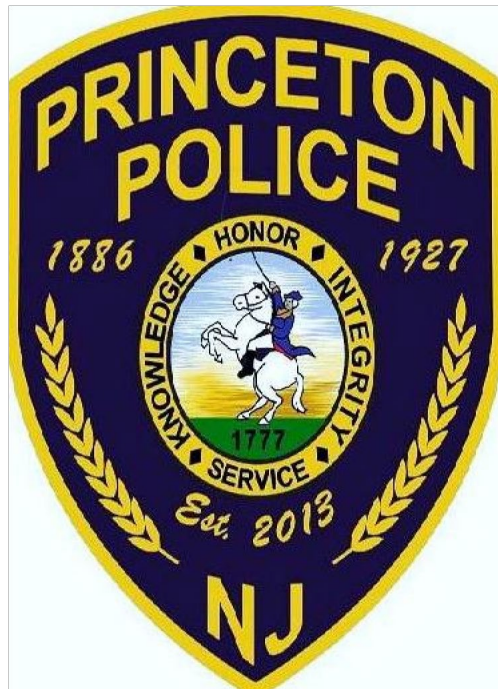
**Agenda Date:** 5/26/2026

**Agenda #:** 1.

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Chief's April 2026 Monthly Report

**PRINCETON POLICE  
DEPARTMENT  
CHIEF'S MONTHLY REPORT**



**APRIL  
2026**

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## Community Relations Bureau Monthly Report (CRB)

April 2026

### Activities to Note:

- ❖ CRB attended a meeting with the Princeton High School administration to discuss engagement opportunities for the Princeton Police Department to interact with staff and students.
- ❖ CRB joined Human Services in assisting the Arm In Arm organization with packaging food for the community at Nassau Presbyterian Church.
- ❖ CRB is excited to announce that applications are now open for the 2026 Youth Police Academy! Although the event was not held last year, we are looking forward to bringing it back better than ever this year.

**PRINCETON POLICE DEPARTMENT**

**PRINCETON POLICE**  
1556  
INCORPORATED 1927  
EST. 2015  
NJ

**YOUTH POLICE ACADEMY 2026**

**APPLICATIONS OPEN!**

REQUIREMENTS	LOCATION	TIME
OPEN TO PRINCETON STUDENTS ENTERING 6 <sup>TH</sup> , 7 <sup>TH</sup> , OR 8 <sup>TH</sup> GRADE IN SEPTEMBER	1 VALLEY ROAD, PRINCETON, NJ 08540	8:30 AM - 12:30 PM

**LIMITED TO 20 STUDENTS**

**JULY 13<sup>TH</sup> THROUGH JULY 17<sup>TH</sup>, 2026**

CRIME SCENE DO NOT CROSS

CRIME SCENE

**SCAN TO APPLY**

- ❖ CRB assisted with a Drop-Off Safety Collaboration Initiative alongside the staff and students at Community Park School.
- ❖ CRB officers partnered with Lululemon Run Club and hosted Coffee with a Cop at Sakrid. This collaboration reflects the value of strong partnerships between local businesses and public safety agencies.



- ❖ CRB, Cpl. Lattin and K-9 Ellie met with the children at the Stone Hill Learning Center to read to them and teach them about policing and public safety.
- ❖ CRB met with Resistencia en accion to help plan for the International Workers Day Parade on May 1<sup>st</sup>.
- ❖ CRB led the recruitment process which began with its first phase of the application process, the Physical Fitness test during the month of April.

- ❖ The Princeton Police Department, Princeton Health Department, and Princeton Human Services joined together and collaborated at the @princetonfarmersmarket. This was a great opportunity for the public and community stakeholders to connect with their public servants in an informal setting.



- ❖ CRB spearheaded the implementation of e-bike patrols as part of its community policing and public safety efforts. Residents will begin to see officers on bicycles throughout town, particularly in high-traffic and pedestrian areas.



- ❖ CRB organized the 2026 Citizens Police Academy, which kicked off in April. Week 1 began with an orientation led by Chief Solovay, welcoming the Class of 2026 and giving participants an inside look at the department, its mission, and the work ahead over the next eight weeks.



- ❖ CRB hosted National Take our Children to Work Day. The children had an opportunity to meet many officers, take a police station tour and learn some of the basics of public safety.



**Princeton Police Department**

**Detective Bureau**

***Monthly Report – April 2026***

<b>Cases Assigned This Month</b>	<b>Running Open Investigations</b>	<b>Cases Closed This Month</b>
<b>20</b>	<b>24</b>	<b>10</b>

**Juvenile Report**

<b>Juvenile Petition</b>	<b>Station House Adjustment</b>	<b>Curb Side Warnings</b>
<b>0</b>	<b>0</b>	<b>2</b>

***Background Investigations***

<b>Solicitor</b>	<b>Firearms</b>	<b>PFARS</b>	<b>Dispatch</b>	<b>Megan’s Law Registrations</b>	<b>Ride Along</b>
<b>2</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

**Comparison**

- April 2026: 20 cases assigned
- YTD 2026: 147 cases assigned
- April 2025: 43 cases assigned
- YTD: 2025: 189 cases assigned

**Firearms**

- April 2026: 7
- Total YTD 2026: 42
- Permit to Carry April 2026: 1
- Permit to Carry YTD 2026: 4
- April 2025: 9
- Total YTD 2025: 36
- Permit to Carry April 2025: 3
- Permit to Carry YTD 2025: 5

## ARRESTS

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD</u>
<b><u>2026</u></b>	13	13	8	12									<b>46</b>
<b><u>2025</u></b>	12	11	10	11	14	11	20	11	15	24	14	13	<b>166</b>
<b><u>2024</u></b>	15	14	14	12	11	15	11	15	14	13	14	12	<b>160</b>
<b><u>2023</u></b>	11	11	16	16	13	15	17	17	8	8	9	9	<b>150</b>
<b><u>2022</u></b>	16	7	19	9	17	15	11	12	10	15	11	10	<b>152</b>
<b><u>2021</u></b>	5	9	4	4	4	6	8	11	11	11	17	10	<b>100</b>

## **POLICE CALLS FOR SERVICE**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>YTD</u>
<b><u>2026</u></b>	3,957	3,787	3,996	4,182									<b>15,922</b>
<b><u>2025</u></b>	2,971	3,135	3,116	3,688	3,401	3,311	3,285	3,130	3,302	3,182	3,114	3,228	<b>38,863</b>
<b><u>2024</u></b>	3,410	3,153	3,355	3,986	4,310	3,785	3,413	3,385	3,349	3,438	2,945	2,777	<b>41,306</b>
<b><u>2023</u></b>	3,116	2,989	3,011	2,925	3,335	2,897	2,617	2,737	2,899	2,969	2,700	2,655	<b>34,850</b>
<b><u>2022</u></b>	2,696	2,709	3,029	3,069	3,197	3,186	2,710	2,612	2,999	3,399	2,914	2,768	<b>35,288</b>
<b><u>2021</u></b>	1,772	1,760	2,193	2,301	2,582	2,569	2,658	2,865	3,048	3,133	2,770	2,494	<b>30,145</b>

## **APRIL OFFENSES**

	<b><u>April 2021</u></b>	<b><u>April 2022</u></b>	<b><u>April 2023</u></b>	<b><u>April 2024</u></b>	<b><u>April 2025</u></b>	<b><u>April 2026</u></b>	<b><u>YTD 2026</u></b>
<b>Assault/Aggravated</b>	0	1	0	2	0	3	4
<b>Assault/Simple</b>	4	1	1	2	1	6	26
<b>Burglary</b>	2	1	3	3	1	0	2
<b>Burglary to Vehicle</b>	10	2	1	2	0	0	2
<b>Criminal Mischief</b>	5	3	8	5	5	5	18
<b>CDS Possession – Marijuana</b>	0	0	1	0	0	0	0
<b>CDS Possession – Heroin</b>	0	0	0	0	0	0	0
<b>DUI</b>	1	3	5	3	4	1	10
<b>Robbery</b>	0	0	0	0	0	1	1
<b>Sexual Assault</b>	1	1	1	0	2	0	3
<b>Theft</b>	8	11	22	20	10	10	43
<b>TOTAL</b>	<b>31</b>	<b>23</b>	<b>42</b>	<b>37</b>	<b>23</b>	<b>26</b>	<b>109</b>

## APRIL NON-CRIMINAL INCIDENTS

<b><u>NON-CRIMINAL INCIDENTS</u></b>	<b><u>April 2021</u></b>	<b><u>April 2022</u></b>	<b><u>April 2023</u></b>	<b><u>April 2024</u></b>	<b><u>April 2025</u></b>	<b><u>April 2026</u></b>	<b><u>YTD 2026</u></b>
Alarms Auto	0	0	0	0	0	2	2
Alarms Burglar	1	1	0	1	0	0	1
Alarms Commercial Burglar	16	24	18	28	17	13	68
Alarms Commercial Fire	19	18	33	19	31	30	122
Alarms Fire	4	1	4	2	2	1	9
Alarms Medical	14	7	8	8	11	20	63
Alarms Other	4	4	2	3	2	9	26
Alarms Panic	8	8	2	3	3	5	13
Alarms Residential Burglar	41	38	43	40	34	35	131
Alarms Residential Fire	14	15	15	11	24	15	66
Animal Complaints	24	17	11	23	22	16	54
Emotionally Disturbed Person	7	21	13	10	20	1	48
Fire (Other) Gas, Odor of Smoke	10	9	14	24	16	13	49
Fire Commercial	1	0	0	0	0	0	3
Fire Dwelling	0	0	0	0	2	0	2
Fire Vehicle	0	0	1	2	0	1	1
Firearms Applicant	8	8	7	4	6	9	42
Foot Patrol	84	86	64	81	137	68	260
Medical Call	156	147	182	198	209	204	779
Missing Person	0	3	3	2	2	3	9
Motor Vehicle Stop	90	680	429	552	649	813	2937
MVC Involving Injury	7	6	9	9	9	7	30
MVC No Injury	41	38	55	59	44	41	186
MVC No Report	6	10	6	4	6	12	37
MVC With Bicycle	0	0	2	2	1	4	6
MVC With Deer	1	0	1	2	0	3	9
MVC With Pedestrian	21	3	1	3	0	0	1
Noise Complaint	122	20	30	16	12	20	70
School Crossing	21	102	114	14	25	35	80
School Detail	0	4	15	112	27	44	247
Urinating in Public	0	0	1	0	0	0	2
<b>Non-Criminal – TOTAL</b>	<b>722</b>	<b>1,270</b>	<b>1,083</b>	<b>1,232</b>	<b>1,311</b>	<b>1,424</b>	<b>5,353</b>

## APRIL SUMMONSES

<u>SUMMONS TYPE</u>	<u>April 2021</u>	<u>April 2022</u>	<u>April 2023</u>	<u>April 2024</u>	<u>April 2025</u>	<u>April 2026</u>	<u>YTD 2026</u>
<b>All Other (ordinances/moving)</b>	22	74	82	137	120	101	475
<b>Careless Driving</b>	21	34	22	29	28	31	136
<b>Cell Phone</b>	1	48	7	8	26	3	7
<b>Driving While Intoxicated</b>	1	3	6	3	4	1	11
<b>Driving While Suspended</b>	0	12	9	10	24	5	48
<b>Failure to Exhibit Documents</b>	1	6	8	10	3	10	34
<b>Failure to Inspect</b>	1	9	9	16	19	20	56
<b>Failure to Wear Seatbelt</b>	1	9	1	3	7	3	7
<b>Failure to Yield to Pedestrian in Crosswalk</b>	4	19	6	3	2	1	15
<b>Maintenance of Lamps</b>	0	2	3	11	3	6	29
<b>Speeding</b>	14	58	46	57	35	95	286
<b>Uninsured Motorist</b>	0	7	1	8	5	3	14
<b>Unlicensed Driver</b>	2	8	4	7	7	6	26
<b>Unregistered Vehicle</b>	3	26	27	48	63	62	211
<b>Total Summonses</b>	<b>71</b>	<b>315</b>	<b>231</b>	<b>350</b>	<b>346</b>	<b>347</b>	<b>1355</b>

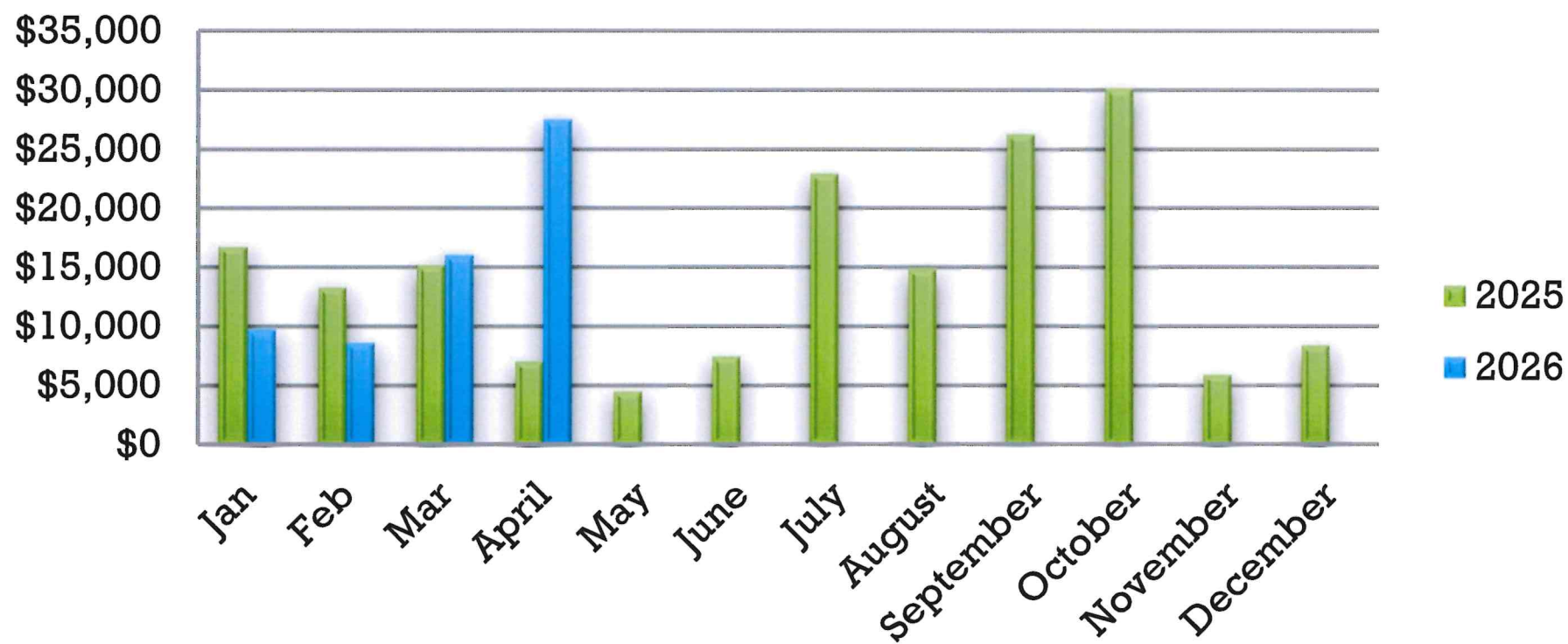
## **APRIL PARKING VIOLATIONS**

<b><u>PARKING ORDINANCE</u></b>	<b><u>April 2021</u></b>	<b><u>April 2022</u></b>	<b><u>April 2023</u></b>	<b><u>April 2024</u></b>	<b><u>April 2025</u></b>	<b><u>April 2026</u></b>	<b><u>YTD 2026</u></b>
<b>Bus Zone</b>	0	2	0	2	0	0	0
<b>Loading Zone</b>	59	56	75	13	84	87	357
<b>Parking Within Designated Parking Stalls</b>	11	11	19	14	42	21	135
<b>No Parking Zones/Anytime</b>	11	63	57	43	129	108	301
<b>Park Between 2AM &amp; 6AM 1hr Limit</b>	0	0	0	144	4	142	438
<b>Parking Limit 2 hrs. Between 8AM &amp; 6PM</b>	0	17	40	11	22	53	241
<b>Park Between 2AM &amp; 6AM in Municipal Yard</b>	0	0	0	0	26	0	0
<b>Meters</b>	875	1752	1501	547	1832	1147	4391
<b>Meter Feeding</b>	0	3	9	7	0	1	1
<b>Parking in Handicap Space</b>	0	0	5	1	1	2	9
<b>All Others</b>	30	65	115	70	173	124	427
<b>Total - Parking Violations</b>	<b>986</b>	<b>1969</b>	<b>1821</b>	<b>852</b>	<b>2313</b>	<b>1685</b>	<b>6300</b>

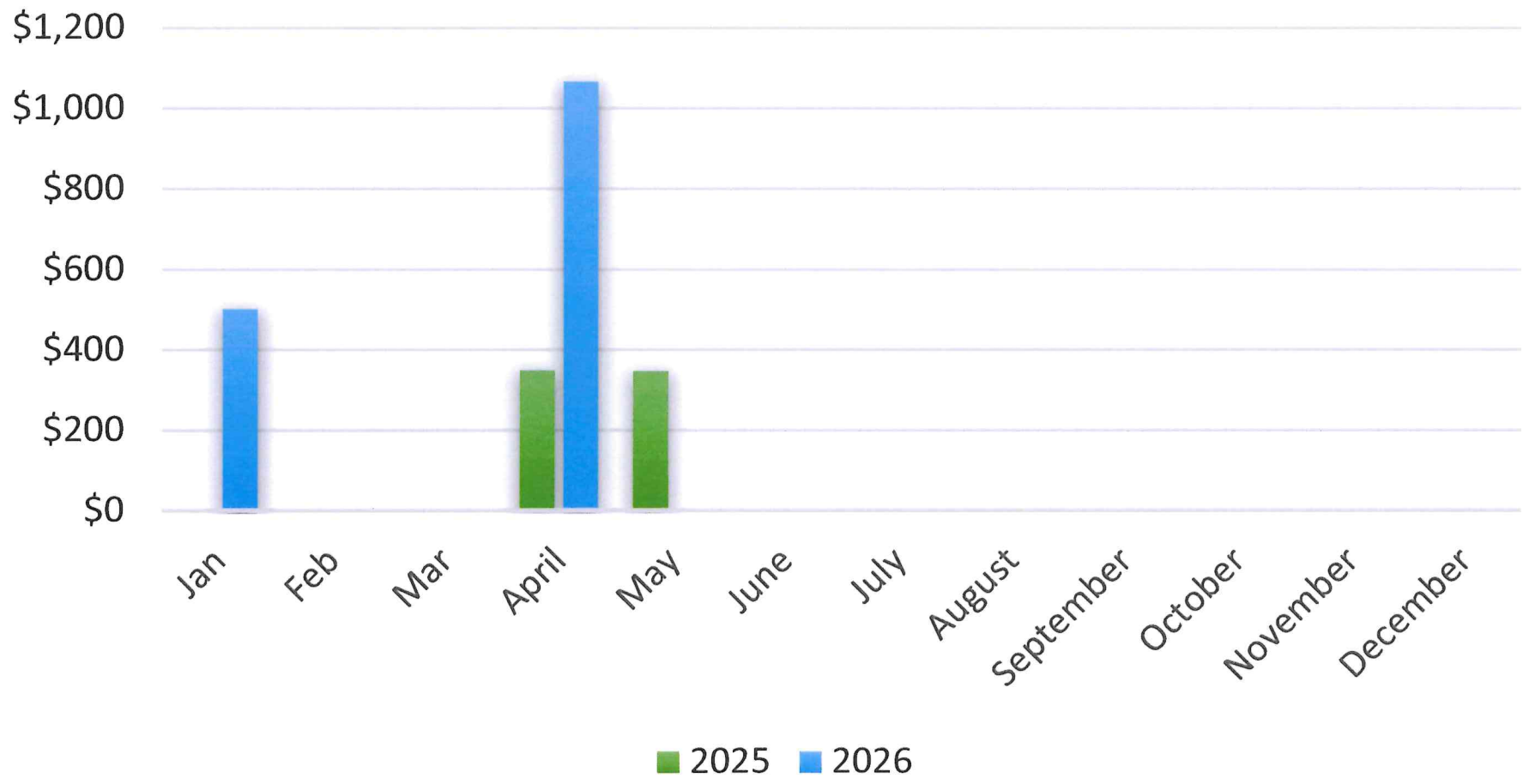
## **APRIL ORDINANCE VIOLATIONS**

<b><u>ORDINANCE VIOLATION</u></b>	<b><u>April 2021</u></b>	<b><u>April 2022</u></b>	<b><u>April 2023</u></b>	<b><u>April 2024</u></b>	<b><u>April 2025</u></b>	<b><u>April 2026</u></b>	<b><u>YTD 2026</u></b>
<b>Bicycles/Skateboards Prohibited</b>	0	0	1	0	0	2	2
<b>Consumption of Alcohol in Park</b>	0	0	0	0	0	0	0
<b>Construction After Hours</b>	0	0	0	0	0	0	0
<b>Disorderly Conduct</b>	0	0	0	0	0	0	0
<b>Dog Without a Leash</b>	0	0	0	0	0	0	0
<b>False Alarm – 2<sup>nd</sup> Offense</b>	3	3	0	0	1	0	0
<b>False Alarm – 3<sup>rd</sup> Offense</b>	0	1	0	0	0	0	0
<b>False Alarm – 4<sup>th</sup> Offense</b>	0	0	0	0	0	0	0
<b>Failure to Register Alarm</b>	0	9	0	2	0	0	1
<b>Failure to Remove Snow</b>	0	0	0	0	0	0	5
<b>Idling Vehicle</b>	0	0	1	1	0	0	0
<b>In Park After Hours</b>	0	0	0	0	0	0	0
<b>Left Turn Prohibited</b>	0	0	0	0	0	0	0
<b>Littering</b>	0	1	0	0	0	0	0
<b>Noise Complaint</b>	0	0	0	0	0	0	1
<b>No U-turn</b>	0	0	0	0	0	0	0
<b>Open Container</b>	0	0	0	1	4	0	2
<b>Other</b>	0	0	0	0	1	0	0
<b>Overweight Vehicle</b>	1	3	5	2	0	0	1
<b>Urinating in Public</b>	0	0	1	0	0	0	3
<b>TOTAL</b>	<b>4</b>	<b>17</b>	<b>8</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>15</b>

## Patrol Overtime



# Detective Overtime





# Princeton Police Department

1 Valley Road, Princeton, NJ 08540

Phone: 609-921-2100 Fax: 609-924-8197 Mun. Code: 1110

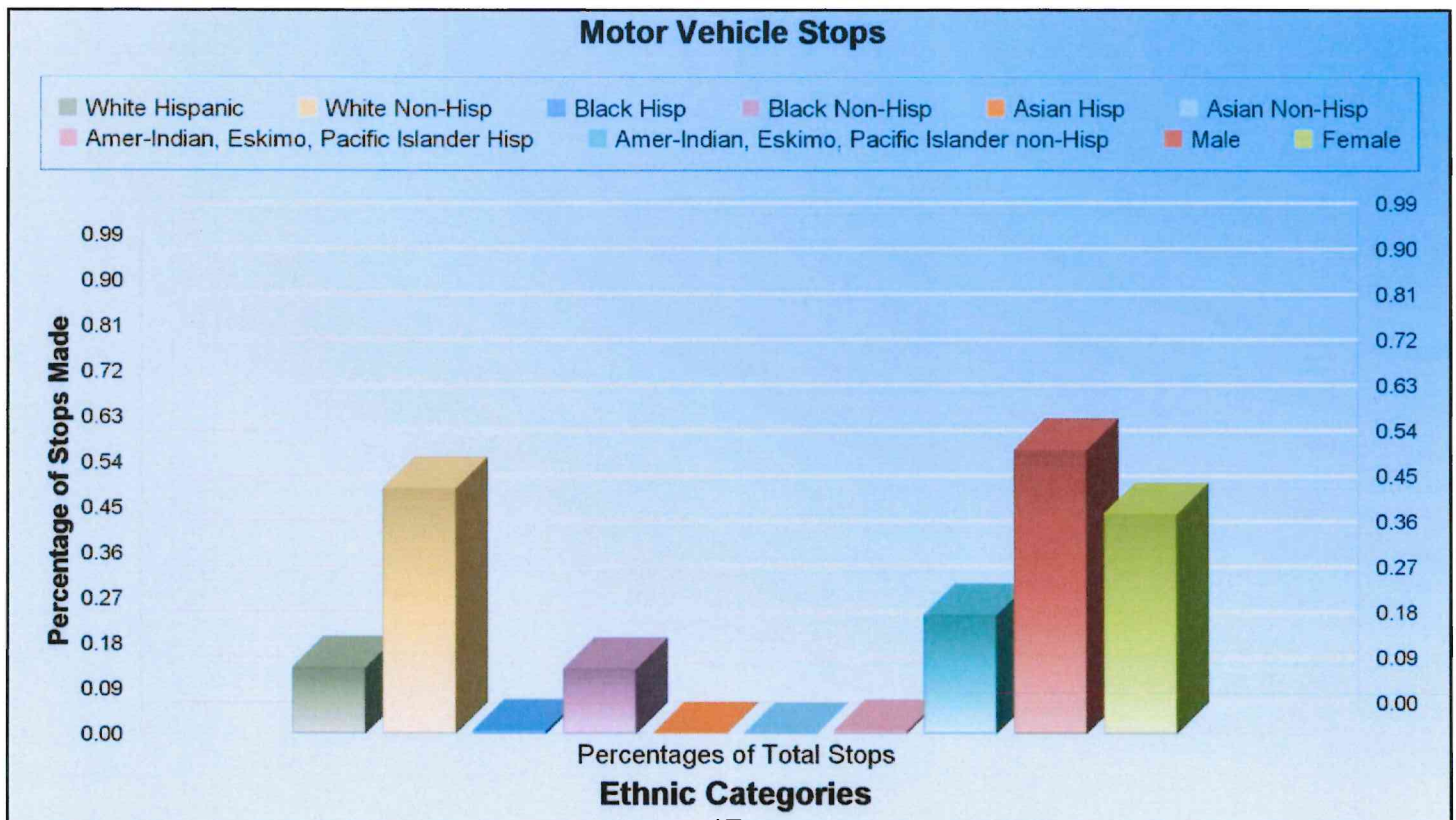
## Gender & Ethnicity Report - MV Stops

Total MV Stops: 813

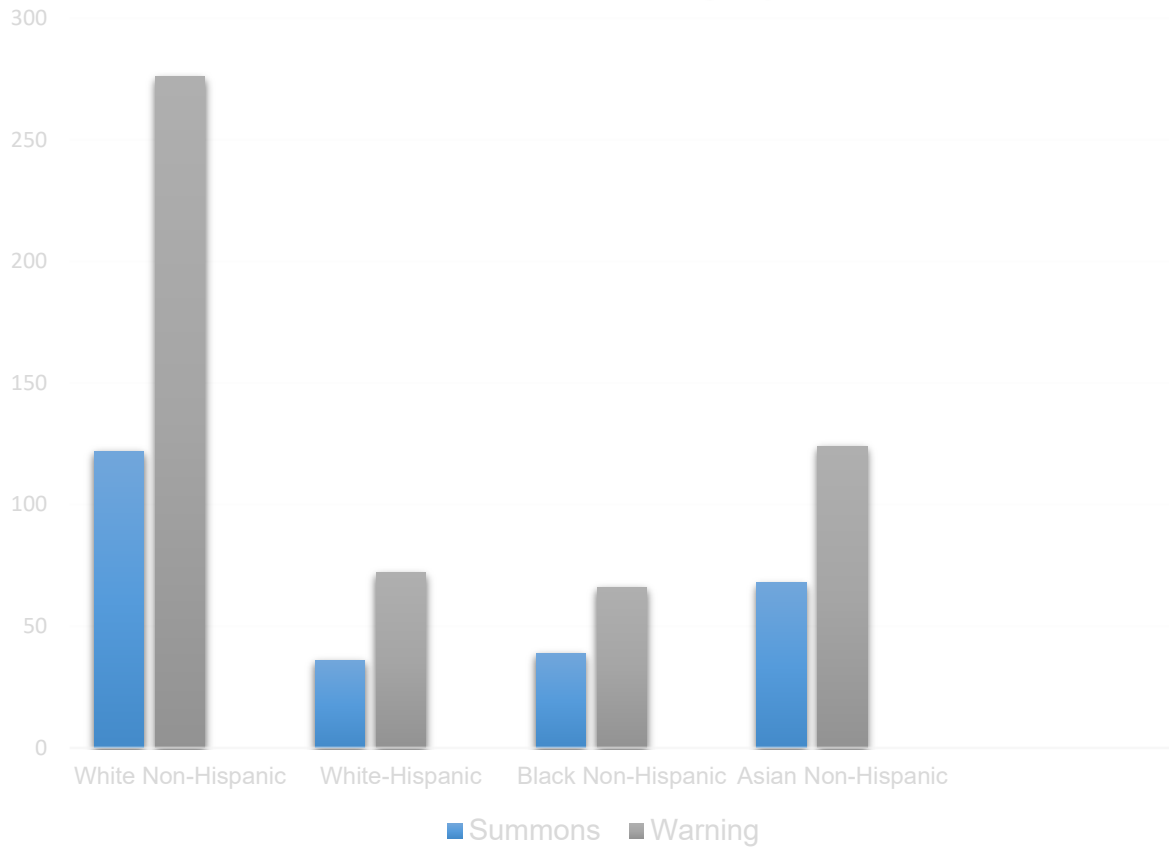


Gender / Ethnic breakdown shown in percentages of overall number of MV Stops

Race Code	Total #	Percentage
White Hisp.	108	13.28%
White Non Hisp.	397	48.83%
Black Hisp.	5	0.62%
Black Non-Hisp.	105	12.92%
Native Amer/Eskimo Hisp.	1	0.12%
Native Amer/Eskimo Non-Hisp.	0	0.00%
Asian Hisp.	5	0.62%
Asian Non-Hisp	192	23.62%
Male	458	56.33%
Female	355	43.67%



APRIL 2026  
Summons vs. Warning by Race



**Native American or Eskimo** – a person having origins in any of the original peoples of the Americas and maintaining cultural identification through tribal affiliations or community recognition.

**Asian or Pacific Islander** – a person having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent or the Pacific Islands.

**Black** – a person having origins in any of the black racial groups of Africa

**White** – a person having origins in any of the original peoples of Europe, North Africa, or Middle East

**PRINCETON POLICE DEPARTMENT  
APRIL YEAR-TO-DATE (2021 to 2026) MVC REPORT**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>		<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<b><u>VEHICLES INVOLVED</u></b>	284	329	435	394	414	386	<b><u>ROAD CONDITIONS</u></b>						
							Dry:	136	149	195	167	187	167
<b><u>INJURIES INVOLVED</u></b>	28	23	44	30	35	33	Wet:	14	23	39	36	20	13
							Snow:	14	4	0	11	14	27
<b><u>CRASHES WITH INJURIES</u></b>	24	20	33	26	32	30	Ice:	1	8	1	4	3	7
							Other:	0	1	0	0	0	2
<b><u>PROPERTY DAMAGE CRASHES</u></b>	25	19	33	15	21	18	<b><u>TOTAL:</u></b>	<b>165</b>	<b>185</b>	<b>235</b>	<b>218</b>	<b>224</b>	<b>216</b>
							<b><u>CRASHES INVOLVING DEER</u></b>	<b>10</b>	<b>8</b>	<b>7</b>	<b>8</b>	<b>6</b>	<b>9</b>
							<b><u>SUMMONS ISSUED</u></b>	<b>118</b>	<b>153</b>	<b>169</b>	<b>196</b>	<b>196</b>	<b>180</b>
<b><u>DAYLIGHT/DARKNESS</u></b>							<b><u>CRASHES INVOLVING PEDESTRIANS</u></b>						
Daylight:	135	135	186	177	173	180	Injury:	7	5	2	6	7	1
Darkness:	30	50	49	41	51	36	Non-Injury:	0	0	1	0	0	0
Unknown:	0	0	0	0	0	0	Fatal:	0	0	0	0	0	0
<b><u>TOTAL:</u></b>	<b>165</b>	<b>185</b>	<b>235</b>	<b>218</b>	<b>224</b>	<b>216</b>	Other:	0	0	0	0	0	0
<b><u>NUMBER OF CRASHES BY DAY</u></b>							<b><u>CRASHES INVOLVING BICYCLISTS</u></b>						
Unknown:	0	0	0	0	0	0	Injury:	0	2	4	2	3	5
Monday:	21	19	31	26	35	26	Non-Injury:	0	0	0	2	0	0
Tuesday:	36	27	45	36	40	27	Fatal:	0	0	0	0	0	1
Wednesday:	18	34	35	38	29	33	Other:	0	0	0	0	0	0
Thursday:	16	32	46	42	35	27	<b><u>CRASHES INVOLVING MOTORCYCLES</u></b>						
Friday:	29	37	46	37	48	32	Injury:	0	0	0	0	0	0
Saturday:	28	26	12	22	28	36	Non-Injury:	0	0	0	0	0	0
Sunday:	17	10	20	17	9	35	Fatal:	0	0	0	0	0	0
<b><u>TOTAL:</u></b>	<b>165</b>	<b>185</b>	<b>235</b>	<b>218</b>	<b>224</b>	<b>216</b>	Other:	0	0	0	0	0	0
<b><u>TIMES OF DAY</u></b>							<b><u>FATAL ACCIDENTS</u></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
0001 - 0100:	0	1	1	4	0	3	<b><u>PRIVATE PROPERTY LOCATIONS</u></b>	<b>21</b>	<b>27</b>	<b>13</b>	<b>9</b>	<b>21</b>	<b>23</b>
0101 - 0200:	3	1	0	1	1	2	<b><u>WEATHER CONDITIONS</u></b>						
0201 - 0300:	0	3	1	1	1	2	Other:	38	2	0	2	1	0
0301 - 0400:	0	0	0	1	0	0	Snow:	13	10	2	13	14	26
0401 - 0500:	0	0	0	1	1	0	Rain:	5	12	27	21	11	9
0501 - 0600:	0	1	3	3	1	2	Clear:	109	161	206	182	198	181
0601 - 0700:	1	3	5	3	2	5	<b><u>TOTAL:</u></b>	<b>165</b>	<b>185</b>	<b>235</b>	<b>218</b>	<b>224</b>	<b>216</b>
0701 - 0800:	10	13	12	10	9	13							
0801 - 0900:	6	8	19	20	15	21							
0901 - 1000:	9	8	14	15	12	16							
1001 - 1100:	11	11	9	16	9	10							
1101 - 1200:	14	11	13	10	12	11							
1201 - 1300:	14	12	17	14	25	19							
1301 - 1400:	18	12	13	17	18	13							
1401 - 1500:	15	8	18	15	11	17							
1501 - 1600:	14	27	23	24	19	19							
1601 - 1700:	12	13	23	15	20	13							
1701 - 1800:	14	15	25	16	26	11							
1801 - 1900:	10	10	8	7	17	10							
1901 - 2000:	6	12	12	9	11	9							
2001 - 2100:	3	7	6	6	6	8							
2101 - 2200:	1	3	5	5	4	7							
2201 - 2300:	3	4	5	4	3	2							
2301 - 2400:	1	2	3	1	1	3							
Unknown:	0	0	0	0	0	0							
<b><u>TOTAL:</u></b>	<b>165</b>	<b>185</b>	<b>235</b>	<b>218</b>	<b>224</b>	<b>216</b>							

## **USE OF FORCE** **2026**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
<b>Total Number of Use of Force Incidents</b>	0	0	0	0									<b>0</b>
<b>Persons against whom force was used</b>	0	0	0	0									<b>0</b>
<b>Total Number Officer use of Physical Force</b>	0	0	0	0									<b>0</b>
<b>Total Number Officer use of Mechanical Force</b>	0	0	0	0									<b>0</b>
<b>Total Officer Show of Force</b>	2	0	0	0									<b>2</b>
<b>Total Officer use of Deadly Force</b>	0	0	0	0									<b>0</b>

<b>January</b>	<b>26-03182 (SOF)</b>
<b>February</b>	-
<b>March</b>	-
<b>April</b>	-
<b>May</b>	
<b>June</b>	
<b>July</b>	
<b>August</b>	
<b>September</b>	
<b>October</b>	
<b>November</b>	
<b>December</b>	

(These totals do not reflect the NJSP NIBRS criteria, totals are Princeton Police policy totals only.)



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** ORD 26-20

**Agenda Date:** 5/26/2026

**Agenda #:** 1.

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An Ordinance by the Municipality of Princeton Regulating Bus Stops and Amending Chapter 19 of the “Code of the Borough of Princeton, New Jersey, 1974” (Public Hearing: June 8, 2026)-Roll Call



# MUNICIPALITY OF PRINCETON

Department of Infrastructure & Operations

400 Witherspoon Street  
Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

## MEMORANDUM

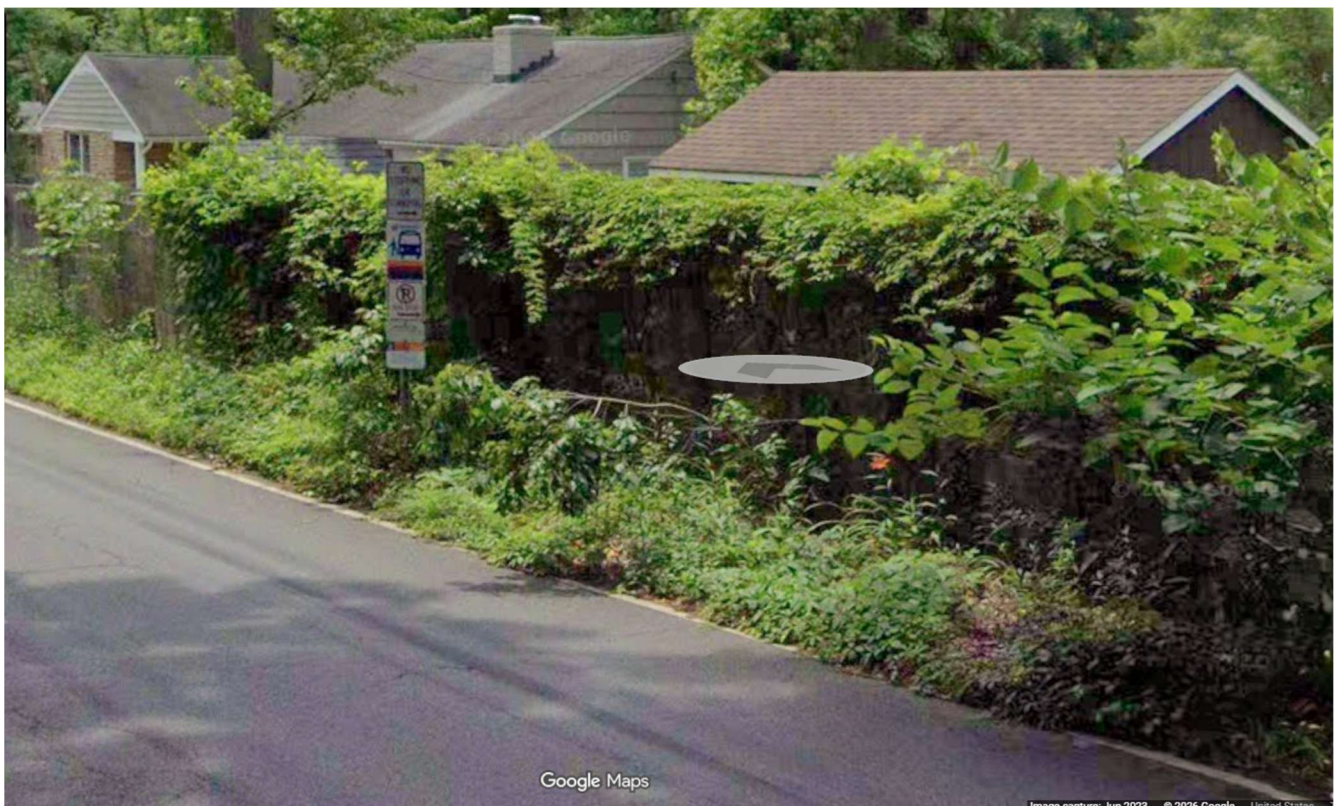
**To:** Mayor and Council  
**From:** James J. Purcell, PE, *Assistant Municipal Engineer*  
**Subject:** Ordinance Amendment – Bus Stop Locations  
**Date:** May 21, 2026

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Attached for introduction by Princeton Council at its May 26, 2026 meeting is an ordinance to add bus stops for New Jersey Transit on Bunn Drive and to relocate a bus stop on Ewing Street. Residents have requested these additions and relocation and New Jersey Transit has agreed to them.

The bus stops on Bunn Drive will be located at and across the road from the entrance to Copperwood at Princeton. Currently, bus riders from Copperwood need to walk either to the nearest stop at Karl Light Boulevard (Princeton Community Village), a distance of approximately 700 feet along a shared-use path on the east side of Bunn Drive. New Jersey Transit is agreeable to more convenient stops in both directions at Copperwood.

The bus stop on Ewing Street is located approximately 150 feet south of the Mount Lucas Road intersection, in front of a private residence. The physical waiting area is a vegetated strip of land between the roadway and a wall where it is unsafe for bus passengers to wait:



The request for relocation was made by Princeton Police and a recommendation from New Jersey Transit was provided to move the stop further southeast across from the entrance to the Princeton Professional Park at 601 Ewing Street. While this stop will also be in front of a private residence, it provides for a less obstructed and safer waiting area.



Please note that the current published e-code for the Ewing Street bus stop does not depict where the current actual bus stop is located. Hence, the deletion of the stop from the code as presented in the ordinance being introduced describes a stop on the northerly side of the Mount Lucas Road intersection as opposed to the southerly side. Since this is a deletion, no description of the actual physical location needs to be mentioned in the ordinance.

Engineering has reviewed these locations and determined them to be acceptable. While NJ Transit has indicated that no physical changes (such as shelters or sidewalk) are needed at the new locations on Bunn Drive, we propose to provide concrete landing areas.

New Jersey Transit will install new bus stop signs on Bunn Drive and we will confirm with them as to whether they will relocate the sign on Ewing Street or if our own DPW will.

Please let me know if you have any questions or require further information.

**ORDINANCE #2026-20**

**AN ORDINANCE BY THE MUNICIPALITY OF PRINCETON REGULATING BUS STOPS AND AMENDING CHAPTER 19 OF THE “CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974”.**

**WHEREAS**, Section 19-12(a) of the “Code of the Borough of Princeton, New Jersey, 1974” (“Borough Code”) sets forth the location of bus stops in the Municipality of Princeton;; and

**WHEREAS**, the Municipality of Princeton has received a request from New Jersey Transit to add new bus stops on Bunn Drive in both directions to serve passengers from Copperwood in Princeton, Princeton Community Village, and other residents in the vicinity, specifically at the following locations:

- Along Bunn Drive, northbound, on the easterly side thereof between North Harrison Street and Karl Light Boulevard beginning 494 feet south of the southerly curbline of Karl Light Boulevard and extending 135 feet southerly therefrom (location 33485); and
- Along Bunn Drive southbound on the westerly side thereof between McComb Road and North Harrison Street beginning 827 feet south of the southerly curbline of McComb Road and extending 135 feet southerly therefrom (location 33484);  
and

**WHEREAS**, a request has been made to relocate a New Jersey Transit bus stop on Ewing Street, south of Mount Lucas Road, to provide a safer location for passengers waiting for the bus from and to the following locations:

- From: Along Ewing Street southbound on the westerly side thereof between Mount Lucas Road and North Harrison Street beginning at the southerly curbline

of Mount Lucas Road and extending 100 feet southerly therefrom (location 22547); and

- To: Along Ewing Street southbound on the westerly side thereof between Mount Lucas Road and North Harrison Street beginning 259 feet south of the southerly curbline of Mount Lucas Road and extending 135 feet southerly therefrom (location 22547); and

**WHEREAS**, the Engineering Department has reviewed the locations to determine their appropriateness to serve as bus stops and has determined the same; and

**WHEREAS**, N.J.S.A. 39:4-197(3)a. authorizes Princeton to establish bus stops on roadways within Princeton’s jurisdiction by ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of Princeton as follows: **Section 1. Amending designated bus stop locations.** Subsections B19-12(a)(4) and (5) of the Borough Code, which designate the locations of bus stops along Bunn Drive, and Subsection B19-12(a)7, which designates the location of bus stops along Ewing Street, all of which are in Chapter 19, “Motor Vehicles and Traffic,” are hereby amended as follows (new text is underlined thus; deleted text is in brackets [thus]):

**Sec. B19-12 Bus stops designated.**

(a) Designated. The following areas upon the municipally controlled streets of Princeton are hereby designated as bus stops.

(4) Along Bunn Drive, northbound, on the easterly side thereof at:

- a. Between Harrison Street North and Karl Light Boulevard -  
(mid-block)

Beginning 172 feet north of the northerly curbline of Harrison Street North and extending 100 feet northerly therefrom (location 22580).

- b.** Between Harrison Street North and Karl Light Boulevard - (mid-block)

Beginning 1,090 feet north of the northerly curbline of Harrison Street North and extending 105 feet northerly therefrom (across from Princeton Professional Park) (location 32401).

- c.** Between Karl Light Boulevard and McComb Road (Mid-block)

Beginning 494 feet south of the southerly curbline of Karl Light Boulevard and extending 135 feet southerly therefrom. (location 33485)

- (5) Along Bunn Drive, southbound, on the westerly side thereof at:

- a.** Karl Light Boulevard - (near side)

Beginning at the extended centerline of Karl Light Boulevard and extending 105 feet northerly therefrom (location 22557).

- b.** Between Karl Light Boulevard and Harrison Street North - (mid-block)

Beginning 1,181 feet north of the northerly curbline of Harrison Street North and extending 105 feet southerly therefrom (location 32402).

- c. Between Karl Light Boulevard and Harrison Street North - (mid-block)

Beginning 423 feet north of northerly curbline of Harrison Street North and extending 105 feet northerly therefrom (location 30171).

- d. Between McComb Road and North Harrison Street (Mid-block)

Beginning 827 feet south of the southerly curbline of McComb Road and extending 135 feet southerly therefrom. (location 33484).

- (7) Along Ewing Street, southbound, on the westerly side thereof at:

- [a. Mount Lucas Road - (near side)

Beginning at the southerly curbline of Mount Lucas Road and extending 105 feet northerly therefrom (location 22547).]

- a. Mount Lucas Road (far side)

Beginning 259 feet south of the southerly curbline of Mount Lucas Road and extending 135 feet southerly therefrom (location 22547).

**Section 2. Repealer.** All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

**Section 4. Effective date.** This ordinance shall take effect immediately upon adoption.

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Dawn Mount, Municipal Clerk

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Hon. Mark Freda, Mayor

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's traffic regulations regarding designation of bus stops in order to provide additional stops on Bunn Drive and relocate a stop on Ewing Street to a safer location.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

File #: R-26-152

Agenda Date: 5/26/2026

Agenda #: 1.

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### **Resolution of the Mayor and Council of Princeton (1) Introducing the 2026-2027 Budget of the Princeton Special Improvement District; (2) Directing the Municipal Clerk to Publicly Advertise the Budget and Schedule a Public Hearing; and (3) Directing the Tax Assessor to Prepare an Assessment Roll of Properties Within the District Based Upon the Budget (Public Hearing scheduled for June 22, 2026) - Roll Call**

**WHEREAS**, pursuant to N.J.S.A. 40:56-71 et seq., and by the adoption of Ordinance 2022-03, the Municipality of Princeton established the Princeton Special Improvement District (SID) to be operated by the Princeton Business Partnership, Inc., (the “District Management Corporation”); and

**WHEREAS**, under N.J.S.A. 40:56-80, the District Management Corporation must prepare an annual budget that includes an estimate of the annual costs of operating the SID including:

- 1) The costs charged against municipal funds for general street maintenance, if any.
- 2) The costs charged against properties within the SID in proportion to the benefits conferred by the annual improvements.
- 3) Costs, if any, to be assessed against properties in the SID; and

**WHEREAS**, upon receipt of the budget, the Municipal Council is required to consider the budget, approve the budget, schedule a public hearing, and adopt the budget with such amendments as the governing body considers necessary; and

**WHEREAS**, upon approval of the budget the Tax Assessor is required to prepare an assessment roll listing the properties to be specially assessed in accordance with the budget and calculate the amount of the assessment to be charged to each property; and

**WHEREAS**, the District Management Corporation has submitted its 2026-2027 fiscal year budget, July 1, 2026 - June 30, 2027, to the Council, a copy of which is attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Municipality of Princeton that:

1. The 2026-2027 fiscal year budget, July 1, 2026 - June 30, 2027, of the Princeton Special Improvement District, attached hereto as Exhibit A, was adopted by the Princeton Business Partnership, Inc. on May 26, 2026.
2. The budget as submitted to the Municipality is hereby retroactively introduced and approved, subject to a public hearing prior to adoption by the Mayor and Council.

3. The Tax Assessor is directed as follows:

a) Prepare an assessment roll specifying the amounts specifically assessed against each benefitted and assessable property in the SID in proportion to the benefit conferred, based upon the approved budget in accordance with the procedures prescribed in N.J.S.A. 40:56-80(c). Such assessment roll shall include a description of each property and the names of the owners; and

b) File the assessment roll in the Office of the Municipal Clerk to be available for public inspection.

4. The Municipal Clerk is directed hereto:

a) Schedule a public hearing on the budget and the amount of assessments not less than 28 days from the date of adoption of this Resolution, which date is expected to be June 22, 2026.

b) At least 10 days prior to the date of the public hearing (i) a notice setting the time and place of the public hearing on the budget and amounts of the special assessments shall be mailed to the owners of properties in the Princeton Special Improvement District; and (ii) a copy of the entire budget shall be printed in a newspaper of general circulation.

c) At least 10 days before the date of the scheduled hearing:

(i) Post a complete copy of the approved budget in Municipal Building in the customary location for posting public notices.

(ii) Post a complete copy of the assessment roll in the Municipal Building in the customary location for posting public notices.

(iii) Make available a copy of the budget to any person requesting it up to and including the date of the public hearing.

5. Upon approval of the assessment roll with any changes approved by the Governing Body, the Municipal Clerk shall immediately certify a copy of the assessment roll to the County Tax Board to be effective as of July 1, 2026.

# Princeton Business Partnership, Budget

07/01/26 - 06/30/27

2026-2027  
Preliminary Budget

Income	
5300 Investment income	3,500.00
Contributed income	12,500.00
4255 SID Assessments	481,000.00
4500 Government grants & contracts	87,500.00
<b>Total for Income</b>	<b>\$584,500.00</b>
Expenses	
Economic Development	
7005 Business Attraction, Recruitment & Rentention	50,000.00
7025 Transportation	5,000.00
<b>Total for 7001 Economic Development</b>	<b>\$55,000.00</b>
Streetscape and Supplemental Services	
7032 Storefront Improvements	10,000.00
7042 Seasonal Planting Programs	20,000.00
7050 Signage and Facades	20,000.00
7055 Seasonal Decorations	25,000.00
7060 Dohm Alley	5,000.00
<b>Total for 7030 Streetscape and Supplemental Services</b>	<b>\$ 80,000.00</b>
Marketing and Events	
7065 General Marketing	15,000.00
7070 Branding and Strategy	50,000.00
7071 Seasonal and Holiday Campaigns	10,000.00
7072 Gift Card - Yiftee	5,000.00
7075 Marketing, Website and Social Media	10,000.00
7076 Restaurant Week / Restaurant Destination Marketing	10,000.00
7080 Meetings and Promotions	15,000.00
7081 250th Anniversary	20,000.00
<b>Total for 7065 Marketing and Events</b>	<b>\$ 135,000.00</b>
<b>Program Expenses</b>	<b>\$270,000.00</b>
Administration	
7200 Payroll expenses	
7220 Salaries & wages	185,000.00
7230 Employee retirement plan	5,600.00
7250 FICA tax	32,000.00
7251 Unemployment	500.00
7255 Payroll Processing Fee	2,500.00
7260 Workers' compensation insurance	1,500.00
<b>Total for 7200 Payroll expenses</b>	<b>\$227,100.00</b>

**Contract & Professional fees**

7520 Accounting fees		6,000.00
7530 Legal fees		1,000.00
<b>Total for 7500 Contract &amp; professional fees</b>		<b>\$7,000.00</b>
8104 Office expenses		2,500.00
8106 Software & apps		3,500.00
8110 Office supplies		2,500.00
8130 Internet & TV services		1,000.00
8140 Shipping & postage		300.00
8530 Memberships & subscriptions		2,000.00
8611 Bank fees & service charges		150.00
<b>Total for 8104 Office expenses</b>		<b>\$11,950.00</b>
<b>Occupancy</b>		
8210 Rent		31,200.00
8220 Utilities		4,200.00
<b>Total for 8200 Occupancy</b>		<b>\$35,400.00</b>
8265 Repairs & Maintenance	\$	500.00
8310 Travel		2,000.00
8316 Hotels		1,500.00
8317 Taxis or shared rides		250.00
8342 Parking & tolls		250.00
<b>Total for 8310 Travel</b>		<b>\$2,000.00</b>
8520 Insurance		8,300.00
Board Development		2,500.00
Conferences, meetings		5,000.00
<b>Total for Expenses</b>		<b>\$604,650.00</b>
<b>Net Operating Income</b>		<b>-\$20,150.00</b>

The prior year surplus balance, expected to be approximately \$100,000, at the end of the current fiscal year will cover the anticipated negative net operating income stated above.



Staff Report

File #: R-26-153

Agenda Date: 5/26/2026

Agenda #: 2.

**Resolution of the Mayor and Council of Princeton Determining the Form and Other Details of Not Exceeding \$6,934,000 Bonds of Princeton, in the County of Mercer, New Jersey, and Providing for Their Sale to the New Jersey Infrastructure Bank and Further Authorizing the Execution of Various Agreements, All Pursuant to the New Jersey Infrastructure Bank Transportation Infrastructure Financing Program**

**WHEREAS**, Princeton, in the County of Mercer, New Jersey (the “Local Unit”), has determined that there exists a need within the Local Unit to provide for various improvements to Witherspoon Street, including all work and materials necessary therefor and incidental thereto (the “Project”), as defined in that certain Loan Agreement (the “Loan Agreement”) to be entered into by and between the Local Unit and the New Jersey Infrastructure Bank (the “I-Bank”), pursuant to the New Jersey Transportation Infrastructure Financing Program (the “Program”);

**WHEREAS**, the Local Unit has determined to finance or refinance the acquisition, construction, improvement, repair or reconstruction of the Project with the proceeds of a loan to be made by the I-Bank (the “Loan”) pursuant to the Loan Agreement;

**WHEREAS**, to evidence and secure the Loan, the I-Bank requires the Local Unit to authorize, execute, attest and deliver the Local Unit’s Bonds, to the I-Bank (the “Local Unit Bond”) in an aggregate principal amount not to exceed \$6,934,000, pursuant to the terms of the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the Revised Statutes of the State of New Jersey (the “Local Bond Law”), other applicable law and the Loan Agreement; and

**WHEREAS**, Section 27(a)(2) of the Local Bond Law allows for the sale of the Local Unit Bond to the I-Bank without any public offering, and N.J.S.A. 58:11B-9(a) allows for the sale of the Local Unit Bond to the I-Bank without any public offering, all pursuant to the terms and conditions set forth herein; and

**WHEREAS**, the I-Bank may require closing in escrow the making of the Loan, the issuance of the Local Unit Bond and the execution and delivery of the Loan Agreement, all pursuant to the terms of an Escrow Agreement (the “Escrow Agreement”) to be entered into by and among the I-Bank, the Local Unit and the escrow agent named therein.

**NOW, THEREFORE, BE IT RESOLVED** by a 2/3 vote of the full membership of the governing body of the Local Unit as follows:

**Section 1.** The Loan Agreement and the Escrow Agreement, if necessary, (collectively, the “Financing Documents”) are hereby authorized to be executed and delivered on behalf of the Local Unit by either the Mayor or the Chief Financial Officer in substantially the forms on file with the Clerk, with such changes as the Mayor or the Chief Financial Officer (each an “Authorized Officer”), in their respective sole

discretion, after consultation with counsel and any advisors to the Local Unit (collectively, the “Local Unit Consultants”) and after further consultation with the I-Bank and its representatives, agents, counsel and advisors (collectively, the “Program Consultants”, and together with the Local Unit Consultants, the “Consultants”), shall determine, such determination to be conclusively evidenced by the execution of such Financing Documents by an Authorized Officer as determined hereunder. The Local Unit Clerk is hereby authorized to attest to the execution of the Financing Documents by an Authorized Officer of the Local Unit as determined hereunder and to affix the corporate seal of the Local Unit to such Financing Documents.

**Section 2.** The Authorized Officers of the Local Unit are hereby further severally authorized to (i) execute and deliver, and the Local Unit Clerk is hereby further authorized to attest to such execution and to affix the corporate seal of the Local Unit to, any document, instrument or closing certificate deemed necessary, desirable or convenient by the Authorized Officers or the Local Unit Clerk, as applicable, in their respective sole discretion, after consultation with the Consultants, to be executed in connection with the execution and delivery of the Financing Documents and the consummation of the transactions contemplated thereby, which determination shall be conclusively evidenced by the execution of each such certificate or other document by the party authorized hereunder to execute such certificate or other document, and (ii) perform such other actions as the Authorized Officers deem necessary, desirable or convenient in relation to the execution and delivery thereof.

**Section 3.** In accordance with Section 27(a)(2) of the Local Bond Law and N.J.S.A. 58:11B-9(a), the Local Unit hereby authorizes the issuance, sale and award its Local Unit Bond to the I-Bank, in an aggregate principal amount not to exceed \$6,934,000, all in accordance with the provisions hereof. The obligation represented by the Local Unit Bond has been appropriated and authorized by bond ordinances #2016-20, #2020-23, #2022-19 and #2023-19 of the Local Unit, which bond ordinances are entitled, respectively, “BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$10,904,286 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,866,063 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF,” “BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$6,600,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$5,855,000 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF,” “BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$15,095,218 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$13,318,035 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF,” and “BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING 10,710,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$10,060,000 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF” and such bond ordinances were adopted by the Local Unit at meetings duly called and held on April 25, 2016, July 27, 2020, June 27, 2022 and June 12, 2023, respectively, at which times a quorum was present and acted throughout, all pursuant to the terms of the Local Bond Law and other applicable law.

**Section 4.** The Chief Financial Officer of the Local Unit (the “Chief Financial Officer”) is hereby authorized to determine, in accordance with the Local Bond Law and pursuant to the terms and provisions established by the I-Bank pursuant to the Loan Agreement and the terms and provisions hereof, the following terms with respect to the Local Unit Bond:

- (a) The aggregate principal amount of the Local Unit Bond to be issued, which aggregate principal

amount of the Local Unit Bond to be issued shall not exceed \$6,934,000;

- (b) The maturity and annual principal installments of the Local Unit Bond, which maturity shall not exceed 10 years;
- (c) The date of the Local Unit Bond;
- (d) The interest rate of the Local Unit Bond;
- (e) The purchase price for the Local Unit Bond; and
- (f) The terms and conditions under which the Local Unit Bond shall be subject to redemption prior to its stated maturity.

**Section 5.** Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and attestation of the Local Unit Bond by the parties authorized pursuant to Section 4(c) hereof.

**Section 6.** The Local Unit hereby determines that certain terms of the Local Unit Bond shall be as follows:

- (a) The Local Unit Bond shall be issued in a single denomination and shall be numbered R-1;
- (b) The Local Unit Bond shall be issued in fully registered form and shall be payable to the registered owner thereof as to both principal and interest in lawful money of the United States of America; and
- (c) The Local Unit Bond shall be executed by the manual or facsimile signatures of the Mayor and the Chief Financial Officer under official seal or facsimile thereof affixed, printed, engraved or reproduced thereon and attested by the manual signature of the Local Unit Clerk.

**Section 7.** The Local Unit Bond shall be substantially in the form set forth in the Loan Agreement.

**Section 8.** The law firm of McManimon, Scotland and Baumann, LLC is hereby authorized to arrange for the printing of the Local Unit Bond, which law firm may authorize Chiesa Shahinian Giantomasi PC, bond counsel to the I-Bank for the Program, to arrange for same. The Local Unit auditor is hereby authorized to prepare the financial information necessary in connection with the issuance of the Local Unit Bond. The Mayor, the Chief Financial Officer and the Local Unit Clerk are hereby authorized to execute any certificates necessary or desirable in connection with the financial and other information.

**Section 9.** Any determination made by the Chief Financial Officer pursuant to the terms hereof shall be conclusively evidenced by the execution and delivery of an award certificate by the Chief Financial Officer (in the form prescribed by the I-Bank with such changes as the Local Unit, together with its professional advisor shall approve), and the execution and attestation of the Local Unit Bond by the parties authorized under Section 6(c) hereof.

**Section 10.** The Mayor, Clerk and the Chief Financial Officer are hereby severally authorized to execute any certificates or documents necessary or desirable in connection with the issuance, sale and award of the Local Unit Bond, and are further authorized to deliver same to the I-Bank, upon delivery of the Local Unit

Bond and the receipt of payment therefor in accordance with the Loan Agreement.

**Section 11.** This resolution shall take effect immediately.

**Section 12.** Upon the adoption hereof, the Local Unit Clerk shall forward certified copies of this resolution to McManimon, Scotland & Baumann, LLC, bond counsel to the Local Unit, and Tricia M. Gasparine, Esq., Chiesa Shahinian Giantomasi PC, bond counsel to the I-Bank.



Staff Report

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File #: R-26-154

Agenda Date: 5/26/2026

Agenda #: 3.

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**Resolution of the Mayor and Council of Princeton Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unsustainable Increases in Health Benefit Premiums for Public Sector Employees**

**WHEREAS**, the State Health Benefits Program (SHBP), governed by N.J.S.A. 52:14-17.25 et seq., offers medical, prescription drug, and dental coverage to qualified State and participating local government public employees, retirees, and eligible dependents; and

**WHEREAS**, all SHBP plans are self-funded, meaning that the money paid out for benefits comes directly from an SHBP fund supplied by the State, participating local employers, and member premiums; and

**WHEREAS**, the rate increase for the 2026 Local Government Employer Group is 36.25% and does not include fully funding the loan to the SHBP Local Government Group under c. 86 or funding to bring the Claims Stabilization Reserve to the required two-month balance; and

**WHEREAS**, since the end of 2020 nearly 200 local government employers have exited the SHBP, representing a nearly 30% decline, largely leaving only local governments with the highest risk in the plan; and

**WHEREAS**, subsequently, during budget testimony State Treasurer Binder noted regarding the SHBP costs, while Treasury does not have the final numbers, “based on the plan actuary’s midyear reports and SHBP Local Government fund levels, it is possible that rate increases could be as high as the rate increases, we experienced last year;” and

**WHEREAS**, such proposed exorbitant rate increases will fall upon the local property taxpayer along with the local public employees at a time where there is record inflation; and

**WHEREAS**, despite innovative cost containment measures taken by municipalities to make available affordable and quality healthcare for valued employees and their families, public sector health benefit plans are far too costly; and,

**WHEREAS**, time is of the essence for State leaders to enact long-term structural reforms that should include eliminating costly plan designs; modifying co-pays for specialists and urgent care, restricting the use of out-of-network healthcare coverage and GLP-1 drugs; implementing a Reference Based Pricing system; streamlining the use of Health Savings Accounts and Flexible Spending Accounts; and, enhancing medical transparency and the collection of data; and

**WHEREAS**, failure to make these long-term structural reforms will leave local officials no choice but to impose hiring freezes, eliminate budgeted vacancies, and increase taxes on residents already burdened with the highest property tax bills in the nation.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Municipality of Princetin in the County of Mercer urge state leaders to implement fair and equitable reforms to mitigate the unsustainable increases in health benefit premiums for public sector employees.

**BE IT FURTHER RESOLVED** that a copy of this resolution be forwarded to Governor Sherrill, State Treasurer Binder, Senate President Scutari, Assembly Speaker Coughlin, Senator Cory Booker, Senator Andy Kim, Assemblyman Roy Freiman, Assemblywoman Michelle Drulis, and New Jersey State League of Municipalities.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

**File #:** R-26-155

**Agenda Date:** 5/26/2026

**Agenda #:** 4.

### **Resolution of the Mayor and Council of Princeton Approving Limiting the Medical Plans Offered Under the State Health Benefits Program (SHBP)-Local Government**

#### **BE IT RESOLVED:**

The Municipality of Princeton  
*Corporate Name of Employer*

8140-00 & 840-01  
*SHBP Employer Location Number*

**will** offer the following plans:

The new 2026 plans will be effective July 1, 2026.

#### **CATEGORY 1:**

- o Aetna Freedom/Freedom 2019 and Horizon NJ DIRECT/NJ DIRECT 2019
- o Aetna Freedom 10 and Horizon NJ DIRECT 10
- o Aetna Freedom 15 and Horizon NJ DIRECT 15
- o Aetna HMO and Horizon HMO
- o 26 Aetna Freedom and 26 Horizon NJ DIRECT
- o 26 Aetna Freedom 10 and 26 Horizon NJ DIRECT 10
- o 26 Aetna Freedom 15 and 26 Horizon NJ DIRECT 15
- o 26 Aetna HMO and 26 Horizon HMO

#### **CATEGORY 2:**

- o Aetna Freedom 1525 and Horizon NJ DIRECT 1525
- o Aetna Freedom 2030 and Horizon NJ DIRECT 2030
- o 26 Aetna Freedom 1525 and 26 Horizon NJ DIRECT 1525
- o 26 Aetna Freedom 2030 and 26 Horizon NJ DIRECT 2030

#### **CATEGORY 3:**

- o Aetna Liberty Plus and Horizon OMNIA
- o 26 Aetna Liberty Plus and 26 Horizon OMNIA

#### **CATEGORY 4:**

- o Aetna Freedom 2035 and Horizon NJ DIRECT 2035
- o 26 Aetna Freedom 2035 and 26 Horizon NJ DIRECT 2035





State Health Benefits Program (SHBP) — Local Government

**RESOLUTION: Limit Medical Plans Offered**

To be completed by the employing agency's Certifying Officer.

**A resolution for local government employers to limit the medical plans offered under the SHBP.**

BE IT RESOLVED:

The Princeton *Corporate Name of Employer* 8140-00 & 8140-01 *SHBP Employer Location Number*

will offer the following plans:

Check the plans your location **will** be offering. You must offer at least one plan from each category. The new 26 plans will be effective July 1, 2026.

CATEGORY 1	<input checked="" type="checkbox"/> Aetna Freedom/Freedom 2019 and Horizon NJ DIRECT/NJ DIRECT 2019 <input checked="" type="checkbox"/> Aetna Freedom 10 and Horizon NJ DIRECT 10 <input checked="" type="checkbox"/> Aetna Freedom 15 and Horizon NJ DIRECT 15 <input checked="" type="checkbox"/> Aetna HMO and Horizon HMO <input checked="" type="checkbox"/> 26 Aetna Freedom and 26 Horizon NJ DIRECT <input checked="" type="checkbox"/> 26 Aetna Freedom 10 and 26 Horizon NJ DIRECT 10 <input checked="" type="checkbox"/> 26 Aetna Freedom 15 and 26 Horizon NJ DIRECT 15 <input checked="" type="checkbox"/> 26 Aetna HMO and 26 Horizon HMO		
CATEGORY 2	<input checked="" type="checkbox"/> Aetna Freedom 1525 and Horizon NJ DIRECT 1525 <input checked="" type="checkbox"/> Aetna Freedom 2030 and Horizon NJ DIRECT 2030 <input checked="" type="checkbox"/> 26 Aetna Freedom 1525 and 26 Horizon NJ DIRECT 1525 <input checked="" type="checkbox"/> 26 Aetna Freedom 2030 and 26 Horizon NJ DIRECT 2030	CATEGORY 3	<input type="checkbox"/> Aetna Liberty Plus and Horizon OMNIA <input checked="" type="checkbox"/> 26 Aetna Liberty Plus and 26 Horizon OMNIA
CATEGORY 4	<input checked="" type="checkbox"/> Aetna Freedom 2035 and Horizon NJ DIRECT 2035 <input checked="" type="checkbox"/> 26 Aetna Freedom 2035 and 26 Horizon NJ DIRECT 2035	CATEGORY 5	<input checked="" type="checkbox"/> Aetna Freedom HDLow and Horizon NJ DIRECT HDLow <input checked="" type="checkbox"/> Aetna Freedom HDHigh and Horizon NJ DIRECT HDHigh <input checked="" type="checkbox"/> 26 Aetna Freedom HDLow and 26 Horizon NJ DIRECT HDLow <input checked="" type="checkbox"/> 26 Aetna Freedom HDHigh and 26 Horizon NJ DIRECT HDHigh

Upon receipt of this resolution, the Health Benefits Bureau will schedule a Special Open Enrollment for active employees currently enrolled in any plan that will no longer be offered. These employees must log into mynjbenefitshub to change their medical plan during the Special Open Enrollment or will otherwise be terminated from coverage. Resolutions may be filed once in a calendar year.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the:

Princeton *Corporate Name of Employer* 609-924-5704 *Phone Number*

400 Witherspoon Street *Street Address* Princeton, *City* New Jersey *State* 08540 *Zip Code*

\_\_\_\_\_  
*Print Name* *Official Title* *Email Address*

\_\_\_\_\_  
*Signature* *Date*

275 *Number of Employees* 30-0746654 *Employer's State Employer Identification Number (EIN)*

**Mail Completed Resolution to:**  
**New Jersey Division of Pensions & Benefits**  
**Health Benefits Bureau**  
**P.O. Box 299**  
**Trenton, NJ 08625-0299**  
**Or Email:** [HBLocalGov@treas.nj.gov](mailto:HBLocalGov@treas.nj.gov)



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-156

**Agenda Date:** 5/26/2026

**Agenda #:** 5.

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### **Resolution of the Mayor and Council of Princeton Authorizing Amendments to the Princeton Personnel Manual (PPM)**

**WHEREAS**, the Municipality of Princeton has previously adopted the “Princeton Personnel Manual” (PPM) to establish a system of uniform and appropriate personnel policies and procedures for Princeton municipal employees; and

**WHEREAS**, the Administrator has recommended that said Manual be further amended and updated.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Municipality of Princeton as follows:

1. The Princeton Council hereby adopts the "Princeton Personnel Manual" as amended through May 26, 2026. A copy of said Manual is on file in the office of the Municipal Clerk.
2. A notice concerning the adoption of this updated Personnel Manual and copies of the Manual itself shall be circulated by the Administrator to all Department Heads and Office Directors for dissemination to Princeton personnel.
3. These amendments shall take effect immediately.

## **709 Holidays**

Except for police officers and paid firefighters, the following days will be considered as holidays for employees and will be observed on the days set aside therefore, with Princeton offices closed and normal operations suspended

January 1

M. L. King, Jr., Birthday Observed

Presidents Day

Good Friday

Memorial Day Observed

June 19 – Juneteenth

July 4 – Independence Day

Labor Day

Veteran’s Day

Thanksgiving Day

Friday Following Thanksgiving

December 24

December 25

December 31

When a holiday falls on a Sunday, it shall be observed the following Monday. When such a holiday falls on a Saturday, it shall be observed on the immediately preceding Friday.

All nonexempt employees required to work on a holiday shall be compensated at the rate of 1.5x times the hourly equivalent of their salaries. Regular salary payment shall be included in compensation.

Minimum Holiday Compensation. A nonexempt employee required to work on an observed holiday shall be granted no fewer than four (4) hours of holiday compensation for that day as compensation for such services, regardless of the amount of time actually worked. For the purpose of computing holiday compensation, the holiday is deemed to begin at 12:01 a.m. and end at 12:00 midnight on the date designated as a holiday.

Part-Time employees with regularly scheduled hours who work 20 hours or more per week will be compensated for scheduled Holidays. Holiday pay will be pro-rated based on the average daily hours.

Hourly, temporary, seasonal, and per diem employees shall not be compensated for holidays. Changes to the above will be made to coincide with local bargaining units. If Princeton negotiates a lesser Holiday schedule with the local bargaining units, a lesser schedule will be given.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

**File #:** R-26-157

**Agenda Date:** 5/26/2026

**Agenda #:** 6.

### **Resolution of the Mayor and Council of Princeton Authorizing Princeton Affordable Housing Program, Home Rehabilitation Loan 2026-1 Not to Exceed \$20,000.00 (2 Shirley Court)**

**WHEREAS**, a component of the Princeton Affordable Housing Program involves providing rehabilitation loans to income eligible households; and

**WHEREAS**, the Princeton Affordable Housing Manager has received the following loan application from the owner of the property identified as Block 24.01, Lot 15, Qual C04 on the tax map of the Municipality of Princeton:

- Application 2026-1: \$20,000.00 for door removal and replacement, bathroom repairs, and kitchen repairs.

**WHEREAS**, the Princeton Affordable Housing Manager has qualified the applicant for participation in the rehabilitation program.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of Princeton as follows:

1. The Mayor and Council of Princeton hereby authorize the aforementioned rehabilitation loan totaling \$20,000.00.
2. The owners of the property which is the subject of this loan application shall execute a Mortgage and Mortgage Note in favor of Princeton for repayment of said loan at the time of resale, transfer of the property, borrowing against the property or renting out or vacating the property if the full 10-year term has not passed at the time of the occurrence of any of said events. If the property owner occupies her property for the full 10-years pursuant to the affordable deed restriction as a part of the Princeton Affordable Housing inventory, then said loan, including interest thereon, shall be forgiven.
3. A certified true copy of this Resolution shall be furnished upon its adoption by the Princeton Clerk to the Princeton Affordable Housing Manager.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

**File #:** R-26-158

**Agenda Date:** 5/26/2026

**Agenda #:** 7.

### **Resolution of the Mayor and Council of Princeton Authorizing Princeton Affordable Housing Program, Home Rehabilitation Loan 2026-2 Not to Exceed \$10,650.00 (427 Brickhouse Road)**

**WHEREAS**, a component of the Princeton Affordable Housing Program involves providing rehabilitation loans to income eligible households; and

**WHEREAS**, the Princeton Affordable Housing Manager has received the following loan application from the owner of the property identified as Block 9801, Lot 3.427 on the tax map of the Municipality of Princeton:

- Application 2026-2: \$10,650.00 for water heater and HVAC system replacement, window repairs, and bathroom repairs.
- 

**WHEREAS**, the Princeton Affordable Housing Manager has qualified the applicant for participation in the rehabilitation program.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of Princeton as follows:

1. The Mayor and Council of Princeton hereby authorize the aforementioned rehabilitation loan totaling \$10,650.00.
2. The owners of the property which is the subject of this loan application shall execute a Mortgage and Mortgage Note in favor of Princeton for repayment of said loan at the time of resale, transfer of the property, borrowing against the property or renting out or vacating the property if the full 10-year term has not passed at the time of the occurrence of any of said events. If the property owner occupies her property for the full 10-years pursuant to the affordable deed restriction as a part of the Princeton Affordable Housing inventory, then said loan, including interest thereon, shall be forgiven.
3. A certified true copy of this Resolution shall be furnished upon its adoption by the Princeton Clerk to the Princeton Affordable Housing Manager.



Staff Report

File #: R-26-159

Agenda Date: 5/26/2026

Agenda #: 8.

**Resolution of the Mayor and Council of Princeton Authorizing a Reduction in the Inspection Fees Escrow in the Amount of \$60,789.19 to Terhune Development Urban Renewal LLC for the Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment**

**WHEREAS**, Terhune Development Urban Renewal LLC made a formal request for release of the performance guarantee held by the Municipality of Princeton for public improvements in conjunction with the project known as the *Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment*; and

**WHEREAS**, the Land Use Engineer determined that the project was complete; and

**WHEREAS**, the Land Use Engineer recommended, and Council by Resolution 26-123 approved, the release of the performance guarantee covering the public improvements in conjunction with the project known as *Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment* subject to receipt of a maintenance guarantee in the amount of \$289,015.54; and

**WHEREAS**, Terhune Development Urban Renewal LLC has provided a maintenance guarantee in the amount of \$289,015.54 covering the public improvements in conjunction with the project known as *Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment* in the amount of \$289,015.54; and

**WHEREAS**, Terhune Development Urban Renewal LLC has made a formal request for release or reduction of the escrow for inspection fees in the amount of \$64,789.19 related to the performance guarantee; and

**WHEREAS**, the Land Use Engineer has determined that an escrow for final inspection of the public improvements at the termination of the maintenance period in the amount of \$4,000.00 is sufficient and recommends a reduction of the present escrow by an amount of \$60,789.19, along with accrued interest, if any, such that there will remain \$4,000.00 in escrow.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of Princeton that the escrow for inspection fees covering the public improvements in conjunction with the project known as *Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment*, be reduced to \$4,000.00 and that the release of the remaining escrow of \$60,789.19, along with 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:** Reduction of Inspection Fees  
**Application of Terhune Development Urban Renewal LLC**  
**Preliminary and Final Major Site Development**  
**North Harrison Street & Terhune Road**  
**Block 7401, Lots 1.012 and 1.02**  
 Escrow #23-320 (Inspection Fees)

**Date:** May 11, 2026

- 
- Performance Guarantee  Reduction  Release  Extension
  - Maintenance Guarantee  Acceptance  Release  Extension
  - Inspection Fees  Reduction  Release
  - Completion Time  Extension  Status Report

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

### Performance Guarantee:

Expiration Date:	Bond Amount:
Issued by: Western Surety Company	
Bond No.:	
Cash Amount:	

### Inspection Fees:

Amount as of 5/11/26:	Reduction:	\$60,789.19
\$64,789.19	Remainder:	\$4,000.00

All work for the above referenced project has been satisfactorily completed and we are in receipt of a Maintenance Guarantee for a period of two years from December 2025. It is therefore recommended that the inspection fees for the performance, less completed inspection costs plus accrued interest if any, be reduced to an amount sufficient for completion of a final inspection at the expiration of the maintenance period.

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

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**File #:** R-26-160

**Agenda Date:** 5/26/2026

**Agenda #:** 1.

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### **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: 05/26/2026 For bills from 05/12/2026 to 05/21/2026

Vendor	Description	Payment	Check Total
5386 - 4484 ROUTE 27 LLC	PO 49283 RELEASE OF PERFORMANCE GUARANTY SUBMITTE	7,347.20	7,347.20
2759 - ALERT-ALL CORPORATION	PO 48735 2026 FIRE PREVENTION MATERIALS	516.00	516.00
5394 - AMERITECH CONSULTANTS, INC.	PO 49350 REFUND OF PROPERTY OWNERS LIST- REQUEST	10.00	10.00
57 - AT&T	PO 49321 Telephone - Acct 030 519 3823 001 - Bill	28.29	28.29
3012 - AVALON BAY COMMUNITIES	PO 49280 REDUCTION OF INSPECTION FEES FOR PRINCET	49,149.79	49,149.79
4048 - B & T TOOLS, INC.	PO 48166 BLANKET TOOLS/GARAGE SUPPLIES TV	643.00	643.00
4586 - B BISTRO LTD	PO 49334 PEET Employee Luncheon May 28, 2026 Inv#	3,408.75	3,408.75
2642 - BEANS, FRED PARTS, INC	PO 48145 BLANKET PARTS TV	65.18	65.18
646 - BEN SHAFFER RECREATION INC.	PO 48257 BLANKET / PARTS / SUPPLIES	1,646.60	
	PO 49030 BLEACHERS FOR BASEBALL FIELD	3,584.34	5,230.94
1765 - BOWEN, LAURALYN	PO 49330 REIMBURSE 43 MILES R/T RANJ SPRING CONFE	31.18	31.18
3315 - BOWMAN CONSULTING GROUP, LTD.	PO 45271 RESOLUTION 25-33: DESIGN SERVICES FOR TH	8,865.00	
	PO 49044 ESTIMATE FOR TRAFFIC REVIEW SERVICES	3,870.00	12,735.00
463 - BRITTON INDUSTRIES, INC.	PO 48274 BLANKET	1,036.70	1,036.70
2287 - CAMPBELL FREIGHTLINERS LLC	PO 49204 2026 PARTS TV	86.31	86.31
4009 - CANON U.S.A., INC.	PO 48464 Blanket - 2026 Canon	329.22	329.22
93 - CDW GOVERNMENT, INC.	PO 49211 ABSOLUTE SEC ACCESS EDGE 12M RENEWAL 04/	3,496.25	3,496.25
857 - CENTER FOR THEOLOGICAL INQUIRY	PO 49366 ESCROW REFUND	2,169.93	2,169.93
3359 - CHAMPION DISPOSAL SERVICES. LLC	PO 49111 2026 STREET SWEEPING DISPOSAL	4,085.08	4,085.08
5231 - CHARLTON THOMPSON	PO 49273 2026 Eyeglass Reimbursement Sam's Club,	109.76	109.76
2685 - CHERRY VALLEY TRACTOR SALES INC.	PO 48138 BLANKET PARTS TV	202.84	202.84
4917 - COLLIERS ENGINEERING & DESIGN, INC.	PO 48609 RESO 26-50 SANITARY SEWER TRUNK LINE FLO	8,791.25	8,791.25
1732 - COMCAST BUSINESS	PO 49341 Internet - Account 900019299 - Bill Date	4,105.34	4,105.34
1872 - CONTES BAR/PIZZA	PO 48497 BLANKET - FOOD FOR YOUTH PROGRAMMING AND	940.00	940.00
5173 - COOKSON ENTERPRISES LLC	PO 49233 CLAW CUTTING EDGES	3,934.10	3,934.10
5367 - CORE EQUIPMENT GROUP	PO 48962 2026 PARTS/SERVICE TV	1,870.45	1,870.45
1870 - CORELOGIC REAL ESTATE TAX SERV	PO 49331 REFUND FOR BL-48.01 LT-22 FOR DUPLCATE 2	25,362.00	25,362.00
4604 - COSTELLO'S ACE HARDWARE	PO 48205 BLANKET/SUPPLIES	83.92	
	PO 48223 BLANKET - SUPPLIES	160.11	
	PO 48460 GENERAL SUPPLIES	512.88	756.91
1846 - D&R GREENWAY LAND TRUST	PO 49304 PURCHASE OF TREES FOR COMMUNITY PARK NOR	1,200.00	1,200.00
1833 - DELTA DENTAL PLAN OF N.J.	PO 49340 Acct #03114-00001 June 2026	17,902.42	17,902.42
4005 - EARLE ASPHALT COMPANY	PO 47049 RESOLUTION 25-247 IMPROVEMENTS TO MT LUC	847,387.05	847,387.05
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 48143 BLANKET PARTS/OILS TV	481.68	481.68
5299 - ELITE EMERGENCY LIGHTS LLC	PO 49089 FORD POLICE UTILITY 2025	1,900.00	
	PO 49194 SERVICE/REPAIRS TV	475.00	2,375.00
4333 - ENTERPRISE FM TRUST	PO 48201 RESO 21-67 VEHICLE LEASE AGREEMENT YEAR	1,992.65	
	PO 48201 RESO 21-67 VEHICLE LEASE AGREEMENT YEAR	3,174.78	5,167.43
148 - FIRE & SAFETY SERVICES, LTD.	PO 48222 BLANKET - SERVICES	140.00	140.00
395 - FRENCH & PARELLO ASSOCIATES,PA	PO 45955 RESOLUTION 2025-65 CONSTRUCTION ADMINIST	3,085.00	
	PO 48059 RESO 25-237 CONSTRUCTION ADMINISTRATION	4,357.50	7,442.50
1773 - GABRIELLI TRUCK SALES, LTD	PO 48146 BLANKET PARTS/SERVICE TV	197.50	197.50
158 - GALLS LLC	PO 48190 UNIFORMS	2,015.51	
	PO 48868 2026 UNIFORMS	717.79	2,733.30
3890 - GATES, DALE	PO 49327 DINNER FOR 3 AT THE CONFERENCE	201.35	201.35
4354 - GENERAL CODE, LLC	PO 48810 Code Analysis, Invoice #PG000045070, 3/7	2,395.00	
	PO 49267 Municipal Clerk Study Guide-4th Addition	294.00	
	PO 49274 Code Analysis 4/29/26	6,825.00	9,514.00
895 - GOLOMB, MICHAEL ERIC	PO 49229 REIMBURSEMENT FOR CODE ENFORCEMENT FIRE	93.59	93.59
170 - GRAINGER	PO 48214 BLANKET - TOOLS/SUPPLIES	126.05	126.05
4872 - GREATAMERICA FINANCIAL SERVICES	PO 48054 POSTAGE LEASE 12/23/25 - 12/22/26 400 WI	864.63	864.63
1371 - GREENBAUM, ROWE, SMITH, DAVIS	PO 48858 RESO 26-77 - 2026 REDEVELOPMENT COUNSEL	71,436.00	71,436.00
3845 - GROSSO HOMES LLC	PO 49364 ESCROW REFUND - 24 DEMPSEY AVE	1,458.00	1,458.00
176 - HAMILTON SUPPLY COMPANY, INC.	PO 49067 2026 BUILDINGS AND GROUNDS SUPPLIES AND	217.08	217.08
5350 - HUTCHINS HVAC INCORPORATED	PO 48702 2026 BUILDINGS AND GROUNDS HVAC SERVICES	12,389.00	12,389.00
4761 - IAN HENDERSON	PO 49302 Reimbursement - 2026 NJ Planning & Redev	350.00	350.00
5400 - INFRASTRUCTURES GROUP WIRELESS, LLC	PO 49371 ESCROW REFUND - INFRA SERVICES/T-MOBILE -	500.00	500.00
2690 - INTERSTATE BATTERY OF PRINCETON	PO 48150 BLANKET BATTERIES TV	517.80	517.80
3729 - IPS GROUP INC.	PO 48637 2026 BLANKET PARKING METER CREDIT CARD F	11,437.70	11,437.70
613 - J.B. REDDING & SON, INC.	PO 49292 RELEASE OF BOND FOR ROW PERMIT #26-72	500.00	500.00
201 - JAMMER DOORS	PO 48594 BLANKET - 2026 PREVENTATIVE MAINTENANCE/	450.00	450.00

## List of Bills - Clearing Claims

Meeting Date: 05/26/2026 For bills from 05/12/2026 to 05/21/2026

Vendor	Description	Payment	Check Total
3596 - JANELL COLOMBO	PO 49328 BREAKFAST	33.11	33.11
1023 - JAY'S CYCLES	PO 49172 LOCK KRYPTONITE KEEPER 790 COMBO INTEGRA	133.90	133.90
1649 - JERSEY ELEVATOR, LLC	PO 49109 2026 ELEVATOR MAINTENANCE	2,704.18	2,704.18
3621 - JET VAC EQUIPMENT, LLC	PO 48320 BLANKET	418.00	418.00
5041 - JOHNAKOS LLC	PO 48417 BLANKET/2026 RECYCLING EVENTS	410.75	410.75
4179 - JUSTIN LESKO	PO 49300 Reimbursement	130.00	
	PO 49301 Reimbursement	75.36	205.36
5393 - KIMBERLY FURTICK	PO 49338 TRAVEL TO AND FROM TRAINING (04/06 - 04/	155.95	155.95
5140 - KUBE-PAK CORPORATION	PO 48326 BLANKET	2,065.60	2,065.60
4629 - KULAK ARMS AND OUTFITTERS LLC	PO 49243 BLANKET 2026	171.00	171.00
2903 - KYOCERA DOCUMENT SOLUTIONS	PO 48465 2026 Blanket - Kyocera	4,111.50	4,111.50
227 - LANGUAGE LINE SERVICES	PO 48493 BLANKET / INTERPRETING SERVICES	387.60	
	PO 48603 TELEPHONE TRANSLATION SERVICES	281.11	668.71
4607 - Law Office of Douglas Herring LLC	PO 48488 RESO 26-41 PUBLIC DEFENDER	1,800.00	1,800.00
228 - LAWSON PRODCTS, INC	PO 48153 BLANKET PARTS/SUPPLIES TV	188.60	188.60
4095 - LECKINGTON ADVISORS, LLC	PO 47347 CONTRACT MANAGEMENT & ADMINISTRATION OF	4,727.50	4,727.50
1570 - MAJESTIC OIL COMPANY	PO 48343 2026 MOTOR FUEL	26,537.94	26,537.94
1100 - MASON, GRIFFIN & PIERSON	PO 48060 RESO 26-32 2026 MUNICIPAL ATTORNEY	36,880.85	
	PO 48060 RESO 26-32 2026 MUNICIPAL ATTORNEY	7,007.93	43,888.78
1553 - MCCAFFREYS MARKET	PO 48498 BLANKET - FOOD, WATER, & SUPPLIES FOR PR	761.87	
	PO 48607 BLANKET	305.68	
	PO 48871 2026 FOOD	138.51	1,206.06
5392 - MCCARTHY JOHN F & SUSAN G ANABLE	PO 49326 REFUND FOR DUPLICATE 2ND QTY \$8086.95 WI	8,086.95	8,086.95
1534 - MERCER COUNTY COMMUNITY COLLEGE	PO 48218 BLANKET - TRAINING	350.00	350.00
282 - MERCER COUNTY IMPROV AUTHORITY	PO 48348 BLANKET/TRASH TONNAGE	52,532.06	52,532.06
285 - MERCER ENGINE CO. NO. 3	PO 49174 REIMBURSEMENT FOR DONATION TO SOMERVILLE	100.00	100.00
422 - MERCER GROUP INTERNATIONAL	PO 49007 WESTMINSTER DORM CLEANOUT	805.00	805.00
289 - MGL FORMS-SYSTEMS, LLC	PO 49104 REMINDER STICKER 4,000	3,365.20	3,365.20
5399 - MIKKEL BECK	PO 49370 ESCROW REFUND - MIKKEL BECK	325.00	325.00
4260 - MULLER & BAILLIE, P.C.	PO 41737 BLANKET LEGAL	110.00	
	PO 46620 CONTRACT PCRD LITIGATION 5/15/2025 - 5/1	1,496.00	
	PO 46895 BLANKET LEGAL SERVICES	3,465.00	
	PO 48057 CONTRACT LEGAL SERVICES FOR DEED RESTRIC	407.00	
	PO 48110 2026 GENERAL LEGAL SERVICES TO PRINCETON	2,948.00	
	PO 48910 2026 LEGAL SERVICES - ESCROW #25-712	495.00	
	PO 49336 LEGAL SERVICES - CANNON DIAL ELM CLUB IN	165.00	
	PO 49337 LEGAL SERVICES - STEVEN WASKOW - ESCROW	220.00	9,306.00
4792 - MY FSA LINK, LLC	PO 48512 Blanket 2026 - Cobra Dental	147.75	147.75
1489 - NAPA AUTO PARTS	PO 48160 BLANKET PARTS TV	238.67	238.67
4600 - NASSAU ELECTRIC LLC - PRINCETON	PO 48228 BLANKET/CONTRACTED SERVICES	226.10	226.10
5233 - NATHAN FOOTE	PO 49333 Reimbursement	130.00	
	PO 49373 Introduction to Affordable Housing for N	483.00	613.00
162 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 48351 BLANKET	4,836.50	4,836.50
338 - NC JEFFERSON PLUMBING HEATING & A/C	PO 49244 REPAIR BACKFLOW PREVENTER - GREENWAY IRR	2,560.00	2,560.00
1033 - NEW JERSEY AMERICAN WATER	PO 49352 SMOYER PARK ACCT: 1018-210023045148	2,283.02	2,283.02
351 - NEW JERSEY CONFERENCE OF MAYORS	PO 48570 2026 Mayor Membership Dues, 1/1/26 Mayo	650.00	650.00
343 - NEW JERSEY STATE LEAGUE OF MUNICIPALITIE	PO 48513 Blanket 2026 advertising	855.00	855.00
1884 - NJLM	PO 49343 NJLM Mini-2026 Conference MCCC, 6/10/20	135.00	135.00
4549 - O'CONNELL, KRISTIN	PO 49212 GOLF SHIRTS WITH POLICE PATCH FOR CITIZE	408.00	408.00
474 - ONE CALL CONCEPTS, INC.	PO 48350 BLANKET	969.00	969.00
5125 - ONE WATER CONSULTING LLC	PO 46156 RESOLUTION 25-94 STONY BROOK WATERSHED M	4,309.79	
	PO 48912 2026 SEWER CONNECTION FEE & ANNUAL SEWER	2,933.75	7,243.54
5381 - OPPENHEIMER INVESTIGATIONS GROUP LLP	PO 49221 Professional Services - Personnel Invest	1,730.00	1,730.00
3718 - PASSPORT LABS, INC.	PO 48639 RESO 25-142 - 2026 SPRING ST GARAGE MOBI	46,438.10	46,438.10
1921 - PENN MEDICINE CORP PAY	PO 48516 Blanket 2026	1,044.00	1,044.00
785 - PERFORMANCE TRAILERS, INC.	PO 49101 BLANKET TRAILER PARTS TV	57.00	57.00
4436 - PKF O'CONNOR DAVIES, LLP	PO 46431 RESO 25-6 2025 AUDIT PREPARATION	40,000.00	
	PO 49297 Ban Sale 12/25 Open Space Acquisition	6,000.00	46,000.00
808 - POLAR INC.	PO 48365 BLANKET	34.95	
	PO 48366 BLANKET	42.45	
	PO 48367 BLANKET	154.95	232.35
3064 - PRECISION TIME SYSTEMS, INC.	PO 49087 2026 SPRING STREET GARAGE EQUIPMENT AND	3,668.02	3,668.02

## List of Bills - Clearing Claims

Meeting Date: 05/26/2026 For bills from 05/12/2026 to 05/21/2026

Vendor	Description	Payment	Check Total
5398 - PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.	PO 49369 ESCROW REFUND - VERIZON WIRELESS PRINCET	500.00	500.00
2480 - PRINCETON CHARTER SCHOOL	PO 49363 ESCROW REFUND	1,009.92	1,009.92
3961 - PRINCETON GARDEN THEATRE inc	PO 48893 2026 RECREATIONAL OUTING - ALL YOUTH OUT	207.50	207.50
592 - PRINCETON PUBLIC LIBRARY	PO 49311 Bibliotheca PO 26340	31,868.00	31,868.00
594 - PRINCETON SENIOR RESOURCE CENTER/CENTER	PO 49314 2 FLU/COVID VACCINE CLINICS 2026 HEALTH	5,000.00	5,000.00
1277 - PRINCETON SUPPLY CORPORATION	PO 48371 BLANKET	771.60	
	PO 48717 2026 SPRING ST GARAGE JANITORIAL SUPPLIE	176.00	947.60
596 - PRINCETON UNIVERSITY	PO 49282 RELEASE OF INSPECTION FEES FOR APPLICATI	4,755.41	4,755.41
596 - PRINCETON UNIVERSITY	PO 49285 RELEASE OF INSPECTION FEES FOR APPLICATI	11,813.44	11,813.44
596 - PRINCETON UNIVERSITY	PO 49365 ESCROW REFUND - PU IVY CLUB	15,838.70	15,838.70
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49332 Electric - Bundled Acct 13 013 030 03 -	3,921.42	
	PO 49332 Electric - Bundled Acct 13 013 030 03 -	25,300.18	29,221.60
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49359 Electric - Bundled Acct #13 000 010 03 -	34,274.77	34,274.77
445 - PSE&G CO - SUMMARY ACCOUNT	PO 49375 WESTMINSTER - Electric and Gas - Acct. 7	3,274.54	3,274.54
2934 - REDI-PACKAGING, INC	PO 48814 RED PARKING MERTER BAGS PRINTED BLACK EM	1,300.30	1,300.30
4086 - REMINGTON & VERNICK ENGINEERS, INC	PO 47445 RESOLUTION 25-320 SANITARY SEWER GIS UPD	20,855.00	
	PO 48903 GIS PARCEL MAINTENANCE/REVISIONS FOR TAX	333.75	21,188.75
1204 - RIGGINS INC.	PO 48375 BLANKET	12,440.13	12,440.13
623 - RND CONSULTING	PO 48992 RESO 26-102 2026 INFORMATION TECHNOLOGY	5,445.00	5,445.00
4127 - ROSEDALE MILLS, INC.	PO 48377 BLANKET	79.95	79.95
963 - RUTGERS UNIVERSITY OFFICE OF CONTINUING	PO 48763 RUTGERS CONTINUING PROFESSIONAL EDUCATIO	375.00	
	PO 48791 REGISTRATION-DOMINICK ITZI-ARC GIS INTRO	1,195.00	1,570.00
4748 - SAMANTHA BEER	PO 49346 Pop Up Display Cover (Communications)	613.08	613.08
805 - SAVATREE	PO 48378 BLANKET	1,364.00	1,364.00
5395 - SHEDYA D. SPIES & GEOFFREY SPIES	PO 49358 ESCROW REFUND	423.01	423.01
648 - SHERWIN-WILLIAMS	PO 48381 BLANKET	265.08	265.08
1253 - SOFTWARE HOUSE INTERNATIONAL (SHI)	PO 48065 RESO 25-413 2026 OPENGOV VERTOSOFT	69,305.69	
	PO 49335 CROWD STRIKE SOFTWARE	47,397.50	116,703.19
5397 - SOLAR MITE SOLUTIONS, LLC	PO 49368 ESCROW REFUND - SOLAR MITE SOLUTIONS	414.19	414.19
4261 - SONESTA ES SUITES S. BRUNSWICK	PO 49272 Lodging/Hotel for White Buffalo Staff R	9,719.13	9,719.13
5388 - STATE OF NEW JERSEY	PO 49299 FIRE REGISTRATION RENEWAL FEE/INVOICE 57	191.00	191.00
1213 - STRONG, JAMES	PO 49374 1st Qtr 2026 Health 12/21/25 to 3/14/26	4,913.30	4,913.30
647 - SUSAN SHAPIRO	PO 49320 Municipal Court Administrators Associati	179.65	179.65
1211 - SUSTAINABLE PRINCETON	PO 48061 RESO 26-33 - 2026 SERVICES RELATED TO SU	12,500.00	12,500.00
4532 - TARGETSOLUTIONS LEARNING, LLC	PO 48585 VECTOR, TS PREMIER, TARGET SOLUTIONS TRA	11,507.64	
	PO 49289 VGS-GTEPMS - GUARDIAN TRACKING	4,983.30	16,490.94
5396 - TCTANJ SPRING CONFERENCE	PO 49362 2026 SPRING CONFERENCE	330.00	330.00
5342 - THE LAW OFFICE OF NAEEM AKHTAR	PO 48755 2026 LEGAL SERVICES AS CONFLICT PUBLIC D	600.00	600.00
1017 - THOMSON REUTERS - WEST	PO 48495 BLANKET / BOOKS, SUBSCRIPTIONS	1,249.00	1,249.00
5118 - TOPOLOGY NJ, LLC	PO 45953 RESOLUTION 25-67 PLANNING SERVICES FOR W	2,862.50	2,862.50
1182 - TOUCHTONE COMMUNICATIONS	PO 49317 Acct 6099212100 - Interexchange Carrier	188.77	188.77
4836 - TRENTON RENEWABLE POWER, LLC	PO 48544 BLANKET	241.15	241.15
766 - TRIPLE GLASS INC	PO 48167 BLANKET SERVICE TV	1,242.00	1,242.00
2592 - UNIFIRST CORPORATION	PO 48633 2026 UNIFORMS FOR PUBLIC WORKS	2,214.65	
	PO 48634 2026 UNIFORMS FOR PARKING	388.80	
	PO 48635 2026 UNIFORMS FOR SOC	640.64	3,244.09
923 - UNITED PARCEL SERVICE	PO 49377 Acct. 6AF535 - Service Charge - 5/2/26	293.62	293.62
211 - UNITED SITE SERVICES	PO 48204 BLANKET/MISC. RENTAL	95.63	95.63
1278 - VAN CLEEF ENGINEERING ASSOC.	PO 47584 CONTRACT - LAND USE ENGINEERING SERVICES	2,917.50	2,917.50
408 - VECTOR SECURITY	PO 48400 BLANKET BUILDINGS/GROUNDS COMMS AND ALAR	116.62	116.62
962 - VERIZON	PO 48604 TELEPHONE EXPENSE	403.04	403.04
20 - VERIZON	PO 49376 Phone - Acct. 958-363-139-0001-49 - Bill	454.06	454.06
959 - VERIZON WIRELESS	PO 49322 Acct #642046325-00001 - Wireless - Bill	6,503.58	6,503.58
1152 - VERMEER- NORTH ATLANTIC SALES & SER	PO 48401 BLANKET	1,509.82	1,509.82
4658 - VIKING PEST CONTROL	PO 48586 BLANKET	1,628.75	1,628.75
1024 - W.E. TIMMERMAN CO., INC.	PO 48172 BLANKET PARTS/SERVICE TV	722.04	722.04
4959 - WALTER R. EARLE BURLINGTON, INC	PO 48656 2026 DPW ASPHALT AND PAVING MATERIALS	741.20	741.20
2 - WB MASON CO	PO 48131 2026 BLANKET - BUILDING DEPT OFFICE SUPP	1,366.08	
	PO 48233 BLANKET / OFFICE SUPPLIES FOR RECREATION	168.56	
	PO 48407 BUILDINGS/GROUNDS OFFICE SUPPLIES	52.44	
	PO 48408 BLANKET	417.92	
	PO 48439 2026 FIRE DEPARTMENT OFFICE SUPPLIES	231.72	

### List of Bills - Clearing Claims

Meeting Date: 05/26/2026 For bills from 05/12/2026 to 05/21/2026

Vendor	Description	Payment	Check Total
	PO 48446 BLANKET / OFFICE SUPPLIES 2026 HEALTH DE	104.96	
	PO 48456 BLANKET OFFICE SUPPLIES FOR POLICE DEPAR	790.75	
	PO 48499 BLANKET - HUMAN SERVICES GENERAL OFFICE	376.94	
	PO 48506 BLANKET FOR 2026- ZONING	105.85	
	PO 48552 BLANKET	764.72	
	PO 48646 BLANKET CLERK OFFICE SUPPLIES	224.63	
	PO 49303 2026 COPY PAPER FOR COPY ROOM	1,059.80	5,664.37
3677 - WELLS FARGO VENDOR FIN SERV.	PO 48466 2026 Blanket - Wells Fargo	2,558.67	2,558.67
4525 - WINTERSPRING LLC	PO 49060 2026 PLANT ORDER	11,619.00	11,619.00
998 - WM CORPORATE SERVICES, INC.	PO 48752 2026 MUNICIPAL SOLID WASTE AND RECYCLING	7,423.24	7,423.24
3215 - WSP USA INC.	PO 39567 RESO 22-399 & 23-386 & 25-355	3,203.63	3,203.63
TOTAL			1,816,480.21

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-192-08-105-006	OTHER FEES & PERMITS - ZONING			10.00	
01-201-20-105-200	PERSONNEL - OE	5,978.60			
01-201-20-110-200	MAYOR & COUNCIL OE	650.00			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	20,737.47			
01-201-20-112-200	FLU PROGRAM OE	5,000.00			
01-201-20-120-200	MUNICIPAL CLERK OE	9,738.63			
01-201-20-124-200	ACCESS PRINCETON OE	613.08			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	16,549.73			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	136,690.38			
01-201-20-145-200	COLLECTION OF TAXES OE	3,365.20			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	107,477.87			
01-201-20-175-200	HISTORIC PRESERVATION COMMITTEE - OE	1,184.48			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	3,283.36			
01-201-21-181-200	SUSTAINABLE PRINCETON	12,500.00			
01-201-21-185-200	ZONING COSTS - OE	105.85			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	23,907.23			
01-201-25-240-200	POLICE OE	10,122.58			
01-201-25-265-200	FIRE OE	2,341.67			
01-201-25-267-200	FIRE FACILITIES OE	5,072.88			
01-201-25-268-200	FIRE INSPECTOR OE	93.59			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	19,038.28			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	59,955.30			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	18,466.15			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	5,117.62			
01-201-27-330-200	BOARD OF HEALTH OE	136.14			
01-201-27-340-200	ANIMAL CONTROL OE	171.00			
01-201-27-345-200	HUMAN SERVICES OE	2,286.31			
01-201-28-370-200	JOINT RECREATION BOARD OE	252.48			
01-201-28-375-200	PARK MAINTENANCE OE	4,155.72			
01-201-31-430-200	ELECTRICITY & GAS OE	18,431.98			
01-201-31-431-200	NATURAL GAS OE	6,998.92			
01-201-31-435-200	STREET LIGHTING OE	28,335.24			
01-201-31-440-200	TELEPHONE OE	7,858.85			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	3,378.89			
01-201-31-460-200	GASOLINE OE	38,978.07			
01-201-43-490-200	MUNICIPAL COURT OE	1,778.70			
01-201-43-495-200	PUBLIC DEFENDER OE	2,400.00			
01-203-20-135-200	(2025) AUDIT OE		40,000.00		
01-203-20-155-200	(2025) LEGAL SERVICES & COSTS OE		1,496.00		
01-203-20-165-200	(2025) ENGINEERING SERVICES OE		2,917.50		
01-203-23-220-200	(2025) EMPLOYEE GROUP INSURANCE OE		210.00		
01-205-55-900-035	RESERVE FOR TAX OVERPAYMENTS			33,448.95	
01-260-05-100	DUE TO CLEARING/CLAIMS			0.00	661,234.70

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
<b>TOTALS FOR</b>	<b>CURRENT FUND</b>	<b>583,152.25</b>	<b>44,623.50</b>	<b>33,458.95</b>	<b>661,234.70</b>
02-213-44-905-301	BONNER FOUNDATION			408.00	
02-213-44-911-301	CLEAN COMMUNITIES			410.75	
02-213-44-915-301	FOOD WASTE RECYCLING			241.15	
02-213-44-956-301	COMMUNITY DEVELOPMENT BLOCK GRANT FY 2020			4,727.50	
02-260-05-100	DUE TO CLEARING/CLAIMS			0.00	5,787.40
<b>TOTALS FOR</b>	<b>GRANT FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>5,787.40</b>	<b>5,787.40</b>
04-215-17-037-000-000	Ordinance 2017-37 Various Capital Imprv			3,584.34	
04-215-21-021-000-000	Ordinance 2021-21 Various Capital Improvements			847,387.05	
04-215-22-018-000-000	Ordinance 2022-18 NJ I-Bank			8,791.25	
04-215-23-016-000-000	Ordinance 2023-16 Sewer Trust			2,933.75	
04-215-23-021-000-000	Ordinance 2023-21 Various Capital Improvements			3,203.63	
04-215-24-014-000-000	Ordinance 2024-14 Various Capital Improvements			23,387.54	
04-215-24-019-000-000	Ordinance 2024-19 Acquisition of Open Space			4,000.00	
04-215-24-034-000-000	Ordinance 2024-34 Acq of Westminster			4,862.50	
04-215-25-007-000-000	Ordinance 2025-07 Various Capital Improvements			48,489.00	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	946,639.06
<b>TOTALS FOR</b>	<b>GENERAL CAPITAL FUND</b>	<b>0.00</b>	<b>0.00</b>	<b>946,639.06</b>	<b>946,639.06</b>
05-201-02-007-200	PARKING OE	66,064.99			
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	66,064.99
<b>TOTALS FOR</b>	<b>PARKING UTILITY OPERATING FUND</b>	<b>66,064.99</b>	<b>0.00</b>	<b>0.00</b>	<b>66,064.99</b>
12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	20,145.95			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	20,145.95
<b>TOTALS FOR</b>	<b>OPEN SPACE FUND</b>	<b>20,145.95</b>	<b>0.00</b>	<b>0.00</b>	<b>20,145.95</b>
17-260-05-100	Due To Claims/Clearing			0.00	104,529.59
17-290-20-000-000	PROFESSIONAL FEES			30,963.75	
17-290-30-000-000	CERTIFICATE OF OCCUPANCY/STREET OPENINGS			500.00	
17-290-40-000-000	PERFORMANCE GUARANTEE			5,683.00	
17-290-50-000-000	INSPECTION FEES			67,382.84	
<b>TOTALS FOR</b>	<b>ESCROW</b>	<b>0.00</b>	<b>0.00</b>	<b>104,529.59</b>	<b>104,529.59</b>
21-201-12-110-200	CONSTRUCTION EXPENSES - OE	3,593.19			
21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	3,593.19
<b>TOTALS FOR</b>	<b>TRUST FUND</b>	<b>3,593.19</b>	<b>0.00</b>	<b>0.00</b>	<b>3,593.19</b>
40-201-20-105-200	AFFORDABLE HOUSING BOARD OE	8,485.33			
40-260-05-100	DUE TO CLAIMS/CLEARING			0.00	8,485.33
<b>TOTALS FOR</b>	<b>AFFORDABLE HOUSING UTILITY</b>	<b>8,485.33</b>	<b>0.00</b>	<b>0.00</b>	<b>8,485.33</b>

Total to be paid from Fund 01 CURRENT FUND	661,234.70
Total to be paid from Fund 02 GRANT FUND	5,787.40
Total to be paid from Fund 04 GENERAL CAPITAL FUND	946,639.06
Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND	66,064.99
Total to be paid from Fund 12 OPEN SPACE FUND	20,145.95
Total to be paid from Fund 17 ESCROW	104,529.59
Total to be paid from Fund 21 TRUST FUND	3,593.19
Total to be paid from Fund 40 AFFORDABLE HOUSING UTILITY	8,485.33

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
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1,816,480.21					

**Checks Previously Disbursed**

518	NJSHBP ACT	PO# 49382	605,736.43	5/18/2026
519	NJSHBP ACT	PO# 49381	240,665.57	5/18/2026
				-----
				846,402.00

Totals by fund	Previous Checks/Voids	Current Payments	Total
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Fund 01 CURRENT FUND	846,402.00	661,234.70	<b>1,507,636.70</b>
Fund 02 GRANT FUND		5,787.40	<b>5,787.40</b>
Fund 04 GENERAL CAPITAL FUND		946,639.06	<b>946,639.06</b>
Fund 05 PARKING UTILITY OPERATING FUND		66,064.99	<b>66,064.99</b>
Fund 12 OPEN SPACE FUND		20,145.95	<b>20,145.95</b>
Fund 17 ESCROW		104,529.59	<b>104,529.59</b>
Fund 21 TRUST FUND		3,593.19	<b>3,593.19</b>
Fund 40 AFFORDABLE HOUSING UTILITY		8,485.33	<b>8,485.33</b>
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BILLS LIST TOTALS	846,402.00	1,816,480.21	<b>2,662,882.21</b>
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# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

**File #:** R-26-161

**Agenda Date:** 5/26/2026

**Agenda #:** 2.

### **Resolution of the Mayor and Council of Princeton Authorizing 2026 2nd Quarter Refunds of \$33,448.95 Overpayments**

**WHEREAS**, it is the desire of the Mayor and Council of Princeton to refund the following properties for the overpayments on the 2nd qtr. 2026

**NOW, THEREFORE, BE IT RESOLVED**, on this 26th day of May 2026, by the Mayor and Council of Princeton, County of Mercer, State of New Jersey, that the following \$33,448.95 is to hereby be refunded and the Princeton Tax Collector is authorized to adjust her records:

<u><b>NAME:</b></u>	<u><b>BLOCK/LOT:</b></u>	<u><b>LOCATION:</b></u>	<u><b>AMOUNT:</b></u>
McCarthy, John & Anable, Susan	20.04/1.22/C122	122 Victoria Mews	\$ 8,086.95
Cotality/Corelogic	48.01/22	255 Nassau St.	\$ 753.96
Cotality/Corelogic	5403/11	255 State Rd.	\$ 2,811.49
Cotality/Corelogic	5405/5	207 Mansgrove Rd.	\$ 3,871.29
Cotality/Corelogic	5501/5	317 Mt Lucas Rd.	\$ 5,293.82
Cotality/Corelogic	6107/35	330 Stone Cliff Rd.	\$ 7,805.45
Cotality/Corelogic	7101/4.01/C01	14 Harris Rd.	\$ 4,703.49
Cotality/Corelogic	7102/11	321-323 Witherspoon Street	\$ 117.50



# MUNICIPALITY <sup>of</sup> PRINCETON

Office of Tax Collection

400 Witherspoon St.

Princeton, NJ 08540

(609) 924-1058

ttisdale@princetonnj.gov

## MEMORANDUM

**To:** Mark Freda, *Mayor*  
Michelle Pirone Lambros, *Council President*  
Leighton Newlin, *Councilman*  
Brian McDonald, *Councilman*  
David Cohen, *Councilman*  
Leticia Fraga, *Councilwoman*  
Mia Sacks, *Councilwoman*

**From:** Tammie Tisdale, *Tax Collector*

**Subject:** Refund of Overpayments

**Date:** May 26, 2026

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**This resolution authorizes the refunds of duplicates for the 2<sup>nd</sup> quarter 2026 Tax in the amount of \$33,448.95 for the properties listed below due to the fact they're duplicate payments:**

McCarthy, John & Anable, Susan and Cotality paid for 122 Victoria Mews BI-20.04 Lt-1.22 C122 \$8,086.95 refund to McCarthy, John & Anable, Susan.

Cotality/Corelogic Commercial and Cotality/Corelogic paid SID in duplicate for 255 Nassau St. BI-48.01 Lt-22 \$758.96 refund to Cotality/Corelogic.

Martin Land Services and Cotality/Corelogic paid for 255 State Rd. BI-5403 Lt-11 \$2,811.49 refund to Cotality/Corelogic.

Trident Abstract Title Agency and Cotality/Corelogic paid for 207 Mansgrove Rd BI-5405 Lt-14.5 \$3,871.29 refund to Cotality/Corelogic.

Wang, Shaoying & Rongrong Zhang and Cotality/Corelogic paid the Added in duplicate for 317 Mt Lucas Rd. BI-5501 Lt-5 \$5,293.82 Cotality/Corelogic.

Atlantic Title Agency LLC and Cotality/Corelogic paid in duplicate 330 Stone Cliff Rd. BI-6107 Lt-35 \$7,805.45 refund to Cotality/Corelogic.

Liberty Title & Escrow and Cotality/Corelogic paid in duplicate for 14 Harris Rd. BI-7101 Lt-4.01 C01 \$4,703.49 refund to Cotality/Corelogic.

Cotality/Corelogic Commercial and Cotality/Corelogic paid SID in duplicate for 321-323 Wetherspoon St. BI-7102 Lt-11 \$117.50 Cotality/Corelogic.



# Municipality of Princeton, NJ

400 Witherspoon St  
Princeton, NJ 08540

## Staff Report

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**File #:** R-26-162

**Agenda Date:** 5/26/2026

**Agenda #:** 3.

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**Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Arts Council of Princeton Announcing Porchfest 2026, Monday, September 21 and taken down on Monday, September 28, 2026**

**WHEREAS**, the Arts Council of Princeton will be announcing Porchfest 2026; and

**WHEREAS**, the Arts Council of Princeton has requested permission to install a banner over Washington Road in Princeton with approval of the Office of Community and Regional Affairs at Princeton University beginning Monday, September 21 and taken down on Monday, September 28, 2026 to advertise this event to the entire Princeton Community; and

**WHEREAS**, this banner will be promptly removed after its use as required by Princeton ordinances; and

**WHEREAS**, in accordance with Princeton Ordinance 14-32 any banner that is removed by Princeton will be held by Princeton for thirty (30) days and then disposed of; and

**WHEREAS**, in accordance with Princeton Ordinance 14-32 any applicant failing to remove a banner will not be permitted to display any banner for the succeeding two years; and

**NOW THEREFORE BE IT RESOLVED** that the Mayor and Council hereby approve placement of said banner on Washington Road in accordance with Princeton Ordinances 14-28 to 14-32.