



Municipality of Princeton, NJ

Mayor and Council of Princeton

Meeting Agenda

400 Witherspoon St
Princeton, NJ 08540

Monday, December 8, 2025

7:00 PM

Main Council Chambers

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

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

Webinar ID: 843 1043 3071

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. [0082](#) Mayor and Council of Princeton- Closed Session- August 5, 2025
2. [0083](#) Mayor and Council of Princeton- Regular Meeting- August 11, 2025

VII. ANNOUNCEMENTS/REPORTS

VIII. ORDINANCE PUBLIC HEARING

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

1. [ORD
25-20](#) 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

IX. ORDINANCE INTRODUCTION

1. [ORD
25-21](#) 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”- (Public Hearing: December 22, 2025)-Roll
2. [ORD
25-22](#) An Ordinance of the Mayor and Council of Princeton Concerning Salaries and Compensation of Certain Personnel of the Municipality of Princeton-(Public Hearing: December 22, 2025)-Roll Call

X. RESOLUTIONS

1. [R-25-400](#) 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
2. [R-25-401](#) 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
3. [R-25-402](#) 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
4. [R-25-403](#) Resolution of the Mayor and Council of Princeton Authorizing a Site License Agreement with Crown Castle Fiber LLC for 120 John Street - PRC-050
5. [R-25-404](#) 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
6. [R-25-405](#) 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
7. [R-25-406](#) 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

XI. CONSENT AGENDA

1. [R-25-407](#) Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
2. [R-25-408](#) 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

XII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

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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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3. Telephone: Press #9

XIII. ADJOURNMENT



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: 0082

Agenda Date: 12/8/2025

Agenda #: 1.

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

Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540



Meeting Minutes - Draft

Tuesday, August 5, 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 Attending: Bernard Hvozdovic, Administrator; Deanna Stockton, Deputy Administrator/Municipal Engineer; Jeff Grosser, Deputy Administrator/Health Officer; Trishka W. Cecil, Municipal Attorney; and Lisa Maddox, Assistant Municipal Attorney.

Present	David Cohen, Mark Freda, Leticia Fraga, Brian McDonald, Dawn M. Mount, Leighton Newlin, and Mia Sacks
Late	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)

RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Brian McDonald

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

- Matters Falling within the Attorney-Client Privilege regarding Community Park South Fence Replacement /Property Encroachment

Deanna Stockton, Deputy Administrator/Municipal Engineer, explained to Council that the fence at Community Park South is in need of a replacement. She reviewed the options and costs and was seeking guidance from Council on how to proceed.

Council then held discussion regarding the options and sought legal guidance from Lisa Maddox, Assistant Municipal Attorney.

Trishka Cecil, Municipal Attorney, provided some additional information and guidance regarding property encroachments to Council.

- Negotiations regarding the Washington Oaks Sanitary Sewer Pump Station Operation and Maintenance Agreement

Deanna Stockton, Deputy Administrator/Municipal Engineer, provided Council with an overview regarding the Washington Oaks Sanitary Sewer Pump Station operations and the current status of the maintenance agreement. Council then discussed options on how to

proceed with a new agreement.

- Friends of Herrontown Woods Lease Agreement (Veblen House)

Deanna Stockton, Deputy Administrator/Municipal Engineer, reviewed with Council the current status of the lease agreement with the Friends of Herrontown Woods and possible options available given that status of the lease. Ms. Stockton then requested guidance on how to proceed.

Councilman Leighton Newlin left the meeting at 2:14 p.m.

Council then held discussion on their options.

Councilwoman Michelle Pirone Lambros, Jeff Grosser, Deputy Administrator/Health Officer, and Deanna Stockton, Deputy Administrator, left the meeting at 2:52 p.m.

- Contract Negotiations- PBA

Bernard Hovozdovic, Administrator, provided Council with an update on the ongoing contract negotiations with the PBA and the outstanding issues that still need to be addressed. Mr. Hvozdovic sought guidance from Council on how they wished to proceed with the negotiations.

IV. ADJOURNMENT

A motion to close the Closed Session portion to return to Open Session was made by Councilman Brian McDonald, seconded by Councilman David Cohen, and carried unanimously by all members present. Then a motion to adjourn at 3:30 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

File #: 0083

Agenda Date: 12/8/2025

Agenda #: 2.

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

Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540



Meeting Minutes - Draft

Monday, August 11, 2025

7:00 PM

<https://us02web.zoom.us/j/88907591542>
Webinar ID: 889 0759 1542

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 Leticia Fraga read the Land Acknowledgement.

IV. ROLL CALL

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

Present: Council Member Brian McDonald, Council Member David Cohen, Council Member Mia Sacks, Council Member Leticia Fraga, Council Member Leighton Newlin, and Municipal Clerk Dawn M. Mount

Absent: Council Member Michelle Pirone Lambros, and Mayor Mark Freda

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 announced the Adopt-A-Drain program went live last Thursday night at Community Night Out and he encouraged everyone to adopt a drain. Adopting a drain is important because it will help the municipality meet its storm sewer permit requirements but also preserve the water quality of our surface waters in New Jersey.

Interested residents can visit the municipal website.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Staff Reports:

There were no staff reports or announcements.

VII. PROCLAMATION

1. A Proclamation Honoring Corinne Sliker-Monda on the Occasion of Her Retirement

Councilman David Cohen read the proclamation in honor of Corrine Sliker-Monda's retirement.

VIII. ORDINANCE PUBLIC HEARING

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1. Ordinance Appropriating \$775,000 from the Sewer Trust Fund to Provide for Various Sewer Improvements in and by Princeton, in the County Of Mercer, New Jersey- Roll Call

Councilman David Cohen noted the ordinance is not for purposes of spending more money but to use the trust fund instead of borrowing money to do the work identified in the ordinance.

Council President Mia Sacks opened the public hearing and seeing no one, in person or via "Zoom", closed the public hearing.

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: David Cohen

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

Absent: Council Member Pirone Lambros, and Mayor Freda

2. An Ordinance by the Municipality of Princeton Designating No Turn on Red Intersections and Amending Chapter 19 of the "Code of the Borough of Princeton,

New Jersey, 1974"- Roll Call

Councilman David Cohen commented there were two minor typos in the ordinance but they have been corrected and he made a motion to adopt the amended ordinance. The typos had to do with the intersection of Franklin and Harrison and how the streets were identified in terms of the turning movement. He also wanted to emphasize that the "no turn on red" implementations are for two reasons. The first is in places where bike lanes have been added or will be added, it is a requirement where there is a bike box. Also, in general it helps improve safety by avoiding conflicts between bicycles and turning motor vehicles.

Councilman Cohen also noted there are a number of locations where there are existing "no turn on red" signs, but an ordinance was never adopted to formalize it, and that the ordinance is not meant to cover the entire town but to specifically target those specific locations.

Council President Mia Sacks noted that when she voted "no" during the introduction of the ordinance it was because she was not familiar with it at the time and does not like to vote on behalf of things she is not familiar with. Since then, she has become versed on what is being proposed and feels it is essential for bike and pedestrian safety.

Council President Mia Sacks opened the public hearing and seeing no one in person or via "Zoom", closed the public hearing.

RESULT: ADOPTED AS AMENDED

MOVER: David Cohen

SECONDER: Brian McDonald

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

Absent: Council Member Pirone Lambros, and Mayor Freda

IX. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing the Extension of the Professional Services Agreement with Michael Baker International, Inc. for Engineering and Planning Services for the Harrison Street Corridor Study with No Change to the Contract Amount

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Brian McDonald

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

Absent: Council Member Pirone Lambros, and Mayor Freda

2. Resolution of the Mayor and Council of Princeton Authorizing the Extension of the Term of the Professional Services Agreement with Arterial, LLC for Engineering and Design Services in Connection with the Nassau Street Streetscape Project for the

Length of Time Necessary for the Completion of the Actual Construction with No Change to the Contract Amount

RESULT: ADOPTED

MOVER: Leighton Newlin

SECONDER: David Cohen

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

Absent: Council Member Pirone Lambros, and Mayor Freda

3. Resolution of the Mayor and Council of Princeton Authorizing the Extension of the Professional Services Agreement with Johnson, Mirmiran & Thompson, Inc. for Documentation of Maintenance Holes in Flood Hazard Areas for the Length of Time Necessary for the Completion of the Actual Construction with No Change to the Contract Amount

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Brian McDonald

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

Absent: Council Member Pirone Lambros, and Mayor Freda

4. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$81,200.00 to the Not to Exceed Amount for the Professional Services Agreement with Greenman-Pedersen, Inc. for Engineering Services for the Grover Avenue Culvert Replacement Project for a New Not to Exceed Amount of \$211,137.00

Councilman David Cohen noted the change in the contract has to do with planning for better stormwater management in Grover Park. The park floods regularly in extreme storm events and downstream neighbors, as well, suffer along that branch of Harry's Brook.

RESULT: ADOPTED

MOVER: David Cohen

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

5. Resolution of the Mayor and Council of Princeton Adopting the 2025-2029 Consolidated Plan and 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

6. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to A.N.A. Painting Corp for Painting at 400 Witherspoon Street for \$169,397.72 utilizing Bergen County Cooperative Contract Purchasing System Bid Contract #25-40

RESULT: ADOPTED

MOVER: Brian McDonald

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

7. Resolution of the Mayor and Council of Princeton Authorizing Palmer Square to Hold a Series of Downtown Events on The Green

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

8. Resolution of the Mayor and Council of Princeton Supporting the Passage of the Immigrant Trust Act

Councilwoman Leticia Fraga and Councilman Leighton Newlin read prepared statements regarding the passing of the resolution in support of the ITA.

Members of Resistencia en Accion, residents, students from PHS and the university, and members of neighboring communities attending the meeting in person and via "Zoom" thanked Council for adopting the resolution.

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

X. 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 Fraga, and Council Member Newlin

Absent: Council Member Pirone Lambros, and Mayor Freda

2. Resolution of the Mayor and Council of Princeton Authorizing Final Closeout and Final Payment in the Amount of \$25,698.60 to Maarv Waterproofing Inc. for the 2023 Spring Street Garage Repair Program

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

3. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Princeton University Art Museum, Monday, October 27th and taken down on Monday, November 3rd, 2025

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

4. Resolution of the Mayor and Council of Princeton Authorizing Special Event for Stand With Dignity c/o Muslims4Peace Inc. to hold an Abraeen Peace Walk on Sunday, August 24, 2025

RESULT: ADOPTED

MOVER: Leticia Fraga

SECONDER: Leighton Newlin

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

Absent: Council Member Pirone Lambros, and Mayor Freda

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Council President opened public comments for items not on the agenda, first to those attending the meeting in person then to those via "Zoom".

In Person:

An unidentified resident of the Avalon at Harrison, questioned how the Avalon Company has been approved to develop three high-rise residential buildings in Princeton, all within prime walkable locations. They are price fixing the town and their buildings are inferior and dangerous. In particular the resident focused on the Avalon on Harrison (built only 5 months ago) and its many electrical issues.

Via "Zoom":

There were no public comments via "Zoom".

XII. ADJOURNMENT

Councilman David Cohen made a motion to adjourn at 8:57 p.m., 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

File #: ORD 25-20

Agenda Date: 12/8/2025

Agenda #: 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



MUNICIPALITY OF PRINCETON

Department of Health & Community Services
Health Department

1 Monument Hall
Princeton, NJ 08540
(609) 497-7608
healthdepartment@princetonnj.gov

MEMORANDUM

To: Mayor and Members of Council
Bernard Hvozdovic, *Administrator*
Dawn Mount, *Clerk*

From: Jeffrey C. Grosser, MHS, HO, CPM, *Deputy Administrator / Health Officer*

Subject: Short-Term Rental Ordinance Introduction

Date: November 21, 2025

The purpose of this memorandum is to provide an overview of the short-term rental ordinance and key developments that have shaped it, in preparation for its introduction at the Council meeting to take place on November 24th.

Council Work Session and Follow-Up

An initial draft of the ordinance was distributed and discussed during the Council work session on October 8th. The work session highlighted the ordinance's importance and timeliness, presenting research from the STR Workgroup and comparable New Jersey municipalities. Discussion addressed key ordinance components, implementation processes, projected revenues and costs, and options for the principal residence requirement.

Council discussions covered several STR-related topics, including a proposed cap on non-principal STRs similar to liquor licenses. While creative, the approach raises equity and administrative concerns and could favor large investors. Exemptions for nonprofits are under review, and administrative costs remain a factor, as some options may require added staffing.

Detailed STR data will become available once Deckard begins monitoring; current figures rely on public estimates. Verification of principal residency is based on owner documentation, and STR complaints have recently increased and are now being tracked. The overall goal is to balance neighborhood affordability with the viability of STR businesses.

Principal Residence Requirement

STRs can reduce the supply of homes available for rent or purchase, particularly in high-demand markets, by incentivizing property owners to prioritize short-term guests over long-term residents. This dynamic can drive up housing prices, reduce affordability, and encourage speculative investment, further limiting opportunities for first-time or low- to moderate-income buyers.

In the ordinance, there is a Principal Residence requirement, which specifies that an owner of a property must use that property as their principal residence in order for it to operate as a short-term rental (as defined in Article VIII, Section 16-78: Definitions). This requirement aims to mitigate the potential negative impacts of short-term rentals.

Following a review of options related to the Principal Residence requirement during Council work sessions and follow-up discussions, Option 2 has emerged as the preferred approach with a revised

phase-out timeline. This approach provides owners and long-term lessees of existing non-principal STRs a 36-month period to either convert the property to a long-term rental or establish it as their principal residence. This plan supports the ordinance's goals of preserving residential character for year-round residents and visitors, fostering community, discouraging speculative investment, and promoting housing affordability in Princeton.

The attached ordinance incorporates feedback and revisions gathered from Council and the STR Workgroup.

Best Regards,



Jeffrey C. Grosser, MHS, HO, CPM
Deputy Administrator / Health Officer

ORDINANCE #2025-20

**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."**

WHEREAS, the Municipality of Princeton ("Princeton") is vested with the authority under New Jersey law to, among other things, regulate the use and occupancy of residential structures, N.J.S.A. 40:48-2.12a., and to adopt such other regulations for the preservation of the public health, safety and welfare of Princeton and its inhabitants, N.J.S.A. 40:48-2; and

WHEREAS, pursuant to this authority, Princeton established a Short-Term Rental Workgroup ("Workgroup"), comprised of representatives from the Office of Rental Housing in the Department of Health and Community Services, Planning Department, Office of Zoning and Department of Administration, as well as the Deputy Administrator/Director of Health and Council Members, which has thoroughly studied and investigated the use of residential property for purposes of short-term rentals and manner in which short-term rentals are regulated by other New Jersey municipalities; and

WHEREAS, based on its research, the Workgroup has found that the letting of residential property for short-term rental impacts: (1) the supply, affordability and availability of long-term residential housing in the community; (2) the character and density of residential neighborhoods; and (3) the overall public health, safety and welfare of a community and its inhabitants; and

WHEREAS, the Workgroup has also found, based on its research, that there are benefits to permitting residents to lease their homes as short-term rentals, including but limited to enabling residents to off-set the increasing costs of homeownership and long-term rentals; and

WHEREAS, limiting short-term rental to owners and tenants of permanent housing is more likely to ensure the responsible leasing, use and oversight of the units, and the protection of the character of the residential neighborhoods in which they are located; and

WHEREAS, the reasonable use of residential housing as short-term rentals has additional benefits to the community, such as contributing to the economic vitality of the community by providing visitors an alternative option for accommodations; and

WHEREAS, based on the foregoing, Princeton seeks to establish regulations governing the letting of short-term rentals in Princeton to: enable property owners and long-term lessees to let their homes for short-term rental purposes; protect the integrity, character and density of Princeton's residential neighborhoods; ensure a sufficient long-term housing supply; implement an organized process for permitting and inspecting short-term rentals; and create and enforce maintenance standards to protect renters and occupants of short-term rentals and mitigate the possible negative impact of short-term rentals on Princeton neighborhoods; and

WHEREAS, Princeton also seeks to clarify and update its existing requirements under Chapter 16 to ensure that rentals of property in Princeton for periods of 30 or more days shall be required to register under the existing provisions of Article III, "Regulation of Rental Housing," of Chapter 16 of the Code; and

WHEREAS, in addition to the foregoing, Princeton seeks to extend the three-percent "occupancy tax" under Chapter 15A of the Code that currently applies to occupancies of hotels in

Princeton to rentals of residential property that qualify as “transient accommodations” under State law, which will likely include some, but not all, short-term rentals.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Municipality of Princeton, New Jersey, as follows:

Section 1. Chapter 16 of the “Code of the Borough of Princeton, New Jersey (1974)” (“Borough Code”), entitled “Housing,” is hereby amended by adding a new Article VIII. thereto to read as follows:

ARTICLE VIII.

SHORT-TERM RENTALS

Sec. 16-77. Purpose.

The purpose of this article is to establish reasonable regulations and restrictions concerning the letting of real property in Princeton as short-term rentals in a manner that enables property owners and long-term lessees to appropriately utilize real property for short-term rental in Princeton while protecting the health, safety and welfare of occupants of short-term rentals, Princeton’s residents and the community at large.

Sec. 16-78. Definitions

For the purposes of this article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

ACCESSORY DWELLING UNIT

Means “accessory dwelling unit” as defined in section 17A-201 of this Code.

ATTACHED DWELLING

Means “dwelling, attached” as defined in section 17A-201 of this Code.

DWELLING UNIT

Means “dwelling unit” as defined in section 17A-201 of this Code.

LONG-TERM LESSEE

Means a tenant of real property subject to a tenancy of at least six months who is authorized by the owner to sublet that real property for purposes of a short-term rental under this article.

MULTIPLE DWELLING

Means “dwelling, multiple” as defined in section 17A-201 of this Code.

ONE-FAMILY DWELLING

Means “dwelling, one-family” as defined in section 17A-201 of this Code.

OWNER

Means the record owner of real property proposed for use as a short-term rental.

OWNER'S REPRESENTATIVE

A person designated in writing by the owner to act on the owner's behalf under this article.

PERMITTEE

Means an owner or long-term lessee who has been issued a permit for a short-term rental under the provisions of this article. “Permittee” shall also mean the owner's representative when granted a permit that complies with section 16-88c.

PRINCIPAL RESIDENCE

Means the address: (1) where at least one of the owners (or long-term lessees), as defined herein, spends the majority of their non-working time; (2) which is the center of the owner's or long-term lessee's domestic life; and (3) which is identified on the owner's or long-term lessee's driver's license, voter registration card or state identification card as said owner's or lessee's legal address. All the above requirements must be met in order for an address to be considered a principal residence for purposes of this article.

SHORT-TERM RENTAL OR STR

Means a lease of a dwelling unit, or portion thereof, with a term of less than 30 days.

TRANSIENT ACCOMMODATION

Means “transient accommodation” as defined in N.J.S.A. 54:32-2(ggg).

TWO-FAMILY DWELLING

Means “dwelling, two-family” as defined in section 17A-201 of this Code.

Sec. 16-79. Prohibitions and General Requirements; Exceptions.

- a. It shall be unlawful for any person to advertise for rent, rent to another person or operate a short-term rental of real property located in Princeton unless in compliance with the provisions of this article.
- b. Short-term rentals shall only be permitted in the types of real property in Princeton identified in section 16-80 below. Except as may be permitted in subsection f. below, short-term rentals shall be prohibited in any other type of real property in Princeton.

- c. Except as provided in section 16-88, prior to advertising for rent, renting to another person or operating a short-term rental of real property in Princeton, the owner or long-term lessee shall apply for and obtain a permit from the Princeton Rental Housing Inspections Office in accordance with sections 16-81 and 16-82 below and comply with all other requirements and conditions required in this article.
- d. Nothing in this article shall exempt any person from compliance with any and all other laws, regulations and ordinances that may apply to the advertising for rent, rental or use of any real property within Princeton, including but not limited to provisions regulating housing, parking, zoning, land use and noise.
- e. The requirements of this article shall apply regardless of (1) whether the real property is successfully rented as a short-term rental and (2) the frequency of occupancy of a property as a short-term rental.
- f. The following shall be exempt from the permit and other requirements of this article: any hotel, motel, studio hotel, rooming house, dormitory, public or private club, bed and breakfast inn, convalescent home, rest home, home for aged people, foster home, halfway house, transitional housing facility, or other similar facility operated for the care, treatment, or reintegration into society of human beings; any housing owned or controlled by an educational institution and used exclusively to house students, faculty or other employees with or without their families; any housing operated or used exclusively for religious, charitable or educational purposes; or any housing owned by a governmental agency and used to house its employees or for governmental purposes.

Sec. 16-80. Properties Eligible for Short-Term Rental.

- a. A short-term rental shall be permitted in a dwelling unit within Princeton if the dwelling unit is the owner's or long-term lessee's principal residence, subject to the following limitations:
 - 1. If the dwelling unit is a one-family or attached dwelling unit, then the dwelling unit may be used as a short-term rental if it is the owner's or long-term lessee's principle residence;
 - 2. If the dwelling unit is part of a two-family dwelling, then up to two dwelling units may be used as short-term rentals if at least one of the dwelling units is the owner's or long-term lessee's principal residence;
 - 3. If the dwelling unit is part of a multiple dwelling, then up to two dwelling units may be used as short-term rentals if at least one dwelling unit is the owner's or long-term lessee's principal residence; and

4. If the dwelling unit is an accessory dwelling unit, then the accessory dwelling may be used as a short-term rental when the principal, one-family dwelling is the owner's or long-term lessee's principal residence.
- b. A short-term rental shall also be permitted in a dwelling unit that does not otherwise comply with the specific requirements of subsections 16-80a.1 through 4 above when in strict compliance with the provisions of section 16-88c. below.

Sec. 16-81. Application for Permit Requirements.

- a. Except as provided in section 16-88, the owner or long-term lessee of a short-term rental shall obtain a permit from the Princeton Rental Housing Inspections Office before advertising for rent, renting to another person or operating any short-term rental. A separate short-term rental permit shall be required for each short-term rental unit even if multiple short-term rental units (i.e., a two-family or multiple dwelling), have common ownership.
- b. The applicant shall apply for the permit by filing an application on forms provided by the Rental Housing Inspections Office.
- c. The application for a short-term rental permit shall, at a minimum, include the following information to be deemed complete:
 1. The name, address, cell phone number and email address of the owner of the real property for which the short-term rental permit is requested. If the owner is not an individual, then the application shall include the names of all parties, officers and/or directors of the entity and contact information for each of them;
 2. The name, address, cell phone number and email address of the person requesting the permit, if the person making the application is a long-term lessee. The application shall include written authorization from the owner that the long-term lessee is authorized to file the application and utilize the property as a short-term rental;
 3. The location and description of the real property for which the short-term rental permit is sought, including:
 - a. Street address and tax map reference (lot and block);
 - b. Details regarding the areas to be rented or used by occupants (including bedrooms, kitchen, bathroom facilities), and a floor plan with room measurements; and

- c. Details regarding available parking for the short-term rental, including the number and location of off-street and on-street parking spaces for use by the short-term rental occupants;
- 4. The type of real property and verification that the real property qualifies for short-term rental, as authorized in subsection 16-80 above, and as follows:
 - a. Proof that the owner's or long-term lessee's principal residence is the proposed short-term rental unit as required by section 16-80a., including the following documentation:
 - 1. A copy of the owner's or long-term lessee's New Jersey driver's license or New Jersey non-driver identification card;
 - 2. A copy of the front page of the owner's or long-term lessee's Federal 1040 tax return where the tax identification number and financial information has been redacted (past immediate two years for initial permit applications; the immediate past year for renewals); and
 - 3. A copy of the owner's or long-term lessee's bank statement with account numbers and financial information redacted from the past three months, showing the owner's or long-term lessee's address.
- 5. The applicant's agreement to use best efforts to ensure that use of the property as a short-term rental will comply with the provisions of this article and other Princeton ordinances regulating land use, zoning, parking and noise, and acknowledgment that the failure to comply with the provisions of this article and other Princeton ordinances regulating land use, zoning, parking and noise may result in revocation of a short-term rental permit under section 16-86;
- 6. The applicant's acknowledgment that the applicant has received a copy of this article and agrees to be bound by it;
- 7. The applicant's verification that:
 - a. There are no open construction permits for the property at which the short-term rental is located;
 - b. There are no delinquent or overdue taxes, sewer charges or other outstanding municipal fees for the property at which the short-term rental is located; and

- c. There are no open housing, noise, code enforcement, zoning, solid waste, recycling or other municipal violations in connection with the property at which the short-term rental is located;
- 9. The name, address, telephone number and email address of the person who shall be responsible for communications with the Rental Housing Inspections Office concerning the short-term rental. The person shall be the owner, owner's representative or long-term lessee (as those terms are defined above), and shall be available seven days a week, twenty-four hours a day during short-term rentals;
- 10. Proof of sufficient liability insurance for each short-term rental unit that is subject to the short-term rental, which shall be in a minimum amount of \$500,000 for property damage and personal injury;
- 11. Application fee in the amount of \$200.00 per short-term rental unit, which shall be nonrefundable;
- 12. A copy of the eight-and-one-half-inch by eleven-inch placard to be placed on the inside surface of the front door of the short-term rental unit as required by this article; and
- 13. Any other information reasonably required to ensure compliance with this article.

Sec. 16-82. Application Review and Permit Issuance Procedures; Permit Conditions.

- a. Upon the filing of a complete application, which shall also include the payment of the application fee to Princeton, the Rental Housing Inspections Office shall review each application for short-term rental and complete an on-site inspection of each proposed unit to ensure compliance with this article, pursuant to the authority vested under section 16-4 of this Code.
- b. The Rental Housing Inspections Office shall either issue the short-term rental permit or issue a written denial of the permit (with the reasons for such denial being stated therein). The Rental Housing Inspections Office shall also be authorized to provide an applicant with an opportunity to cure a minor deficiency in the application in lieu of a denial. As used here, a "minor deficiency" shall mean an immaterial omission or other condition that does not substantially impact health or safety, and can be easily corrected.
- c. If the Rental Housing Inspections Office determines that the application for short-term rental complies with the requirements of this article, then the Rental Housing Inspections Office shall issue a permit. If granted:

1. The permit shall only be issued to the owner, long-term lessee or owner's representative when authorized by this article;
2. The permit shall be valid for a period of one year from date of issuance;
3. The permit shall be assigned an identifying number. The permittee shall publish the identifying number of the short-term rental permit in every print, digital or internet advertisement and any real estate agency listing or multiple listing service (MLS) advertising the property for permitted short-term rental;
4. The permit shall not be transferrable or assignable to any person or entity or for use at any other property location or unit other than the unit for which it is issued;
5. A short-term rental permit shall automatically terminate upon revocation of a permit, a change of ownership of the short-term rental property or change in long-term tenancy of the short-term rental property. If the unit is thereafter to be used again as a short-term rental property, then a new application and permit shall be required and shall be subject to the same procedures, requirements and fees as required in the initial application process; and
6. Except as provided in section 16-88, the failure to obtain a valid short-term rental permit prior to advertising the short-term rental property in any print, digital, or internet advertisement or web-based platform, and/or in the MLS or any realtor's property listing shall be a violation of this article.

d. The failure to submit all required information or comply with the application requirements shall result in a denial of a permit. If denied, the applicant may appeal the denial in writing by filing an appeal with the Rental Housing Inspections Office within ten business days of the date of the denial. The health officer shall hear and decide the appeal within thirty days of receipt of the written appeal. The health officer's decision shall be final.

Sec. 16-83. Application for Renewal.

- a. If the permittee seeks to renew a short-term rental permit, then the permittee shall submit an application for renewal on forms provided by the Rental Housing Inspections Office with a \$100 renewal fee at least thirty days prior to the expiration of the initial permit.
- b. The permittee shall be required to complete a self-inspection of the unit in accordance with a checklist maintained and provided by the Rental Housing Inspections Office. The Rental Housing Inspections Office shall be authorized to complete an on-site inspection as may be necessary as part of its review of a renewal application.

- c. The permittee shall not be eligible for renewal of a short-term rental permit if the permittee has had any convictions of violating any Princeton ordinance regulating housing, occupancy tax, zoning, land use, parking, noise, solid waste or recycling in connection with the property that is the subject of the short-term rental during the immediately preceding one-year period.
- d. The remaining application requirements set forth in sections 16-81 and 16-82 above, and other relevant requirements of this article, shall apply equally to applications for renewal.

Sec. 16-84. Occupancy Tax.

Permittees shall be responsible to pay a tax of 3% of charges of rent for every occupancy of a short-term rental unit when the unit also qualifies as a “transient accommodation” in accordance with the provisions of chapter 15A of this Code. Such tax shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity upon the occupancy of the short-term rental, including but limited to sale and use taxes.

Sec. 16-85. General Regulations for Operation of Short-Term Rentals.

- a. All short-term rentals must comply with all applicable rules, regulations and ordinances of Princeton, including but not limited to the provisions of this chapter, and all applicable rules, regulations and statutes of the State of New Jersey, including regulations governing such lodging uses, as applicable. The permittee shall ensure that the short-term rental is used in a manner that complies with all applicable laws, rules and regulations pertaining to the use and occupancy of a short-term rental. Failure to comply shall be grounds for revocation of the short-term rental permit.
- b. Permittees shall (1) maintain a ledger for all permitted short-term rentals, recording for each such rental the name(s) and address(es) of all occupants and the dates and duration of the rental; and (2) retain the ledger and copies of all related rental agreements for at least two years. These documents shall be subject to inspection by the Rental Housing Inspections Office upon reasonable request.
- c. All permitted short-term rentals and the properties in which they are located shall comply with the municipal housing code under section 16-3A of this Code, including but not limited to the occupancy limitations outlined in section 16-3A(c).
- d. The permittee shall not install or permit the installation of any advertising or identifying mechanisms, such as signage, including lawn signage, on the exterior of the property (or which is visible from the public right of way) identifying the property for rent as a short-term rental property.

- e. In the event any complaint is received by the municipal clerk, police department or other agency having jurisdiction concerning the use or occupancy of the short-term rental property or alleging a violation of applicable laws and regulations by the occupants, the owner, owner's representative or long-term lessee shall be responsible for taking action required to resolve the complaint. The response to all complaints shall be coordinated through the municipal clerk.
- f. Whenever the short-term rental is occupied by renters, the owner, owner's representative or long-term lessee shall be available 24 hours per day and seven days per week for the purpose of responding to complaints regarding the condition, maintenance or operation of the property, the conduct of occupants or the presence of a nuisance. The required response time shall be two hours or less. The failure of the owner, owner's representative or long-term lessee to respond within this time shall constitute a violation of this article.
- g. The permittee shall prominently post on the interior of the front door of the unit and keep current an eight-and-one half by eleven-inch placard providing the following information:
 1. Name and phone number of the person who holds the permit for the short-term rental;
 2. Name and phone number of the owner's representative (if different from the owner);
 3. Phone numbers for the police department and municipal clerk;
 4. Maximum number of permitted occupants;
 5. Trash and recycling pickup day and all applicable rules and regulations regarding trash disposal and recycling;
 6. Rules concerning parking; and
 7. Notification that an occupant, as well as the permittee and/or owner's representative, shall be subject to prosecution for violations of Princeton ordinances and applicable laws.

Sec. 16-86. Revocation of Permit.

- a. A permit may be revoked by the Rental Housing Inspections Office for any of the following causes:
 1. Fraud, misrepresentation or false statements contained in the application for permit;

2. Fraud, misrepresentation or false statement made in the course of carrying out activities pursuant to the permit; or
3. Conviction of violating any provision of this article or another Princeton ordinance relating to the short-term rental property.

- b. Notice of revocation shall be provided to the permittee in writing, setting forth the grounds for revocation, notifying the permittee of a right to a hearing prior to the revocation taking effect and applicable time periods for challenging the revocation. The notice shall be served personally upon the permittee or sent via certified mail to the permittee's address.
- c. The permittee shall have the right to a hearing before the health officer. The hearing shall take place within 30 days of the original notice, and the hearing officer's decision shall be final. If the permittee does not participate in a hearing, then the revocation shall take effect as indicated in the notice from the Rental Housing Inspections Office and shall be in effect for one-year from its commencement.

Sec. 16-87. Enforcement, Violations and Penalties.

- a. The provisions of this article shall be subject to enforcement by the Princeton police department, zoning officer, health officer, construction official, fire official and rental housing inspector.
- b. Any person violating any provision of this article shall, upon notice, immediately cease and desist the conduct or condition which is the reason for the violation.
- c. Violations of this article shall be subject to fines and penalties including a fine up to \$1,250, imprisonment for any term not exceeding 90 days, and/or a period of community service not exceeding 90 days. Each day the violation has continued shall constitute a separate violation.
- d. The fines and/or penalties for violation of this article shall be in addition to any and all remedies available under this article, applicable laws and other Princeton ordinances.

Sec. 16-88. Dwelling Units in Use as Short-Term Rentals as of Effective Date of Article.

- a. A dwelling unit that is in use as a short-term rental as of the effective date of this article may continue to be used as a short-term rental without interruption only when in compliance with either subsection b. or c. of this section. As used in this section, a dwelling unit or accessory dwelling unit is in "use" as a short-term rental if, during the 180 days immediately preceding the effective date of this article, the unit has been, (1) on at least one occasion, rented as a short-term rental to a third

party and/or (2) actively advertised for rental as a short-term rental for at least 30 consecutive days.

- b. If the dwelling unit is the owner's or long-term lessee's principal residence in accordance with the provisions of section 16-80a., then the owner or long-term lessee may continue to use the dwelling unit as a short-term rental as long as the owner or long-term lessee applies for a permit within 30 days of the effective date of this article in accordance with the provisions of section 16-81 and complies with all other provisions of this article. In the event the Rental Housing Inspection Office denies the permit, the owner or short-term lessee's right to continue to use the short-term rental unit shall immediately terminate. The applicant shall retain the right of appeal set forth in section 16-82d.
- c. A dwelling unit that is in use as a short-term rental that is not the principal residence of the owner or long-term lessee in accordance with the provisions of section 16-80a. may continue to be used as a short-term rental following the effective date of this article for a period of thirty-six months therefrom when in strict compliance with this subsection 16-88c.
 1. Only the owner, long-term lessee or owner's representative may apply for a permit under this subsection.
 2. The applicant shall apply within 30 days of the effective date of this article in accordance with the provisions of section 16-81, except that if the owner's representative is the applicant, then the application shall include written authorization from the owner that said representative is authorized to file the application.
 3. The applicant shall provide documentation demonstrating that the dwelling unit is "in use" as a short-term rental as of the effective date of this article.
 4. In the event the Rental Housing Inspection Office denies the permit, the ability to continue to use the short-term rental unit shall immediately terminate. The applicant shall retain the right of appeal set forth in section 16-82d.
 5. The owner, long-term lessee or owner's representative shall comply with all other provisions and requirements of this article for the duration of use of the dwelling unit as a short-term rental.

Following the expiration of the thirty-six month period from the effective date of this article, no person shall be permitted to operate a short-term rental unless in compliance with the provisions of subsection 16-80a. above.

Section 2. Section 16-23, “Registration of Rental Dwellings Required,” of Chapter 16 of the Borough Code is hereby amended as follows (additions are underlined and deletions are [bracketed]):

ARTICLE III.

REGULATION OF RENTAL HOUSING

Sec. 16-23. Registration of Rental Dwellings Required.

Except as provided in this section or section 16-25, [E]every building or part thereof that is rented or held for rent for human habitation shall be registered by the owner with the rental housing coordinator pursuant to section 16-26 below prior to the issuance of a certificate required by Section 16-7 of this Code, and every two years thereafter. This registration requirement shall apply to every rental regardless of the period of time of occupancy of a rental.

- (a) A certificate of registration issued by the State Commissioner of the Department of Community Affairs for rooming and/or boarding homes pursuant to N.J.S.A. 55:13B- 1 et seq. shall be deemed to satisfy the requirements of this section.
- (b) A certificate of registration issued by the State Commissioner of the Department of Community Affairs for multiple family dwellings pursuant to N.J.S.A. 46:8-28 and N.J.S.A. 55:13A-1 et seq. shall be deemed to satisfy the requirements of this section.
- (c) A permit issued by the Princeton Rental Housing Inspections Office under article VIII, “Short-Term Rentals,” shall be deemed to satisfy the requirements of this section.

Section 3. Chapter 15A of the Borough Code, entitled “Hotel Usage Tax,” is hereby amended by changing its title and substance as follows (deletions are [bracketed] and additions are underlined).

CHAPTER 15A. HOTEL AND TRANSIENT ACCOMMODATION USAGE TAX

Sec. 15A-1. Tax Imposed.

The municipality does hereby impose a tax, at a uniform percentage rate of one percent on charges of rent for every occupancy on or after July 1, 2003 but before July 1, 2004, and three percent on charges of rent for every occupancy on or after July 1, 2004, on a room or rooms in a hotel subject to taxation pursuant to the New Jersey State Sales Tax,

more specifically set forth in subsection (d) of section 3 of P.L. 1966, c.30 (N.J.S.A. 54:32B-3). Upon the effective date of Ordinance (article VIII of chapter 16 of this Code), there shall also be a tax of three percent of charges of rent on a room or rooms in a transient accommodation subject to taxation pursuant to the New Jersey State Sales Tax, more specifically set forth in subsection (d) of section 3 of P.L. 1966, c.30 (N.J.S.A. 54:32B-3). A tax imposed under this section shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by the municipality. Any unpaid taxes under this chapter shall be subject to interest at a rate of five percent per annum.

The terms used in this chapter, including but not limited to "hotel," "occupancy", [and] "room," "transient accommodation" and "transient space marketplaces" shall be as defined in N.J.S.A. 54:32B-2.

Sec. 15A-2. Copy of Chapter to State Treasurer; Effective Date; Annual Submission to State Treasurer.

A copy of this chapter and any amendment thereto shall be transmitted upon adoption or amendment to the State Treasurer, along with a list of the names and addresses of all hotels, [and] motels and transient accommodations located within the municipality. This chapter or any amendment thereto shall take effect on the first day of the first full month occurring thirty days after the date of transmittal to the State Treasurer during calendar year 2003 and on the first day of the first full month occurring ninety days after the date of transmittal to the State Treasurer for any amendments adopted in calendar year 2004 and thereafter.

Princeton shall annually provide to the State Treasurer, no later than January 1 of each year, a list of the names and addresses of all hotels, [and] motels and transient accommodations located in the municipality, as well as the name and address of any hotel, [or] motel or transient accommodation that commences operation after January 1 of any year.

Sec. 15A-3. Conformance With State Statutes.

The [Hotel O]occupancy tax established under this chapter shall be administered in conformance with Section 4 of Chapter 114 of the Laws of 2003 as follows:

- a. All taxes imposed by this chapter shall be paid by the purchaser or guest renting a hotel, motel or transient accommodation room;
- b. A [vendor or] hotel establishment, motel or transient accommodation (hereinafter "vendor") shall not assume or absorb any tax imposed by this chapter;
- c. A vendor shall not in any manner advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the tax will be assumed or absorbed by the vendor, that the tax will not be separately charged and stated to the

customer or hotel, motel or transient accommodation guest, or that the tax will be refunded to the customer;

- d. Each assumption or absorption by a vendor of the tax shall be deemed a separate offense and each representation or advertisement by a vendor for each day the representation or advertisement continues shall be deemed a separate offense; and
- e. Any violation of this section shall be subject to the penalties provided for in section 1-6 of this Code. Each violation of a provision of this section shall be considered a separate offense and a separate offense shall be deemed committed on each day during which or on which a violation occurs or continues.

Sec. 15A-4. Collection of Tax.

- a. A tax imposed pursuant to this chapter shall be collected on behalf of the municipality by the person collecting the rent from the hotel or transient accommodation customer.
- b. Each vendor or person required to collect a tax imposed by the chapter shall be personally liable for the tax imposed, collected or required to be collected hereunder. Any such vendor or person shall have the same right in respect to collecting the tax from a customer or hotel or transient accommodation guest as if the tax were a part of the rent and payable at the same time; provided, however, that the chief fiscal officer of the municipality shall be joined as a party in any action or proceeding brought to collect the tax.
- c. Notwithstanding any other provision of law or administrative action to the contrary, transient space marketplaces shall be required to collect and pay on behalf of persons engaged in the business of providing transient accommodations located in this State the tax for transactions through the transient space marketplace. For not less than four years following the end of the calendar year in which the transaction occurred, the transient space marketplace shall maintain the following data for those transactions consummated through the transient space marketplace:
 1. The name of the person who provided the transient accommodation;
 2. The name of the customer who procured occupancy of the transient accommodation;
 3. The address, including any unit designation, of the transient accommodation;
 4. The dates and nightly rates for which the consumer procured occupancy of the transient accommodation;
 5. The municipal transient accommodation registration number, if applicable;

6. A statement as to whether such booking services will be provided in connection with (i) short-term rental of the entirety of such unit, (ii) short-term rental of part of such unit, but not the entirety of such unit, and/or (iii) short-term rental of the entirety of such unit, or part thereof, in which a non-short-term occupant will continue to occupy such unit for the duration of such short-term rental;
7. The individualized name or number of each such advertisement or listing connected to such unit and the uniform resource locator (URL) for each such listing or advertisement, where applicable; and
8. Such other information as the Division of Taxation may by rule require.

Sec. 15A-5. Filing of Return with Director of Division of Taxation.

- a. A person required to collect a tax imposed pursuant to the provisions of this chapter shall, on or before the dates required pursuant to section 17 of P.L. 1966, c.30 (C.54:32B-17), forward to the Director of the Division of Taxation in the New Jersey Department of the Treasury (hereinafter the "Director"), the tax collected in the preceding month and make and file a return for the preceding month with the Director on any form and containing any information as the Director shall prescribe as necessary to determine liability for the tax in the preceding month during which the person was required to collect the tax.
- b. The Director may permit or require returns to be made covering other periods and upon any dates as the Director may specify. In addition, the Director may require payments of tax liability at any intervals and based upon any classifications as the director may designate. In prescribing any other periods to be covered by the return or intervals or classifications for payment of tax liability, the Director may take into account the dollar volume of tax involved as well as the need for ensuring the prompt and orderly collection of the tax imposed.
- c. The Director may require amended returns to be filed within twenty days after notice and to contain the information specified in the notice.

Sec. 15A-6. Director to Administer Tax.

- a. The Director shall collect and administer any tax imposed pursuant to the provisions of section 3 of Chapter 114 of the Laws of 2003. In carrying out the provisions of this section, the Director shall have all the powers granted in P.L. 1966, c.30 (C.54:32B-1 et seq.).
- b. The Director shall determine and certify to the State Treasurer on a quarterly or more frequent basis, as prescribed by the State Treasurer, the amount of revenues

collected for the municipality pursuant to section 3 of Chapter 114 of the Laws of 2003.

- c. The State Treasurer, upon the certification of the Director and upon the warrant of the State Comptroller, shall pay and distribute to the municipality on a quarterly or more frequent basis, as prescribed by the State Treasurer, the amount of revenues determined and certified under subsection (b) of this section. The State Treasurer shall include within each distribution of tax revenue a list of all of the hotels, [and] motels and transient accommodations in the municipality that submitted municipal occupancy tax revenue to the State as required by subsection (a) of section 15A-5.
- d. A tax imposed pursuant to the provisions of this chapter shall be governed by the provisions of the "State Uniform Tax Procedure Law," N.J.S.A. 54:48-1 *et seq.*

Sec. 15A-7. Written Notification of Nonpayment of Taxes; Actions of Municipality.

- a. The State Treasurer shall annually provide to the municipality written notification of nonpayment by a hotel, [or] motel or transient accommodation of taxes required to be paid under this chapter. The written notification required shall also authorize the municipality to act as the collection agent for the outstanding balance of taxes due and owing to it in place of the State Treasurer.
- b. In the event that the tax imposed under this chapter is not paid as and when due by a hotel, [or] motel or transient accommodation, the unpaid balance, and any interest accruing thereon, shall be a lien on the parcel of real property comprising the hotel, [or] motel or transient accommodation in the same manner as all other unpaid municipal taxes, fees, or other charges. The lien shall be superior and paramount to the interest in such parcel of any owner, lessee, tenant, mortgagee, or other person, except the lien of municipal taxes and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.
- c. The municipality shall file in the office of its tax collector a statement showing the amount and due date of the unpaid balance and identifying the lot and block number of the parcel of real property that comprises the delinquent hotel, [or] motel or transient accommodation. The lien shall be enforced as a municipal lien in the same manner as all other municipal liens are enforced.

Sec. 15A-8. Chapter Subject to Rules and Regulations Adopted by State Treasurer.

The provisions of this chapter shall be subject to any rules or regulations that may be adopted by the State Treasurer.

Section 4. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

Section 5. 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 6. Upon final adoption, a copy of this ordinance shall be transmitted to the State Treasurer, together with a list of the names and addresses of all of the hotels, motels and transient accommodations located in Princeton.

Section 7. This ordinance shall take effect upon its final adoption and publication as provided for by law, except that the amendments to the tax provisions contained in Chapter 15A imposing a three percent tax on transient accommodations shall take effect on the first day of the first full month occurring ninety days after the date of transmittal to the State Treasurer.

Dawn M. Mount, Clerk

Mark Freda, Mayor

Ordinance Introduced:

Ordinance Adopted:

STATEMENT OF PURPOSE

The purpose of this ordinance is to protect the health, safety and welfare of the community by: authorizing the use of a residential dwelling unit for short-term rental if the dwelling unit is the owner's or long-term lessee's principal residence; establishing reasonable requirements for use of authorized properties as short-term rentals; creating procedures and an application and permitting process for short-term rental properties; charging reasonable fees for Princeton's administration of short-term rental properties; providing for the enforcement of the new regulatory and permitting scheme; charging a 3% occupancy tax on rentals of transient accommodations, in accordance with State law; enabling short-term rentals in use as of the effective date of this ordinance to continue for a term of thirty-six months therefrom, notwithstanding that they are not the principal residence of an owner or long-term lessee; and updating existing provisions of Chapter 16 to ensure that all rentals of residential property shall be registered with Princeton regardless of the period of occupancy.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 25-21

Agenda Date: 12/8/2025

Agenda #: 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”- (Public Hearing: December 22, 2025)-Roll



MUNICIPALITY OF PRINCETON

Department of Infrastructure & Operations

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(609) 921-7077

engineering@princetonnj.gov

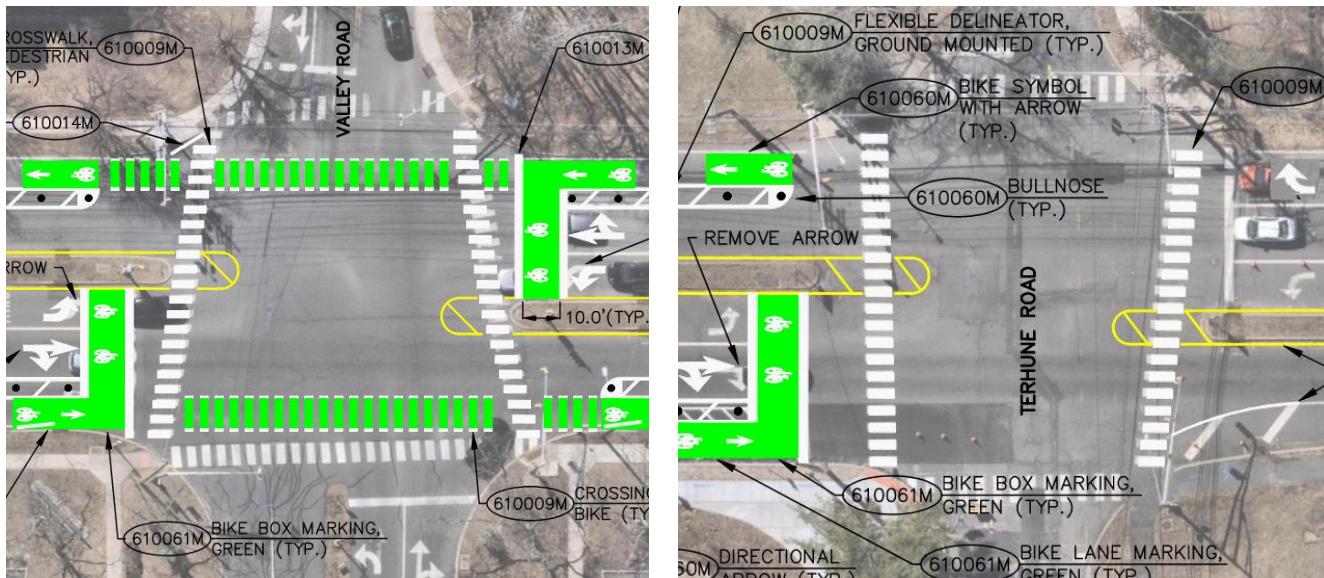
MEMORANDUM

To: Mayor & Council of Princeton
From: James J. Purcell, PE, Assistant Municipal Engineer
Subject: Lane Use Reservations on Harrison Street North
Date: December 8, 2025

Attached for introduction at the December 8, 2025 Council meeting is a proposed ordinance to amend Princeton Code §T11-3.1 – Lane Use Reservations. The amendments are an additional step related to the North Harrison Street road diet and pilot bicycle lane installation.

The locations that require lane use reservation changes are on Harrison Street North at its intersections with Valley Road / Princeton Shopping Center and Terhune Road. The current lane use reservations are in place to allow motor vehicles use of the right lanes at the intersections to travel straight as well as to turn right. With the conversion of the right lanes along Harrison Street North to bicycle lanes, these reservations are no longer valid. With the exception of the Harrison Street North southbound approach to Terhune Road, there are now only right and left lanes at the intersections. The southbound approach at Terhune Road has three lanes – left turn only, straight through only, and right turn only.

The amendments will clarify that right turns are only permitted from the right lane of Harrison Street North southbound at Terhune Road, and that straight through and right turn movements are permitted from the right lanes at each of the other Harrison Street North approaches as depicted below.



Please contact me if you have any questions.

ORDINANCE #2025-21

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"

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

Section 1. Traffic regulations regarding lane use reservations amended. Section T11-

3.1, "Lane use reservations" in Chapter 11, "Motor Vehicles and Traffic" of the "Code of the Township of Princeton, New Jersey, 1968," is hereby amended to read as follows (new text is underlined thus; deleted text is in brackets [thus]):

§T11-3.1 Lane use reservations.

The lane locations set forth on the following described streets or parts of streets are designated as "lane use reservations" and the traffic shall move only as indicated:

Alexander Street. At the intersection of Faculty Road traveling in an southerly direction, left lane for left turns only; right lane for straight ahead only.

Alexander Street. At the intersection of Faculty Road, traveling in a northerly direction, right lane for right turns only; left lane for straight ahead only.

Alexander Street. At the intersection of Lawrence Drive, traveling in a southerly direction, left lane for left turns only onto the driveway eastbound for 350 Alexander Street; right lane for right turns and straight ahead only.

Alexander Street. At the intersection of Lawrence Drive, traveling in a northerly direction, left lane for left turns only; right lane for right turns and straight ahead only.

Bunn Drive. At the intersection of Harrison Street North, traveling in a westerly direction, left lane for left turns only; right lane for right turns only.

Cherry Hill Road. At the intersection with Route U.S. 206, traveling in a westerly direction, left lane for left turns only; middle lane for straight ahead only; right lane for right turns only.

Cherry Hill Road. At the intersection of Route U.S. 206, traveling in an easterly direction, left lane for left turns and straight ahead only; right lane for right turns only.

Ewing Street. At the intersection with Route U.S. 206, right lane for right turns only; left lane for left turns only.

Faculty Road. At the intersection of Washington Road, left lane for left turns only; right lane for right turns and straight ahead only.

Harrison Street North. At the intersection of Bunn Drive, traveling in a southerly direction, left lane for left turns only; right lane for straight ahead only.

Harrison Street North. At the intersection of Terhune Road, traveling in a northerly direction, left lane for left turns only; [middle lane for straight ahead only;] right lane for right turns and straight ahead only.

Harrison Street North. At the intersection of Terhune Road, traveling in a southerly direction, left lane for left turns only; middle lane for straight ahead only; right lane for right turns [and straight ahead] only.

Harrison Street North. At the intersection of Valley Road, traveling in a southerly direction, left lane for left turns only onto Princeton Shopping Center driveway eastbound; [middle lane for straight ahead only;] right lane for right turns and straight ahead only.

Harrison Street North. At the intersection of Valley Road, traveling in a northerly direction, left lane for left turns only; [middle lane for straight ahead only;] right lane for right turns and straight ahead only.

Mercer Road. The left lane of the easterly approach of Mercer Road to Quaker Road shall be for left turns only.

Mercer Road. At the intersection of Lovers Lane and Olden Lane, traveling in an easterly direction, left lane for left turns only onto Lovers Lane; right lane for right turns and straight ahead only.

Mercer Road. At the intersection of Lovers Lane and Olden Lane, traveling in a westerly direction, left lane for left turns only onto Olden Lane; right lane for right turns and straight ahead only.

Mount Lucas Road. At the intersection with Cherry Hill Road, traveling in a southerly direction, right lane for right turns only; left lane for straight ahead only.

Mount Lucas Road. At the intersection with Cherry Hill Road, traveling in a northerly direction, right lane for straight ahead only; left lane for left turns only.

Mount Lucas Road. At the intersection with Terhune Road, traveling in a southerly direction, left lane for left turns only; right lane for straight ahead only.

Quaker Road. The left lane of the southerly approach of Quaker Road to Mercer Road shall be for left turns only.

Terhune Road. At the intersection of Mount Lucas Road, right and left turns only.

Great Road. At the intersection of Princeton Day School driveway, traveling in a northerly direction, left lane for left turns only; right lane for right turns and straight ahead only.

Great Road. At the intersection of Princeton Day School driveway, traveling in a southerly direction, left lane for straight ahead only; right lane for right turns only.

Valley Road. At the intersection of Route U.S. 206, right turns only.

Valley Road. At the intersection of Witherspoon Street, traveling in an easterly direction, left lane for left turns or straight ahead only; right lane for right turns only.

Valley Road. At the intersection of North Harrison Street, right lane for right turns and straight ahead only; left lane for left turns only.

Section 2. Signage. The appropriate signs shall be posted to implement the requirements of this ordinance.

Section 3. Repealer. All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

Section 4. 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 5. Effective date. This ordinance shall take effect upon adoption and publication as required by law. Upon its effective date, this ordinance shall be applicable within the entire municipality, and shall become part of the new Princeton Code once completed and adopted.

STATEMENT OF PURPOSE: The purpose of this ordinance is to amend Princeton's traffic regulations regarding lane use reservations (*i.e.*, the designation of lanes as "right-turn only," "left-turn only," etc.) on Harrison Street North to accommodate installation of bicycle lanes.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: ORD 25-22

Agenda Date: 12/8/2025

Agenda #: 2.

An Ordinance of the Mayor and Council of Princeton Concerning Salaries and Compensation of Certain Personnel of the Municipality of Princeton-(Public Hearing: December 22, 2025)-Roll Call



Human Resources
Witherspoon Building
400 Witherspoon Street
Princeton, NJ 08540
609-497-7621
jnagin@princetonnj.gov

Date: December 1, 2025
To: Mayor and Council
FROM: Jackie Nagin, Human Resource Manager
SUBJECT: Salary Ordinance

The process for approval of titles is adoption of the salary ordinance (two readings). The first reading of the ordinance will take place at the Monday, December 8th meeting, and the second reading and adoption is scheduled for Monday, December 22nd. This ordinance includes the addition of some titles and extension of salary ranges for 2025 and 2026.

ORDINANCE # 2025 –22
OF THE MAYOR AND COUNCIL OF PRINCETON
CONCERNING SALARIES AND COMPENSATION OF CERTAIN
PERSONNEL OF THE MUNICIPALITY OF PRINCETON

BE IT ORDAINED by the Mayor and Council of Princeton:

1. Salary and Wage Classification Plan for non-contractual personnel.

CLASS I

- Administrator

CLASS I-A

- Chief

CLASS I-B **145,600-198,640**

- Deputy Administrator

Class II (Department Directors) **118,040-193,440**

- Chief Financial Officer
- Construction Official/Building Sub-Code Official
- Municipal Engineer
- Director of Health/Health Officer

Class III (Division Directors & Managers) **85,800-152,360**

- Director of Public Works
- Planning Director
- Director of Emergency Services
- Assistant Engineer
- Zoning Officer
- Court Administrator
- Municipal Clerk
- Fire Chief
- Fire Official
- Tax Assessor
- Recreation Executive Director
- IT Director

Class IV (Field Managers & Operations Specialists) **75,000-140,400**

- Land Use Engineer/Assistant Zoning Officer
- Sewer Design Engineer
- Assistant Building Sub-Code Official

- Electrical Sub-Code Official
- Plumbing Sub-Code Official
- Human Resource Manager
- Assistant Director of Public Works
- Affordable Housing Manager
- Human Services Director
- Sewer Operations Construction Manager
- DPW Fleet Supervisor/Lead Mechanic
- Assistant Zoning Officer
- Assistant Planning Director

Class V (Program Managers)

61,630-115,960

- Historic Preservation Officer
- Tax Collector
- Parking Supervisor
- Arborist
- Recreation Assistant Director
- Housing Inspection Manager
- Open Space Manager
- Communications Director
- **IT Supervisor**
- **Senior Registered Environmental Health Specialist**

Class VI (Program Supervisors and Specialists)

54,080-107,640

- Electrical Inspector
- Plumbing Inspector
- Building Inspector
- CAD Design Manager
- **Senior Registered Environmental Health Specialist**
- Grant Development Coordinator
- Public Health Nurse
- Animal Control Officer
- Deputy Court Administrator
- Deputy Municipal Clerk
- Foreperson (DPW, Sewer, Buildings and Recreation)
- DPW Fleet Foreperson
- Deputy Tax Assessor
- Qualified Purchasing Agent
- GIS Specialist
- Principal Engineer
- **Assistant Supervisor (Parking)**
- **Assistant Director of Human Services**
- **Planner**

Class VII (Program and Operations Assistants)**48,360-94,640**

- Senior Planner
- Engineer in Training
- Construction Inspector
- Engineering Inspector
- CAD Design Inspector
- Recreation Program Supervisor
- Deputy Fire Official
- Assistant Maintenance Foreperson
- Parking Supervisory Support
- Housing Inspector
- IT Coordinator
- ~~Registered Environmental Health Specialist~~
- Registrar of Vital Statistics
- Community Compliance Officer
- Planning - Administrative Coordinator
- Engineering & Infrastructure Operations – Administrative Coordinator
- Zoning – Administrative Coordinator
- Police – Administrative Coordinator/Assistant to the Chief
- **Network Specialist**

Class VIII (Technical Support and Assistants)**44,500-89,440**

- Technical Assistant to the Construction Official
- Bookkeeper
- Director of Prevention Programs
- Deputy Tax Collector
- Assistant Tax Assessor
- IT Tech
- Outreach Coordinator
- Recreation Maintenance
- Parking Enforcement
- Community Outreach Coordinator
- Local Health Outreach Coordinator
- Community Health Education Specialist
- Emergency Services - Administrative Coordinator
- Police - Administrative Coordinator
- Finance – Administrative Coordinator
- Human Resources – Administrative Coordinator
- Administration – Confidential Administrative Coordinator
- Communications Officer
- **Registered Environmental Health Specialist**

- Administration
- Recreation
- Finance
- Engineering
- Health
- Human Resources
- Fire Prevention
- Municipal Clerk
- Construction
- Tax Collection
- Housing Inspection
- DPW/Sewer
- Infrastructure & Operations
- Planning
- Zoning
- Court
- Violations
- Human Services
- Affordable Housing

Unclassified

Judge

Crossing Guards

Part-time/Seasonal/Hourly/Per-Diem/Temporary/Grant Funded

2. The Administrator, with the approval of the Mayor and Princeton Council, may direct the payment of additional compensation.
3. Salaries and compensation to be effective January 1, 2025 unless currently applied.

The salaries and compensation provided for herein shall be effective January 1, 2025 or as currently applied for employees who are on the payroll as of the date of the final adoption of this ordinance.

4. Compensation for other personnel:

The salaries or compensation of any officers or employees for whom compensation is not fixed in this ordinance, or for whom compensation is not otherwise fixed by or pursuant to law, shall be fixed and determined by resolution of the Mayor and Council from time to time in such amounts as shall be commensurate with the nature and extent of their employment and the compensation hereinabove provided for similar personnel.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-400

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, on December 9, 2024, the Municipality of Princeton (“Municipality”) passed Resolution 24-354 awarding a contract to WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Service for an amount not to exceed \$362,164.00 for Transit Services and \$15,000 for Vehicle Identification Allowance, for a total amount not to exceed \$377,164.00; and

WHEREAS, pursuant to the Bid Specifications and Agreement between the Municipality and WeDriveU, Inc. the initial term of the contract was twelve months from January 1, 2025, through December 31, 2025, and may be extended for up to two (2) additional one (1) year terms; and

WHEREAS, WeDriveU, Inc. has been performing the services under the Agreement in an effective and efficient manner; and

WHEREAS, the Municipality desires to extend the contract for an additional one (1) year term; and

WHEREAS, any price change included as part of an extension shall be based upon the price of the original contract and shall not exceed the current change in index rate pursuant to N.J.S.A. 40A:11-15; and

WHEREAS, the cost of Transit Services for the first extension shall reflect an increase of 2%, resulting in an annual amount not to exceed \$369,407.28, or a monthly amount not to exceed \$30,783.94.

WHEREAS, amount for the Vehicle Identification Allowance shall not increase, resulting in an overall not to exceed amount of \$384,407.28;

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available to pay for said services in account 05-201-02-009-299.

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

1. The current contract between the Municipality of Princeton and WeDriveU, Inc. for Public Transit Services is hereby extended for one year from January 1, 2026, through December 31, 2026, pursuant to N.J.S.A. 40A:11-15, for an amount not to exceed \$384,407.28.
2. All other remaining provisions of the Agreement between the Municipality and WeDriveU, Inc. not inconsistent herewith shall remain the same.
3. This Resolution, when countersigned by WeDriveU, Inc., shall serve as the first extension of the

original December 9, 2024, Agreement.

ATTEST:

PRINCETON

By: _____

Dawn M. Mount, Municipal Clerk

By: _____

By: Mark Freda, Mayor

WITNESS:

WEDRIVEU, INC.

By: _____

Witness

By: _____

Authorized Representative



MEMORANDUM

To: Mayor and Council
From: James J. Purcell, P.E., *Assistant Municipal Engineer*
Subject: Resolution Extending the Agreement with WeDriveU, Inc. for Transit Services in 2026
Date: December 8, 2025

Attached for Council's approval at its December 8, 2025 meeting is a resolution for a one-year extension of the WeDriveU, Inc. contract to operate the Princeton Muni Transit bus. This contract provides a free fixed route bus service connecting residential communities with businesses, services, and community facilities. The bus operates six days a week on a fixed route in the municipality.

The original agreement between the Princeton and WeDriveU, Inc. was for a one-year term from January 2, 2025 to January 2, 2026, with the provision to extend it for up to two one-year periods (to provide for 2026 and 2027 services). The current agreement expires on January 2, 2026. In order to ensure uninterrupted service, an extension of the agreement for an additional year is requested.

WeDriveU, Inc. has agreed to this extension with an increase in the cost of 2.0%. This increase does not exceed the change in index rate allowed by State statute and not-to-exceed amount of \$369,407.28 for providing bus service, to be billed in 12 monthly increments of \$30,783.94, and a \$15,000 allowance for bus wrapping for vehicle identification. The total not-to-exceed amount for 2026 is \$384,407.28

The Engineering Department, which oversees the transit service, recommends that the contract with WeDriveU be extended as outlined above.

Please contact us if you have any questions.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-401

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, in response to a Notice to Bidders duly advertised pursuant to N.J.S.A. 40A:11-1 et seq. on October 24, 2025, the Municipality of Princeton received and publicly opened the following two (2) bids for the 2026-2027 Traffic Signal Maintenance bid:

Initial Term January 1, 2026, through December 31, 2027

1. \$86,960.00 from Edward H. Cray, Inc. of Trenton, New Jersey
2. \$105,760.00 from Jen Electric, Inc. of Springfield, New Jersey

1st Extension January 1, 2028, through December 31, 2028

1. \$45,120.00 from Edward H. Cray, Inc. of Trenton, New Jersey
2. \$54,760.00 from Jen Electric, Inc. of Springfield, New Jersey

2nd Extension January 1, 2029, through December 31, 2029

1. \$46,440.00 from Edward H. Cray, Inc. of Trenton, New Jersey
2. \$56,480.00 from Jen Electric, Inc. of Springfield, New Jersey

WHEREAS, department personnel and the Qualified Purchasing Agent have reviewed the bids and determined that the bid submitted by Edward H. Cray, Inc. is a responsible and responsive bid, and recommend that a contract be awarded to Edward H. Cray, Inc. for 2026-2027 Traffic Signal Maintenance; and

WHEREAS, the Certified Financial Officer certifies that the Municipality of Princeton has appropriated sufficient funds for these services in budget accounts 04-215-23-021-076-333 and 04-215-24-014-076-338.

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

1. The Mayor and Council are hereby authorized and directed to enter into an agreement with Edward H. Cray, Inc. for 2026-2027 Traffic Signal Maintenance for an amount not to exceed \$89,960.00 for the initial term from January 1, 2026, through December 31, 2027, in accordance with the specifications, terms, and conditions within the Bid Documents.
2. The Contract and Bid Documents will be kept on file in the Office of the Clerk.



MEMORANDUM

To: Mayor and Council
From: Deanna Stockton, *Deputy Administrator*
Subject: Resolution Awarding a Contract to Edward H. Cray, Inc. for a Two-Year Traffic Signal Electrical Maintenance Services Contract
Date: December 4, 2025

Attached for Council's consideration at its December 8, 2025 meeting are a resolution and construction agreement for the above-referenced project. This contract provides for the maintenance, repair, and inspection of inspect thirteen existing traffic signal installations, two school zone flasher systems, and up to six rectangular rapid flashing beacon systems owned and operated by the Municipality of Princeton. Maintenance and repair will be "on-call" services, or as requested by Princeton.

The bid documents provide for a contract term beginning in 2026 and extending through 2027 with the option to extend for two one-year extensions.

The bid submission appears to be in order and a contract may be awarded to Edward H. Cray, Inc. of Trenton, New Jersey as the lowest responsible and responsive bidder.

In consideration of the above, it is recommended that a contract be awarded to Edward H. Cray, Inc. of Trenton, New Jersey in the low bid amount of \$86,960.00.

If you have any questions or require additional information, please contact me at your earliest convenience.

BID PROPOSAL FORM
2026-2027 TRAFFIC SIGNAL MAINTENANCE

Bidder: Edward H. Cray, Inc.

Address: 12 Seventh Avenue

Trenton, NJ 08619

Telephone: (609) 586-8844

Facsimile: (609) 586-9522

Contact Person: Patrick Parker

Email Address: PPARKER@EDWARDCRAY.COM

1. The undersigned, having carefully familiarized themself with the scope of work, technical specifications, administrative requirements, and conditions affecting the cost of the materials and their performance, and having carefully examined and fully understood the Bid Documents prepared by Princeton, hereby accepts all terms and conditions of the Bid Documents, and hereby affirms and proposes to enter into a contract to provide all supervision, labor, materials, equipment, transportation and all other expenses required to supply, deliver and install completely the material covered by the Bid Documents for the sum indicated against the applicable bid item.
2. The undersigned acknowledges that they have carefully examined the Instructions to Bidders, Detailed Specifications, Drawings, and all Addenda acknowledged herein. Further, the undersigned has inspected the project site and fully understands the conditions affecting the work. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress and performance of the Work.
3. The undersigned hereby certifies that they have full authority to make the Proposal and does further declare that they are the only person or persons interested in this Proposal and has not entered into any collusion in preparing the Proposal.
4. If notified of acceptance of this Proposal within 60 days after the time set for opening bids, or any authorized extension of that time, the undersigned agrees to execute a contract for the Work for the stated sum in the Bid Proposal form included in the Contract Documents, and to complete the work according to the terms and conditions of the contract within the time established in the Specifications.
5. The undersigned agrees, if awarded the Contract, to mobilize and begin work within 10 business days after the Notice to Proceed and substantially complete the entire work to the satisfaction of the Owner within the time stated in the Specifications. We further represent and certify that we will provide all equipment and other items necessary to complete the Contract. We further agree that the Work shall be substantially completed and ready for final payment in accordance with the Bid Documents on or before the dates or within the number of days indicated in the Agreement.

6. The undersigned has given written notice of all conflicts, errors, ambiguities, or discrepancies that they have discovered in the Contract Documents, and the written resolution thereof by Owner is acceptable to both.
7. In accordance with N.J.S.A. 40A:11-23(c), the undersigned Bidder hereby acknowledges receipt of the following Addenda with their initials:

Addendum Number	Issue Date	Initials
Number _____		
If no addenda were issued, initial here:		DC

8. We the undersigned are created and existing under the laws of the State of New Jersey as a:

Corporation

Limited Liability Company

Other

9. This bid proposal must be signed in the space provided for signatures below. In the case of an entity, the title of the person signing must be stated, and the signature of said person must be duly attested.

Edward H. Cray, Inc.

Company or Firm Name

David W. Cray, President

Name and Title

David W. Cray

11/20/2025

Signature

Date

Sandra Kable

11/20/2025

Attest

Date

2026-2027 TRAFFIC SIGNAL MAINTENANCE PRICE SHEETS

INITIAL 24-MONTH TERM 2026 – 2027					
ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	EXTENDED COST
1	ANNUAL INSPECTION	LS	2	\$12,000.00	\$24,000.00
2A	SERVICE CALL – NORMAL WORK HOURS	MH	80	\$185.00	\$14,800.00
2B	SERVICE CALL – SATURDAY AND OVERTIME WORK HOURS	MH	16	\$275.00	\$4,400.00
2C	SERVICE CALL – SUNDAY AND HOLIDAY WORK HOURS	MH	16	\$385.00	\$6,160.00
3A	BUCKET TRUCK	HR	80	\$55.00	\$4,400.00
3B	CRANE TRUCK	HR	16	\$200.00	\$3,200.00
4	MATERIAL AND EQUIPMENT ALLOWANCE	DOLLAR	30,000	\$ 1.00	\$ 30,000.00
INITIAL TERM 2026-2027 COST IN NUMBERS					
INITIAL TERM 2026-2027 COST IN WORDS		Eighty-Six Thousand Nine Hundred Sixty Dollars and Zero Cents			

2028 TERM					
ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	EXTENDED COST
1	ANNUAL INSPECTION	LS	1	\$13,000.00	\$13,000.00
2A	SERVICE CALL – NORMAL WORK HOURS	MH	40	\$190.00	\$7,600.00
2B	SERVICE CALL – SATURDAY AND OVERTIME WORK HOURS	MH	8	\$285.00	\$2,280.00
2C	SERVICE CALL – SUNDAY AND HOLIDAY WORK HOURS	MH	8	\$395.00	\$3,160.00
3A	BUCKET TRUCK	HR	40	\$60.00	\$2,400.00
3B	CRANE TRUCK	HR	8	\$210.00	\$1,680.00
4	MATERIAL AND EQUIPMENT ALLOWANCE	DOLLAR	15,000	\$ 1.00	\$ 15,000.00
TERM 2028 COST IN NUMBERS					
TERM 2028 COST IN WORDS		Forty-Five Thousand One Hundred Twenty Dollars and Zero Cents			

2029 TERM					
ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	EXTENDED COST
1	ANNUAL INSPECTION	LS	1	\$14,000.00	\$14,000.00
2A	SERVICE CALL – NORMAL WORK HOURS	MH	40	\$195.00	\$7,800.00
2B	SERVICE CALL – SATURDAY AND OVERTIME WORK HOURS	MH	8	\$295.00	\$2,360.00
2C	SERVICE CALL – SUNDAY AND HOLIDAY WORK HOURS	MH	8	\$400.00	\$3,200.00
3A	BUCKET TRUCK	HR	40	\$60.00	\$2,400.00
3B	CRANE TRUCK	HR	8	\$210.00	\$1,680.00
4	MATERIAL AND EQUIPMENT ALLOWANCE	DOLLAR	15,000	\$ 1.00	\$ 15,000.00
TERM 2029 COST IN NUMBERS		\$46,440.00			
TERM 2029 COST IN WORDS		Forty-Six Thousand Four Hundred Forty Dollars and Zero Cents			

CONSTRUCTION AGREEMENT

FOR:

2026-2027 TRAFFIC SIGNAL MAINTENANCE

THIS AGREEMENT, made the _____ day of _____, 2025, by and between PRINCETON, a municipal corporation of the State of New Jersey, with offices at 400 Witherspoon Street, Princeton, New Jersey, 08540 ("PRINCETON") and EDWARD H. CRAY, INC. with offices at 12 Seventh Avenue, Trenton, New Jersey 08619 ("CONTRACTOR").

In connection with the CONTRACTOR's bid proposal, dated November 20, 2025, and PRINCETON's notice of award of same, dated December 9, 2025, PRINCETON and CONTRACTOR hereby agree as follows:

1. Scope of Work

The CONTRACTOR hereby agrees to furnish the services specified in the Contract Documents in accordance with the terms of CONTRACTOR's bid proposal.

2. Time of Completion

- A. The work to be performed under this Contract shall be commenced and completed as set forth in the Notice to Proceed to be provided by the PRINCETON.
- B. Failure to complete the work within the number of calendar days set forth in the Notice to Proceed, including any extension granted thereto as determined by PRINCETON, shall entitle PRINCETON to liquidated damages as set forth in the Contract Documents.
- C. It is also agreed that the acceptance of the final payment by the CONTRACTOR shall be considered as a release in full of all claims against the PRINCETON arising out of or by reason of performance or non-performance of the CONTRACTOR's obligations under this contract.

3. Contract Sum

Based upon the unit prices and/or lump sum set forth in the bid proposal, the amount of the Contract for the initial term from January 1, 2026, through December 31, 2027, shall be eighty-six thousand, nine hundred sixty dollars and zero cents (\$86,960.00).

4. Hold Harmless Agreement

The CONTRACTOR agrees to indemnify, defend and hold harmless PRINCETON, its officers, agents, employees and consultants in accordance with Section 43 of the Instructions to Bidders.

5. Payment to Contractor

In consideration of the CONTRACTOR's agreements set forth herein, PRINCETON hereby agrees to pay the CONTRACTOR for the work, when completed in accordance with the specifications at the unit prices or lump sum prices bid for the respective items, the same payments to be made in accordance with the provisions contained in the Contract Documents.

6. Contract Documents

The Contract Documents as defined in the Instructions to Bidders are incorporated herein and made a part hereof by reference.

7. Affirmative Action Regulations

The CONTRACTOR specifically agrees to comply with the affirmative action requirements set forth in the Instructions to Bidders, which requirements are incorporated herein and made a part hereof by reference.

8. Prevailing Wage Rates

The CONTRACTOR specifically agrees to comply with the Prevailing Wage Rate requirements set forth in Section 10 of the Instructions to Bidders, which requirements are incorporated herein and made part hereof by reference.

9. This agreement shall not be assigned, transferred, conveyed or otherwise disposed of without the prior written consent of PRINCETON.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

ATTEST:

PRINCETON

Dawn M. Mount, Municipal Clerk

By: _____
Mark Freda, Mayor

ATTEST or WITNESS:

EDWARD H. CRAY, INC.

By: _____



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-402

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, in response to a Notice to Bidders duly advertised pursuant to N.J.S.A. 40A:11-1 et seq. on October 3, 2025, the Municipality of Princeton received and publicly opened the following one (1) bid for the Emergency/On-Call Sanitary Sewer Repairs and Related Services bid:

1. \$1,128,848.00 from Waters & Bugbee, Inc. of Hamilton, New Jersey

WHEREAS, the submitted bid amount is based on approximated quantities for the purpose of canvassing for bids only; and

WHEREAS, the budgeted amount for this contract is \$500,000.00; and

WHEREAS, department personnel and the Qualified Purchasing Agent have reviewed the bids and determined that the bid submitted by Waters & Bugbee, Inc. is a responsible and responsive bid, and recommend that a contract be awarded to Waters & Bugbee, Inc. as the On-Call Contractor for Emergency/On-Call Sanitary Sewer Repairs and Related Services; and

WHEREAS, the term of the initial contract shall be from the date of award until December 31, 2026, with provisions to extend for up to two (2) additional one (1)-year terms, subject to the terms of the contract documents; and

WHEREAS, the Certified Financial Officer certifies that the Municipality of Princeton has appropriated sufficient funds for these services in budget account 04-215-24-017-089-303.

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

1. The Mayor and Council are hereby authorized and directed to enter into an agreement with Waters & Bugbee, Inc. for Emergency/On-Call Sanitary Sewer Repairs and Related Services for an amount not to exceed \$500,000.00 in accordance with the specifications, terms, and conditions within the Bid Documents.
2. The initial term of the contract shall begin on the date of award and expire on December 31, 2026, with the provision for up to two (2) additional one (1)-year terms.
3. The Contract and Bid Documents will be kept on file in the Office of the Clerk.



**MUNICIPALITY OF
PRINCETON**
Department of Infrastructure
& Operations
400 Witherspoon Street
Princeton, NJ 08540
(609) 921-7077
engineering@princetonnj.gov

MEMORANDUM

To: Mayor and Council of Princeton
From: Deanna Stockton *Deputy Administrator/Municipal Engineer*
Subject: Emergency & On-Call Sanitary Sewer Repairs and Related Services Bid Award
Date: December 4, 2025

Attached for Council's award at its December 8, 2025 meeting is a contract with Waters & Bugbee for emergency and on-call sanitary sewer repair services in an amount not to exceed \$500,000.

This contract provides for the maintenance of equipment located throughout the sanitary sewer collection system located in Princeton and includes the furnishing of all labor, tools, equipment and materials for the maintenance and repairs as required by Princeton. The initial term begins upon award of the contract and expires on December 31, 2026, with provisions to extend for up to two one-year terms, subject to the terms of the contract documents. As it is an on-call contract, the services will only be utilized when Sewer Department staff cannot address an emergent situation impacting the collection system.

After reviewing their bid submission, we recommend awarding the contract to Waters & Bugbee, Inc. based on their qualifications and demonstrated ability to provide reliable, on-call service to meet the operational needs of our community.

Please feel free to reach out to me with any questions or concerns.

BID PROPOSAL FORM
EMERGENCY/ON-CALL SANITARY SEWER REPAIRS AND RELATED SERVICES

Bidder: **Waters & Bugbee, Inc.**

Address: **75 South Gold Drive**

Hamilton, NJ 08691

Telephone: **609-584-1100**

Facsimile: **609-584-2200**

Contact Person: **Charles P. Waters, Executive V.P.**

Email Address: **bids@watersandbugbee.com**

1. The undersigned, having carefully familiarized themselves with the scope of work, technical specifications, administrative requirements, and conditions affecting the cost of the materials and their performance, and having carefully examined and fully understood the Bid Documents prepared by Princeton, hereby accepts all terms and conditions of the Bid Documents, and hereby affirms and proposes to enter into a contract to provide all supervision, labor, materials, equipment, transportation and all other expenses required to supply, deliver and install completely the material covered by the Bid Documents for the sum indicated against the applicable bid item.
2. The undersigned acknowledges that they have carefully examined the Instructions to Bidders, Detailed Specifications, Drawings, and all Addenda acknowledged herein. Further, the undersigned has inspected the project site and fully understands the conditions affecting the work. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress and performance of the Work.
3. The undersigned hereby certifies that they have full authority to make the Proposal and does further declare that they are the only person or persons interested in this Proposal and has not entered into any collusion in preparing the Proposal.
4. If notified of acceptance of this Proposal within 60 days after the time set for opening bids, or any authorized extension of that time, the undersigned agrees to execute a contract for the Work for the stated sum in the Bid Proposal form included in the Contract Documents, and to complete the work according to the terms and conditions of the contract within the time established in the Specifications.
5. The undersigned agrees, if awarded the Contract, to mobilize and begin work within 10 business days after the Notice to Proceed and substantially complete the entire work to the satisfaction of the Owner within the time stated in the Specifications. We further represent and certify that we will provide all equipment and other items necessary to complete the Contract. We further agree that the Work shall be substantially completed and ready for final payment in accordance with the Bid Documents on or before the dates or within the number of days indicated in the Agreement.

6. The undersigned has given written notice of all conflicts, errors, ambiguities, or discrepancies that they have discovered in the Contract Documents, and the written resolution thereof by Owner is acceptable to both.
7. In accordance with N.J.S.A. 40A:11-23(c), the undersigned Bidder hereby acknowledges receipt of the following Addenda with their initials:

Addendum Number	Issue Date	Initials
Number _____		
If no addenda were issued, initial here:		NONE 

8. We the undersigned are created and existing under the laws of the State of New Jersey as a:

Corporation

Limited Liability Company

Other

9. This bid proposal must be signed in the space provided for signatures below. In the case of an entity, the title of the person signing must be stated, and the signature of said person must be duly attested.

Waters & Bugbee, Inc.

Company or Firm Name

Charles P. Waters, Executive V.P.

Name and Title



11/6/25

Signature

Date



11/6/25

Attest **Michael Rice**

Manager - Operational Support

Date

BID PRICE SHEET
EMERGENCY/ON-CALL SANITARY SEWER REPAIRS AND RELATED SERVICES

Item	Description	Quantity	Unit	Unit Price	Extended Price
Miscellaneous Concrete					
1.	5" Concrete Sidewalk	16	S.F.	\$40.00	\$640.00
2.	Reinforced Concrete Sidewalk, 8" Thick	40	S.F.	\$50.00	\$2,000.00
3.	9" x 18" Concrete Curb	20	L.F.	\$90.00	\$1,800.00
4.	4" x 6" x 10.5" Belgian Block Curb	20	L.F.	\$200.00	\$4,000.00
Miscellaneous Paving					
5.	HMA Milling, 2" Thick (<2,000 SY)	1,000	SY	\$23.00	\$23,000.00
6.	HMA Milling, 2" Thick (>2,000 SY)	2,500	SY	\$20.00	\$50,000.00
7.	HMA Milling, 6" Thick (<2,000 SY)	1,000	SY	\$45.00	\$45,000.00
8.	HMA Milling, 6" Thick (>2,000 SY)	2,500	SY	\$40.00	\$100,000.00
9.	HMA 9.5M64 Surface Course, installed without Paver, Tamped or Rolled (<20 tons)	10	TN	\$440.00	\$4,400.00
10.	HMA 9.5M64 Surface Course, installed by Paver to include Tack Coat, Rolling of Asphalt (20 to 200 tons)	50	TN	\$1,203.00	\$60,150.00
11.	HMA 9.5M64 Surface Course, installed by Paver to include Tack Coat, Rolling of Asphalt (>200 tons)	250	TN	\$291.00	\$72,750.00
12.	HMA 12.5M64 Base Course, installed without Paver, Tamped or Rolled (<20 tons)	10	TN	\$425.00	\$4,250.00
13.	HMA 12.5M64 Base Course, installed by Paver to include Rolling of Asphalt (20 to 200 tons)	50	TN	\$1,195.00	\$59,750.00
14.	HMA 12.5M64 Base Course, installed by Paver to include Rolling of Asphalt (>200 tons)	250	TN	\$284.00	\$71,000.00
15.	Bituminous Cold Patch	10	TN	\$555.00	\$5,550.00
Miscellaneous Earthwork and Site Restoration					
16.	Roadway Excavation, Unclassified includes General Excavation	20	C.Y.	\$510.00	\$10,200.00

17.	Dense Graded Aggregate Subbase	10	C.Y.	\$65.00	\$650.00
18.	Portland Cement Concrete Fill	5	C.Y.	\$550.00	\$2,750.00
19.	Crushed Stone 3/8" to 1/2"	1	TN	\$73.00	\$73.00
20.	5" Topsoil and Sod	20	S.Y.	\$58.00	\$1,160.00
21.	5" Topsoil and Seed, and Tackifier	20	S.Y.	\$30.00	\$600.00
22.	Tree Protection	1	Unit	\$390.00	\$390.00
Sanitary Sewer Structures					
23.	Reconstruct Manhole, 0'- 6' deep	1	Unit	\$12,400.00	\$12,400.00
24.	Reconstruct Manhole, 6' - 10' deep	1	Unit	\$17,515.00	\$17,515.00
25.	Reconstruct Manhole, 10' - 16' deep	1	Unit	\$28,685.00	\$28,685.00
26.	Reset Manhole Frame, includes all Adjacent Restoration	1	Unit	\$3,270.00	\$3,270.00
27.	Install New Manhole Casting and Lid, includes all Adjacent Restoration	1	Unit	\$4,225.00	\$4,225.00
28.	Construct Manhole, 0' - 6' deep	1	Unit	\$16,975.00	\$16,975.00
29.	Construct Manhole, 6' - 10' deep	1	Unit	\$22,210.00	\$22,210.00
30.	Construct Manhole, 10' - 16' deep	1	Unit	\$35,825.00	\$35,825.00
Miscellaneous Sanitary Sewer					
31.	Replace Sewer Lateral Cleanout 4" PVC, 0' - 6' deep, to include Grass Restoration	1	Unit	\$4,115.00	\$4,115.00
32.	Replace Sewer Lateral Cleanout 4" PVC, 6' - 12' deep, to include Grass Restoration	1	Unit	\$9,395.00	\$9,395.00
33.	Replace Sewer Lateral 4" PVC, 0' - 6' deep, to include Grass Restoration	10	L.F.	\$855.00	\$8,550.00
34.	Replace Sewer Lateral 4" PVC, 6' - 12' deep, to include Grass Restoration	10	L.F.	\$1,685.00	\$16,850.00
35.	Replace Sewer Lateral 4" PVC, 0' - 6' deep, to include Pavement Restoration	10	L.F.	\$1,145.00	\$11,450.00

36.	Replace Sewer Lateral 4" PVC, 6' - 12' deep, to include Pavement Restoration	10	L.F.	\$1,730.00	\$17,300.00
37.	Sanitary Sewer Point Repair, 0' - 6' deep, includes Roadway Restoration	1	L.S.	\$12,025.00	\$12,025.00
38.	Sanitary Sewer Point Repair, 6' - 12' deep, includes Roadway Restoration	1	L.S.	\$22,220.00	\$22,220.00
39.	Sanitary Sewer Point Repair, 12' - 18' deep, includes Roadway Restoration	1	L.S.	\$41,645.00	\$41,645.00
40.	Construct 8" PVC Sanitary Sewer, 0' - 6' deep	30	L.F.	\$470.00	\$14,100.00
41.	Construct 8" PVC Sanitary Sewer, 6' - 12' deep	30	L.F.	\$900.00	\$27,000.00
42.	Construct 8" PVC Sanitary Sewer, 12' - 18' deep	30	L.F.	\$1,825.00	\$54,750.00
43.	Construct 10" PVC Sanitary Sewer, 0' - 6' deep	30	L.F.	\$495.00	\$14,850.00
44.	Construct 10" PVC Sanitary Sewer, 6' - 12' deep	30	L.F.	\$925.00	\$27,750.00
45.	Construct 10" PVC Sanitary Sewer, 12' - 18' deep	30	L.F.	\$1,850.00	\$55,500.00
46.	Construct 12" PVC Sanitary Sewer, 0' - 6' deep	30	L.F.	\$500.00	\$15,000.00
47.	Construct 12" PVC Sanitary Sewer, 6' - 12' deep	30	L.F.	\$960.00	\$28,800.00
48.	Force Main Point Repair	1	L.S.	\$33,680.00	\$33,680.00
49.	Trenchless Point Repair	10	UN	\$3,540.00	\$35,400.00
50.	Additional Footage of Lining	10	LF	\$725.00	\$7,250.00
Allowance					
51.	Traffic Control Allowance	1	L.S.	\$10,000	\$10,000
TOTAL BASE BID AMOUNT, IN NUMBERS		\$ 1,128,848.00			
TOTAL BASE BID AMOUNT, IN WORDS		One Million One Hundred Twenty Eight Thousand Eight Hundred Forty Eight Dollars and Zero Cents			

CONSTRUCTION AGREEMENT
FOR:
EMERGENCY/ON-CALL SANITARY SEWER REPAIRS AND RELATED SERVICES

THIS AGREEMENT, made the ____ day of _____, 2025, by and between PRINCETON, a municipal corporation of the State of New Jersey, with offices at 400 Witherspoon Street, Princeton, New Jersey, 08540 ("PRINCETON") and Waters & Bugbee, Inc., with offices at 75 South Gold Drive, Hamilton, New Jersey 08691 ("CONTRACTOR").

In connection with the CONTRACTOR's bid proposal, dated November 6, 2025, and PRINCETON's notice of award of same, dated December 9, 2025, PRINCETON and CONTRACTOR hereby agree as follows:

1. Scope of Work

The CONTRACTOR hereby agrees to furnish the services specified in the Contract Documents in accordance with the terms of CONTRACTOR's bid proposal.

2. Time of Completion

- A. The work to be performed under this Contract shall be commenced and completed as set forth in the Notice to Proceed to be provided by the PRINCETON.
- B. Failure to complete the work within the number of calendar days set forth in the Notice to Proceed, including any extension granted thereto as determined by PRINCETON, shall entitle PRINCETON to liquidated damages as set forth in the Contract Documents.
- C. It is also agreed that the acceptance of the final payment by the CONTRACTOR shall be considered as a release in full of all claims against the PRINCETON arising out of or by reason of performance or non-performance of the CONTRACTOR's obligations under this contract.

3. Contract Sum

Based upon the unit prices and/or lump sum set forth in the bid proposal, the amount of the Contract shall not exceed five hundred thousand dollars and zero cents (\$500,000.00.)

4. Hold Harmless Agreement

The CONTRACTOR agrees to indemnify, defend and hold harmless PRINCETON, its officers, agents, employees and consultants in accordance with Section 41 of the Instructions to Bidders.

5. Payment to Contractor

In consideration of the CONTRACTOR's agreements set forth herein, PRINCETON hereby agrees to pay the CONTRACTOR for the work, when completed in accordance with the specifications at the unit prices or lump sum prices bid for the respective items, the same payments to be made in accordance with the provisions contained in the Contract Documents.

6. Contract Documents

The Contract Documents as defined in the Instructions to Bidders are incorporated herein and made a part hereof by reference.

7. Affirmative Action Regulations

The CONTRACTOR specifically agrees to comply with the affirmative action requirements set forth in the Instructions to Bidders, which requirements are incorporated herein and made a part hereof by reference.

8. Prevailing Wage Rates

The CONTRACTOR specifically agrees to comply with the Prevailing Wage Rate requirements set forth in Section 9 of the Instructions to Bidders, which requirements are incorporated herein and made part hereof by reference.

9. This agreement shall not be assigned, transferred, conveyed or otherwise disposed of without the prior written consent of PRINCETON.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

ATTEST:

PRINCETON

Dawn M. Mount, Municipal Clerk

By: _____
Mark Freda, Mayor

ATTEST or WITNESS:

WATERS & BUGBEE, INC.

By: _____



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-403

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, Crown Castle Fiber LLC (“Crown Castle”) is expanding its network to meet the demands of telecommunications services and has identified a location in the Municipality of Princeton (“Municipality”) on which it wishes to locate, place, attach, install, operate, control, and maintain its equipment in the public right-of-way on facilities owned by the Municipality or owned by third parties; and

WHEREAS, Crown Castle and the Municipality entered into a Rights-of-Way Agreement on September 14, 2023; and

WHEREAS, a copy of this Agreement is on file in the office of the Princeton Clerk; and

WHEREAS, the Municipality requires a Site License Agreement to install and attach Wireless Installations on, under, and above the public right-of-way owned or controlled by the Municipality that provides the specific location and type of wireless equipment that will be deployed thereon; and

WHEREAS, the location is described as follows:

120 John Street - PRC-050, located at the northwest corner of the intersection of John Street and Paul Robeson Place, a new antenna and equipment to be mounted on a new traffic signal pole, which will serve Verizon Wireless. A pad-mounted equipment cabinet and a precast concrete handhole will be installed within the existing area between sidewalks. The overall height of the proposed antenna shroud is 31'-2".

WHEREAS, the Municipality wishes to enter into an agreement with Crown Castle that grants Crown Castle the right to install and attach Wireless Installations on, under and above the public right-of-way on, in and adjacent to the specific Structure and Infrastructure as identified in the Site License Agreement;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton on this 8th day of December, 2025 as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Mayor and Clerk are hereby authorized and directed to sign the Site License Agreement, a copy of which is on file in the office of the Princeton Clerk, or such substantially similar agreement as may be approved by the Princeton Attorney and Princeton Engineer.
3. This resolution shall take effect immediately.



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, *Acting Land Use Engineer*
Subject: Crown Castle Site License Agreement – PRC-050 at 120 John Street
Date: December 8, 2025

Attached for your review and consideration is a site license agreement with Crown Castle Fiber LLC and a resolution authorizing the Mayor and Clerk to sign the agreements. Crown Castle works with providers of cellular telecommunications to locate and collocate cell antenna nodes to expand their networks. This site license agreement will provide both 5G and enhanced 4G cell service to the community to meet the increasing demands on the telecommunications network.

The application for this location was reviewed and approved through the administrative review process stipulated in the Crown Castle Rights-of-Way Agreement approved by Council on September 11, 2023. It was further subject to review by the Historic Preservation Commission, which granted approval at its meeting on August 18, 2025 (see attached memorandum).

The agreement grants Crown Castle the right to install and attach wireless cellular installations on, under and above the public right-of-way on, in and adjacent to the specific Structure and Infrastructure identified in the attachments to each site license. This particular agreement pertains to an installation (PRC-050) within the existing right-of-way at 120 John Street, located at the northwest corner of the intersection of John Street and Paul Robeson Place. It will consist of a new antenna and equipment to be mounted on a new traffic signal pole, which will serve Verizon Wireless. A pad-mounted equipment cabinet and a precast concrete handhole will be installed within the existing area between sidewalks. The overall height of the proposed antenna shroud is 31'-2".

Please feel free to contact me with any questions at (609) 921-7077 ext. 7631 or by email at jpurcell@princetonnj.gov.

cc: Bernard Hvozdovic, Administrator
Dawn M. Mount, Clerk
Deanna Stockton, P.E., C.M.E., Municipal Engineer
James Purcell, P.E., P.M.P., Assistant Municipal Engineer
Trishka W. Cecil, Attorney



Memorandum

TO: Princeton Historic Preservation Commission

FROM: Elizabeth H. Kim, P.L.A. 
Historic Preservation Officer

DATE: June 18, 2025

SUBJECT: **CROWN CASTLE FIBER LLC**
New Small Cell Node Installation in the Municipal Right-of-Way
120 John Street - Dorothea's House (PRC-050)
Witherspoon-Jackson Historic District
P2424-457AW; 7HP-2024

The applicant, **Crown Castle Fiber LLC**, has submitted an application for Preservation Plan Review for a new small cell node installation in the municipal right-of-way. The referenced site is 120 John Street, which is a corner property with frontage along John Street and Paul Robeson Place and sits in the Witherspoon-Jackson Historic District (WJHD). 120 John Street is the address for Dorothea's House, which was established in 1913 as a cultural center for Princeton's Italian immigrants. The building architecture reflects a rural Italian expression with a raised stone foundation, stucco exterior walls, brick trim fenestrations and arches. The property is classified as key contributing to the WJHD.

The applicant originally proposed the site in front of Dorothea's House, in John Street's right-of-way. The location was moved to the back of Dorothea's House within Paul Robeson Place right-of-way with several considerations, including the center island. It eventually landed at its current location, which is adjacent to Dorothea's House driveway. The cell installation is proposed at the existing traffic signal pole. The applicant wishes to replace the existing traffic pole with a taller and larger diameter pole to accommodate an antenna on the top of the new pole and install a ground equipment cabinet.

The proposed ground equipment cabinet will be mounted on top of a concrete pad. The cabinet will sit 5'-5" off the ground and will be centered in the triangular lawn space (see drawing S1 and S2). The cabinet will house the PSE&G meter, circuit breaker, and load center. An antenna will be mounted on top of a new 28'-2" \pm high pole. Note 5 on drawing S2 stating that all equipment related to the new small cell node installation will be painted black with a matt finish, which is consistent with HPC's past requirements.

The existing traffic pole is equipped with a pedestrian signal, a pole mounted traffic light, in addition to the traffic signal mast arm with suspended two-sided traffic lights. These are proposed to be removed and reinstalled on the new pole at the same mounting height. The signal mast arm will be replaced with a new arm about 1'-7" longer.

To: Historic Preservation Commission
 From: E.H. Kim, HPO
 Re: Crown Castle -PRC-050
 120 John Street
 New Small Cell Node Installation
 Date: July 18, 2025
 Page 2 of 2

Two handholes will be installed near the cabinet. One will be a 13" x 24" x 18" fiber handle handhole installed near the pole base and the other a 40" x 72" x 44" PSE&G precast concrete electrical handhole installed near the cabinet; both will be flush to the ground.

Standard warning signage will be attached to the pole. Warning signage are also proposed on the ground cabinet.

Summary of existing and proposed conditions:

Site Location	Existing Tapered Pole Ht. and Diam.	Replacement Tapered Pole Ht. and Dia.	Antenna Height	Ground Equip. Cabinet Dimensions
120 John Street Dorothea's House (PRC-050) (Paul Robeson Place ROW)	23'-9" ht.; 9" dia. at base	28'-4" ht.; 10" dia. at base	31'-2"	5'-5" ht.

An existing DOT electrical handhole is currently found in the triangular lawn area, which will remain. To screen the tall cabinet, the applicant has provided a planting plan (see drawing S9). Ilex Glabra (inkberry holly) and St. John's Wort will be planted around the cabinet to assist in buffering and softening its presence.

The following comments are provided:

1. The applicant is asked the size of the concrete pad for the equipment cabinet. It is recommended the pad be kept to the minimum dimension necessary.
2. The applicant should advise the width of the equipment cabinet.
3. It is recommended that the existing silver traffic pole be replaced with a new traffic pole with a black matt finish, consistent with Princeton's recent traffic pole replacements.
4. Plans indicate two different lengths for existing and replacement traffic signal mast arm. Accurate information should be represented on the drawings.

Documents Reviewed

1. Application for Historic Preservation Plan Review (pgs. 4-10);
2. Crown Castle Drawings, Site ID: PRC-050, Proposed Small Cell Node Installation, Drawings C1, GN1, S1 through S9, E1, E2, MPT-1 and MPT-2 (dated 10/10/23, last rev. 6/24/25).
3. Lisa Mozi email, May 28, 2025.

cc: via email

Leighton Newlin, Princeton Council Liaison
 Tara Ann St. Angelo, Esq., HPC Attorney
 Dan Weissman, PE, Land Use Engineer
 Derek Bridger, Zoning Officer
 Justin Lesko, AICP, Planning Director
 Deanna Stockton, PE, Municipal Engineer
 Kerry Philip, Admin. Coord.

file

SITE LICENSE AGREEMENT
120 John Street

This Site License Agreement is made this _____ day of _____, 2024 by and between the MUNICIPALITY OF PRINCETON ("Licensor") and CROWN CASTLE Fiber LLC, a Delaware Limited Liability Company ("Licensee").

1. Rights of Way Use Agreement. As referenced in Exhibit 2 of a certain Rights of Way Use Agreement between Licensor and Licensee ("Agreement"), Licensee has submitted a Site License Application pursuant to the Agreement, and Licensor has reviewed the application and grants approval subject to the terms of this Site License Agreement. All of the terms and conditions of the Agreement are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction or inconsistency between the terms of the Agreement and this Site License Agreement, the terms of this Site License Agreement shall govern. Capitalized terms used in this Site License Agreement shall have the same meaning ascribed to them in the Agreement unless otherwise indicated herein.
2. Project Description and Locations. Licensee shall have the right to install and attach Wireless Installations on, under, and above the public right of way owned or controlled by Licensor, on, in and adjacent to the specific Structure and Infrastructure as identified and described in Exhibit 1 attached hereto (collectively the "Licensed Site").
3. Term. The Site License Term of this Site License Agreement shall be as set forth in Section 2 of the Agreement.
4. Fee. The Fee shall be in the amount and otherwise payable in accordance with the Agreement as set forth in Section 4 of the Agreement.
5. Special Provisions, If Any (Specific to the Licensed Site).

[SIGNATURES APPEAR ON FOLLOWING PAGE]

LICENSOR:

MUNICIPALITY OF PRINCETON

By: _____

Print Name:

Title:

Date: _____

LICENSEE:

Crown Castle Fiber LLC
a New York Limited Liability Company

By: _____

Print Name:

Title:

Date: _____

EXHIBITS: Licensed Site, Wireless Installation Equipment List and Plans

EXHIBIT 1 TO SITE LICENSE AGREEMENT

Licensed Site, Wireless Installation Equipment List and Plans

Licensee Wireless Installation Reference: **PRC-050**

SCU: **520667**

Site Name: **120 John Street**

FA / USID:

PTN / PACE:

Structure pole number:

Structure Latitude and Longitude (Approximate): **40.3517975699978, -74.6633702005757**

Wireless Installation Equipment List: Please see attached construction drawings referenced below:

Crown Castle | Site ID: PRC-050 | Latitude 40.3517975699978, Longitude -74.6633702005757 | SCU#: 52067 | Proposed Small Cell Installation dated 10/10/2023 last revised 6/24/2025

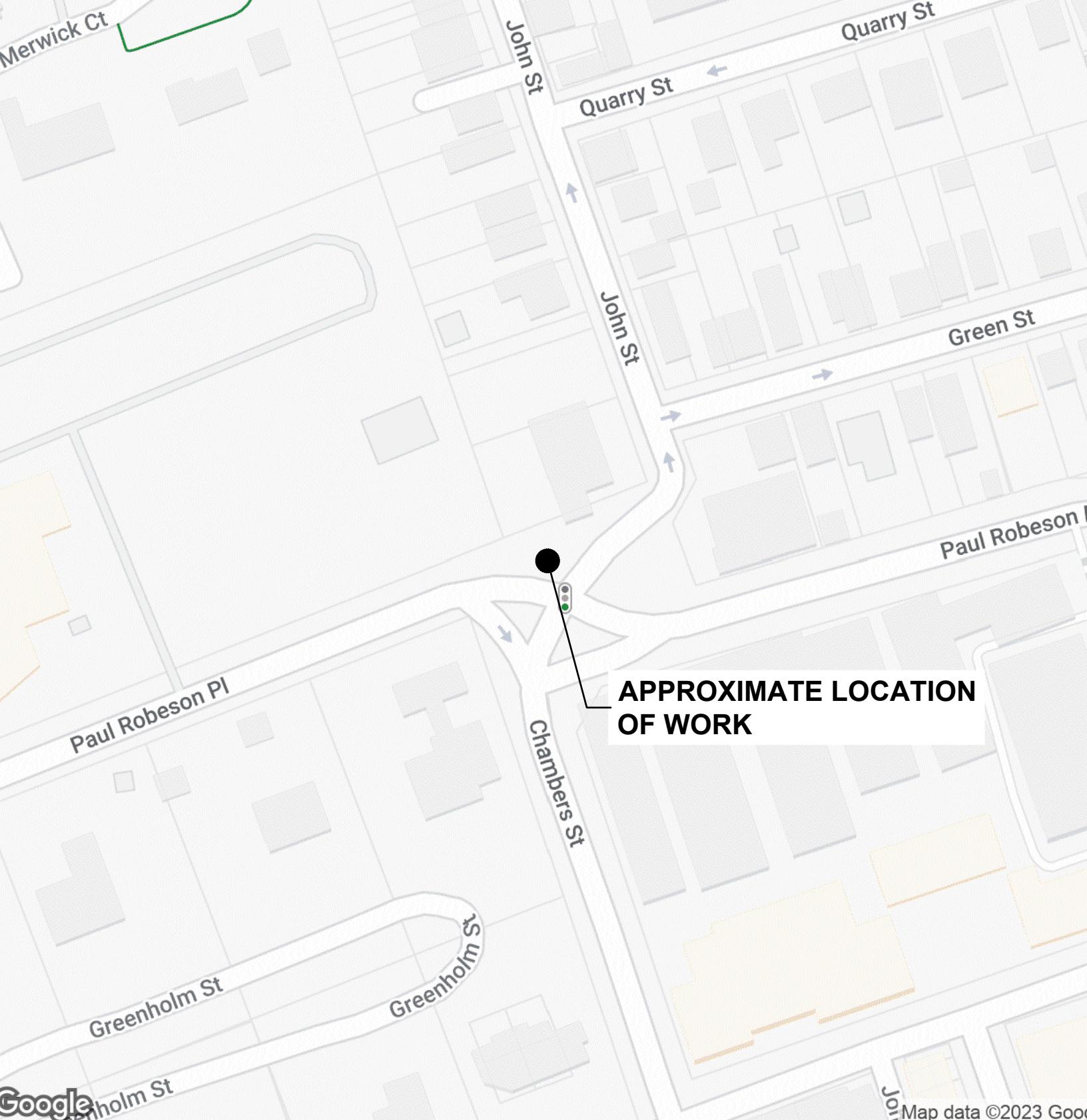


SITE ID: PRC-050

SCU #: 520667

LATITUDE: 40.3517975699978
 LONGITUDE: -74.6633702005757

PROPOSED SMALL CELL NODE INSTALLATION

DWG.		DWG. TITLE		LOCATION MAP NOT TO SCALE		KEY MAP NOT TO SCALE		AHEAD ENGINEERING			
C1	COVER PAGE							27 PINE HILL ROAD ANNANDALE, NJ 08801 T: 908-325-1775			
GN1	GENERAL NOTES										
S1	SITE PLANS			APPLICABLE CODES AND STANDARDS		SCOPE OF WORK					
S2	SITE ELEVATIONS			ALL WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. ALL THIRD PARTY ATTACHMENTS ARE TO BE IN COMPLIANCE WITH THE LATEST VERSION OF PSE&G ENGINEERING AND CONSTRUCTION GUIDELINES FOR THIRD PARTY ANTENNA SYSTEMS MOUNTED ON PSE&G DISTRIBUTION WOOD POLES		<ul style="list-style-type: none"> REMOVAL AND REPLACEMENT OF EXISTING METAL TRAFFIC SIGNAL POLE, INSTALLATION OF PROPOSED ANTENNA ATTACHED TO TRAFFIC SIGNAL POLE, INSTALLATION OF EQUIPMENT CABINET AT GRADE, INSTALLATION OF PROPOSED LOAD CENTER AND METER ATTACHED TO EQUIPMENT CABINET, AND INSTALLATION OF (1) FIBER HANDHOLE AND (1) ELECTRICAL HANDHOLE AT GRADE, WITH ASSOCIATED AC CABLING, RF CABLING, AND APPURTENANCES HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION FACILITY WILL BE REMOTELY MONITORED AND MAY BE VISITED APPROXIMATELY ONCE PER MONTH FOR STANDARD MAINTENANCE. FACILITY HAS NO PLUMBING OR REFRIGERANTS THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATORY REQUIREMENTS ALL PROPOSED MATERIAL SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. CABINETS, ANTENNAS/RRU AND CABLES FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR 					
S3	SPECIFICATIONS AND DETAILS					PROJECT SUMMARY					
S4	DETAILS			PSE&G SAFETY, ENGINEERING AND CONSTRUCTION DESIGN SPECIFICATION STANDARDS		NODE ID: PRC-050 POLE OWNER: PRINCETON LOCATION: 120 JOHN STREET JURISDICTION: PRINCETON COUNTY: MERCER BLOCK: 17.04 LOT: 2 ZONE: R-4 B SITE COORDINATES: LATITUDE: 40.3517975699978 N (NAD83) LONGITUDE: -74.6633702005757 W (NAD83) POLE TYPE: METAL - TRAFFIC SIGNAL POLE NUMBER: NT POWER COMPANY: PSE&G		APPLICANT: CROWN CASTLE FIBER LLC 10980 GRANTCHESTER WAY 4TH FLOOR COLUMBIA, MD 21044 CROWN CASTLE PROJECT MANAGER: DAN POLISKY (267) 400-6223 ENGINEER: AHEAD ENGINEERING LLC 27 PINE HILL RD ANNANDALE, NJ 08801 CONTACT: KYLE MCGINLEY, PE (908) 325-1775 EXT 105			
S5	CONSTRUCTION DETAILS										
S6	POLE SPECIFICATIONS			PSE&G/VERIZON JOINT POLE AGREEMENT BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC), AS ADOPTED BY NEW JERSEY		PROJECT: NODE ID: PRC-050 SCU: 520667 LOCATION: 120 JOHN STREET PRINCETON, NJ 08542					
S7	FOUNDATION DETAIL			ELECTRICAL CODE: NFPA 70-2020, NATIONAL ELECTRIC CODE LIGHTNING PROTECTION CODE: NFPA 780 - 2006, LIGHTNING PROTECTION		DATE: 10/10/23 SCALE: AS NOTED AE PROJECT #: 23003CRNNJ					
S8	RF PLUMBING DIAGRAM					DWG BY: CB CHK BY: KJM					
S9	LANDSCAPING DETAIL			IEEE C2 NATIONAL ELECTRIC SAFETY CODE (NESC), LATEST CODE BOOK EDITION		# DATE DESCRIPTION					
E1	UTILITY AND GROUNDING DETAILS			IEEE C2 NATIONAL ELECTRIC SAFETY CODE (NESC), LATEST CODE BOOK EDITION		3 08/14/24 SHROUD UPDATE					
E2	ELECTRICAL SPECIFICATIONS AND DETAILS			AASHTO LFRD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS 2015 WITH 2020 INTERIMS		4 09/18/24 DESIGN UPDATE					
MPT - 1	MPT - PLAN			TIA-222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES, TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS		5 09/25/24 PAINT NOTE					
MPT - 2	MPT - NOTES			AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-16: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES		6 03/19/25 POLE UPDATES					
TYPICAL DRAFTING STANDARDS			AMERICAN CONCRETE INSTITUTE (ACI) 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE		7 06/24/25 PLANT NOTE						
Existing	Light, Upper And Lower Case Lettering When Labeling Existing Features			AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360-16, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, MANUAL OF STEEL CONSTRUCTION, ASD, 14TH EDITION		DRAWING TITLE:					
PROPOSED	BOLD, UPPER CASE LETTERING WHEN LABELING PROPOSED FEATURES			NJDOT ROADWAY DESIGN MANUAL, 2015, AND NJDOT UPDATED STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007		COVER PAGE					
	Light Lines Represent Existing Features			MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 2009 EDITION		DRAWING # PAGE #					
	DARK LINES REPRESENT PROPOSED FEATURES			TELCORDIA GR-63-CORE, NEBS REQUIREMENTS: PHYSICAL PROTECTION		C1 1 OF 15					
811			TELCORDIA GR-78-CORE, GENERIC REQUIREMENTS FOR THE PHYSICAL DESIGN AND MANUFACTURE OF TELECOMMUNICATIONS EQUIPMENT								
Know what's below. Call before you dig.			TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS								
			ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION								
			INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT								
			FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.		THIS SITE IS LOCATED WITHIN FLOOD HAZARD ZONE X.						

GENERAL NOTES

PART 1 - GENERAL REQUIREMENTS

1.1 THE WORK SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF, INCLUDED BUT NOT LIMITED TO THE FOLLOWING:

- A. GR-63-CORE NEBS REQUIREMENTS: PHYSICAL PROTECTION
- B. GR-78-CORE GENERIC REQUIREMENTS FOR THE PHYSICAL DESIGN AND MANUFACTURE OF TELECOMMUNICATIONS EQUIPMENT.
- C. NATIONAL FIRE PROTECTION ASSOCIATION CODES AND STANDARDS (NFPA) INCLUDING NFPA 70 (NATIONAL ELECTRICAL CODE - "NEC").
- D. NFPA 101 (LIFE SAFETY CODE).
- E. AMERICAN SOCIETY FOR TESTING OF MATERIALS (ASTM).
- F. INSTITUTE OF ELECTRONIC AND ELECTRICAL ENGINEERS (IEEE).
- G. DOT STANDARD SPECIFICATIONS; STANDARD DETAILS OF CONSTRUCTION; RULES OF THE HIGHWAY OPERATIONS; GUIDELINES FOR THE DESIGN OF INFRASTRUCTURE COMPONENTS (AS APPLICABLE).
- H. PSE&G/VERIZON JOINT POLE AGREEMENT (AS APPLICABLE).

1.2 DEFINITIONS:

- A. WORK: THE SUM OF TASKS AND RESPONSIBILITIES IDENTIFIED IN THE CONTRACT DOCUMENTS.
- B. COMPANY: APPLICANT
- C. ENTITY: AN ENTITY WHICH HAS BEEN GRANTED THE RIGHT TO INSTALL TELECOMMUNICATIONS EQUIPMENT AND FACILITIES ON CITY OWNED STREETLIGHT POLES AND TRAFFIC SIGNAL POLES
- D. ENGINEER: SYNONYMOUS WITH ARCHITECT & ENGINEER AND "A&E". THE DESIGN PROFESSIONAL HAVING PROFESSIONAL RESPONSIBILITY FOR DESIGN OF THE PROJECT.
- E. CONTRACTOR: CONSTRUCTION CONTRACTOR; CONSTRUCTION VENDOR; INDIVIDUAL OR ENTITY WHO AFTER EXECUTION OF A CONTRACT IS BOUND TO ACCOMPLISH THE WORK.
- F. THIRD PARTY VENDOR OR AGENCY: A VENDOR OR AGENCY ENGAGED SEPARATELY BY THE COMPANY, A&E, OR CONTRACTOR TO PROVIDE MATERIALS OR TO ACCOMPLISH SPECIFIC TASKS RELATED TO BUT NOT INCLUDED IN THE WORK.

1.3 POINT OF CONTACT: COMMUNICATION BETWEEN THE COMPANY AND THE CONTRACTOR SHALL FLOW THROUGH THE SINGLE COMPANY SITE DEVELOPMENT SPECIALIST OR OTHER PROJECT COORDINATOR APPOINTED TO MANAGE THE PROJECT FOR THE COMPANY.

1.4 ON-SITE SUPERVISION: THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE SITE AT ALL TIMES DURING PERFORMANCE OF THE WORK.

1.5 DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE: THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS, STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES, AND THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES AT THE JOBSITE FROM MOBILIZATIONS THROUGH CONSTRUCTION COMPLETION.

A. THE JOBSITE DRAWINGS, SPECIFICATIONS AND DETAILS SHALL BE CLEARLY MARKED DAILY IN PENCIL WITH ANY CHANGES IN CONSTRUCTION OVER WHAT IS DEPICTED IN THE DOCUMENTS. AT CONSTRUCTION COMPLETION, THE JOBSITE MARKUP SET SHALL BE DELIVERED TO THE COMPANY OR COMPANY'S DESIGNATED REPRESENTATIVE TO BE FORWARDED TO THE COMPANY'S A&E VENDOR FOR PRODUCTION OF "AS-BUILT" DRAWINGS.

1.6 USE OF JOB SITE: THE CONTRACTOR SHALL CONFINING ALL CONSTRUCTION AND RELATED OPERATIONS INCLUDING STAGING AND STORAGE OF MATERIALS AND EQUIPMENT, PARKING, TEMPORARY FACILITIES, AND WASTE STORAGE TO THE LEASE PARCEL UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS.

1.7 NOTICE TO PROCEED:

- A. NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED.
- B. UPON RECEIVING NOTICE TO PROCEED, CONTRACTOR SHALL FULLY PERFORM ALL WORK NECESSARY TO PROVIDE COMPANY WITH AN OPERATIONAL WIRELESS FACILITY.

1.8. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION AND SHALL COORDINATE REPAIRS WITH THE APPLICABLE UTILITY COMPANY.

1.9. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TRASH AND CONSTRUCTION DEBRIS AT THE END OF EVERY WORK DAY.

1.10. CONTRACTOR MUST RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THEIR PREVIOUS CONDITION AFTER THE COMPLETION OF EACH WORK PHASE AND SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

1.11. DO NOT SCALE DRAWINGS. ROUTING SHOWN IN THESE CONSTRUCTION DOCUMENTS WAS COMPLETED WITHOUT AN UNDERGROUND UTILITY SURVEY IS APPROXIMATE. UNDERGROUND CONDITIONS MAY RESULT IN AN ALTERNATE ROUTE AND THE CONTRACTOR IS TO UTILIZE THE MOST EFFICIENT ROUTING DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING FIELD CHANGES WITH THE AHJ.

PART 2 - EXECUTION

2.1 TEMPORARY UTILITIES AND FACILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES AND FACILITIES NECESSARY EXCEPT AS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS. TEMPORARY UTILITIES AND FACILITIES INCLUDE POTABLE WATER, HEAT, HVAC, ELECTRICITY, SANITARY FACILITIES, WASTE DISPOSAL FACILITIES, AND TELEPHONE/COMMUNICATION SERVICES. PROVIDE TEMPORARY UTILITIES AND FACILITIES IN ACCORDANCE WITH OSHA AND THE AUTHORITY HAVING JURISDICTION. CONTRACTOR MAY UTILIZE THE COMPANY ELECTRICAL SERVICE IN THE COMPLETION OF THE WORK WHEN IT BECOMES AVAILABLE. USE OF THE LESSORS OR SITE OWNER'S UTILITIES OR FACILITIES IS EXPRESSLY FORBIDDEN

EXCEPT AS OTHERWISE ALLOWED IN THE CONTRACT DOCUMENTS.

2.2 ACCESS TO WORK: THE CONTRACTOR SHALL PROVIDE ACCESS TO THE JOB SITE FOR AUTHORIZED COMPANY PERSONNEL AND AUTHORIZED REPRESENTATIVES OF THE ARCHITECT/ENGINEER DURING ALL PHASES OF THE WORK.

2.3 TESTING: REQUIREMENTS FOR TESTING BY THIS CONTRACTOR SHALL BE AS INDICATED HEREWITHE, ON THE CONSTRUCTION DRAWINGS, AND IN THE INDIVIDUAL SECTIONS OF THESE SPECIFICATIONS. SHOULD COMPANY CHOOSE TO ENGAGE ANY THIRD-PARTY TO CONDUCT ADDITIONAL TESTING, THE CONTRACTOR SHALL COOPERATE WITH AND PROVIDE A WORK AREA FOR COMPANY'S TEST AGENCY.

2.4 COMPANY FURNISHED MATERIAL AND EQUIPMENT: ALL HANDLING, STORAGE AND INSTALLATION OF COMPANY FURNISHED MATERIAL AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

A. CONTRACTOR SHALL PROCUCE ALL OTHER REQUIRED WORK RELATED MATERIALS NOT PROVIDED BY COMPANY TO SUCCESSFULLY CONSTRUCT A WIRELESS FACILITY.

2.5 DIMENSIONS: VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.

2.6 EXISTING CONDITIONS: NOTIFY THE COMPANY REPRESENTATIVE OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT AND ENGINEER.

PART 3 - RECEIPT OF MATERIAL & EQUIPMENT

3.1 RECEIPT OF MATERIAL AND EQUIPMENT: CONTRACTOR IS RESPONSIBLE FOR COMPANY PROVIDED MATERIAL AND EQUIPMENT AND UPON RECEIPT SHALL:

- A. ACCEPT DELIVERIES AS SHIPPED AND TAKE RECEIPT.
- B. VERIFY COMPLETENESS AND CONDITION OF ALL DELIVERIES.
- C. TAKE RESPONSIBILITY FOR EQUIPMENT AND PROVIDE INSURANCE PROTECTION AS REQUIRED IN AGREEMENT.
- D. RECORD ANY DEFECTS OR DAMAGES WITHIN TWENTY-FOUR HOURS AFTER RECEIPT AND REPORT TO COMPANY OR ITS DESIGNATED PROJECT REPRESENTATIVE OF SUCH.
- E. PROVIDE SECURE AND NECESSARY WEATHER PROTECTED WAREHOUSING.
- F. COORDINATE SAFE AND SECURE TRANSPORTATION OF MATERIAL AND EQUIPMENT, DELIVERING AND OFF-LOADING FROM CONTRACTOR'S WAREHOUSE TO SITE.

PART 4 - GENERAL REQUIREMENTS FOR CONSTRUCTION

4.1 CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

4.2 EQUIPMENT AREA SHALL AT ALL TIMES BE MAINTAINED "BROOM CLEAN" AND CLEAR OF DEBRIS.

4.3 CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO DISCOVER AND LOCATE ANY HAZARDOUS CONDITION.

A. IN THE EVENT CONTRACTOR ENCOUNTERS ANY HAZARDOUS CONDITION WHICH HAS NOT BEEN ABATED OR OTHERWISE MITIGATED, CONTRACTOR AND ALL OTHER PERSONS SHALL IMMEDIATELY STOP WORK IN THE AFFECTED AREA AND NOTIFY COMPANY IN WRITING. THE WORK IN THE AFFECTED AREA SHALL NOT BE RESUMED EXCEPT BY WRITTEN NOTIFICATION BY COMPANY.

B. CONTRACTOR AGREES TO USE CARE WHILE ON THE SITE AND SHALL NOT TAKE ANY ACTION THAT WILL OR MAY RESULT IN OR CAUSE THE HAZARDOUS CONDITION TO BE FURTHER RELEASED IN THE ENVIRONMENT, OR TO FURTHER EXPOSE INDIVIDUALS TO THE HAZARD.

4.4 CONTRACTOR'S ACTIVITIES SHALL BE RESTRICTED TO THE PROJECT LIMITS. SHOULD AREA OUTSIDE THE PROJECT LIMITS BE AFFECTED BY CONTRACTOR'S ACTIVITIES, CONTRACTOR SHALL IMMEDIATELY RETURN THEM TO ORIGINAL CONDITION.

4.5 CONDUCT TESTING AS REQUIRED HEREIN.

4.6 INSTALLATION, MAINTENANCE, AND REPAIR UNDER ENERGIZED CONDITIONS SHALL BE CONDUCTED USING APPROPRIATE INSULATED EQUIPMENT SUCH AS RUBBER GLOVES, SLEEVES, AND TEMPORARY RUBBER CONDUCTOR INSULATION TO LIMIT SERVICE INTERRUPTIONS.

4.7 ALL HARDWARE USED TO SUPPORT THE EQUIPMENT SHALL BE GALVANIZED IN NEW CONDITION, MADE BY A REPUTABLE MANUFACTURER, DESIGNED SPECIFICALLY FOR THE INTENDED USE AND CAPABLE OF WITHSTANDING ALL DESIGNED LOADS.

PART 5 - TEST AND INSPECTIONS

5.1 TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL COORDINATE TEST AND INSPECTION SCHEDULES WITH COMPANY'S REPRESENTATIVE WHO MUST BE ON SITE TO WITNESS SUCH TESTS AND INSPECTIONS.
- C. THE THIRD PARTY TESTING AGENCY IS TO BE FAMILIAR WITH THE APPLICABLE REQUIREMENTS FOR THE TESTS TO BE DONE, EQUIPMENT TO BE USED, AND ASSOCIATED HEALTH AND SAFETY ISSUES.
- D. SITE RESISTANCE TO EARTH TESTING PER EXHIBIT: CELL SITE GROUNDING SYSTEM DESIGN.
- E. ANTENNA AND COAX SWEEP TESTS PER EXHIBIT: ANTENNA TRANSMISSION LINE ACCEPTANCE STANDARDS.
- F. ALL OTHER TESTS REQUIRED BY COMPANY OR JURISDICTION.

PART 6 - TRENCHING AND BACKFILLING

PROJECT INFORMATION

THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC WIRELESS COMMUNICATIONS SERVICE.

NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.

NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.

NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

COMPANY MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

CONSTRUCTION NOTES

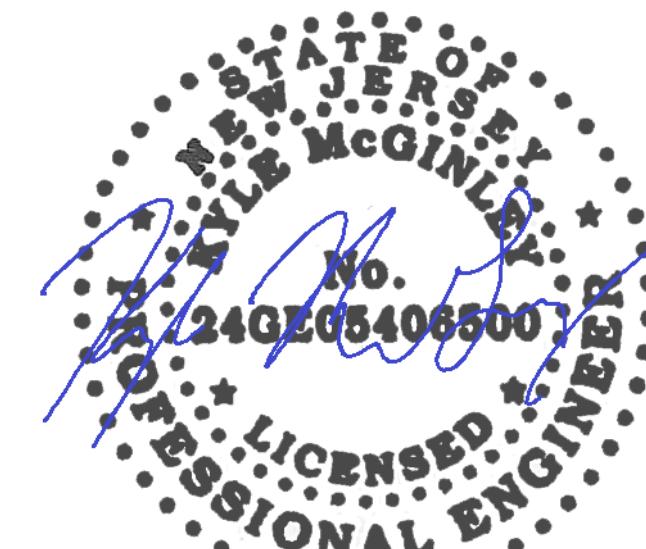
1. GC TO REMOVE/CLEAN ALL DEBRIS, NAILS, STAPLES, OR NON-USED VERTICALS OFF THE POLE.
2. CONTRACTOR TO CALL ONE CALL 72 HOURS PRIOR TO EXCAVATING.
3. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

GROUNDING NOTES

1. GROUND TESTED AT 25 OHMS OR LESS.
2. GROUND RODS SHALL BE "COPPER WELD" STEEL, $\frac{1}{2}$ " DIA X 8' LONG.
3. GROUND CONDUCTOR TRUNK SHALL BE MEDIUM HARD DRAWN, SOLID, INSULATED NO. 4 AWG COPPER. INSULATION THICKNESS SHALL BE 60 MILS OF UNFILLED, BLACK, CROSS-LINKED POLYETHYLENE BEARING THE MANUFACTURER'S NAME AND YEAR OF MANUFACTURE IMPRINTED ON THE CONDUCTOR AT INTERVALS OF APPROXIMATELY ONE FOOT.
4. GROUND CONDUCTOR TRUNK SHALL BE CLEARLY IDENTIFIED WITH A BRASS TAG OR OTHER ACCEPTABLE MEANS, ATTACHED TO THE CONDUCTOR AT THE BASE OF THE POLE, INDICATING COMPANY'S IDENTIFICATION.
5. ALL CONNECTORS SHALL BE BRASS.
6. ALL METALLIC PARTS OF THE INSTALLATION ON THE POLE SHALL BE BONDED TOGETHER AND GROUNDED TO COMPANY'S GROUNDING SYSTEM.
7. CONTRACTOR SHALL LEAVE GROUND VISIBLE UNTIL ELECTRICAL INSPECTION COMPLETED, THEN DRIVE 6" BELOW GRADE.



27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



PROJECT:
NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED
AE PROJECT #: 23003CRNNJ

DWG BY: CB	CHK BY: KJM
#	DATE
3	08/14/24
4	09/18/24
5	09/25/24
6	03/19/25
7	06/24/25

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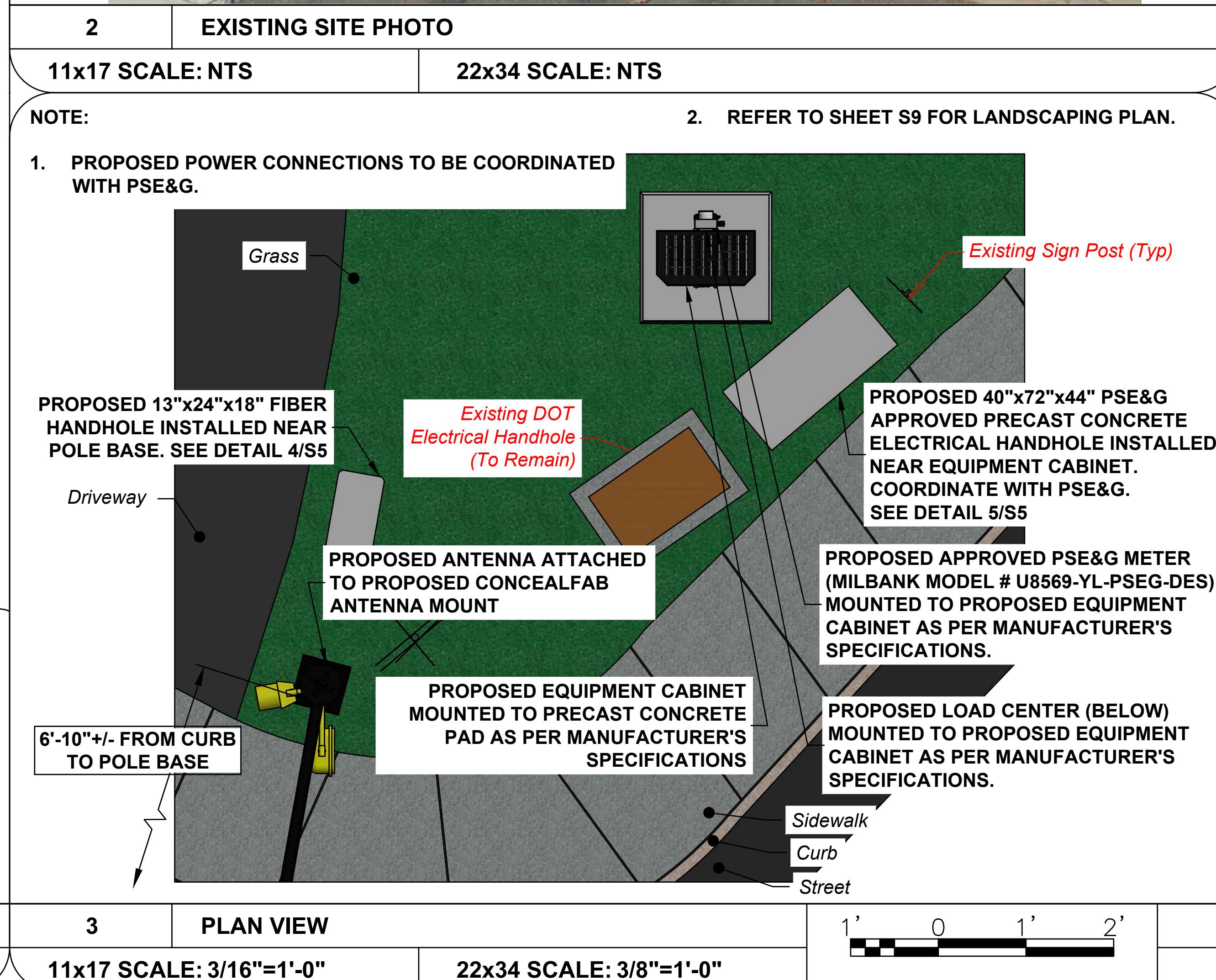
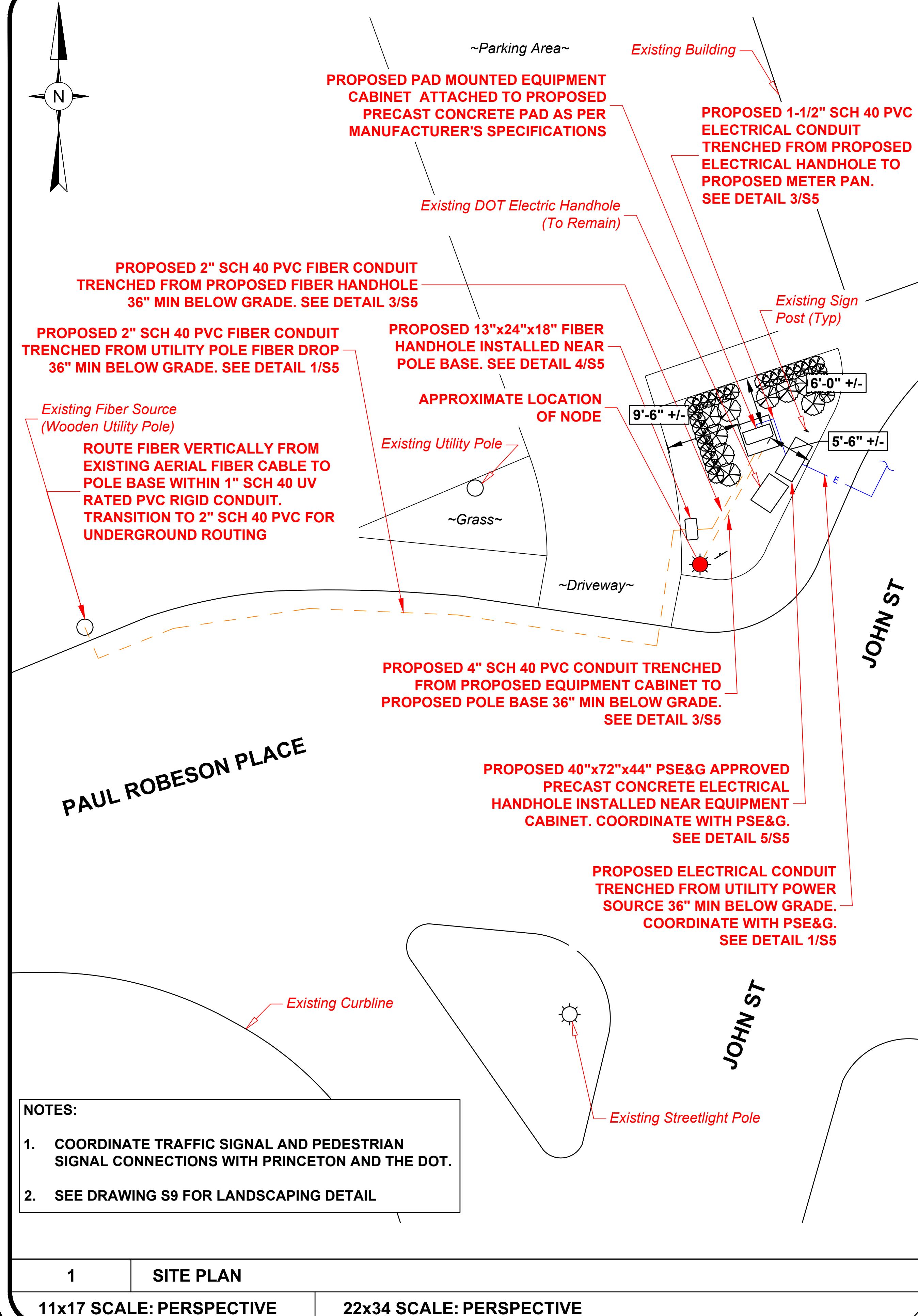
GENERAL NOTES

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PAGE #

GN1

2 OF 15



AHEAD ENGINEERING
27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



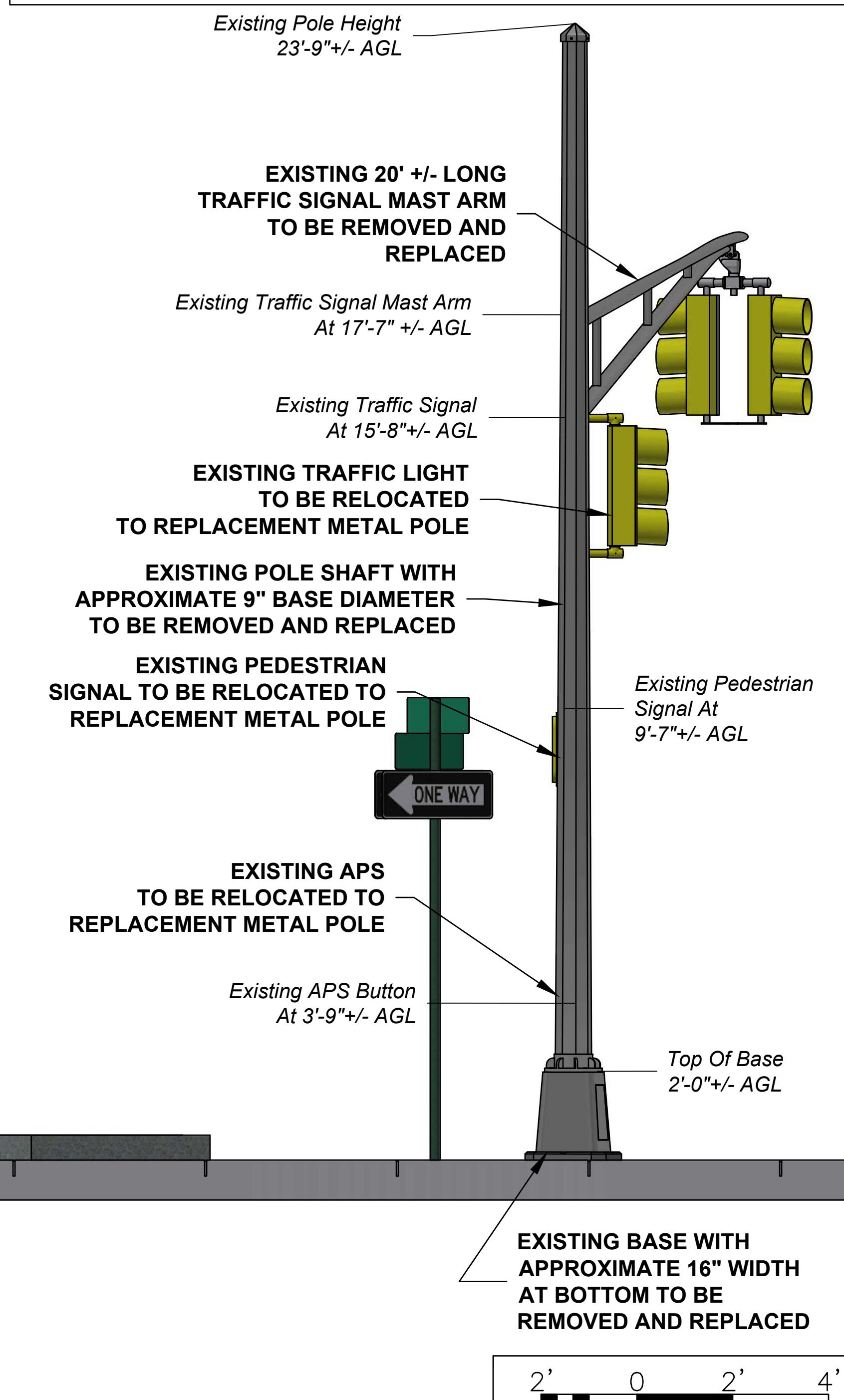
KYLE J. MCGINLEY
NJ PE # 24GE05406500
APPLICANT:

CC CROWN CASTLE

PROJECT:		
NODE ID: PRC-050		
SCU: 520667		
LOCATION: 120 JOHN STREET PRINCETON, NJ 08542		
DATE: 10/10/23		
SCALE: AS NOTED		
AE PROJECT #: 23003CRNNJ		
DWG BY: CB	CHK BY: KJM	
#	DATE	DESCRIPTION
3	08/14/24	SHROUD UPDATE
4	09/18/24	DESIGN UPDATE
5	09/25/24	PAINT NOTE
6	03/19/25	POLE UPDATES
7	06/24/25	PLANT NOTE
DRAWING TITLE:		
SITE PLANS		
DRAWING #	PAGE #	
S1	3 OF 15	

NOTES:

1. PROPOSED POWER CONNECTIONS TO BE COORDINATED WITH PSE&G.
2. 24-HR CONTACT SIGN WITH SITE IDENTIFICATION TO BE INSTALLED VISIBLE FROM GRADE.
3. SERVICE DISCONNECT TO BE CLEARLY MARKED.
4. RF SIGNAGE TO BE INSTALLED IN COMPLIANCE WITH EME REPORT REQUIREMENTS. REFER TO EME REPORT FOR LATEST RF SIGNAGE REQUIRED.
5. ALL EQUIPMENT - POLE, TRAFFIC MAST ARM, ANTENNA, EQUIPMENT SHROUD/CABINET, METER, DISCONNECT, AND ASSOCIATED EQUIPMENT - TO BE PAINTED BLACK WITH MATTE FINISH

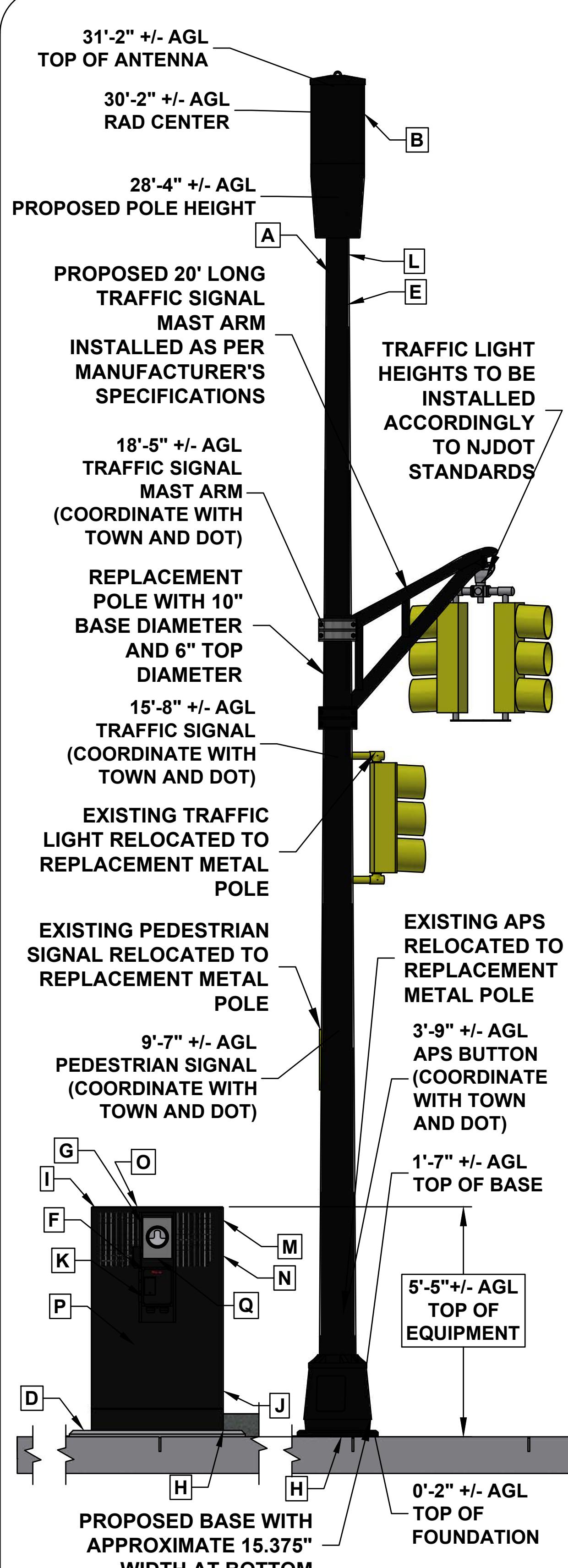


1 EXISTING ELEVATION - SIDEVIEW

11x17 SCALE: 1/4"=1'-0"

22x34 SCALE: 1/2"=1'-0"

IT IS A VIOLATION OF THE LAW FOR ANY REASON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY.



2 PROPOSED ELEVATION - SIDE VIEW

11x17 SCALE: 1/4"=1'-0"

22x34 SCALE: 1/2"=1'-0"

CONSTRUCTION NOTES:

1. REMOVE EXISTING METAL LIGHT POLE AND FOUNDATION. INSTALL PROPOSED FOUNDATION AND CONCEALFAB METAL LIGHT POLE. PROPOSED POLE IS TAPERED.
2. INSTALL PROPOSED ANTENNA - AMPHENOL 2C6U2/T360X06Fwxy4
 - UTILIZE CONCEALFAB RECOMMENDED ANTENNA MOUNT
3. INSTALL PROPOSED 13"X24"X18" FIBER HANDHOLE
4. INSTALL PROPOSED 40"X72"X44" PSE&G APPROVED PRECAST CONCRETE ELECTRICAL HANDHOLE
5. INSTALL PROPOSED #6 AWG COPPER MAIN VERTICAL GROUND
6. INSTALL PROPOSED 120/240V, 100A, 1Ø LOAD CENTER WITH 22 KA MIN AIC RATING
7. INSTALL PROPOSED APPROVED PSE&G METER, MILBANK MODEL # U8569-YL-PSEG-DES OR EQUAL
 - ATTACH TO EQUIPMENT CABINET AS PER MANUFACTURER'S SPECIFICATIONS
8. INSTALL GROUNDING RODS AS PER GROUNDING DETAIL
9. INSTALL PROPOSED EQUIPMENT CABINET RAYCAP APRGF-234410-B ATTACHED TO PROPOSED PRECAST CONCRETE PAD.
 - INSTALL (1) PROPOSED SAMSUNG B66 ON SUPPLIED BRACKET W/ (8) 1/4" COAX JUMPERS TO PROPOSED DIPLEXER, (4) 1/2" LDF4 TO ANTENNA, LC CABLE TO OPEN, AND POWER CORD TO DELTA 2.0KW AC/DC CONVERTER TO DISCONNECT - RADIO GROUNDED TO PROPOSED SHROUD BUS BAR
 - INSTALL (1) PROPOSED SAMSUNG B13 ON SUPPLIED BRACKET W/ (4) 1/2" COAX JUMPERS TO ANTENNA, (1) FIBER JUMPER TO OPEN, AND POWER CORD TO DELTA 2.0KW AC/DC CONVERTER TO DISCONNECT - RADIO GROUNDED TO PROPOSED SHROUD BUS BAR
 - INSTALL (1) PROPOSED DIPLEXER ON SUPPLIED BRACKET - DIPLEXERS GROUNDED TO PROPOSED SHROUD BUS BAR
 - INSTALL (2) PROPOSED DELTA 2.0KW AC/DC CONVERTERS ON SUPPLIED BRACKET - PSU GROUNDED TO PROPOSED SHROUD BUS BAR
10. INSTALL (4) PROPOSED PROPOSED 1/2" COAX CABLES FROM PROPOSED DIPLEXER TO PROPOSED ANTENNA
 - COAX CABLES TO BE ROUTED FROM PROPOSED EQUIPMENT CABINET TO PROPOSED ANTENNA WITHIN PROPOSED CONDUIT AND METAL POLE SHAFT
 - UXP-4MT-12 TO UXP-4MT-12 W/ GROUND KIT, WPS, AND CABLE GRIP
11. INSTALL CIRCUIT BREAKERS WITHIN PROPOSED LOAD CENTER:
 - (2) 10 AMP BREAKERS - DELTA 2.0 KW AC/DC
 - (1) 15 AMP BREAKER FOR EQUIPMENT CABINET FANS
12. INSTALL (1) "RF WARNING" SITE SIGNAGE WITHIN 5 FEET OF ANTENNA
13. INSTALL (1) "RF NOTICE" SITE SIGNAGE ON TOP OF PROPOSED EQUIPMENT CABINET
14. INSTALL (1) "SITE ID" SITE SIGNAGE ON PROPOSED EQUIPMENT CABINET DOOR
15. INSTALL (1) PSE&G SMALL CELL SITE SIGN ON PROPOSED EQUIPMENT CABINET IN PROXIMITY OF METER AND/OR DISCONNECT
16. ROUTE (3) #3 AWG THWN-2 CONDUCTORS FROM PROPOSED ELECTRICAL HANDHOLE TO PROPOSED METER WITHIN 1-1/2" SCH 40 PVC. COORDINATE WITH PSE&G TO DETERMINE LOCATION OF UTILITY POWER SOURCE
17. ROUTE (3) #3 AWG THWN-2 CONDUCTORS FROM PROPOSED METER TO PROPOSED LOAD CENTER WITHIN 1-1/4" TITAN 2 TYPE UL LFMC OR 1-1/4" SCH 80 PVC CONDUIT

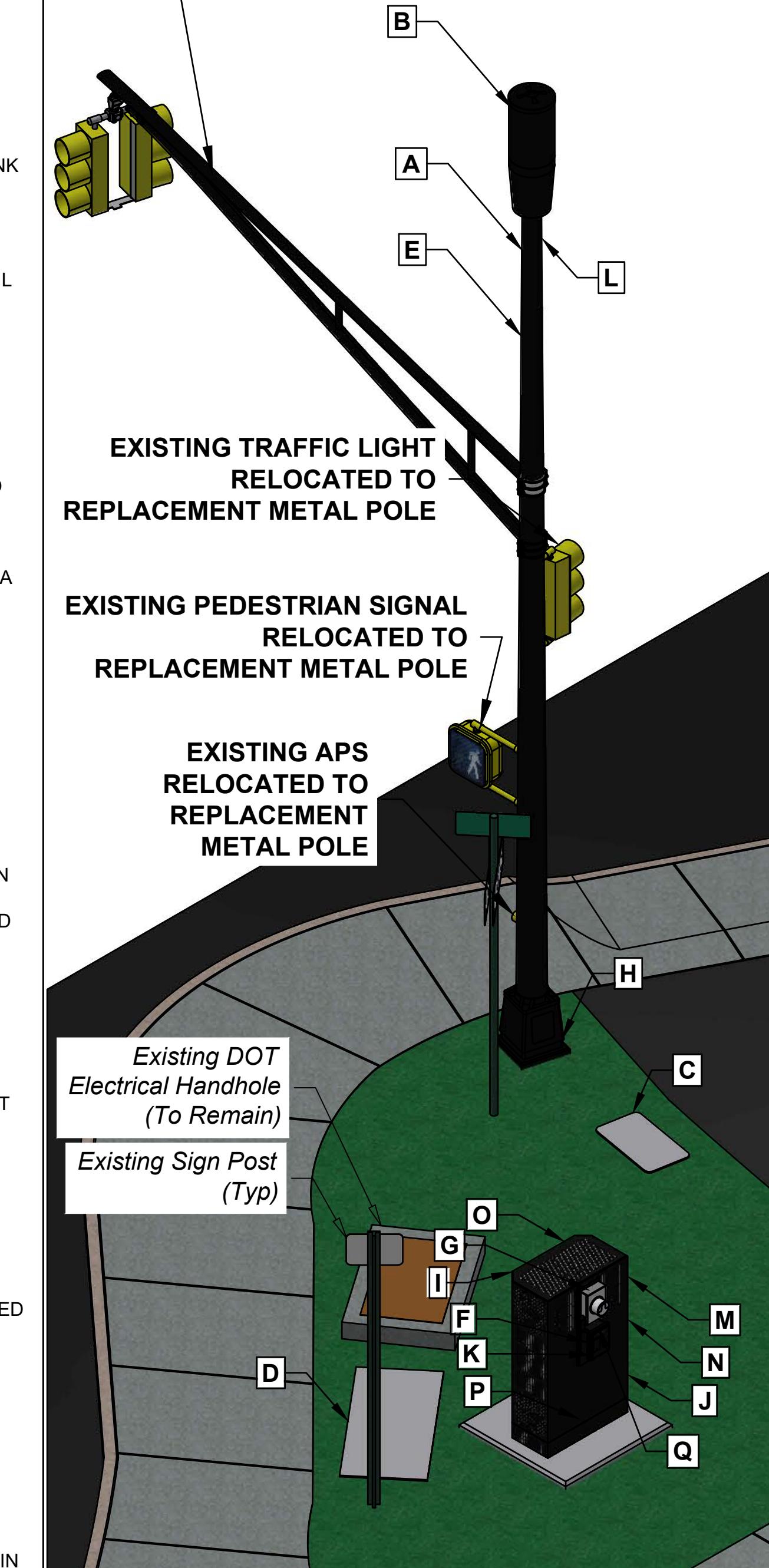
3 PROPOSED ELEVATION - ISOMETRIC

11X17 SCALE: PERSPECTIVE 22X34 SCALE: PERSPECTIVE

NOTE:

REFER TO SHEET S9 FOR LANDSCAPING PLAN.

PROPOSED TRAFFIC SIGNAL MAST ARM INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS



27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



PROJECT:
NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

DWG BY: CB CHK BY: KJM

#	DATE	DESCRIPTION
3	08/14/24	SHROUD UPDATE
4	09/18/24	DESIGN UPDATE
5	09/25/24	PAINT NOTE
6	03/19/25	POLE UPDATES
7	06/24/25	PLANT NOTE

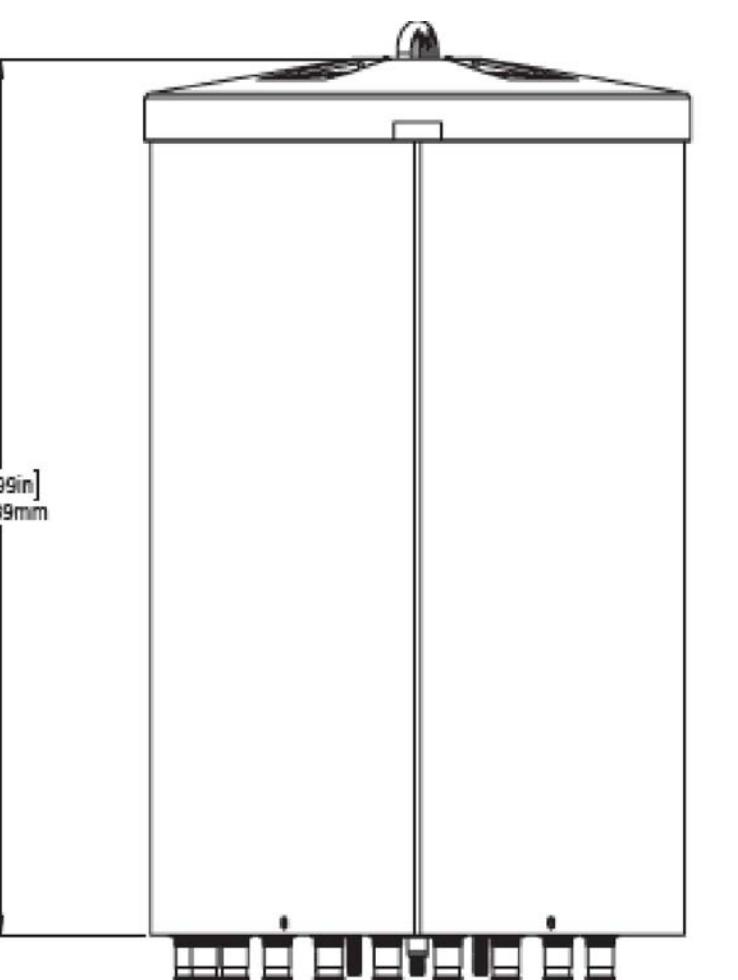
DRAWING TITLE:

SITE ELEVATIONS

DRAWING #	PAGE #
S2	4 OF 15

MATERIAL LIST

ITEM	QTY
AMPHENOL OMNI CANTENNA - 2C6U2VT360X06F040s4	1
CONCEALFAB TRAFFIC SIGNAL POLE	1
EQUIPMENT CABINET - RAYCAP APRAGF-234410-B	1
LOAD CENTER - RAYCAP RSCAC-9556-P-240-DL (OR EQUAL)	1
SAMSUNG B2 B66 RADIO	1
SAMSUNG B5 B13 RADIO	1
DELTA 2.0 KW AC/DC CONVERTER	2
METER - MILBANK U859-YL-PSEG-DES (OR PSE&G EQUAL)	1
FIBER HANDHOLE	1
PRECAST CONCRETE ELECTRICAL HANDHOLE	1
1.5" SCH 40 PVC CONDUIT (TO METER)	1
1.25" (MIN) TITAN 2 UL LFMC (OR EQUAL)(TO DISCONNECT)	1
2" SCH 40 PVC CONDUIT (TO FIBER HANDHOLE)	1
4" SCH 40 PVC CONDUIT (TO POLE)	1
#3 AWG THWN-2 CONDUCTORS (RISER TO METER/METER TO LC)	6
#6 AWG (MIN) BONDING JUMPERS	-
DIPLEXER	1
1/2" COAX CABLE	8
COAX JUMPERS	8
RADIO POWER CABLES	-
FIBER JUMPERS	2
MAIN DISCONNECT STICKER	1
CONTACT SIGN	1
PSE&G SMALL CELL SITE SIGN	1
RF NOTICE SIGN	1
RF WARNING SIGN	1

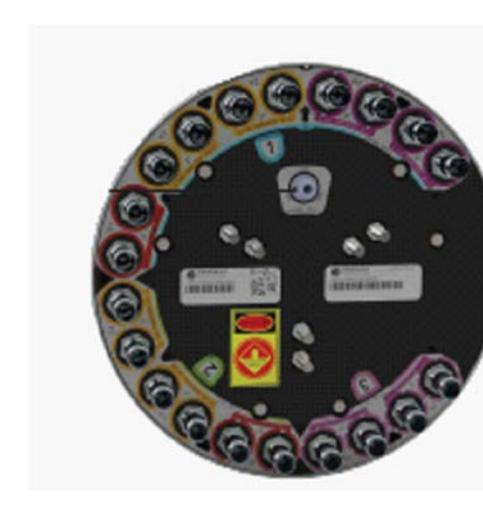


Amphenol
ANTENNA SOLUTIONS



AMPHENOL TRI BAND OMNI CANISTER
ANTENNA

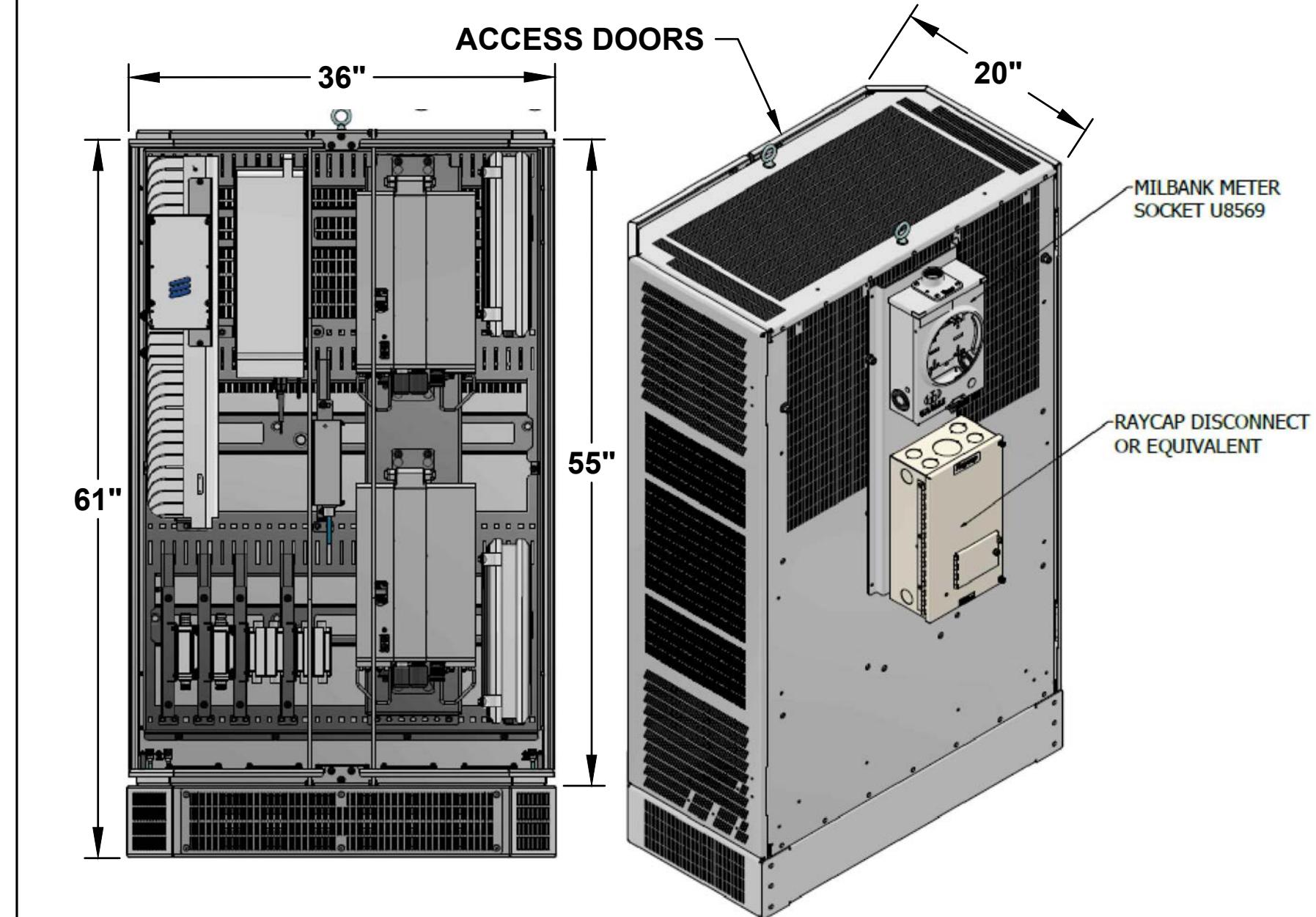
- MODEL # 2C6U2VT360X06Fwxy4
- VOLUME: 2.33 FT³
- HEIGHT: 24"
- DIAMETER: 14.6"
- WEIGHT: 28 LBS
- CONNECTORS: 20X 4.3/10; 1X N-TYPE
FEMALE WITH OPTIONAL GPS UNIT



BOTTOM VIEW

RAYCAP MODEL # APRAGF-234410-B

Raycap



1 MATERIAL LIST

11x17 SCALE: NTS

22x34 SCALE: NTS

2 ANTENNA SPECIFICATION

11x17 SCALE: NTS

22x34 SCALE: NTS

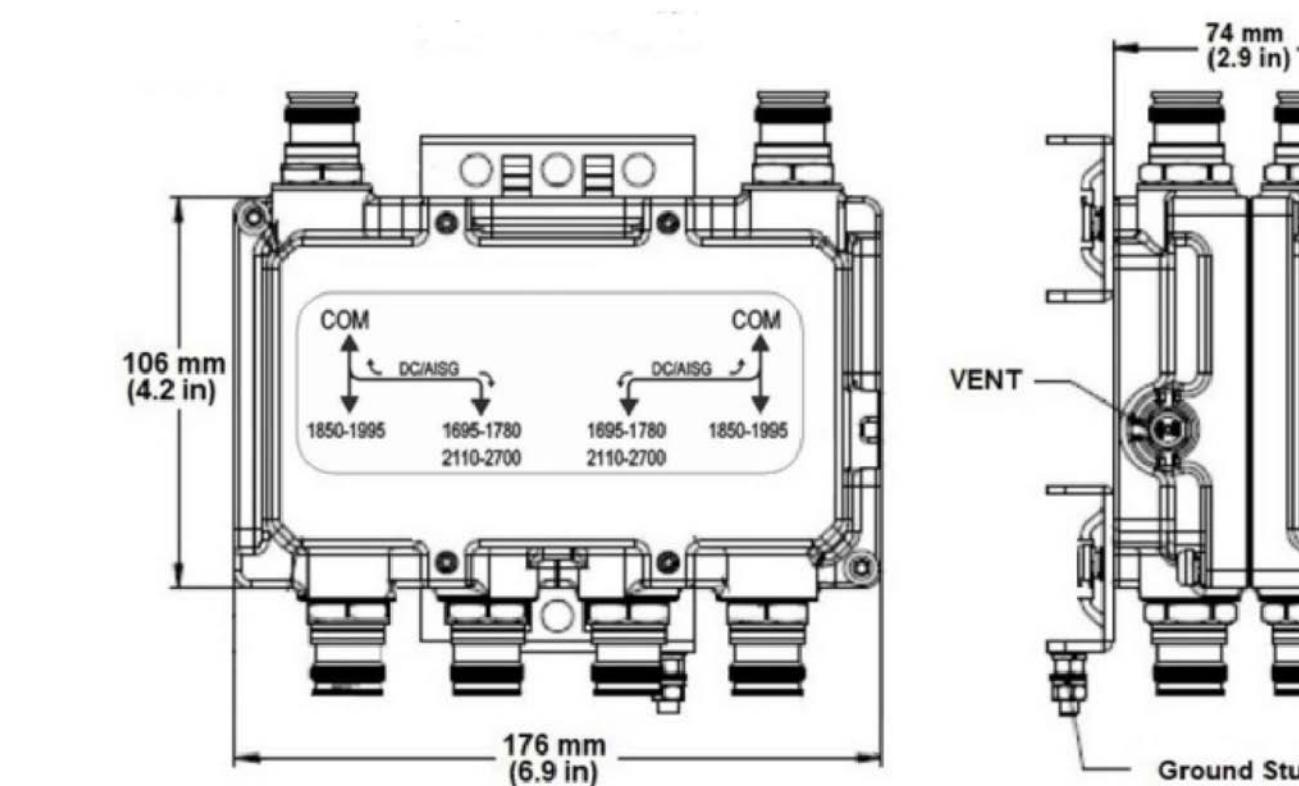
3 EQUIPMENT CABINET SPECIFICATION

11x17 SCALE: NTS

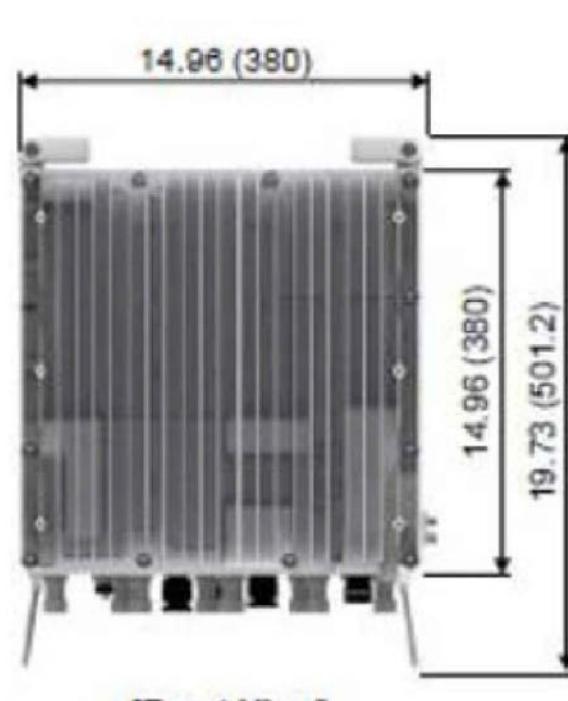
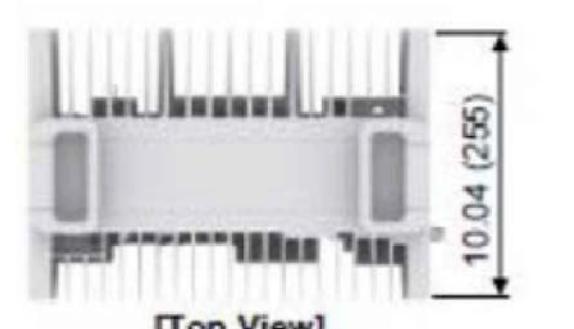
22x34 SCALE: NTS

COMMSCOPE QUAD-PACK DIPLEXER MODEL NUMBER SDX1926Q-43

- PRODUCT TYPE: DIPLEXER
- MODULARITY: 4-QUAD
- RF CONNECTOR INTERFACE: 4.3-10 (F)
- RF CONNECTOR INTERFACE BODY STYLE: LONG NECK



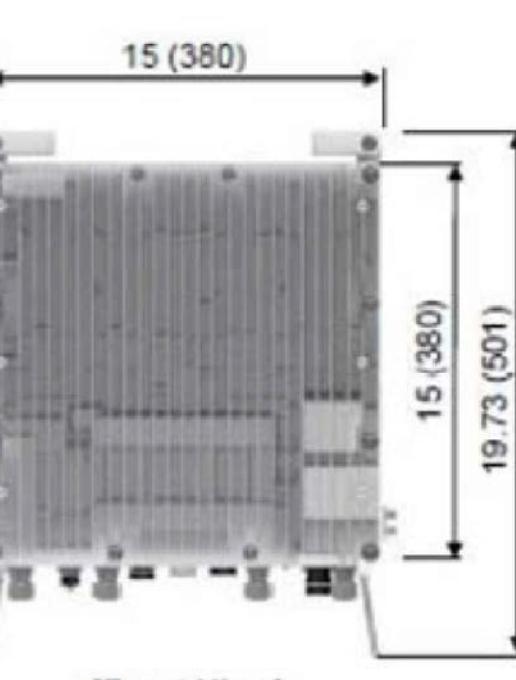
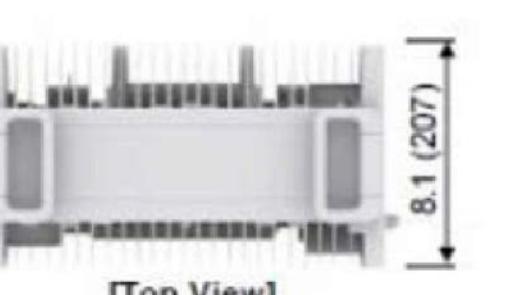
SAMSUNG



SAMSUNG LTE AWS/PCS RFV01U-D1A B2 B66 RADIO

- WEIGHT: 84.4 LBS
- INPUT VOLTAGE: -48 VDC (-38 VDC TO -57 VDC)
- POWER CONSUMPTION: APPROX 1270 WATT @ 100% RF LOAD

SAMSUNG



SAMSUNG LTE 700/850 MHz RFV01U-D2A B5 B13 RADIO

- WEIGHT: 70.3 LBS
- INPUT VOLTAGE: -48 VDC (-38 VDC TO -57 VDC)
- POWER CONSUMPTION: APPROX 1106 WATT @ 100% RF LOAD

4 SAMSUNG B2 B66 RADIO SPECIFICATION

11x17 SCALE: PERSPECTIVE

22x34 SCALE: PERSPECTIVE

5 SAMSUNG B5 B13 RADIO SPECIFICATION

11x17 SCALE: PERSPECTIVE

22x34 SCALE: PERSPECTIVE

6 DIPLEXER SPECIFICATION

11x17 SCALE: NTS

22x34 SCALE: NTS



AHEAD ENGINEERING
27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



PROJECT:
NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

DWG BY: CB CHK BY: KJM

DATE DESCRIPTION

3 08/14/24 SHROUD UPDATE

4 09/18/24 DESIGN UPDATE

5 09/25/24 PAINT NOTE

6 03/19/25 POLE UPDATES

7 06/24/25 PLANT NOTE

DRAWING TITLE:

DETAILS

DRAWING # PAGE #

S3 5 OF 15

CC CROWN CASTLE	www.crowncastle.com
FOR LEASE INFORMATION	
FOR EMERGENCY 24 HOUR SERVICE:	
SYSTEM NAME:	
HUB BUSINESS UNIT NUMBER:	
NODE BUSINESS UNIT NUMBER:	
SITE ADDRESS:	

NOTES:

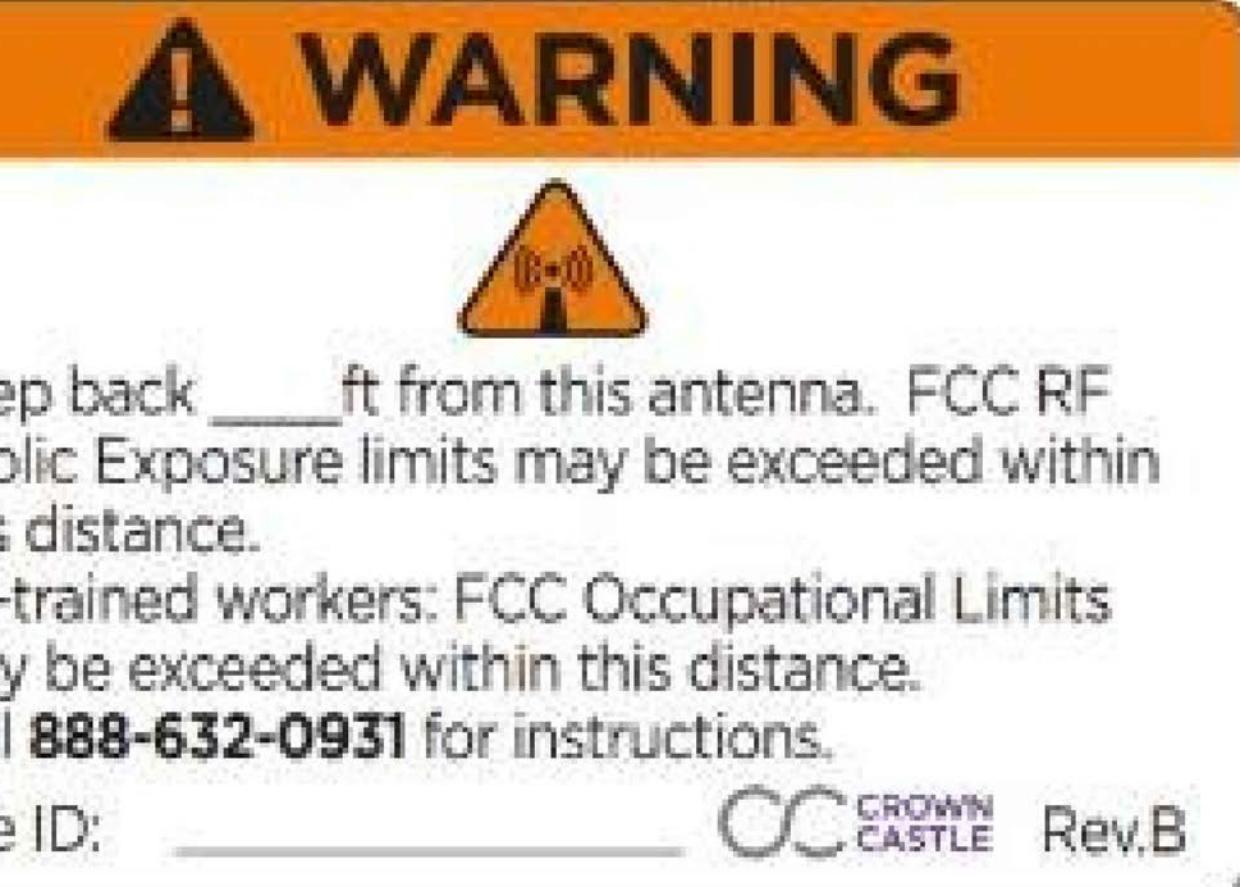
1. SIGN TO BE LOCATED AS INDICATED ON DRAWING S2.
2. SIGN SHALL BE MADE FROM NON-METALLIC, VERY LONG LIFE, ULTRA VIOLET (UV) RESISTANT MATERIAL.

1	CONTACT SIGN
11x17 SCALE: NTS	22x34 SCALE: NTS

MAIN DISCONNECT

- MAIN DISCONNECT STICKER TO BE PLACED ON ELECTRICAL DISCONNECT SO AS TO BE VISIBLE FROM GRADE.
- MARKING SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT.
- OUTDOOR RATED VINYL LABEL, ORANGE WITH BLACK LETTERS.
- PERMANENT ADHESIVE.
- UV SUN RESISTANT LAMINATE.

4	ELECTRICAL DISCONNECT STICKER
11x17 SCALE: NTS	22x34 SCALE: NTS



NOTES:

1. SIGN TO BE LOCATED AS INDICATED ON DRAWING S2.
2. SIGN TO BE IN COMPLIANCE WITH OSHA REGULATIONS.
3. PER ANSI Z535-2011 STANDARD, FOR FAVORABLE VIEWING CONDITIONS, A RATIO OF 25 FEET OF VIEWING DISTANCE PER INCH OF TEXT IS REQUIRED.
4. SIGN SHALL BE MADE FROM NON-METALLIC, VERY LONG LIFE, ULTRA VIOLET (UV) RESISTANT MATERIAL.

2	RF WARNING SIGN
11x17 SCALE: NTS	22x34 SCALE: NTS



NOTES:

1. SIGN TO BE LOCATED AS INDICATED ON DRAWING S2.
2. REFER TO PSE&G STANDARDS FOR ADDITIONAL INFORMATION.

5	SMALL CELL IDENTIFIER SIGN
11x17 SCALE: NTS	22x34 SCALE: NTS

4" x 8" DECAL

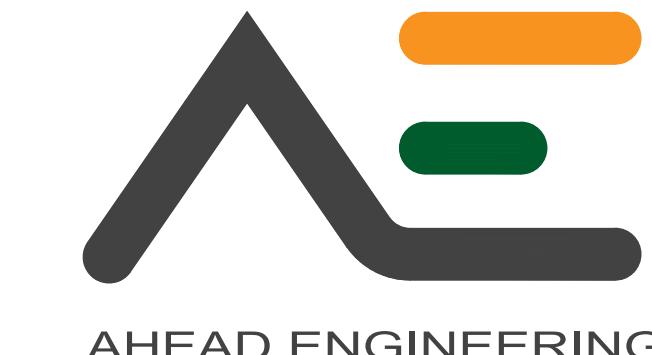


Reference: Federal Communication Commission (FCC) Public Exposure Standard OET Bulletin-65, Edition 07-01, August 1997

NOTES:

1. SIGN TO BE LOCATED AS INDICATED ON DRAWING S2.
2. SIGN TO BE IN COMPLIANCE WITH OSHA REGULATIONS.
3. PER ANSI Z535-2011 STANDARD, FOR FAVORABLE VIEWING CONDITIONS, A RATIO OF 25 FEET OF VIEWING DISTANCE PER INCH OF TEXT IS REQUIRED.
4. SIGN SHALL BE MADE FROM NON-METALLIC, VERY LONG LIFE, ULTRA VIOLET (UV) RESISTANT MATERIAL.

3	RF NOTICE SIGN
11x17 SCALE: NTS	22x34 SCALE: NTS



27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



PROJECT:

NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

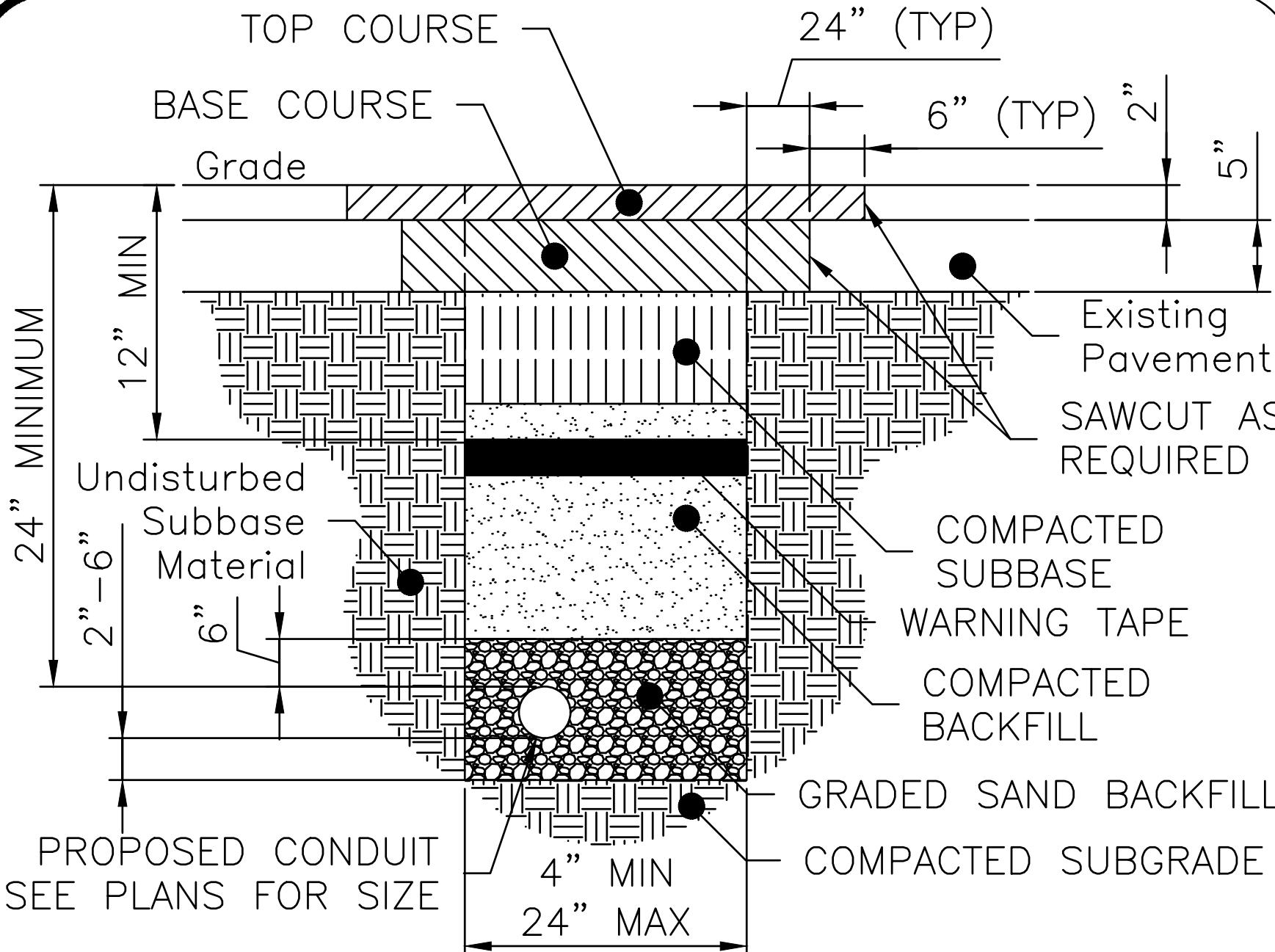
AE PROJECT #: 23003CRNNJ

DWG BY: CB	CHK BY: KJM
#	DATE
3	08/14/24
4	09/18/24
5	09/25/24
6	03/19/25
7	06/24/25

DRAWING TITLE:

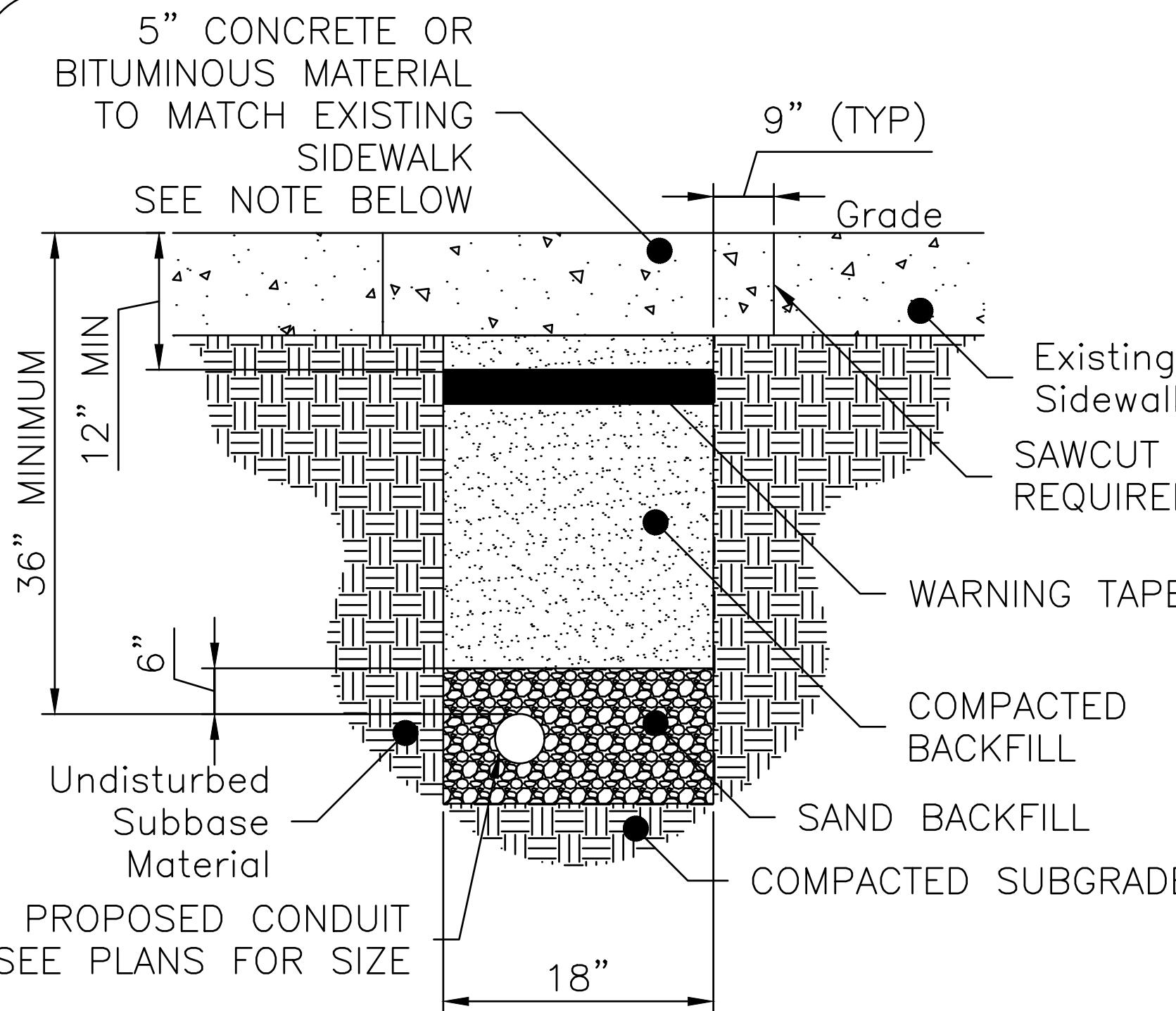
DETAILS

DRAWING #	PAGE #
S4	6 OF 15



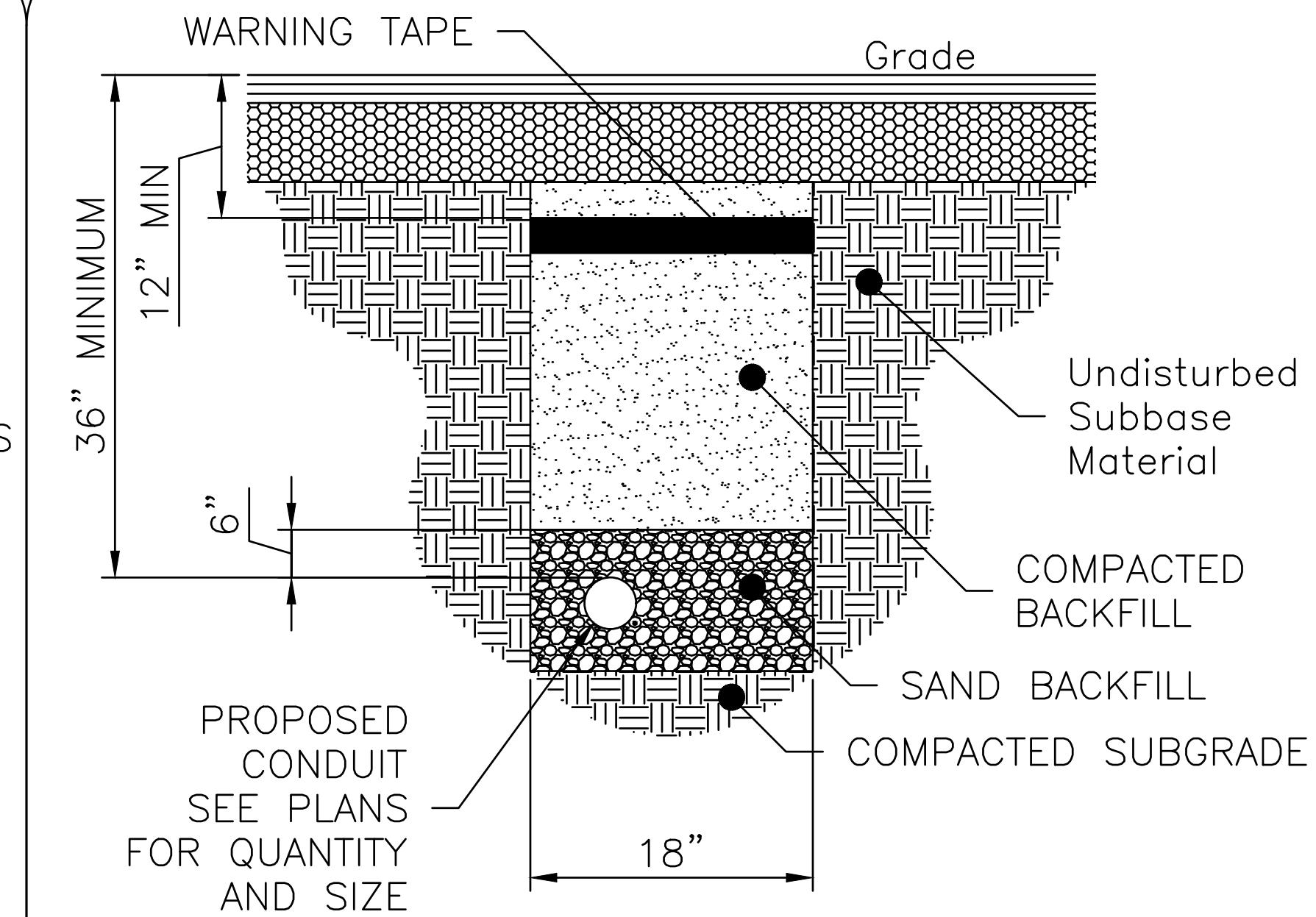
NOTES:

- 1) REPLACEMENT PAVEMENT STRUCTURE SHALL BE SIMILAR TO EXISTING PAVEMENT.
- 2) REFER TO PRINCETON TYPICAL CONSTRUCTION DETAIL STD. DWG. NO.: PEX-01 FOR ADDITIONAL INFORMATION.



NOTE:

CONCRETE SHALL BE EITHER CLASS C OR CLASS F. CLASS F SHALL BE USED WHEN EARLY OPENING TO TRAFFIC IS REQUIRED.

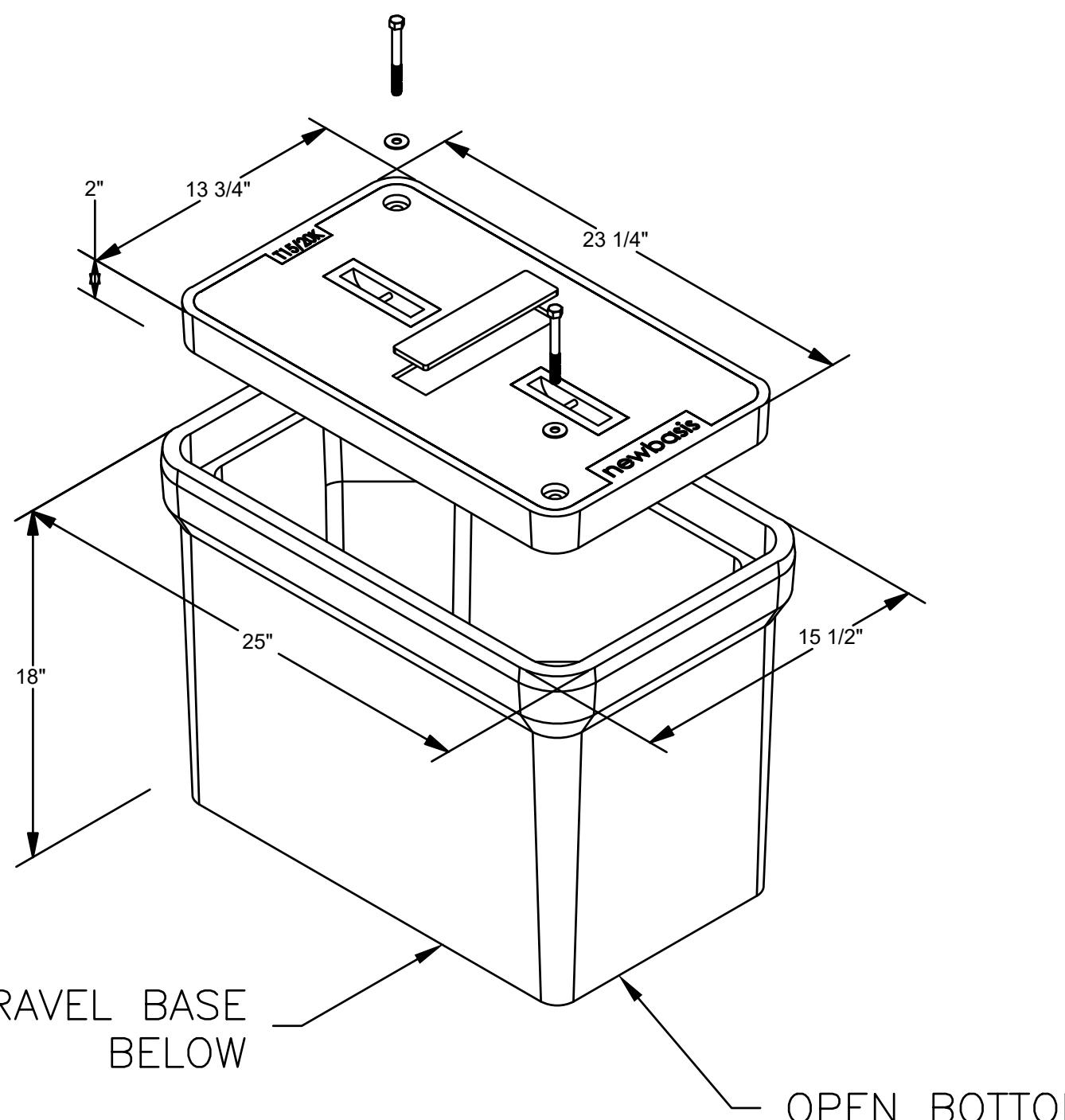


NOTE:

WHERE TRENCHING ALONG GRASSY AREAS, RESTORE TOPSOIL AND PLANTING IN KIND. BACKFILL SHALL BE PLACED IN 6" LOOSE LIFTS AND SHALL NOT CONTAIN ANY ORGANIC MATERIALS OR ROCKS.

1 TRENCHING DETAIL - ROADWAY

11x17 SCALE: NTS

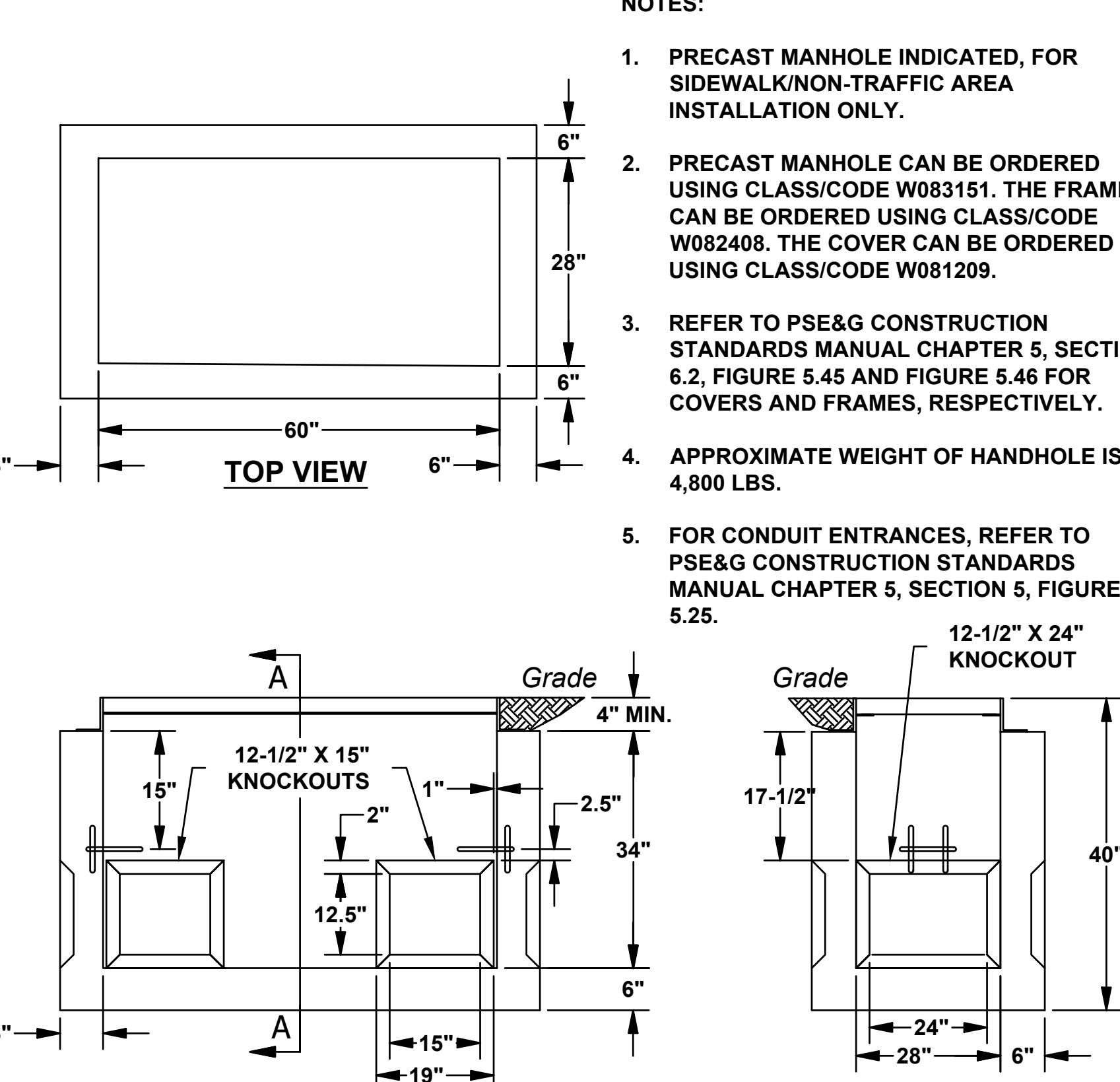


NEW BASIS 13"x24"x18" POLYMER CONCRETE HANDHOLE
MODEL NUMBER PCA132418

2 TRENCHING DETAIL - SIDEWALK

11x17 SCALE: NTS

22X34 SCALE: NTS



3 TRENCHING DETAIL - EARTH

11x17 SCALE: NTS

22x34 SCALE: NTS

4 HANHOLE DETAIL

11x17 SCALE: NTS

5 PSE&G HANHOLE - PRECAST SIDEWALK TYPE

22X34 SCALE: NTS

11x17 SCALE: PERSPECTIVE

22x34 SCALE: PERSPECTIVE



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



PROJECT:

NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

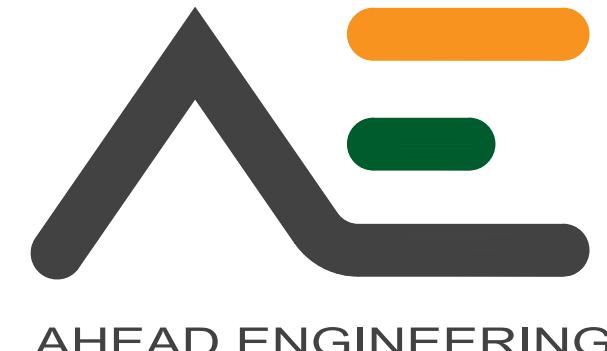
AE PROJECT #: 23003CRNNJ

DWG BY: CB	CHK BY: KJM
#	DATE
3	08/14/24
4	09/18/24
5	09/25/24
6	03/19/25
7	06/24/25

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING #	PAGE #
S5	7 OF 15



27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:

CC CROWN CASTLE

PROJECT:

NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

DWG BY: CB CHK BY: KJM

DATE DESCRIPTION

3 08/14/24 SHROUD UPDATE

4 09/18/24 DESIGN UPDATE

5 09/25/24 PAINT NOTE

6 03/19/25 POLE UPDATES

7 06/24/25 PLANT NOTE

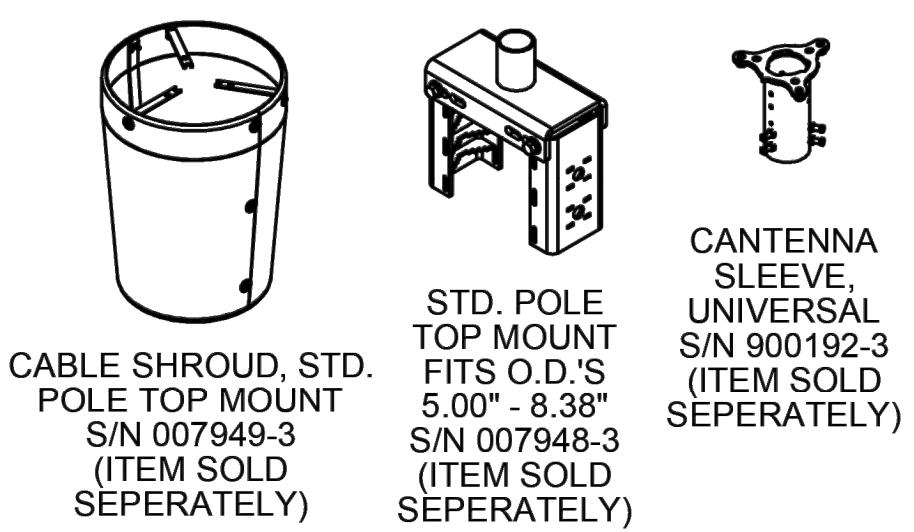
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POLE SPECIFICATIONS

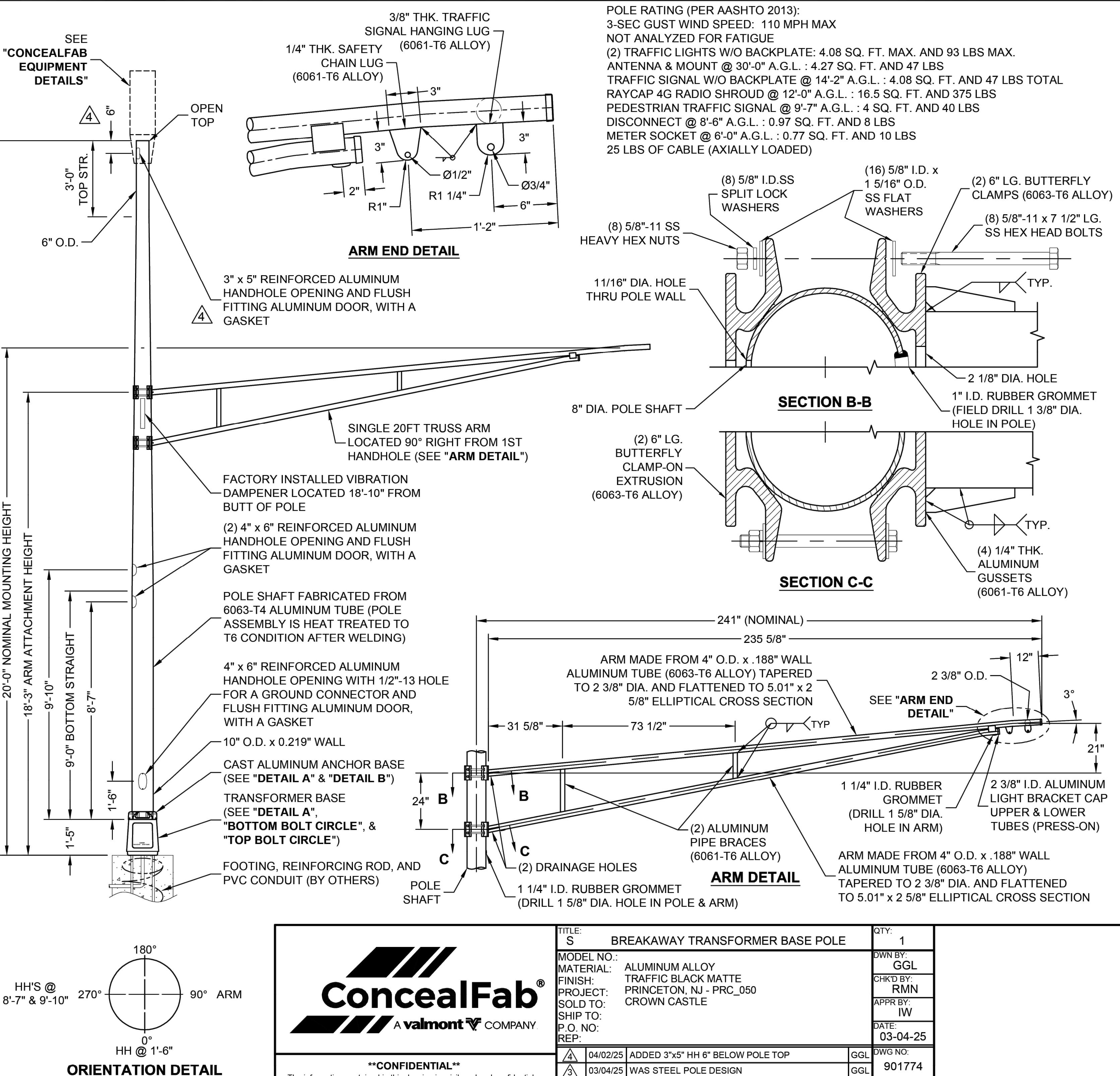
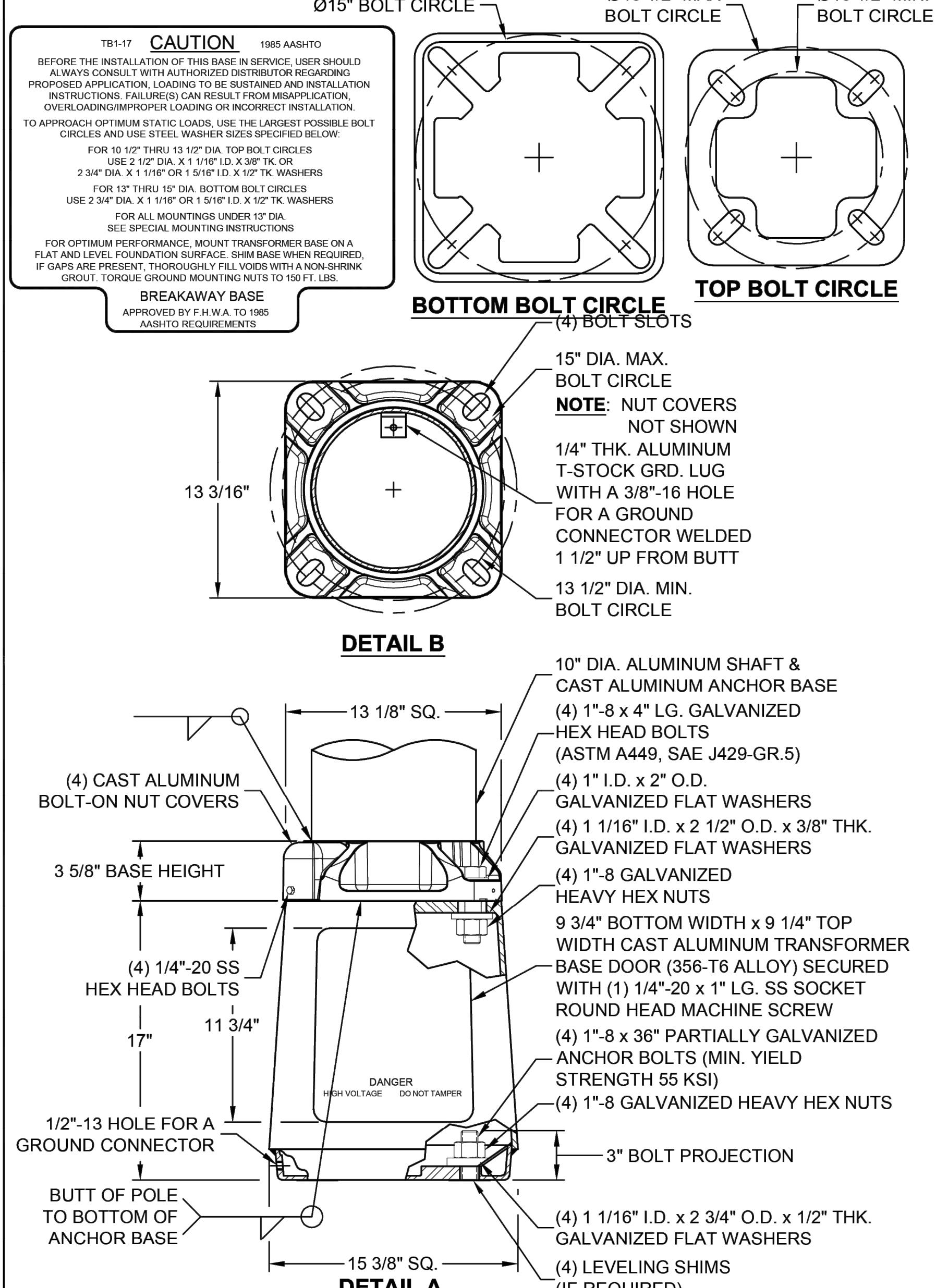
DRAWING # PAGE #

S6 8 OF 15

NOTE: THE POLE ASSEMBLIES SHOWN INCLUDE FRANGIBLE DEVICES (TRANSFORMER BASES) TESTED BY THE FHWA FOR USE ON THE NATIONAL HIGHWAY SYSTEM WHERE A CRASHWORTHY ROADSIDE SAFETY DEVICE IS REQUIRED. THE TESTING OF THESE DEVICES CONSIDERED TYPICAL ROADWAY ARMS AND LUMINAIRES ONLY. ADDITION OF OTHER EQUIPMENT ON THE POLES CAN AFFECT THE DYNAMIC PERFORMANCE OF THE ASSEMBLY AND MAY NOT BE DEEMED ACCEPTABLE FOR USE WHERE A CRASHWORTHY DEVICE IS REQUIRED. THE OWNER/ SPECIFIER SHALL CONSIDER THE APPLICATION OF THIS PRODUCT FOR THE INTENDED USE AND ENSURE INSTALLATION DETAILS, INCLUDING QUICK DISCONNECTS, ARE IN ACCORDANCE WITH THE APPLICABLE STATUTES AND STANDARDS FOR ROADSIDE SAFETY.



CONCEALFAB EQUIPMENT DETAILS



CONFIDENTIAL
The information contained in this drawing is privileged and confidential, and may be protected from disclosure. Please be aware that any use or dissemination of this drawing may be subject to legal restriction or sanction.

TITLE: S BREAKAWAY TRANSFORMER BASE POLE		QTY: 1
MODEL NO.:		DWN BY: GGL
MATERIAL:	ALUMINUM ALLOY	CHK'D BY: RMN
FINISH:	TRAFFIC BLACK MATTE	APPR BY: IW
PROJECT:	PRINCETON, NJ - PRC_050	DATE: 03-04-25
SOLD TO:	CROWN CASTLE	
SHIP TO:		
P.O. NO:		
REP:		
REV:	04/02/25	DWG NO: 901774
	03/04/25	PAGE: 1 / 1
	02/13/25	
DATE:		
REVISION DESCRIPTION:		
BY:		

1 POLE SPECIFICATIONS

11x17 SCALE: NTS

22x34 SCALE: NTS

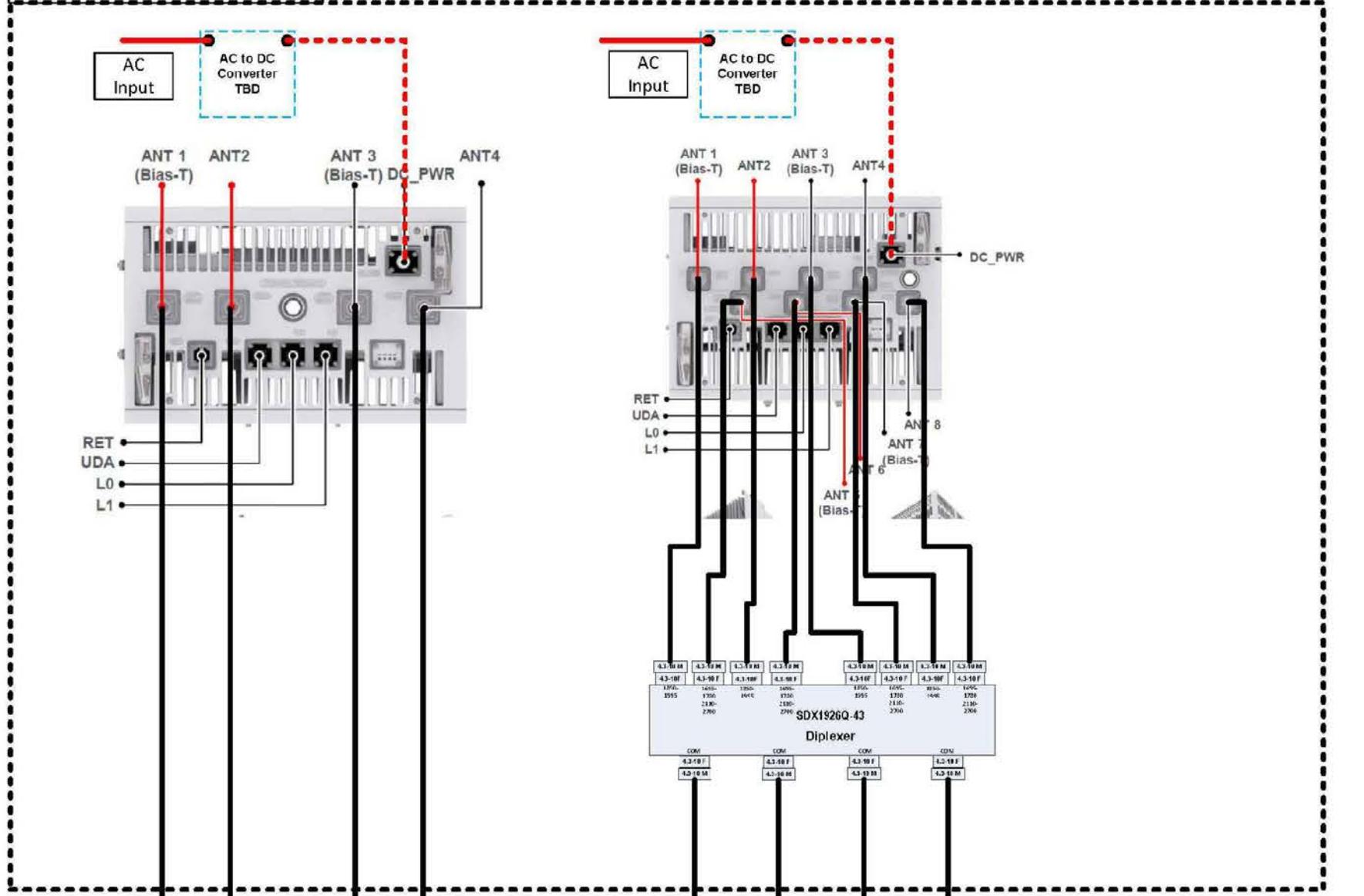
Scenario Name:-	CC CROWN CASTLE	
Scenario 001		
Project:-	Date Created:-	Cluster Name:-
Princeton	01/07/2023	Philadelphia Market

Designed by:-	Customer:-	Revision:-	Sheet:-
Prashant Patel	Verizon	1	001

New Antenna



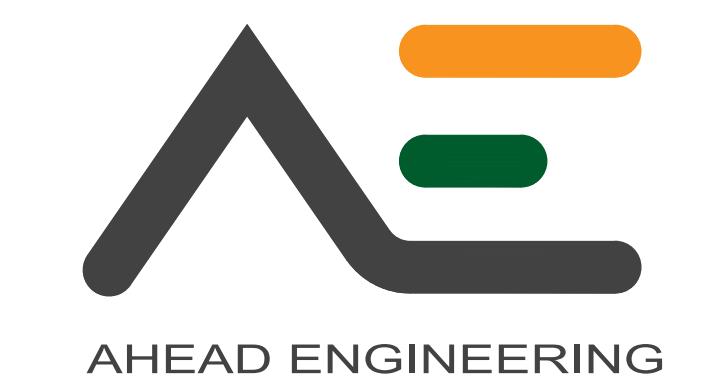
Shroud TBD



Verizon Path 4 – 1900 & 2100MHz
Verizon Path 3 – 1900 & 2100MHz
Verizon Path 2 – 1900 & 2100MHz
Verizon Path 1 – 1900 & 2100MHz
Verizon Path 4 – 700 & 850MHz
Verizon Path 3 – 700 & 850MHz
Verizon Path 2 – 700 & 850MHz
Verizon Path 1 – 700 & 850MHz

Carrier	Band (MHz)	Band Color		Path 1	Path 2	Comments
		Color	Description			
Verizon	700	Red	1x Red	Brown	Brown/Brown	
	850	Red	2x Red	Brown	Brown/Brown	Alternatively named Cellular Band
	1900	Red	3x Red	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Red	4x Red	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
AT&T	700	Blue	1x Blue	Brown	Brown/Brown	
	850	Blue	2x Blue	Brown	Brown/Brown	Alternatively named Cellular Band
	1900	Blue	3x Blue	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Blue	4x Blue	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
T-Mobile	700	Blue	5x Blue	Brown	Brown/Brown	Alternatively named WCS Band
	1900	Green	1x Green	Brown	Brown/Brown	
	2100	Green	3x Green	Brown	Brown/Brown	Alternatively named PCS Band
	2300	Green	4x Green	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
Metro	2100	Purple	4x Purple	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
	700	Yellow	1x Yellow	Brown	Brown/Brown	
Spring	850	Yellow	2x Yellow	Brown	Brown/Brown	Alternatively named Cellular Band
	1900	Yellow	3x Yellow	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Yellow	4x Yellow	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
	2300	Yellow	5x Yellow	Brown	Brown/Brown	Alternatively named WCS Band
	2500	Yellow	6x Yellow	Brown	Brown/Brown	

ARRAY LAYOUT Topology				ARRAY LAYOUT Topology			
FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE	FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE
696-960 MHz	■ R1	1-2	(2x) 4.3-10 Female	1695-2700 MHz	■ Y4	11-12	(2x) 4.3-10 Female
696-960 MHz	■ R1	3-4	(2x) 4.3-10 Female	1695-2700 MHz	■ Y5	13-14	(2x) 4.3-10 Female
1695-2700 MHz	■ Y1	5-6	(2x) 4.3-10 Female	1695-2700 MHz	■ Y6	15-16	(2x) 4.3-10 Female
1695-2700 MHz	■ Y2	7-8	(2x) 4.3-10 Female	3300-4200 MHz	■ P1	17-18	(2x) 4.3-10 Female
1695-2700 MHz	■ Y3	9-10	(2x) 4.3-10 Female	3300-4200 MHz	■ P2	19-20	(2x) 4.3-10 Female



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



DATE: 10/10/23

SCALE: AS NOTED

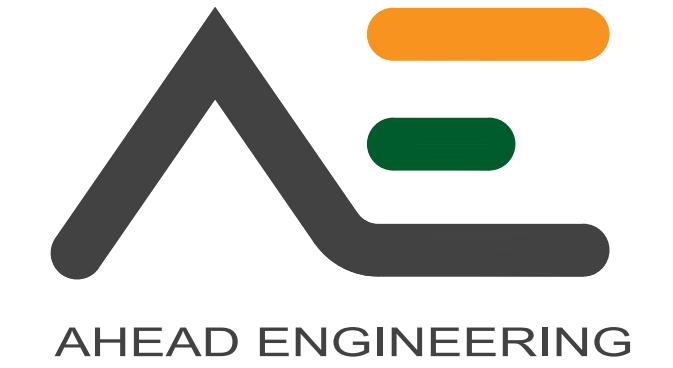
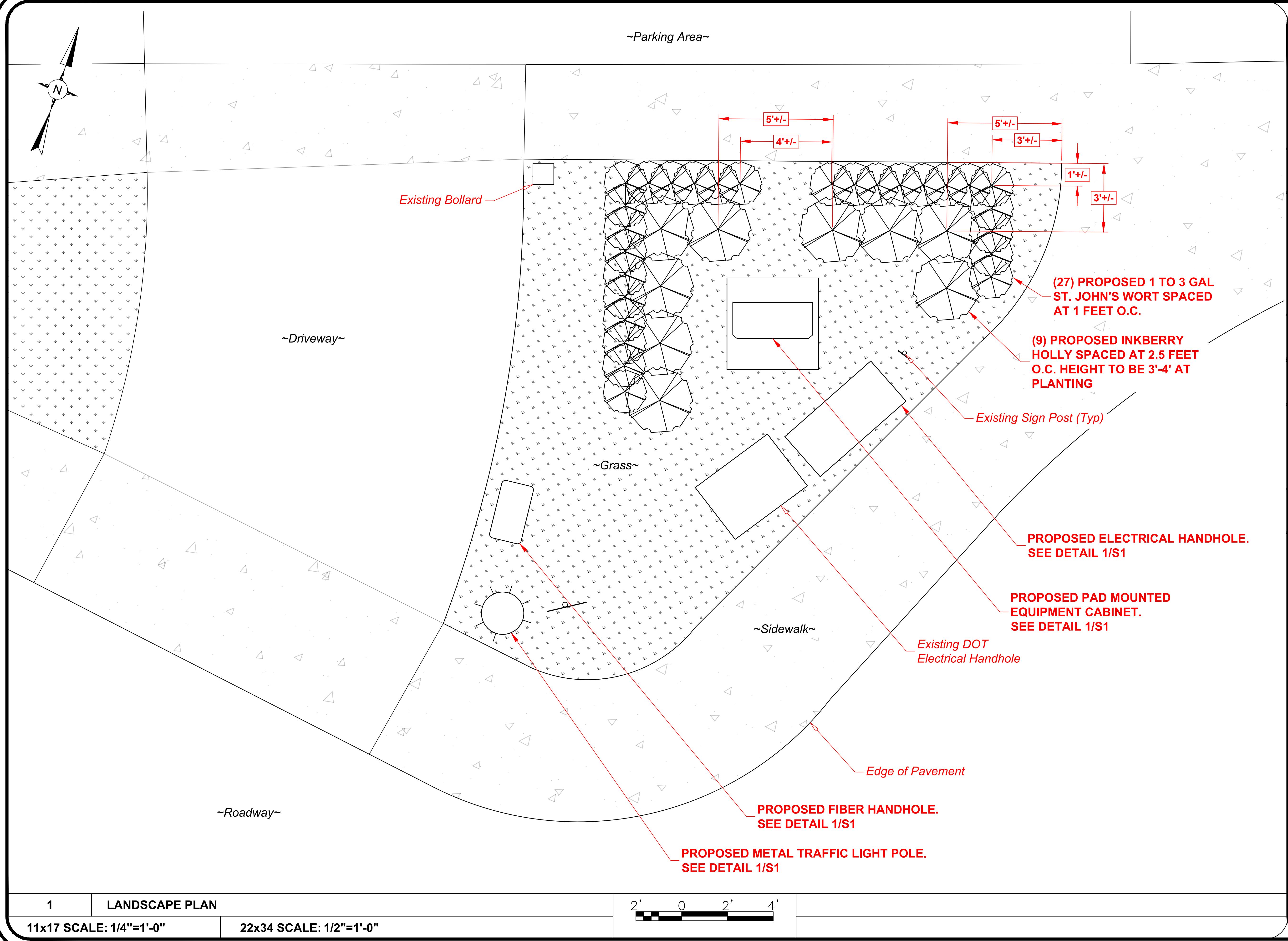
AE PROJECT #: 23003CRNNJ

DWG BY: CB	CHK BY: KJM
#	DATE
3	08/14/24
4	09/18/24
5	09/25/24
6	03/19/25
7	06/24/25

DRAWING TITLE:

RF PLUMBING DIAGRAM

DRAWING #	PAGE #
S8	10 OF 15



27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:

CC CROWN CASTLE

PROJECT:
NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

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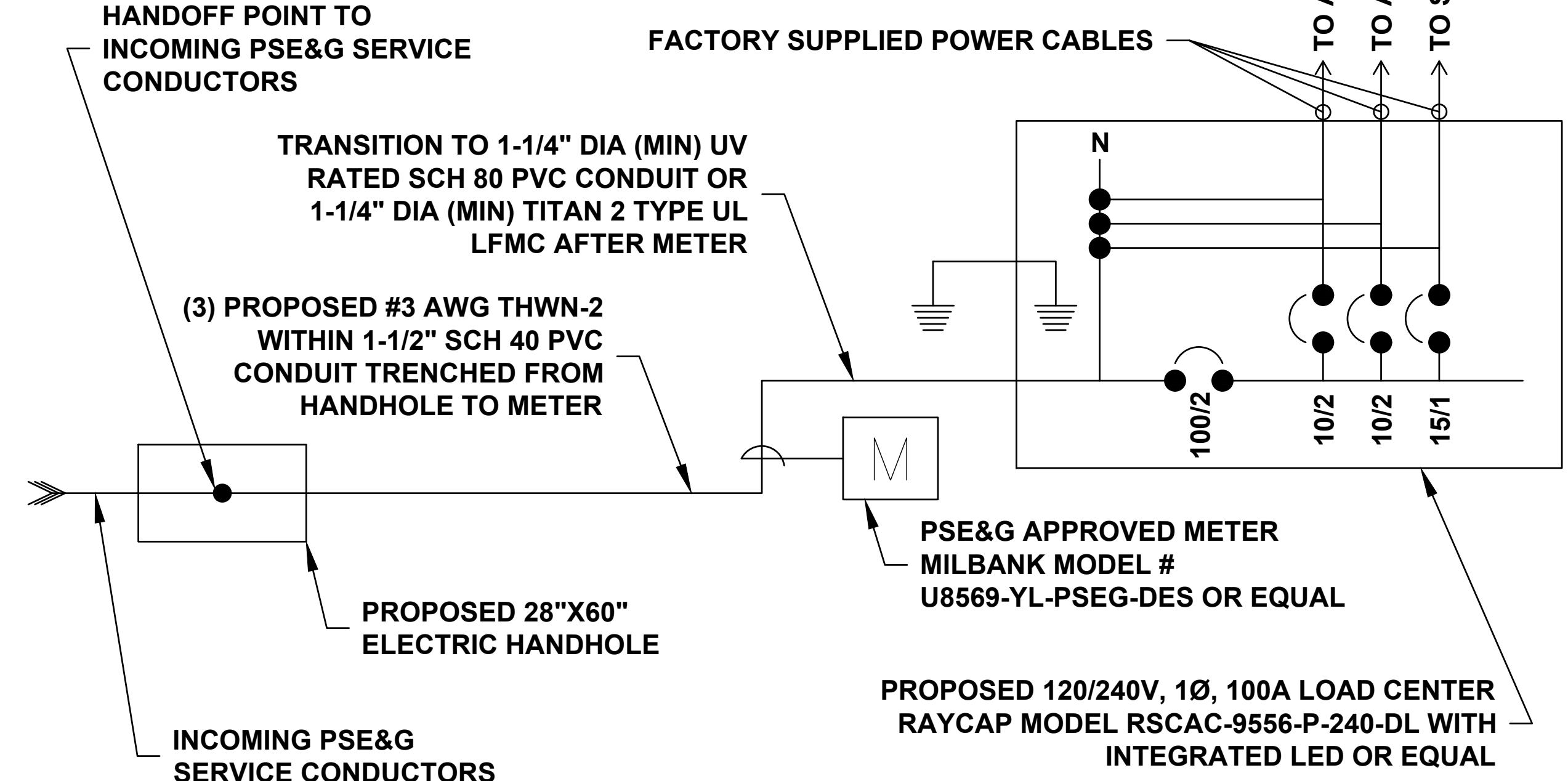
DRAWING TITLE:

LANDSCAPING PLAN

DRAWING #	PAGE #
S9	11 OF 15

NOTE:

CONNECTIONS TO BE PERFORMED BY A LICENSED ELECTRICIAN
AND COORDINATED WITH THE LOCAL UTILITY COMPANY.



1 ELECTRICAL ONE-LINE DIAGRAM

11x17 SCALE: NTS

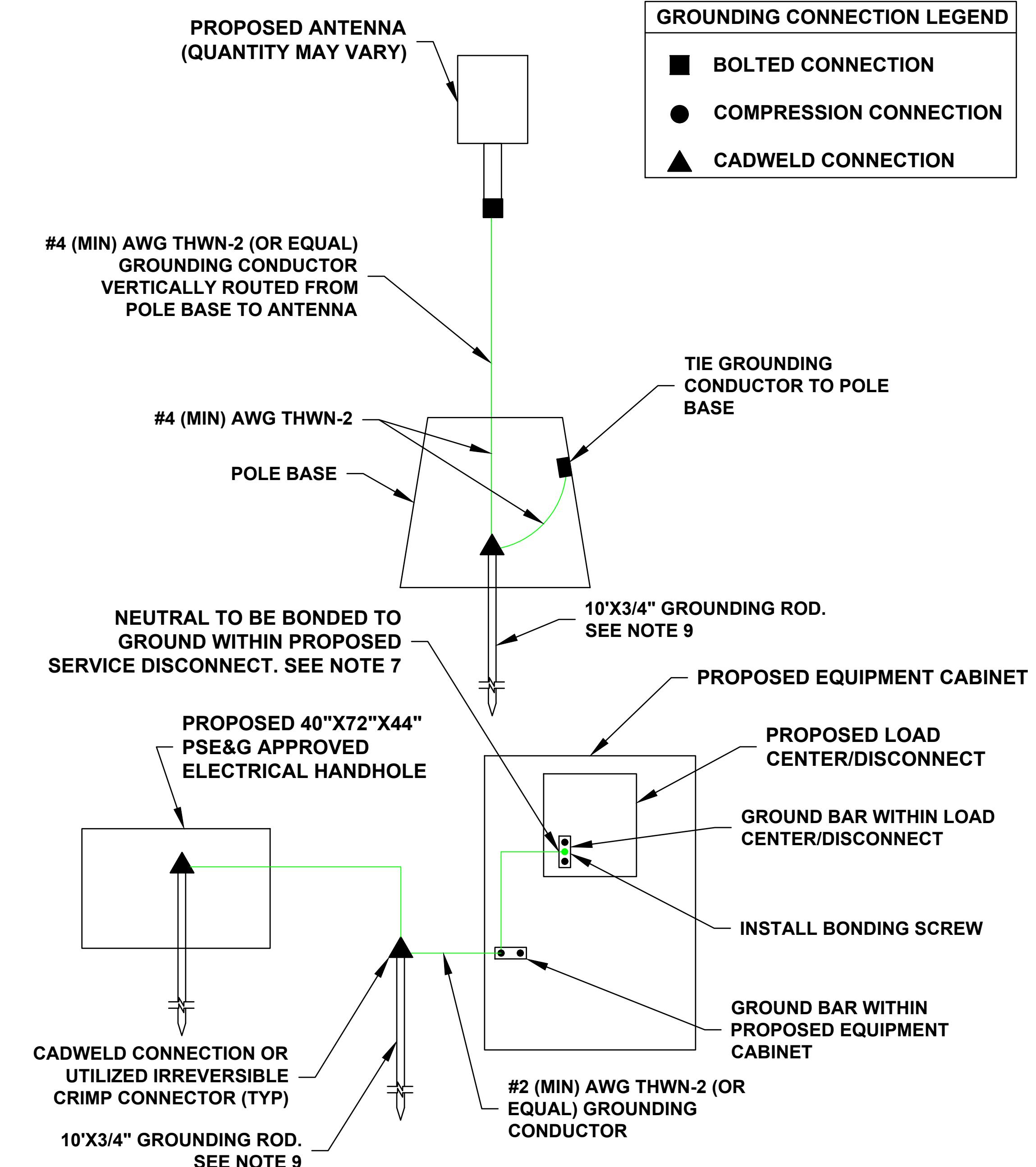
22x34 SCALE: NTS

POWER CONSUMPTION			
ITEM	VOLTAGE	WATTS	AMPS
DELTA ADVANTAGE 2.0kW AC/DC CONVERTER	240	2062 (MAX)	8.6
DELTA ADVANTAGE 2.0kW AC/DC CONVERTER	240	2062 (MAX)	8.6
SHROUD FANS	120	600 (MAX)	5
TOTAL:		4,724 (MAX)	

2 LOAD CALCULATION CHART

11x17 SCALE: NTS

22x34 SCALE: NTS



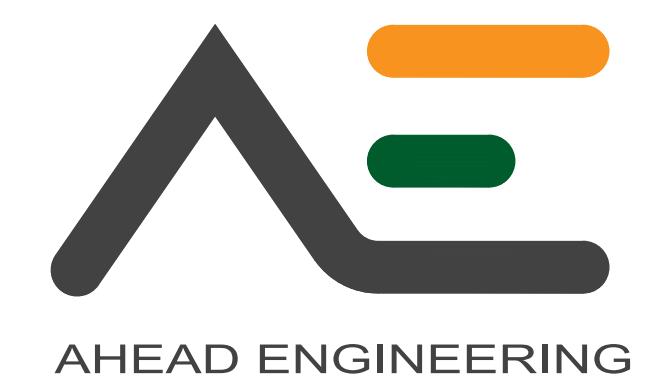
NOTES:

- 1) ALL CONNECTORS SHALL BE BRASS OF THE DESIGN THAT PERMITS CIRCUMFERENTIAL CLAMPING ON BOTH WIRE AND ROD.
- 2) GROUNDING SYSTEM SHALL YIELD A GROUND RESISTANCE OF 25 OHMS OR LESS.
- 3) ALL PROPOSED METALLIC PARTS OF THE INSTALLATION ON THE POLE SHALL BE BONDED TOGETHER AND GROUNDED TO APPLICANT'S GROUNDING SYSTEM.
- 4) EQUIPMENT ENCLOSURE, MANUAL DISCONNECT, AND METER PAN TO BE ELECTRICALLY BONDED.
- 5) GROUND CONDUCTOR SHALL BE MEDIUM HARD DRAWN, SOLID, INSULATED #4 AWG COPPER AND SHALL MEET THE REQUIREMENTS OF ASTM B2. THE INSULATION THICKNESS SHALL BE 60 MILS OF UNFILLED BLACK, CROSS-LINKED POLYETHYLENE. THE MANUFACTURER'S NAME AND YEAR OF MANUFACTURE SHALL BE IMPRINTED AT INTERVALS OF APPROXIMATELY 1 FOOT.
- 6) GROUNDING WHIPS FROM EQUIPMENT TO MAIN GROUNDING TRUNK TO BE MINIMUM #6 AWG.
- 7) NEUTRAL TO BE BONDED TO GROUND WITHIN SERVICE DISCONNECT. ENSURE NEUTRAL IS NOT BONDED TO GROUND IN EXISTING LOAD CENTER OR SHROUD. REMOVE BONDING SCREW FROM EXISTING LOAD CENTER (IF APPLICABLE).
- 8) AVOID 90° BENDS WHERE POSSIBLE.
- 9) FINAL LENGTH OF GROUND ROD MAY VARY PENDING FIELD CONDITIONS.
- 10) DO NOT INSTALL CABLE GROUNDING KITS AT BENDS.

3 TYPICAL GROUNDING SCHEMATIC

11x17 SCALE: NTS

22x34 SCALE: NTS



APPLICANT:

CROWN CASTLE

PROJECT:
NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

DWG BY: CB CHK BY: KJM

#	DATE	DESCRIPTION
3	08/14/24	SHROUD UPDATE
4	09/18/24	DESIGN UPDATE
5	09/25/24	PAINT NOTE
6	03/19/25	POLE UPDATES
7	06/24/25	PLANT NOTE

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UTILITY AND GROUNDING DETAILS

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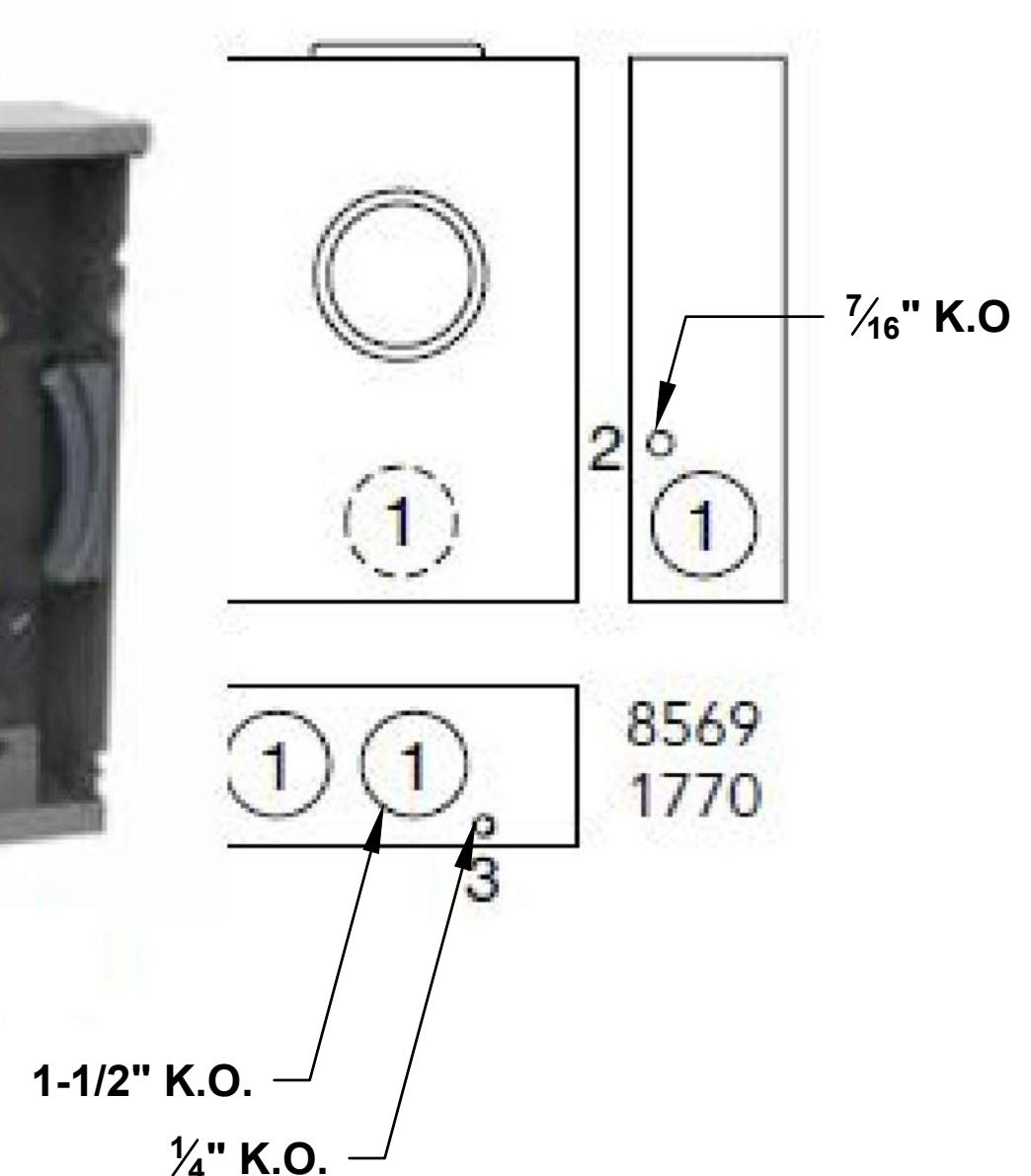
E1 12 OF 15



- 125 AMP, 5 TERMINAL, 600 VAC METER PAN
- DIMENSIONS: 11.5" H x 8" W x 3-5/16" D
- HUB SIZE = 1-1/4"
- CONNECTORS (CU/AL): LINE = #6-2/0
LOAD = #6-2/0



U8569-YL-PSEG-DES



8569
1770

1-1/2" K.O.
1/4" K.O.

7/16" K.O.

2

1

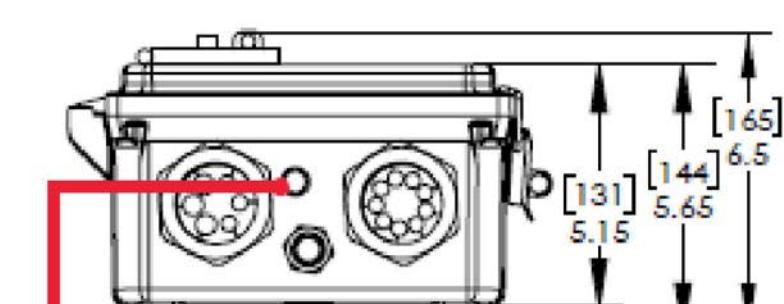
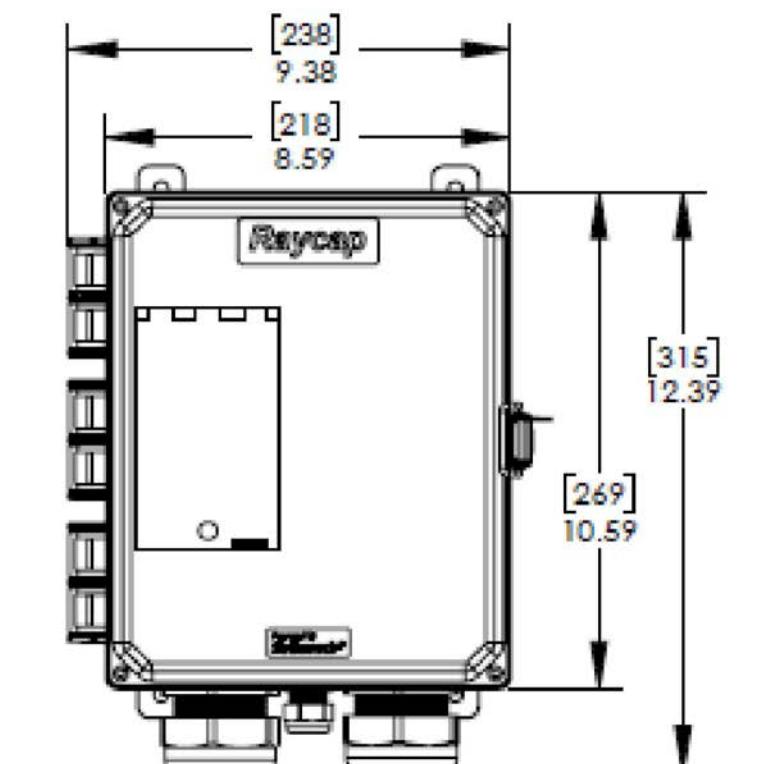
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3

Raycap

RAYCAP MODEL # RSCAC-9556-P-240-DL

- 100A, 2P MAIN BREAKER - #12-#20 AWG
- SUITABLE FOR USE AS SERVICE EQUIPMENT (SUSE) WITHOUT CONDITION PER UL AND NEC
- 22kA FAULT CURRENT RATING (K_{AIC})
- UP TO TWELVE CIRCUITS FOR INDIVIDUAL POWER CONTROL AND OVER CURRENT PROTECTION OF UP TO TWELVE SMALL CELL RADIO HEADS
- NEMA 4X OR IP 68 & NEMA 6/6P RATED ENCLOSURE
- DIMENSIONS: 12.39" H x 9.38" W x 5.65" D
- WEIGHT = APPROXIMATELY 8 LBS (3.62kg)
- POLYCARBONATE UL 94V CASE
- STRIKESORB® 30-A-2CHV SURGE PROTECTION
- GREEN LED INDICATOR LIGHT INSTALLED ON EXTERIOR OF DISCONNECT



RSCAC-9556-PS-240-D
RSCAC-9556-PS-240-D/DL
AC Power-On LED
(-DL Option)



AHEAD ENGINEERING
27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:



PROJECT:

NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

DWG BY: CB CHK BY: KJM

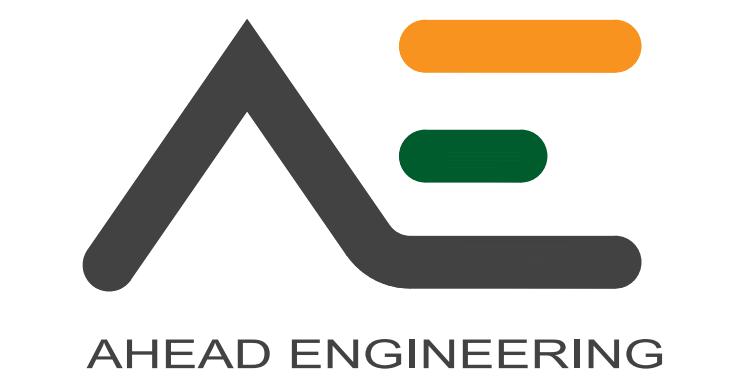
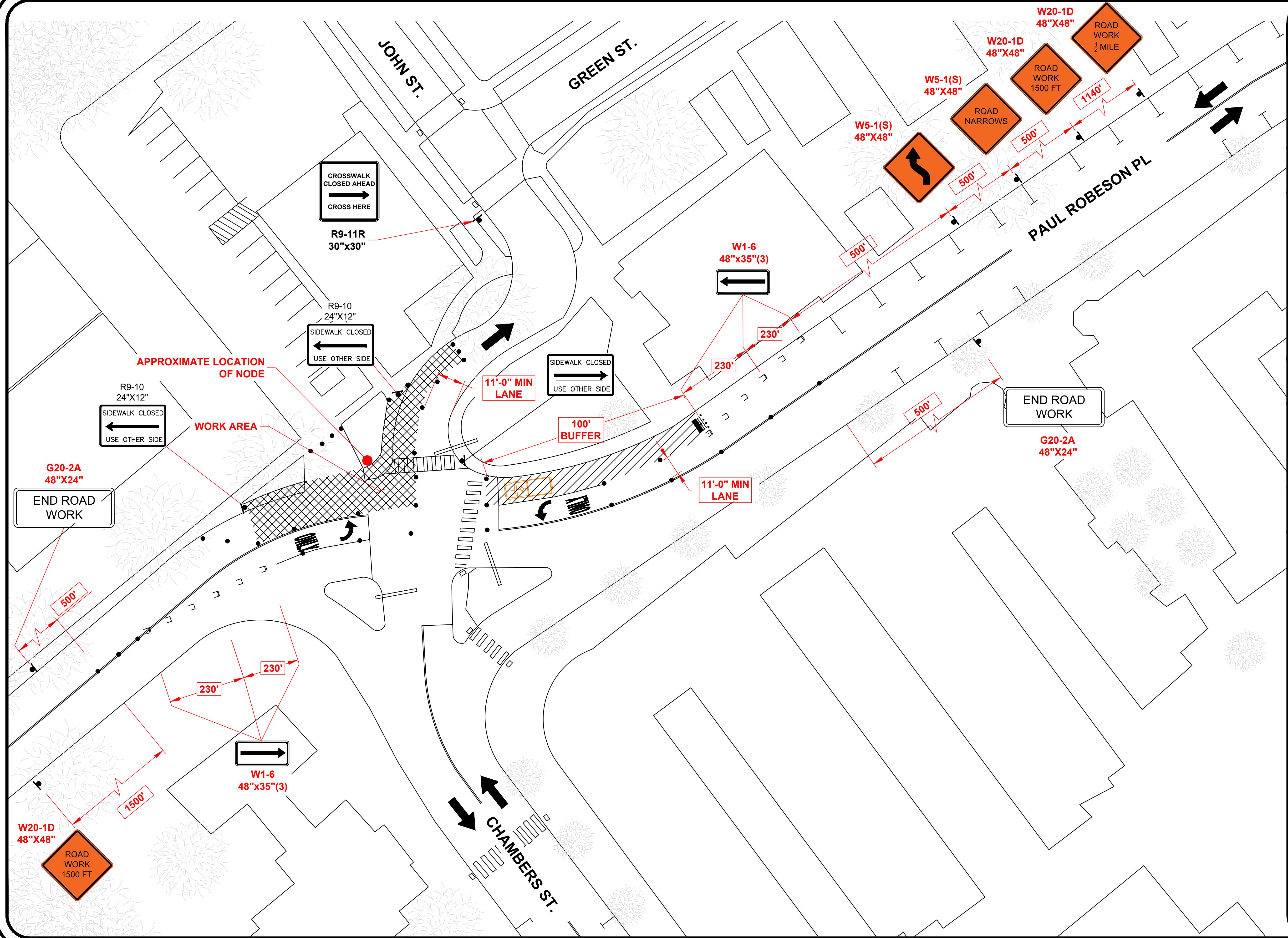
#	DATE	DESCRIPTION
3	08/14/24	SHROUD UPDATE
4	09/18/24	DESIGN UPDATE
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7	06/24/25	PLANT NOTE

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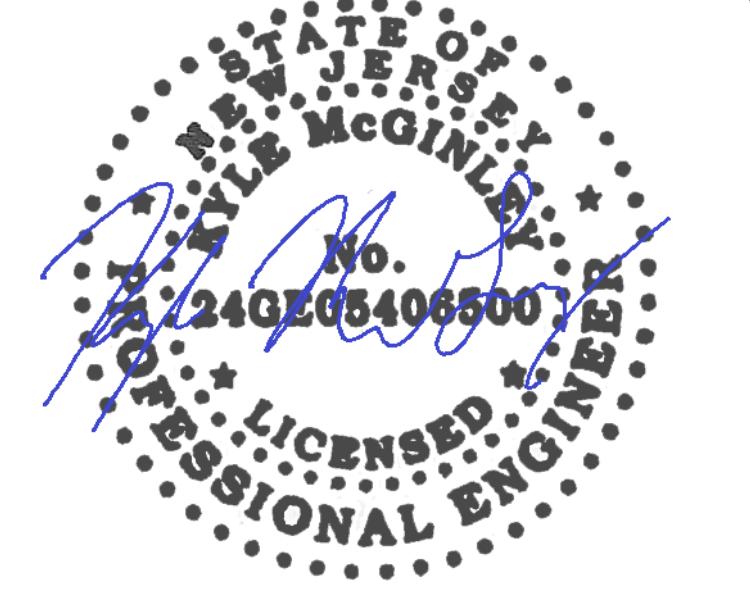
ELECTRICAL SPECIFICATIONS
AND DETAILS

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E2 13 OF 15



27 PINE HILL ROAD
ANNANDALE, NJ 08801
T: 908-325-1775



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:

CC CROWN CASTLE

PROJECT:
NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

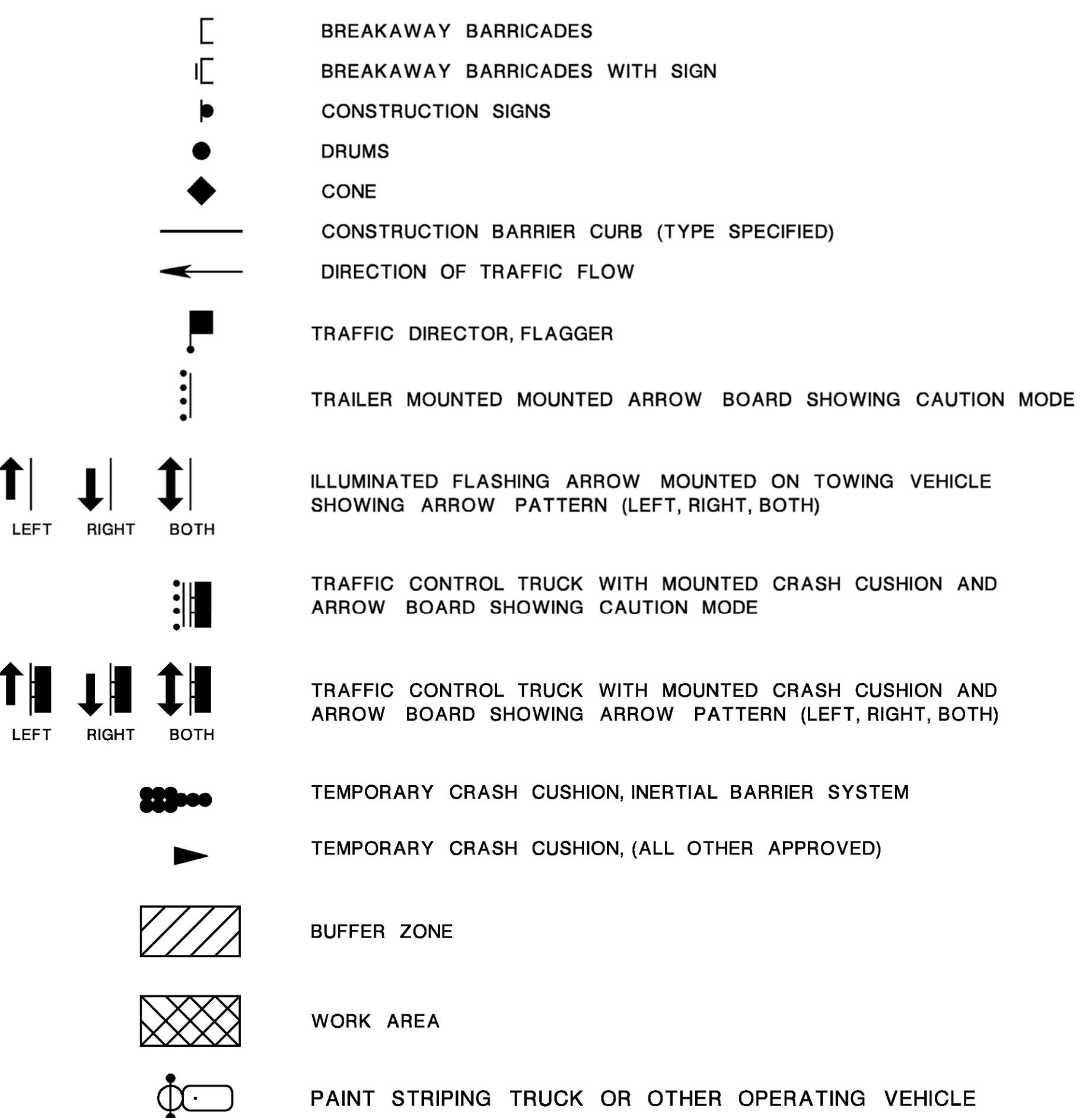
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MPT - PLAN

DRAWING #	PAGE #
MPT - 1	14 OF 15

LEGEND

REGULATORY APPROACH SPEED OF TRAFFIC	RECOMMENDED SIGHT DISTANCE TO BEGINNING OF CHANNELIZING TAPERS		
	DESIRABLE		MINIMUM
MILES/HOUR	RURAL FEET	URBAN FEET	RURAL AND URBAN FEET
25	375	525	150
30	450	625	200
35	525	725	250
40	600	825	325
45	675	925	400
50	750	1025	475
55	875	1150	550
60	1000	1275	650
65	1050		725

NOTES:

- AVOIDANCE MANEUVER IS FOR A SPEED, PATH, AND / OR DIRECTION CHANGE PRIOR TO THE BEGINNING OF CHANNELIZING TAPERS.
- RECOMMENDED DISTANCES BETWEEN TWO SEPARATE LANE CLOSURES ARE DOUBLE THE VALUES SHOWN ABOVE.
- RURAL AND URBAN ROAD DESIGNATIONS ARE AS DEFINED IN THE NJDOT STATE HIGHWAY STRAIGHT LINE DIAGRAMS.
- PROVIDE DESIRABLE VALUES WHEREVER POSSIBLE. IF IT IS NOT FEASIBLE OR PRACTICAL TO PROVIDE DESIRABLE VALUES BECAUSE OF HORIZONTAL OR VERTICAL CURVATURE OR IF RELOCATION OF THE TAPER IS NOT POSSIBLE, THEN MINIMUM VALUES CAN BE APPLIED. WHEN MINIMUM VALUES ARE USED, PAY SPECIAL ATTENTION TO THE USE OF SUITABLE TRAFFIC CONTROL DEVICES WHEN PROVIDING ADVANCED WARNING OF THE CONDITIONS THAT ARE LIKELY TO BE ENCOUNTERED.
- LOCATE TAPERS TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.

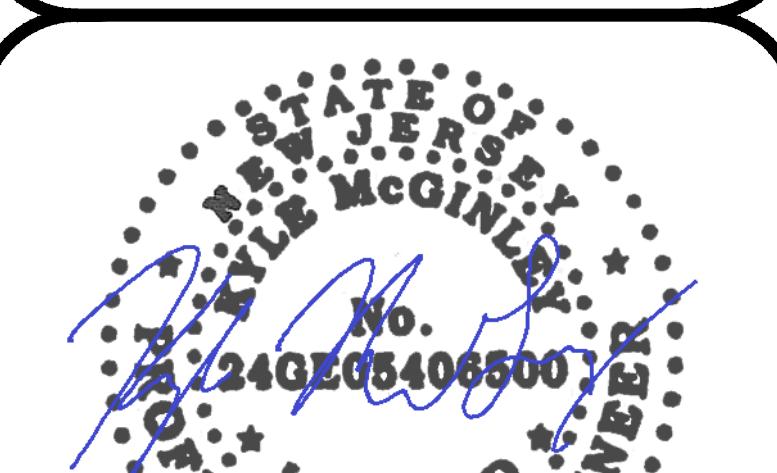
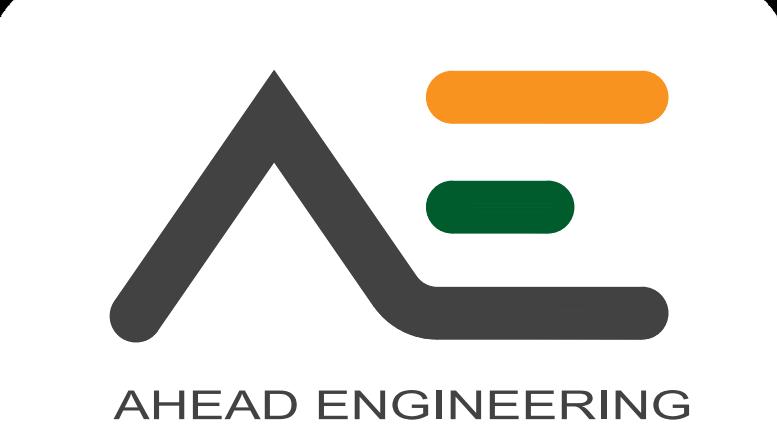
GENERAL NOTES:

- ADVANCE WARNING SIGNS DISTANCES AND TAPER LENGTHS MAY BE EXTENDED, AT DIRECTION OF THE DEPARTMENT, TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY.
- THE APPROXIMATE LOCATIONS OF THE ILLUMINATED FLASHING ARROW BOARDS ARE SHOWN ON THE TRAFFIC CONTROL PLANS. THESE LOCATIONS MAY BE MODIFIED AS APPROVED BY RE TO ADJUST FOR VISIBILITY DUE TO HORIZONTAL OR VERTICAL CURVATURE OF THE ROADWAY OR TO POSITION AT A SAFER LOCATION. ILLUMINATED FLASHING ARROW BOARDS ARE TO BE USED FOR TEMPORARY LANE CLOSINGS AND AT LOCATIONS SHOWN ON THE TRAFFIC CONTROL PLANS.
- PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES ARE TO BE IN PLACE.
- RAMPS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN ARE TO BE PROVIDED WITH AT LEAST ONE W20-1F SIGN (ROAD WORK AHEAD) AS A MINIMUM.
- ALL EXISTING ROAD SIGNS, PAVEMENT MARKINGS, AND / OR PLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE PROPOSED TRAFFIC CONTROL PLAN ARE TO BE COVERED, REMOVED, OR RELOCATED AS DIRECTED BY THE RE.
- CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON EITHER THE EXISTING, TEMPORARY, OR PROPOSED TRAFFIC SIGNAL SYSTEMS ARE TO BE BAGGED OR COVERED.
- MAINTENANCE AND PROTECTION OF TRAFFIC TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES - PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS", UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS.
- CONSTRUCTION SIGN W99-2 (GIVE US A BRAKE) TO BE LOCATED 200 FEET IN ADVANCE OF PROJECT LIMITS.
- A W1-6 (ARROW) SIGN MOUNTED ON A BREAKAWAY BARRICADE AND CENTERED ON THE CLOSED WIDTH TO BE LOCATED 100 FEET BEYOND EACH INTERSECTION OR MAIN ACCESS POINT WITHIN THE AREA OF A LANE OR SHOULDER CLOSURE.
- CONSTRUCTION SIGNS R11-4 (ROAD CLOSED TO THRU TRAFFIC) TO BE PLACED AT THE INTERSECTING STREETS WHICH ARE CLOSED TO TRAFFIC BECAUSE OF CONSTRUCTION.
- CONSTRUCTION SIGNS W8-9A (SYMBOL FOR UNEVEN PAVEMENT) AND W8-14A (GROOVED PAVEMENT) TO BE USED WHEN SUCH PAVEMENT CONDITIONS EXIST.
- MOVING WORK AREAS IN A LANE CLOSURE REQUIRE A TRAILER MOUNTED ILLUMINATED FLASHING ARROW TO REMAIN AT THE END OF THE TAPER. THE TRAFFIC CONTROL TRUCK WITH MOUNTED CRASH CUSHION THAT IS TO MOVE WITH THE WORK AREAS TO KEEP A 70 FEET MIN. AND 150 FEET MAX. BUFFER IN ADVANCE OF EACH WORK AREA.
- THE CONTRACTOR TO SUBMIT A PLAN FOR THE SAFE ACCESS OF CONSTRUCTION VEHICLES THROUGHOUT THE WORK SITE WHERE SPACE CONSTRAINTS PREVENT THE USE OF LANE CLOSURES. THE PLAN TO BE SUBMITTED TO THE RE AS SPECIFIED IN THE SPECIFICATIONS.
- BACKFILL ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY AND PLACE ON AT LEAST 6H:1V SLOPE BEFORE THE END OF EACH WORK DAY. OTHER EXCAVATED AREA WITHIN THE CLEAR ZONE ARE TO BE BACKFILLED.
- WHERE REQUIRED, THE CONTRACTOR IS TO MAKE PROVISIONS FOR MAINTAINING PEDESTRIAN CROSSING LOCATIONS AND TYPE AS DIRECTED BY THE RE.
- BITUMINOUS CONCRETE PLACED DURING THE VARIOUS CONSTRUCTION STAGES TO BE TRANSITIONED ON A MINIMUM 20H:1V SLOPE TO MEET THE ADJACENT EXISTING GRADE AT THE LONGITUDINAL AND TRANSVERSE LIMITS OF THE STAGE CONSTRUCTION AREAS UNLESS OTHERWISE NOTED ON THE STAGE CONSTRUCTION PLANS.
- THE PLACEMENT AND / OR RELOCATION OF CONSTRUCTION BARRIER CURB TO BE DONE DURING ALLOWABLE LANE CLOSURE HOURS.
- CONSTRUCTION ZONE SPEED LIMIT WILL BE DETERMINED BY THE BUREAU OF TRAFFIC ENGINEERING, REGIONAL TRAFFIC ENGINEER - WORK ZONE, AT THE TIME OF OR DURING CONSTRUCTION, AS REQUESTED BY THE RE.
- THE SPEED LIMIT, R2-1 (BLACK ON WHITE) WITH ADDED WORK ZONE PLATE (BLACK ON ORANGE) SIGNS TO BE LOCATED THROUGH WORK AREAS AS DIRECTED BY THE BUREAU OF TRAFFIC ENGINEERING, REGIONAL TRAFFIC ENGINEER - WORK ZONE.
- THE REDUCED SPEED AHEAD SIGN, W3-5(S) (BLACK ON ORANGE) TO BE LOCATED IN ADVANCE OF SPEED LIMIT R2-1 SIGNS WHICH REDUCE THE NORMAL POSTED SPEED LIMIT THROUGH THE CONSTRUCTION ZONE.
- TRAFFIC FINES DOUBLED IN WORK AREA R(NJ)5-17(S), 4 FEET BY 2.5 FEET SIGN TO BE LOCATED 500 FEET AFTER THE FIRST ADVANCE WARNING SIGN, (W20 SERIES) AT EACH WORK AREA LOCATED WITHIN URBAN AREAS. THIS SIGN TO ALSO BE USED ON PROJECTS REQUIRING MOVING OPERATIONS IN WHICH CASE THE SIGN IS TO BE MOUNTED ON A SLOW MOVING CONSTRUCTION VEHICLE.
- DO NOT CONSTRUCT THE FINAL HMA SURFACE PAVEMENT UNTIL THE FINAL STAGE OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE RE OR INDICATED ON THE PLANS. SET MANHOLES AND INLETS TO FINISHED GRADE AND CONSTRUCT TEMPORARY PAVEMENT RAMPS AROUND THEM WITH A MINIMUM 20H:1V SLOPE IN ALL DIRECTIONS USING HOT MIX ASPHALT PAVEMENT. THIS TEMPORARY MATERIAL WILL BE REMOVED IMMEDIATELY PRIOR TO PLACING THE SURFACE COURSE.
- THE CONTRACTOR SHALL INSTALL A TEMPORARY TRAFFIC SIGNAL BEFORE REMOVING THE EXISTING TRAFFIC SIGNAL TO MAINTAIN SAFE TRAFFIC OPERATIONS.
- THE EXISTING SIGNAL SHALL ONLY BE REMOVED AFTER CONFIRMING THAT THE TEMPORARY SIGNAL IS FUNCTIONING CORRECTLY.
- PLACE TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. AS SHOWN ON PLANS. NO SIGNS ARE TO BE PLACED WITHOUT ACTUAL LANE CLOSURES AND REMOVE IMMEDIATELY UPON REMOVAL OF THE CLOSURES.
- CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE RE.
- TRAFFIC IMPACT NOTICES AND CHANGES
 - IMPACTS TO NORMAL TRAFFIC FLOW - WORK THAT REQUIRES A PORTION OF THE PAVED ROADWAY BEING BLOCKED OR CLOSED WITH SAFETY DEVICES OR VEHICLES, INCLUDING, BUT NOT LIMITED TO, FULL OR PARTIAL LANE CLOSURES, FULL OR PARTIAL RAMP CLOSURES, SHOULDER CLOSURES, MOVING OPERATIONS SUCH AS TRAFFIC STRIPING OR SWEEPING, LANE SHIFTS, OR ALTERNATING TRAFFIC. THIS APPLIES EVEN WHEN DETOURS ARE PROVIDED.
 - TEMPORARY LANE CLOSURES - WORK DESCRIBED UNDER "IMPACTS TO NORMAL TRAFFIC FLOW" WHICH IS ROUTINELY SET UP AND REMOVED ON A DAILY BASIS.
 - PERMANENT LANE CLOSURES - WORK DESCRIBED UNDER "IMPACTS TO NORMAL TRAFFIC FLOW" WHICH REMAINS IN PLACE CONTINUOUSLY FOR 24 HOURS OR MORE.
- ADVANCE NOTICES
 - FOR THE INITIAL START OF WORK THAT REQUIRES "IMPACTS TO NORMAL TRAFFIC FLOW", THE CONTRACTOR IS TO NOTIFY THE RE IN WRITING ON THE ADVANCE FORM TO-103 PROVIDED BY THE DEPARTMENT. THE PROPOSED DATE, THE NOTICE IS TO BE SUBMITTED AT LEAST TWENTY-EIGHT CALENDAR DAYS, BUT NOT MORE THAN SIXTY CALENDAR DAYS, BEFORE THE PROPOSED DATE. START OF WORK THAT IMPACTS NORMAL TRAFFIC FLOW WILL NOT BE PERMITTED PRIOR TO THE DATE STATED IN THE NOTICE. THE CONTRACTOR IS TO CONFIRM, IN WRITING TO THE RE, THE PROPOSED DATE SEVEN (AND/OR FOURTEEN) CALENDAR DAYS BEFORE STARTING THE ESTABLISHMENT OF THE TRAFFIC CONTROL MEASURES FOR THE TRAFFIC IMPACT. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE RE IF THE PROPOSED ESTABLISHMENT CANNOT BE COMPLETED ON THE PROPOSED DATE.
 - FOR A "PERMANENT LANE CLOSURE", THE CONTRACTOR IS TO NOTIFY THE RE IN WRITING ON ADVANCE FORM TO-103, OF THE PROPOSED DATE A NEW TRAFFIC PATTERN WILL BE ESTABLISHED. THE NOTICE IS TO BE SUBMITTED AT LEAST TWENTY-EIGHT CALENDAR DAYS, BUT NOT MORE THAN SIXTY CALENDAR DAYS, IN ADVANCE OF THE PROPOSED DATE. START OF A NEW TRAFFIC PATTERN WILL NOT BE PERMITTED PRIOR TO THE DATE STATED IN THE NOTICE. THE CONTRACTOR IS TO CONFIRM, IN WRITING TO THE RE, THE PROPOSED DATE OF THE NEW TRAFFIC PATTERN SEVEN (AND/OR FOURTEEN) DAYS BEFORE STARTING TRAFFIC CONTROL MEASURES FOR THE ESTABLISHMENT OF THE NEW PATTERN. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE RE IF THE PROPOSED ESTABLISHMENT CANNOT BE COMPLETED ON THE PROPOSED DATE.
 - STARTING THE ESTABLISHMENT OF A NEW PERMANENT TRAFFIC PATTERN IS TO BEGIN NO EARLIER THAN 11:00 PM FRIDAY AND BE COMPLETED AND READY FOR OPERATIONS BY 6:00 PM THE FOLLOWING SUNDAY. THE ESTABLISHMENT IS TO BE COMPLETED IN ACCORDANCE WITH THE LANE CLOSURE HOURS SPECIFIED IN THE CONTRACT.
 - ADVANCE NOTICES SENT PRIOR TO THE PRE-CONSTRUCTION MEETING ARE TO BE ADDRESSED TO THE CONTACT PERSON AS SPECIFIED IN SUBSECTION 101.04 OF THE SPECIAL PROVISIONS.
- PROGRESS NOTICES
 - ALL "IMPACTS TO NORMAL TRAFFIC FLOW" SCHEDULED FOR THE SEVEN DAY PERIOD STARTING ON THE FOLLOWING MONDAY ARE TO BE SUBMITTED TO THE RE BY 9:00 AM OF EACH FRIDAY ON WEEKLY FORM TO-100 PROVIDED BY THE DEPARTMENT.
 - EACH DAY OF "TEMPORARY LANE CLOSURES" ARE TO BE SUBMITTED TO THE RE BY 9:00 AM THE DAY IN ADVANCE OF THE START OF THOSE OPERATIONS ON DAILY FORM TO-101 PROVIDED BY THE DEPARTMENT.
 - "TEMPORARY LANE CLOSURES" FOR WEEKENDS ARE TO BE SUBMITTED TO THE RE BY 9:00 AM ON THE IMMEDIATELY PRECEDING FRIDAY ON THE DAILY FORM TO-101 PROVIDED BY THE DEPARTMENT.
- CHANGES TO THE SCHEDULED CLOSURES
 - REQUEST FOR A CHANGE TO THE TRAFFIC CONTROL REQUIREMENTS IN THE CONTRACT DOCUMENTS ARE TO BE SUBMITTED IN WRITING TO THE RE AS FOLLOWS:
 - CHANGES TO THE SCHEDULED HOURS FOR "TEMPORARY LANE CLOSURES" ARE TO BE SUBMITTED TO THE RE AT LEAST EIGHT CALENDAR DAYS IN ADVANCE OF WHEN THE CHANGE IS PROPOSED TO START.
 - OTHER PROPOSED CHANGES TO "TEMPORARY LANE CLOSURES" AND ALL CHANGES TO "PERMANENT LANE CLOSURES" ARE TO BE SUBMITTED TO THE RE AS SPECIFIED IN THE SPECIFICATIONS.

RECOMMENDED TAPER LENGTH AND SPACING FOR CHANNELIZING TAPERS				RECOMMENDED SPACING ALONG TANGENTS
REGULATORY APPROACH SPEED OF TRAFFIC	MINIMUM TAPER RATIO IN LENGTH PER FOOT OF WIDTH	MINIMUM TAPER LENGTH L - FOR LANE WIDTHS	MAXIMUM DEVICE (B) SPACING ALONG TAPERS IN FEET	MAXIMUM DEVICE (D) SPACING ALONG TANGENTS IN FEET
25	10.5:1	105 115 125	25	50
30	15:1	150 165 180	30	60
35	20.5:1	205 225 245	35	70
40	27:1	270 300 325	40	80
45	45:1	450 495 540	45	90
50	50:1	500 550 600	50	100
55	55:1	550 605 660	55	110
60	60:1	600 660 720	60	120
65	65:1	650 715 780	65	130

NOTE:

THE MAXIMUM DEVICE SPACING ALONG CURVES IS DEFINED FOR TAPERS (B) IN THE ABOVE TABLE.



KYLE J. MCGINLEY
NJ PE # 24GE05406500

APPLICANT:**PROJECT:**

NODE ID: PRC-050

SCU: 520667

LOCATION:
120 JOHN STREET
PRINCETON, NJ 08542

DATE: 10/10/23

SCALE: AS NOTED

AE PROJECT #: 23003CRNNJ

DWG BY: CB	CHK BY: KJM
#	DATE
3	08/14/24
4	09/18/24
5	09/25/24
6	03/19/25
7	06/24/25

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MPT - NOTES

DRAWING #	PAGE #
MPT- 2	15 OF 15



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-404

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, Crown Castle Fiber LLC (“Crown Castle”) is expanding its network to meet the demands of telecommunications services and has identified a location in the Municipality of Princeton (“Municipality”) on which it wishes to locate, place, attach, install, operate, control, and maintain its equipment in the public right-of-way on facilities owned by the Municipality or owned by third parties; and

WHEREAS, Crown Castle and the Municipality entered into a Rights-of-Way Agreement on September 14, 2023; and

WHEREAS, a copy of this Agreement is on file in the office of the Princeton Clerk; and

WHEREAS, the Municipality requires a Site License Agreement to install and attach Wireless Installations on, under, and above the public right-of-way owned or controlled by the Municipality that provides the specific location and type of wireless equipment that will be deployed thereon; and

WHEREAS, the locations are described as follows:

45 Cuyler Road (PRC-066) - Located on the southeast corner of Cuyler Road and Dempsey Avenue, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.

246 Valley Road (PRC-067) - Located on the northeast corner of Valley Road and Ewing Street, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.

70 Jefferson Road (PRC-069) - Located on the west side of Jefferson Road between Hawthorne Avenue and Franklin Avenue, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.

250 Hawthorne Avenue (PRC-071) - Located on the north side of Hawthorne Avenue between Linden Lane and North Harrison Street, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.

WHEREAS, the Municipality wishes to enter into an agreement with Crown Castle that grants Crown Castle the right to install and attach Wireless Installations on, under and above the public right-of-way on, in and adjacent to the specific Structure and Infrastructure as identified in the Site License Agreements.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Princeton on this 8th day of December 2025 as follows:

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Mayor and Clerk are hereby authorized and directed to sign the Site License Agreement, a copy of which is on file in the office of the Princeton Clerk, or such substantially similar agreement as may be approved by the Princeton Attorney and Princeton Engineer.
3. This resolution shall take effect immediately.



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, *Acting Land Use Engineer*

Subject: Crown Castle Site License Agreements – PRC-066, PRC-067, PRC-069, & PRC-071

Date: December 8, 2025

Attached for your review and consideration are site license agreements with Crown Castle Fiber LLC and a resolution authorizing the Mayor and Clerk to sign the agreements. Crown Castle works with providers of cellular telecommunications to locate and collocate cell antenna nodes to expand their networks. These site license agreements will provide both 5G and enhanced 4G cell service to the community to meet the increasing demands on the telecommunications network.

The applications for these locations were reviewed and approved through the administrative review process stipulated in the Crown Castle Rights-of-Way Agreement approved by Council on September 11, 2023.

The agreements grant Crown Castle the right to install and attach wireless cellular installations on, under and above the public right-of-way on, in and adjacent to the specific Structure and Infrastructure identified in the attachments to each site license. These particular agreements pertain to the following installations within the existing rights-of-way, all of which will serve T-Mobile.:

1. 45 Cuyler Road (PRC-066) – Located on the southeast corner of Cuyler Road and Dempsey Avenue, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.
2. 246 Valley Road (PRC-067) – Located on the northeast corner of Valley Road and Ewing Street, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.
3. 70 Jefferson Road (PRC-069) – Located on the west side of Jefferson Road between Hawthorne Avenue and Franklin Avenue, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.
4. 250 Hawthorne Avenue (PRC-071) – Located on the north side of Hawthorne Avenue between Linden Lane and North Harrison Street, this installation will be mounted on a new utility pole with an overall height of 33 feet. All equipment will be pole-mounted and power will be fed underground.

Please feel free to contact me with any questions at (609) 921-7077 ext. 7631 or by email at jpurcell@princetonnj.gov.

cc: Bernard Hvozdovic, Administrator
Dawn M. Mount, Clerk
Deanna Stockton, P.E., C.M.E., Municipal Engineer

SITE LICENSE AGREEMENT
45 Cuyler Road

This Site License Agreement is made this _____ day of _____, 2024 by and between the MUNICIPALITY OF PRINCETON ("Licensor") and CROWN CASTLE Fiber LLC, a Delaware Limited Liability Company ("Licensee").

1. Rights of Way Use Agreement. As referenced in Exhibit 2 of a certain Rights of Way Use Agreement between Licensor and Licensee ("Agreement"), Licensee has submitted a Site License Application pursuant to the Agreement, and Licensor has reviewed the application and grants approval subject to the terms of this Site License Agreement. All of the terms and conditions of the Agreement are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction or inconsistency between the terms of the Agreement and this Site License Agreement, the terms of this Site License Agreement shall govern. Capitalized terms used in this Site License Agreement shall have the same meaning ascribed to them in the Agreement unless otherwise indicated herein.
2. Project Description and Locations. Licensee shall have the right to install and attach Wireless Installations on, under, and above the public right of way owned or controlled by Licensor, on, in and adjacent to the specific Structure and Infrastructure as identified and described in Exhibit 1 attached hereto (collectively the "Licensed Site").
3. Term. The Site License Term of this Site License Agreement shall be as set forth in Section 2 of the Agreement.
4. Fee. The Fee shall be in the amount and otherwise payable in accordance with the Agreement as set forth in Section 4 of the Agreement.
5. Special Provisions, If Any (Specific to the Licensed Site).

[SIGNATURES APPEAR ON FOLLOWING PAGE]

LICENSOR:

MUNICIPALITY OF PRINCETON

By: _____

Print Name:

Title:

Date: _____

LICENSEE:

Crown Castle Fiber LLC
a New York Limited Liability Company

By: _____

Print Name:

Title:

Date: _____

EXHIBITS: Licensed Site, Wireless Installation Equipment List and Plans

EXHIBIT 1 TO SITE LICENSE AGREEMENT

Licensed Site, Wireless Installation Equipment List and Plans

Licensee Wireless Installation Reference: **PRC-066**

SCU: **528023**

Site Name: **45 Cuyler Road**

FA / USID:

PTN / PACE:

Structure pole number:

Structure Latitude and Longitude (Approximate): **40.36625, -74.65961**

Wireless Installation Equipment List: Please see attached construction drawings referenced below:

Crown Castle Fiber LLC | 45 Cuyler Road | Jurisdiction: Municipality of Princeton | Proposed Small Cell
Site dated 9/13/2023 last revised 6/27/2025

SITE LICENSE AGREEMENT
246 Valley Road

This Site License Agreement is made this _____ day of _____, 2024 by and between the MUNICIPALITY OF PRINCETON ("Licensor") and CROWN CASTLE Fiber LLC, a Delaware Limited Liability Company ("Licensee").

1. Rights of Way Use Agreement. As referenced in Exhibit 2 of a certain Rights of Way Use Agreement between Licensor and Licensee ("Agreement"), Licensee has submitted a Site License Application pursuant to the Agreement, and Licensor has reviewed the application and grants approval subject to the terms of this Site License Agreement. All of the terms and conditions of the Agreement are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction or inconsistency between the terms of the Agreement and this Site License Agreement, the terms of this Site License Agreement shall govern. Capitalized terms used in this Site License Agreement shall have the same meaning ascribed to them in the Agreement unless otherwise indicated herein.
2. Project Description and Locations. Licensee shall have the right to install and attach Wireless Installations on, under, and above the public right of way owned or controlled by Licensor, on, in and adjacent to the specific Structure and Infrastructure as identified and described in Exhibit 1 attached hereto (collectively the "Licensed Site").
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[SIGNATURES APPEAR ON FOLLOWING PAGE]

LICENSOR:

MUNICIPALITY OF PRINCETON

By: _____

Print Name:

Title:

Date: _____

LICENSEE:

Crown Castle Fiber LLC
a New York Limited Liability Company

By: _____

Print Name:

Title:

Date: _____

EXHIBITS: Licensed Site, Wireless Installation Equipment List and Plans

EXHIBIT 1 TO SITE LICENSE AGREEMENT

Licensed Site, Wireless Installation Equipment List and Plans

Licensee Wireless Installation Reference: **PRC-067**

SCU: **528024**

Site Name: **246 Valley Road**

FA / USID:

PTN / PACE:

Structure pole number:

Structure Latitude and Longitude (Approximate): **40.36389, -74.65415**

Wireless Installation Equipment List: Please see attached construction drawings referenced below:

Crown Castle Fiber LLC | 246 Valley Road | Jurisdiction: Municipality of Princeton | Proposed Small Cell Site dated 9/13/2023 last revised 6/27/2025

SITE LICENSE AGREEMENT
70 Jefferson Road

This Site License Agreement is made this _____ day of _____, 2024 by and between the MUNICIPALITY OF PRINCETON ("Licensor") and CROWN CASTLE Fiber LLC, a Delaware Limited Liability Company ("Licensee").

1. Rights of Way Use Agreement. As referenced in Exhibit 2 of a certain Rights of Way Use Agreement between Licensor and Licensee ("Agreement"), Licensee has submitted a Site License Application pursuant to the Agreement, and Licensor has reviewed the application and grants approval subject to the terms of this Site License Agreement. All of the terms and conditions of the Agreement are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction or inconsistency between the terms of the Agreement and this Site License Agreement, the terms of this Site License Agreement shall govern. Capitalized terms used in this Site License Agreement shall have the same meaning ascribed to them in the Agreement unless otherwise indicated herein.
2. Project Description and Locations. Licensee shall have the right to install and attach Wireless Installations on, under, and above the public right of way owned or controlled by Licensor, on, in and adjacent to the specific Structure and Infrastructure as identified and described in Exhibit 1 attached hereto (collectively the "Licensed Site").
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4. Fee. The Fee shall be in the amount and otherwise payable in accordance with the Agreement as set forth in Section 4 of the Agreement.
5. Special Provisions, If Any (Specific to the Licensed Site).

[SIGNATURES APPEAR ON FOLLOWING PAGE]

LICENSOR:

MUNICIPALITY OF PRINCETON

By: _____

Print Name:

Title:

Date: _____

LICENSEE:

Crown Castle Fiber LLC
a New York Limited Liability Company

By: _____

Print Name:

Title:

Date: _____

EXHIBITS: Licensed Site, Wireless Installation Equipment List and Plans

EXHIBIT 1 TO SITE LICENSE AGREEMENT

Licensed Site, Wireless Installation Equipment List and Plans

Licensee Wireless Installation Reference: **PRC-069**

SCU: **528026**

Site Name: **70 Jefferson Road**

FA / USID:

PTN / PACE:

Structure pole number:

Structure Latitude and Longitude (Approximate): **40.35554, -74.65793**

Wireless Installation Equipment List: Please see attached construction drawings referenced below:

Crown Castle Fiber LLC 70 Jefferson Road | Jurisdiction: Municipality of Princeton | Proposed Small Cell Site dated 9/13/2023 last revised 6/27/2025

SITE LICENSE AGREEMENT
250 Hawthorne Avenue

This Site License Agreement is made this _____ day of _____, 2024 by and between the MUNICIPALITY OF PRINCETON ("Licensor") and CROWN CASTLE Fiber LLC, a Delaware Limited Liability Company ("Licensee").

1. Rights of Way Use Agreement. As referenced in Exhibit 2 of a certain Rights of Way Use Agreement between Licensor and Licensee ("Agreement"), Licensee has submitted a Site License Application pursuant to the Agreement, and Licensor has reviewed the application and grants approval subject to the terms of this Site License Agreement. All of the terms and conditions of the Agreement are incorporated hereby by reference and made a part hereof without the necessity of repeating or attaching the Agreement. In the event of a contradiction or inconsistency between the terms of the Agreement and this Site License Agreement, the terms of this Site License Agreement shall govern. Capitalized terms used in this Site License Agreement shall have the same meaning ascribed to them in the Agreement unless otherwise indicated herein.
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5. Special Provisions, If Any (Specific to the Licensed Site).

[SIGNATURES APPEAR ON FOLLOWING PAGE]

LICENSOR:

MUNICIPALITY OF PRINCETON

By: _____

Print Name:

Title:

Date: _____

LICENSEE:

Crown Castle Fiber LLC
a New York Limited Liability Company

By: _____

Print Name:

Title:

Date: _____

EXHIBITS: Licensed Site, Wireless Installation Equipment List and Plans

EXHIBIT 1 TO SITE LICENSE AGREEMENT

Licensed Site, Wireless Installation Equipment List and Plans

Licensee Wireless Installation Reference: **PRC-071**

SCU: **528027**

Site Name: **250 Hawthorne Avenue**

FA / USID:

PTN / PACE:

Structure pole number:

Structure Latitude and Longitude (Approximate): **40.35705, -74.64969**

Wireless Installation Equipment List: Please see attached construction drawings referenced below:

Crown Castle Fiber LLC | 250 Hawthorne Road | Jurisdiction: Municipality of Princeton | Proposed Small Cell Site dated 9/13/2023 last revised 8/21/2025



The Foundation for a Wireless World.

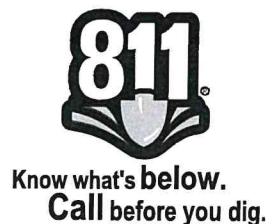
Crown Castle Fiber LLC 45 Cuyler Rd.

Jurisdiction: Municipality of Princeton
Proposed Small Cell Site



LOCATION MAP

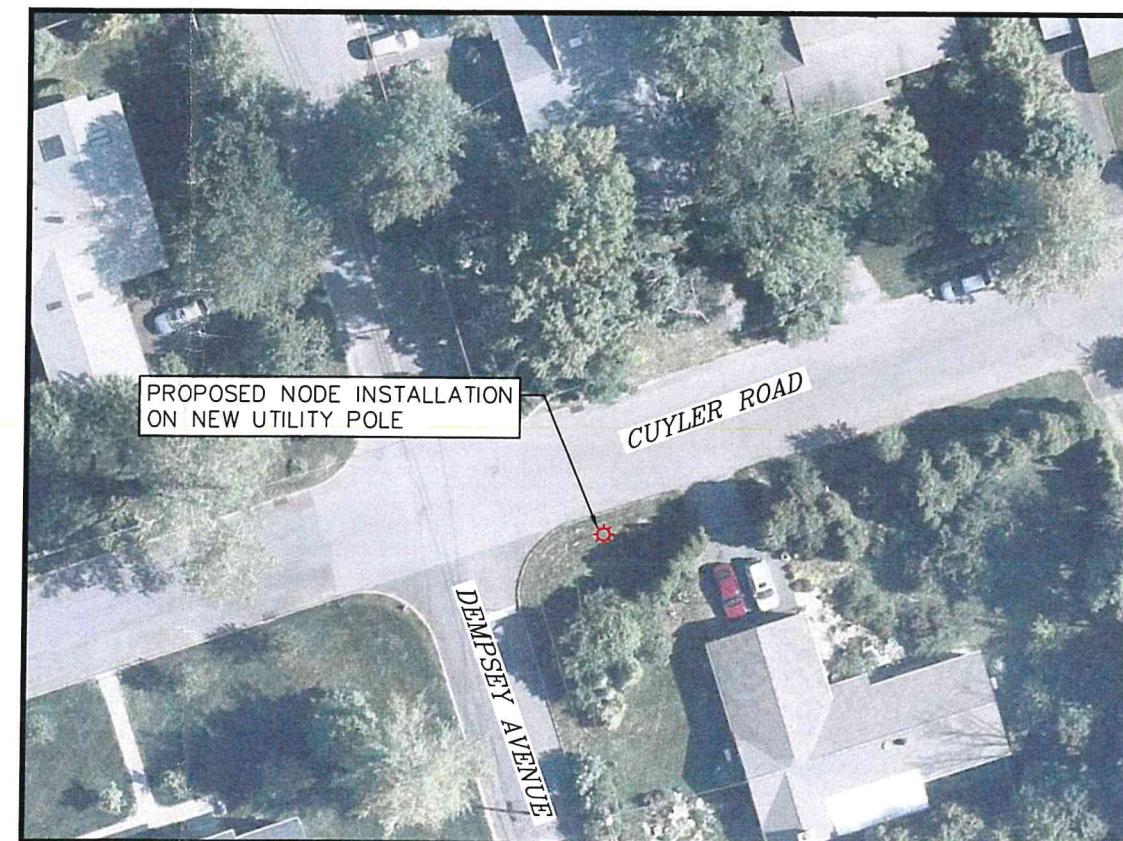
Latitude: 40.36625000°N
Longitude: -74.65961000°W
Block: 7008, Lot: 5



811

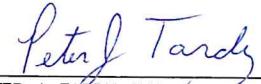
Know what's below.
Call before you dig.

INDEX TO SHEETS	
DWG #	DRAWING TITLE
1	COVER SHEET
2	PROPOSED POLE CONFIGURATION
3	PROPOSED POLE LOCATION PHOTOS (N&S)
4	PROPOSED POLE LOCATION PHOTOS (E&W)
5	PROPOSED EQUIPMENT DETAILS
6	PROPOSED ANTENNA & RADIO DETAILS
7	WIRING DIAGRAM
8	DISCONNECT BOX
9	UNDERGROUND UTILITY NOTES
10	UNDERGROUND UTILITY PLAN
11	UNDERGROUND ROUTING DETAILS

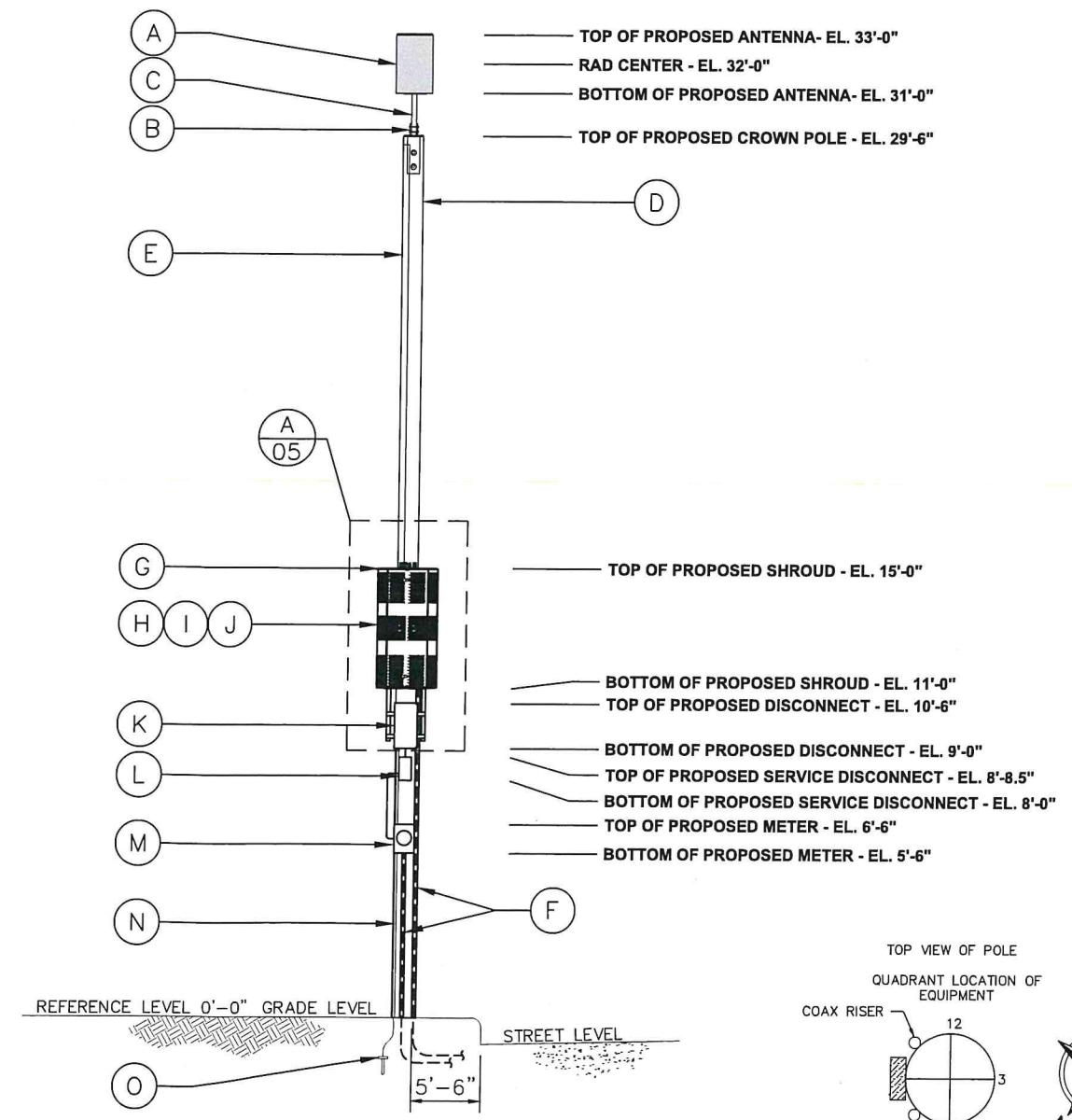
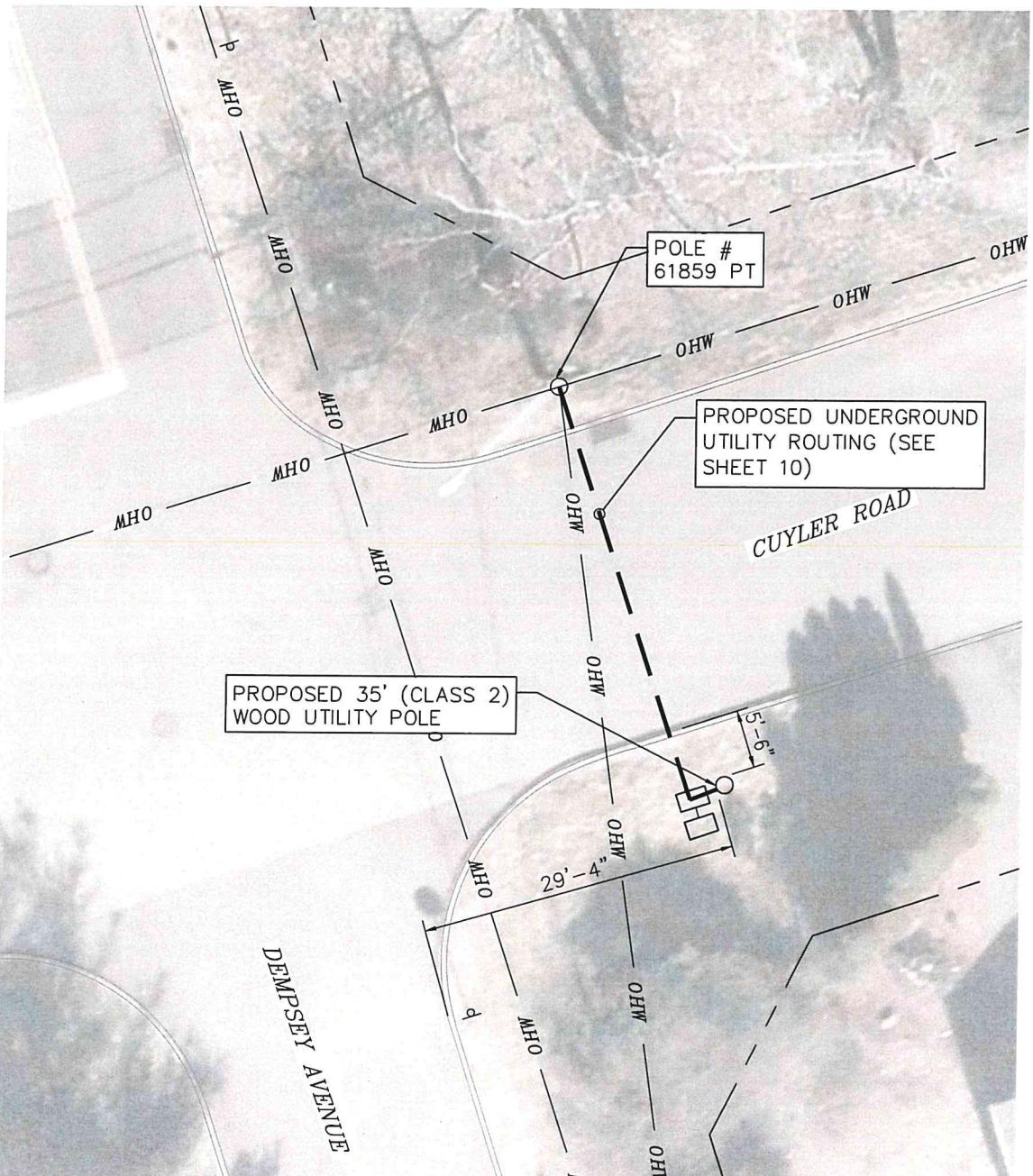


NODE PLACEMENT

45 Cuyler Rd.
Proposed Crown wood pole
On the Southeast corner of
Cuyler Rd. and Dempsey Ave.
Pole ID: TBD

NODE ID:	PRC-066																
SCU #:	528023																
PROPOSED POLE CLASS: 2																	
 <p>AUG 20 2025</p> <p>PRINCETON PLANNING BOARD</p>																	
 <p>08/11/2025</p> <p>PETER J. TARDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990</p> <p>ENGINEER: FPA FRENCH & PARRELL ASSOCIATES Camden Office: 2 Riverside Drive, Suite 500 Camden, New Jersey 08101 609.862.1582 FPAengineers.com</p> <p>OWNER/DEVELOPER: CROWN CASTLE The Foundation for a Wireless World.</p>																	
<p>TITLE: Crown Castle Fiber LLC 45 CUYLER ROAD PRINCETON, NJ JURISDICTION: MUNICIPALITY OF PRINCETON</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>09/13/23</td> <td>ISSUED FOR REVIEW</td> </tr> <tr> <td>1</td> <td>10/24/23</td> <td>ISSUED AS FINAL</td> </tr> <tr> <td>2</td> <td>11/14/24</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>3</td> <td>06/27/25</td> <td>REVISED PER UG ROUTING</td> </tr> </tbody> </table> <p>DRAWN BY: <input type="text"/> CHECKED BY: <input type="text"/> APPROVED BY: <input type="text"/> D.R. <input type="text"/> A.R.C. <input type="text"/> P.J.T. <input type="text"/></p> <p>PROJECT NUMBER: 2438C.125.006</p> <p>NODE ID: PRC-066</p> <p>SCU # / CASCADE ID: 528023/PH6026BA_11LAB</p> <p>DATE DRAWN: 09/13/2023</p> <p>SHEET: 1 OF 11</p>			REV.	DATE	REVISION DESCRIPTION	0	09/13/23	ISSUED FOR REVIEW	1	10/24/23	ISSUED AS FINAL	2	11/14/24	REVISED PER COMMENTS	3	06/27/25	REVISED PER UG ROUTING
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3	06/27/25	REVISED PER UG ROUTING															

NOTES:
POINT OF CONTACT FOR POWER AND
TELCO TO BE DETERMINED PENDING
UTILITY COORDINATION.



A. PROPOSED ANTENNA:
(1) AMPHENOL 2CBU2VT360X05Fwky54
24.0 x14.6" (HxW) - 28.0 LBS
B. INSTALL ANTENNA MOUNTING BRACKET
C. INSTALL POLE TOP MOUNT
D. INSTALL NEW 35' CLASS 2 WOOD UTILITY POLE
TOP HEIGHT = 29'-6" (AGL)
E. INSTALL 2" PVC RISER U-GUARD:
PROPOSED #4 AWG GROUND WIRE AND COAX/FIBER CABLES
TO BE ROUTED WITHIN
F. INSTALL 3" PVC SCH. 80 POWER RISER CONDUIT FROM METER
TO PULLBOX. INSTALL 2" PVC SCH. 80 FIBER RISER CONDUIT
FROM SHROUD TO PULLBOX
G. INSTALL SHROUD CABINET:
RAYCAP RAE-235418-C35
48.0 x24.0 x24.0" (HxWxD) - 433 LBS
INTERNAL ERICSSON EQUIPMENT TO BE INSTALLED:
OD-9-S PSU AC OB, & FRONTHAUL 6585
EQUIPMENT COLOR: BROWN
TO BE THRU-BOLTED POLE
H. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 4455 B2/B25 B66A
31.3 x10.9 x5.9" (HxWxD) - 67.2 LBS
I. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 8863 B4/W/FAN
18.1 x14.8 x5.7" (HxWxD) - 50.9 LBS
J. INSTALL DIPLEXER WITHIN NEW SHROUD CABINET:
(1) KAEULS DBCT156FV12-1
4.3" x9.41 x3.51" (HxWxD) - 9.7 LBS
K. INSTALL 100A DISCONNECT:
(1) RAYCAP RSD-FMC-Z16MS-21NN
18.25 x9.10 x6.05" (HxWxD) - 23.6 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW EQUIPMENT SHROUD
L. INSTALL SERVICE DISCONNECT:
(1) SQUARE D Q02-4L70RB
9.7 x8.8 x5.0" (HxWxD) - 5.05 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
M. INSTALL POWER METER:
(1) MILEBANK 6525-100-PSE&G-DES
11.5 x8.0 x3.3" (HxWxD)
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
N. INSTALL 1" PVC U-GUARD:
PROPOSED #4 AWG GROUND WIRE ROUTED WITHIN
O. INSTALL 8' GROUND ROD

Peter J. Tardy 08/11/2025
PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

DATE
ENGINEER:
FPA
FRENCH & PARRELLO
ASSOCIATES
Camden Office:
2 Riverside Drive, Suite 503
Camden, New Jersey 08101
609.862.582
FPAengineers.com

OWNER/DEVELOPER:
CROWN CASTLE
The Foundation for a Wireless World.

TITLE: Crown Castle Fiber LLC
45 CUYLER ROAD
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

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DRAWN BY: CHECKED BY: APPROVED BY:
D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.006
NODE ID: PRC-066
SCU # / CASCADE ID: 528023/PH6026BA_11LAB
DATE DRAWN: 09/13/2023
SHEET: 2 OF 11



PROPOSED POLE PHOTO
LOOKING NORTH



PROPOSED POLE PHOTO
LOOKING SOUTH

Peter J. Tardy 08/11/2025

PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

ENGINEER:



Camden Office:
2 Riverside Drive, Suite 503
Camden, New Jersey 08101
609.962.1582

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

OWNER/DEVELOPER:



TITLE:
Crown Castle Fiber LLC
45 CUYLER ROAD
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

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D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.006

NODE ID: PRC-066

SCU # / CASCADE ID: 528023/PH6026BA_11LAB

DATE DRAWN: 09/13/2023

SHEET: 3 OF 11



PROPOSED POLE PHOTO
LOOKING EAST



PROPOSED POLE PHOTO
LOOKING WEST

Peter J. Tardy
08/11/2025
PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

ENGINEER:



Camden Office:
2 Riverside Drive, Suite 503
Camden, New Jersey 08101
609.862.1582

FPAengineers.com

New Jersey • New York • Pennsylvania • Georgia

OWNER/DEVELOPER:



TITLE:
Crown Castle Fiber LLC
45 CUYLER ROAD
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

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DRAWN BY: D.R. CHECKED BY: A.R.C. APPROVED BY: P.J.T.

PROJECT NUMBER: 2438C.125.006

NODE ID: PRC-066

SCU # / CASCADE ID: 528023/PH6026BA_11LAB

DATE DRAWN: 09/13/2023

SHEET: 4 OF 11

8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | **REVISION HISTORY**

REV	0	DESCRIPTION	RELEASED	DATE	10/30/2024	DRWN BY	JM	APP
-----	---	-------------	----------	------	------------	---------	----	-----

D
C
B
A

7.745 24.000

44.282

24.000

48.000

6.546

REMOVABLE FAN TRAY (OPTIONAL)

3 POINT QUARTER TURN LATCH WITH PADLOCK

DETAIL A
SCALE 0.29 : 1

NOTES:

1. MATL: ALUMINUM ENCL. W. STEEL FRAME.
2. COLOR: AS REQUIRED
3. WEIGHT: APPROX. 157LBS (WITHOUT RADIOS)
4. WEIGHT: APPROX. 433LBS (WITH RADIOS)
5. ACTIVE COOLING AS SHOWN.
6. VOLUME: 16 CU FT

46 Sellers St. Kearny, NJ 07032
P: (973) 777-8022

Raycap
46 Sellers St. Kearny, NJ 07032
P: (973) 777-8022

DRAWING NOT TO SCALE ALL DIMENSIONS ARE IN INCHES	DRAWN BY Ziegler	7/20/2023
STANDARD: AS MEASURED A MATED PART NOT TO SCALE	CHECKED BY	
PRINTED BY: Ziegler	5-A-0001	157431.50
PRINTED ON: 07/20/2023	DESCRIPTION	MAIN SHROUD ENCLOSURE
PRINTED IN: USA	MATERIAL	137.185 IN
PRINTED BY: Ziegler	PRINT NO.	RAES-23541B.C15.CRD
PRINTED ON: 07/20/2023	SCALE	1:2
PRINTED IN: USA	THESSNESS	0

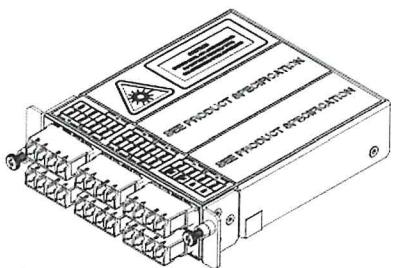
D
C
B
A

MECHANICAL SPECIFICATIONS:
HEIGHT: 11.5 IN.
WIDTH: 8.0 IN.
DEPTH: 3.3 IN.

**MILBANK U8569-YL-PSEG-DES
METER PAN**

MECHANICAL SPECIFICATIONS:
HEIGHT: 9.37 IN.
WIDTH: 4.88 IN.
WEIGHT: 5.05 LBS.

DETAIL A
RAYCAP RAES-235418-C35
SHROUD



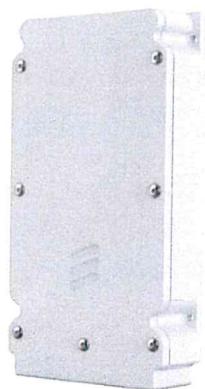
MECHANICAL SPECIFICATIONS:
HEIGHT: 1.1 IN.
WIDTH: 4.7 IN.
DEPTH: 4.6 IN.
WEIGHT: 0.66 LBS

A photograph of a power supply unit labeled 'PSU AC 03'. It features a 3-pin power connector, a 10A fuse, a 12A fuse, and an RJ45 port. A small label 'SC' is visible at the bottom.

MECHANICAL SPECIFICATIONS

HEIGHT:	2.72 IN.
WIDTH:	10.79 IN.
DEPTH:	7.09 IN.
WEIGHT:	11.5 LBS

MECHANICAL SPECIFICATIONS:
HEIGHT: 9.63 IN.
WIDTH: 5.12 IN.
DEPTH: 1.50 IN.
WEIGHT: 1.54 LBS.



TOP

NOTES:

MECHANICAL SPECIFICATIONS:
HEIGHT: 18.25 IN.
WIDTH: 9.10 IN.
DEPTH: 6.05 IN.
WEIGHT: 23.6 LBS.

RAYCAP RSD-FMC-Z16MS-21NN
DISCONNECT

TITLE: Crown Castle Fiber LLC
45 CUYLER ROAD
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

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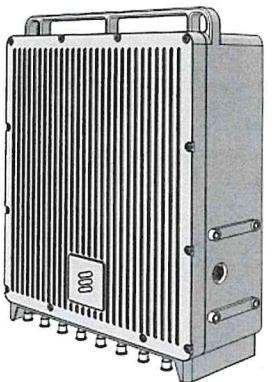
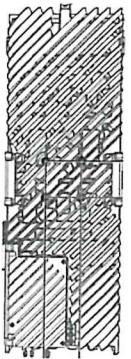
DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.B.C.	B.L.T.

PROJECT NUMBER: 2438C.125.006

ODE ID: PRC-066

DATE DRAWN: 09/13/2023

HEET: 5 OF 11



MECHANICAL SPECIFICATIONS:
HEIGHT: 31.3 IN.
WIDTH: 10.9 IN.
DEPTH: 5.9 IN.
WEIGHT: 67.2 LBS.

ERICSSON
RADIO 4455 B2/B25 B66A

MECHANICAL SPECIFICATIONS:
HEIGHT: 18.1 IN.
WIDTH: 14.8 IN.
DEPTH: 5.7 IN.
WEIGHT: 50.9 LBS.

ERICSSON
ERICSSON RADIO 8863 B41 W/FAN



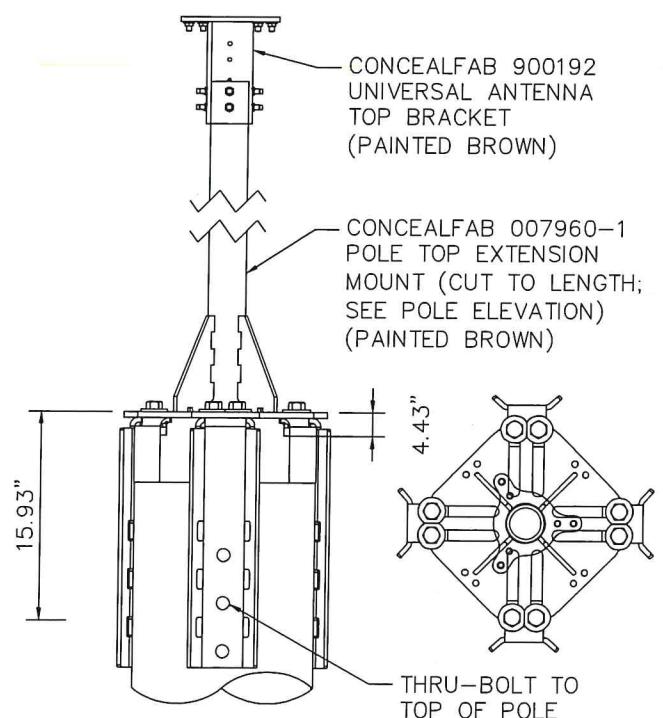
MECHANICAL SPECIFICATIONS:
HEIGHT: 4.33 IN.
WIDTH: 9.41 IN.
DEPTH: 3.51 IN.
WEIGHT: 7.9 LBS.

KAELOS
DBCT156F1V12-1 DIPLEXER



MECHANICAL SPECIFICATIONS:
HEIGHT: 24 IN.
DIAMETER: 14.6 IN.
WEIGHT: 28.0 LBS.

AMPHENOL
2C6U2VT360X06Fwxys4
ANTENNA



ANTENNA MOUNTING DETAIL
CONCEALFAB POLE TOP MOUNT

Peter J. Tardy 08/11/2025

PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

ENGINEER:



Camden Office:

2 Riverside Drive, Suite 503
Camden, New Jersey 08101
609.862.1582

FPAengineers.com

New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia



TITLE: Crown Castle Fiber LLC
45 CUYLER ROAD
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

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DRAWN BY: CHECKED BY: APPROVED BY:
D.R. A.R.C. P.J.T.

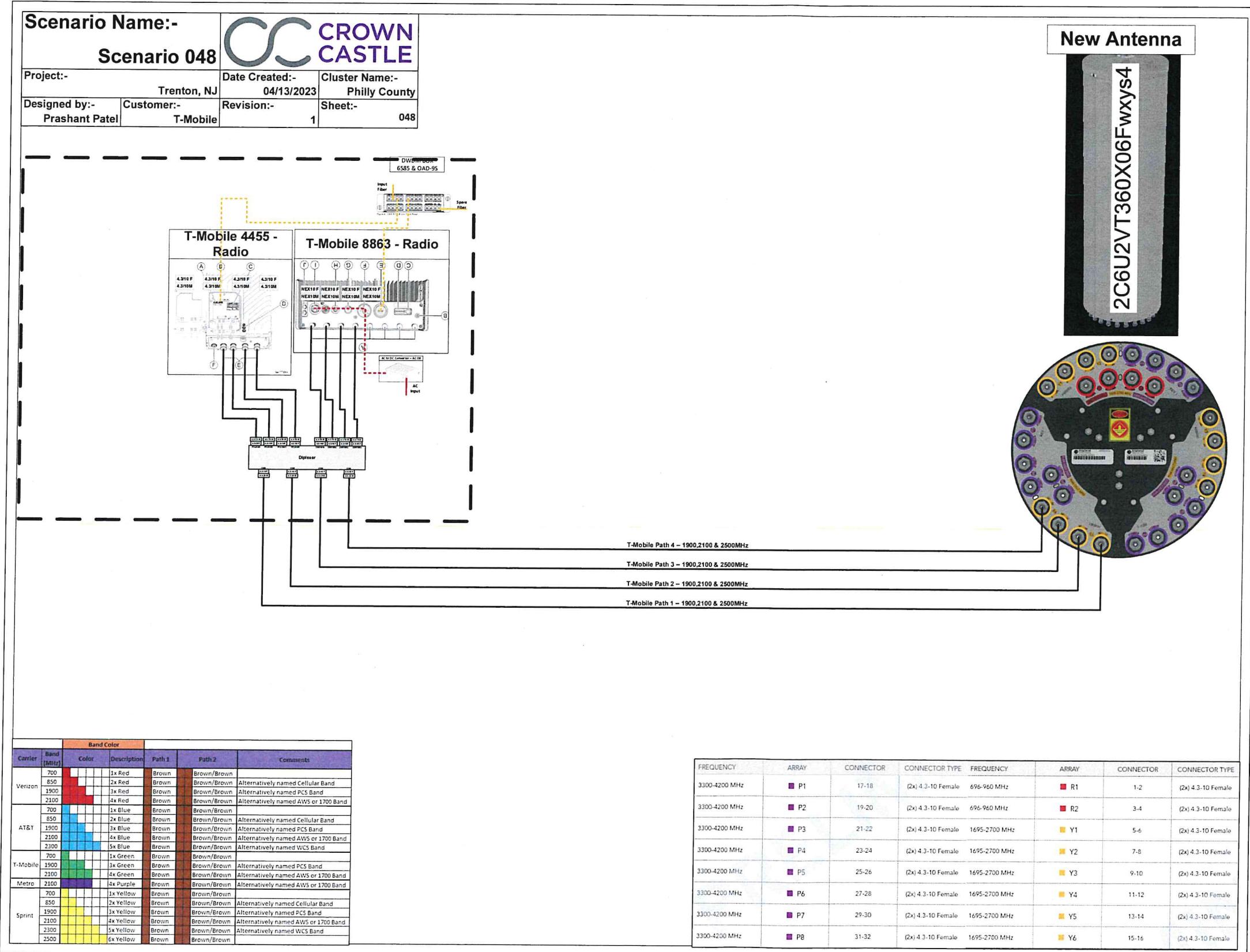
PROJECT NUMBER: 2438C.125.006

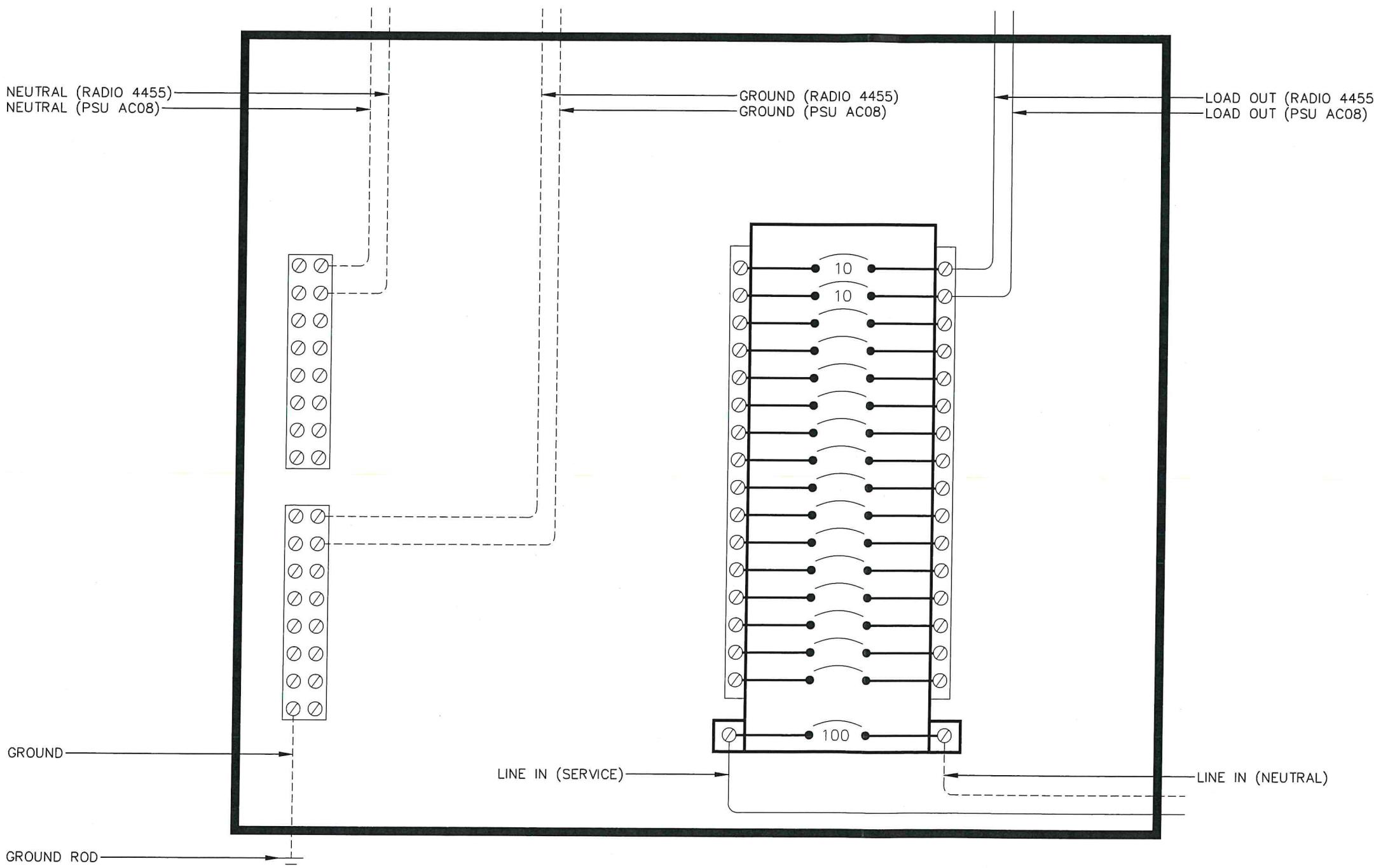
NODE ID: PRC-066

SCU # / CASCADE ID: 528023/PH6026BA_11LAB

DATE DRAWN: 09/13/2023

SHEET: 6 OF 11





Peter J Tardy
08/11/2025

PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

DATE

ENGINEER:



Camden Office:
2 Riverside Drive, Suite 503
Camden, New Jersey 08101
609.862.5852

FPAengineers.com

OWNER/DEVELOPER:



The Foundation for a Wireless World.

TITLE:
Crown Castle Fiber LLC
45 CUYLER ROAD
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

REVISIONS

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DRAWN BY: CHECKED BY: APPROVED BY:

D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.006

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SHEET: 8 OF 11

GENERAL CONSTRUCTION NOTES

1. CONTACT "NJ ONE CALL" SYSTEM FOR UNDERGROUND UTILITY LOCATES, 72 HOURS PRIOR TO CONSTRUCTION
NJ PHONE NO.: 1-800-272-1000
2. CONTRACTOR TO FOLLOW ALL OSHA, LOCAL, STATE, AND BUILDING CODES
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & MATERIALS REQUIRED
4. MAINTAIN A MINIMUM 6' SWEEP ON ALL CONDUIT BENDS
5. PLACE PULL ROPES IN ALL CONDUIT & INNERDUCTS
6. CONTRACTOR MUST CLEAN UP WORK AREAS AT THE END OF EACH WORK DAY & REMOVE TRASH & DEBRIS FROM WORK SITE
7. CONTRACTOR WILL GROUT & SEAL ALL BUILDING ENTRANCES WITH APPROVED MATERIALS
8. PLACE BUSHINGS ON ALL CONDUIT ENDS FOR CABLE PROTECTION
9. PLACE TRIPLEX DUCT PLUG & BLANK DUCT PLUGS AT BUILDING ENTRANCE CONDUITS
10. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED FACILITIES AND/OR PROPERTY
11. ALL DISTURBED SURFACES WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION
12. ALL WORK TO BE PERFORMED PER CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE DIRECTED BY CROWN CASTLE
13. THE CONTRACTOR WILL PROVIDE AS-BUILT RECORDS TO BE GIVEN TO MANAGEMENT UPON COMPLETION OF CONSTRUCTION
14. CONTRACTOR TO COMPLY WITH TRAFFIC CONTROL PLAN AS PER NJDOT. USE APPROPRIATE ATTACHMENT
15. CONTRACTOR TO BOND CABLE SUPPORT STRAND WITH #6 AWG SOLID COPPER CONDUCTOR AT ALL POWER VDL(S)
16. CONTRACTOR TO ENSURE THAT ALL FLOOR/WALL PENETRATIONS ARE SEALED WITH APPROVED FIRESTOP

GENERAL CONTRACTOR UNDERGROUND UTILITY AVOIDANCE NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL FEDERAL & STATE STATUTES AND REGULATIONS; INDUSTRY BEST PRACTICES; BUILDING AND FIRE CODES; GENERAL CONTRACTOR LICENSES; AND LOCAL LAWS, REGULATION & ORDINANCES. IN THE EVENT A CONFLICT EXISTS BETWEEN THESE REGULATIONS AND THIS DOCUMENT, THE REGULATIONS SHALL CONTROL THE GENERAL CONTRACTOR'S ACTIONS.
- AT MINIMUM, WHEN NOT IN CONFLICT WITH FEDERAL, STATE, AND LOCAL STATUTES, THE GENERAL CONTRACTOR SHALL FOLLOW THE "COMMON GROUND ALLIANCE (CGA) BEST PRACTICES VERSION 17.0 MANUAL OR LATEST - THE DEFINITIVE GUIDE FOR UNDERGROUND SAFETY & DAMAGE PREVENTION" RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL PREPARE AN EMERGENCY RESPONSE PLAN, INCLUDING APPROPRIATE CONTACT INFORMATION, ONE-CALL TICKET DETAILS, AND IMMEDIATE CONTACTING DETAILS, IN EVENT OF UNDERGROUND UTILITY DAMAGE, IS AVAILABLE AT THE INSTALLATION SITE.
- GENERAL CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE ALL ELECTRICAL STRIKE SYSTEMS ARE IN PLACE, IF APPLICABLE, AND HAS BRIEFED THE INSTALLATION CREW ON THE GENERAL CONTRACTOR'S ELECTRICAL AND GAS LINE STRIKE PROCEDURES EACH DAY PRIOR TO WORK COMMENCING.
- GENERAL CONTRACTOR SHALL WHITE LINE THE PROPOSED CONSTRUCTION ROUTE PRIOR TO CONTACTING THE UTILITY ONE-CALL SYSTEM.
- GENERAL CONTRACTOR SHALL IDENTIFY, PRIOR TO WORK COMMENCEMENT, A COMPETENT PERSON ON THE WORK CREW WHO IS CAPABLE OF IDENTIFYING HAZARDS AND HAS THE AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES, INCLUDING STOP WORK AUTHORITY, TO ELIMINATE THEM, AND SHALL BE ON SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL CONTACT THE ONE-CALL FACILITY FOR EXISTING UTILITY LOCATES AS REQUIRED BY LAW AND PRESERVE ALL MARKS UNTIL THE PROJECT IS COMPLETED AND REFRESH THE ONE-CALL IF REQUIRED BY STATE OR JURISDICTIONAL REQUIREMENTS.
- FOR PROJECTS WITH HIGH PRIORITY UTILITIES, OR ANY UNUSUAL OR COMPLEX CONSTRUCTION, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRE-EXCAVATION MEETING WITH THE AFFECTED UTILITIES AND/OR THEIR DESIGNATED LOCATING COMPANY TO DISCUSS THE PROJECT. HIGH PRIORITY UTILITIES SHALL INCLUDE, BUT NOT LIMITED TO, HIGH-PRESSURE GAS LINES, HIGH-VOLTAGE ELECTRIC LINES, MAJOR PIPELINES, MAJOR WATER LINES, AND HIGH CAPACITY FIBER OPTIC LINES.
- THE GENERAL CONTRACTOR SHALL ENSURE ANY UTILITIES IDENTIFIED FOR LOCATING WHICH ARE NOT MARKED ON THE GROUND HAVE PROVIDED POSITIVE CONFIRMATION NO CONFLICT EXISTS. IF THERE IS A LACK OF POSITIVE CONFIRMATION, THE GENERAL CONTRACTOR MUST RE-CALL THE ONE-CALL CENTER OR RELEVANT UTILITY DIRECTLY FOR CONFIRMATION.
- IN THE EVENT A UTILITY CANNOT BE LOCATED, WHERE POSITIVE CONFIRMATION IS NOT RECEIVED, OR WHERE THERE IS A LIKELIHOOD OF UNDOCUMENTED UTILITIES, SUCH AS PRIVATE INFRASTRUCTURE, THE GENERAL CONTRACTOR SHALL TAKE THE STEP OF SYSTEMATICALLY UTILIZING A GROUND PENETRATING RADAR (GPR) SYSTEM OR SIMILAR ADVANCED LOCATING TECHNOLOGY WITHIN THE TOLERANCE ZONE TO IDENTIFY AND DOCUMENT ANY UTILITIES WITHIN THE CONSTRUCTION ZONE. ANY UTILITY LOCATED USING GPR SHALL BE PROPERLY LOCATED AND EXPOSED AS OUTLINED WITHIN THIS STANDARD PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL INSPECT THE AREA PRIOR TO INSTALLATION FOR ANY UNDERGROUND UTILITY INFRASTRUCTURE WHICH MAY HAVE BEEN MISSED BY SURVEYING THE CONSTRUCTION AREA AND SURROUNDING ENVIRONMENT FOR CLEANOUTS, SUNKEN AREAS, RISERS, OUTBUILDINGS, LIGHT POLES, METERS, UTILITY BOXES, PEDESTALS, MANHOLE COVERS, MARKERS, ETC. PARTICULAR ATTENTION SHOULD BE MADE TO IDENTIFY SERVICE FEEDS FROM BUILDINGS AND HOMES THAT ARE MARKED.
- THE GENERAL CONTRACTOR SHALL CONTACT ANY UTILITY WHERE LOCATES ARE IN QUESTION AND/OR UNVERIFIED. NO ASSUMPTIONS SHOULD BE MADE ON LOCATION OR DEPTH OF EXISTING UTILITIES.
- THE GENERAL CONTRACTOR, AT A MINIMUM, SHALL TAKE AND STORE A PHOTO SERIES TO BE SUBMITTED WITH THE CLOSE OUT PACKAGE OF ALL EXCAVATION AREAS ONCE LOCATES ARE COMPLETE AND PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR SHALL MEET ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING WORKER SAFETY AND TRAINING WHEN WORKING AROUND UNDERGROUND FACILITIES.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES CROSSING THE TOLERANCE ZONE AND SHALL POSITIVELY IDENTIFY THEIR LOCATION AND DEPTH USING APPROPRIATE TECHNIQUES WITHIN THE TOLERANCE ZONE.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES RUNNING PARALLEL WITH THE PROPOSED PATH AT THE APPROPRIATE INTERVALS WITHIN THE TOLERANCE ZONE AND APPROPRIATE BUFFER ZONE. UNLESS MORE STRINGENT REGULATIONS EXIST, THE GENERAL CONTRACTOR SHALL EXPOSE (POT-HOLE) AT MINIMUM ANY PARALLEL UTILITY WITHIN 3' OF THE TOLERANCE ZONE EVERY 25'. AND ANY PARALLEL UTILITY BETWEEN 3' TO 5' OF THE TOLERANCE ZONE EVERY 100'.
- THE TOLERANCE ZONE SHALL BE A MINIMUM OF 30" BEYOND EACH SIDE OF THE INSTALLED PIPE, OR GREATER IF CODE REQUIRES.
- GENERAL CONTRACTOR SHALL USE A DRILL HEAD TRACKING DEVICE WHEN BORING AND TRACK THE DRILL HEAD AT A MINIMUM OF EVERY 5' OR AS REQUIRED BY CODE. A LOG SHALL BE CREATED RECORDING THE LOCATION AND DEPTH AND SUBMITTED WITH THE GENERAL CONTRACTOR AS-BUILT PACKAGE.
- GENERAL CONTRACTOR SHALL ENSURE THESE REQUIREMENTS ARE ENFORCED WITH ALL SUB-CONTRACTORS RETAINED BY THE GENERAL CONTRACTOR.

Peter J. Tardy 08/11/2025
PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
N.J. LIC. NO. 41990

DATE
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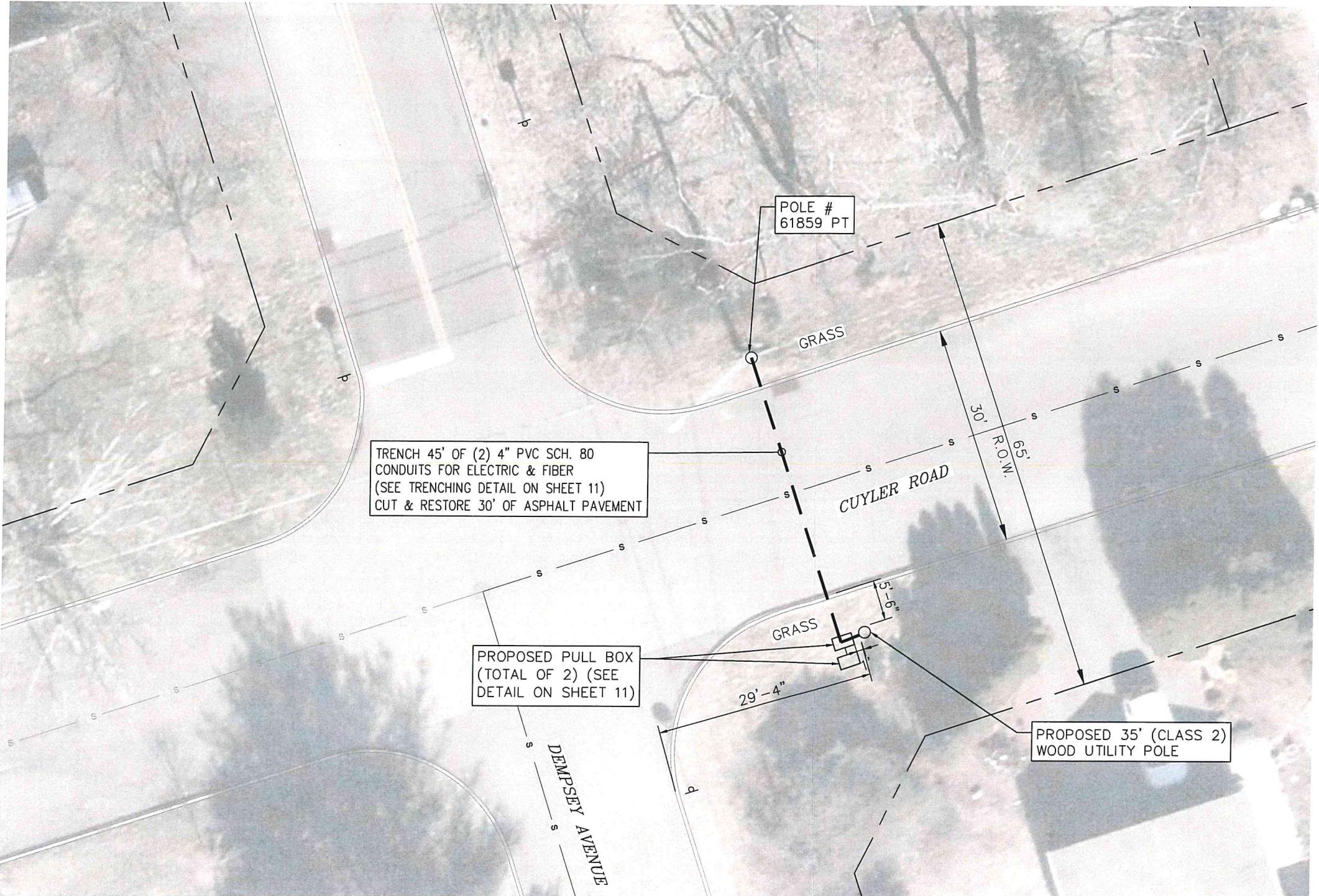
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SHEET: 9 OF 11

NOTE:
DRAWING NOT FROM
ACTUAL SITE PLAN
INFORMATION TAKEN
FROM BEST AVAILABLE
RECORDS CONTRACTOR
IS RESPONSIBLE TO
VERIFY ALL DIMENSIONS
AND MATERIAL REQUIRED
FOR CONSTRUCTION.



UNDERGROUND UTILITY PLAN

Peter J. Tardy
08/11/2025
PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

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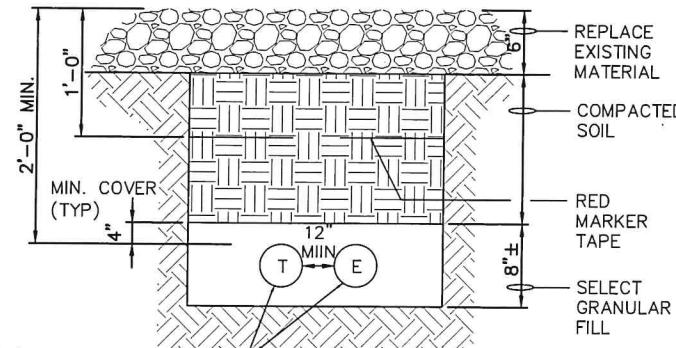
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CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES. ANY CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY.

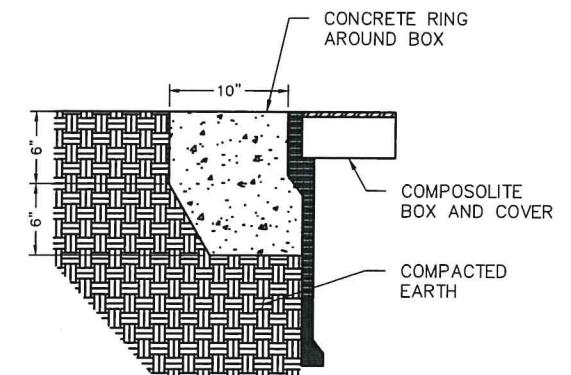
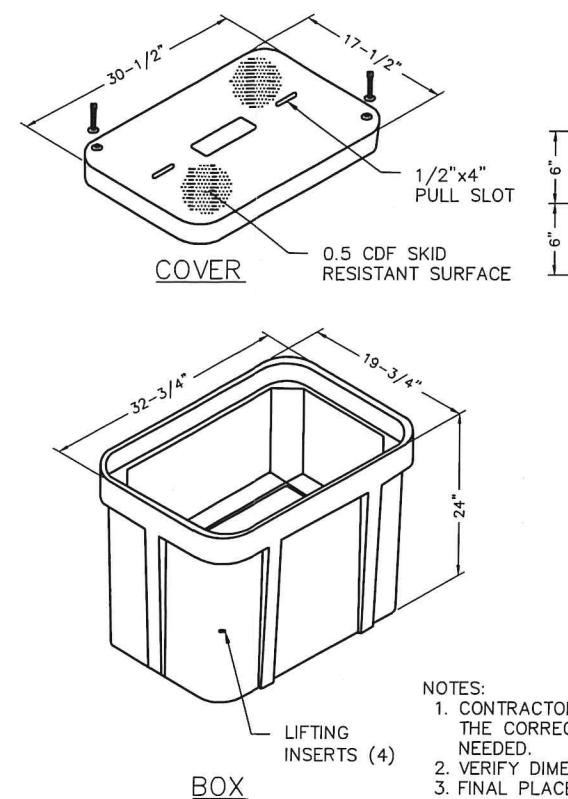
(2) SCH.40 PVC ELECTRIC & TELCO CONDUITS WITH PULL STRINGS (REFER TO PLAN) (TYP.)



NOTES:

1. REMOVE & HAUL OFF-SITE ALL EXCESS SITE SOIL.
2. RESTORE ALL SURFACES TO ORIGINAL CONDITION.
3. CONDUIT SHALL BE UV-RESISTANT WHERE EXPOSED TO ATMOSPHERE.

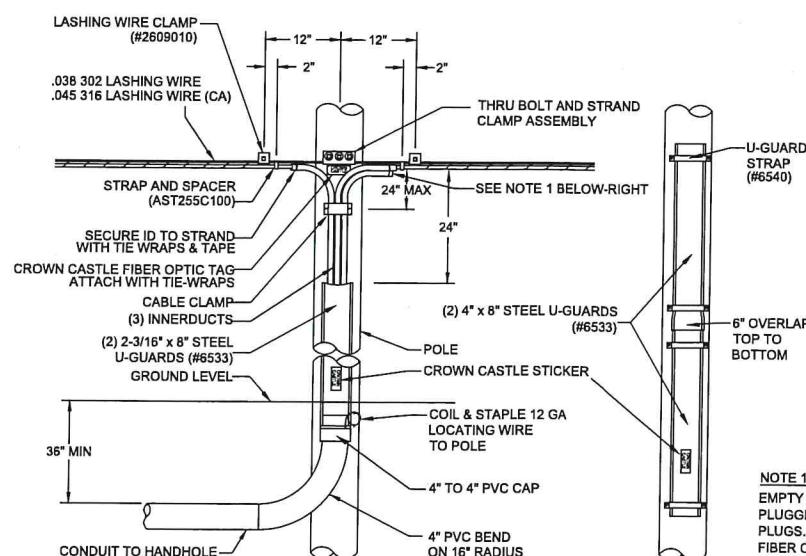
UNDERGROUND ELECTRIC AND TELCO DUCT BANK



NOTES:

1. CONCRETE ENCASEMENT TO BE 3,000 P.S.I. MINIMUM.
2. CONCRETE ENCASEMENT RING DIMENSION, D, TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
3. QUAZITE DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATIONS.

PULL BOX DETAIL



NOTE 1
EMPTY INNERDUCTS ENDS SHALL BE PLUGGED WITH EXPANDABLE JACKMOON PLUGS. INNERDUCTS POPULATED WITH FIBER OPTIC CABLE(S) SHALL BE PLUGGED WITH EXPANDING FOAM.

TYPICAL TANGENT RISER POLE DETAIL

PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
N.J. LIC. NO. 41990

DATE
08/11/2025

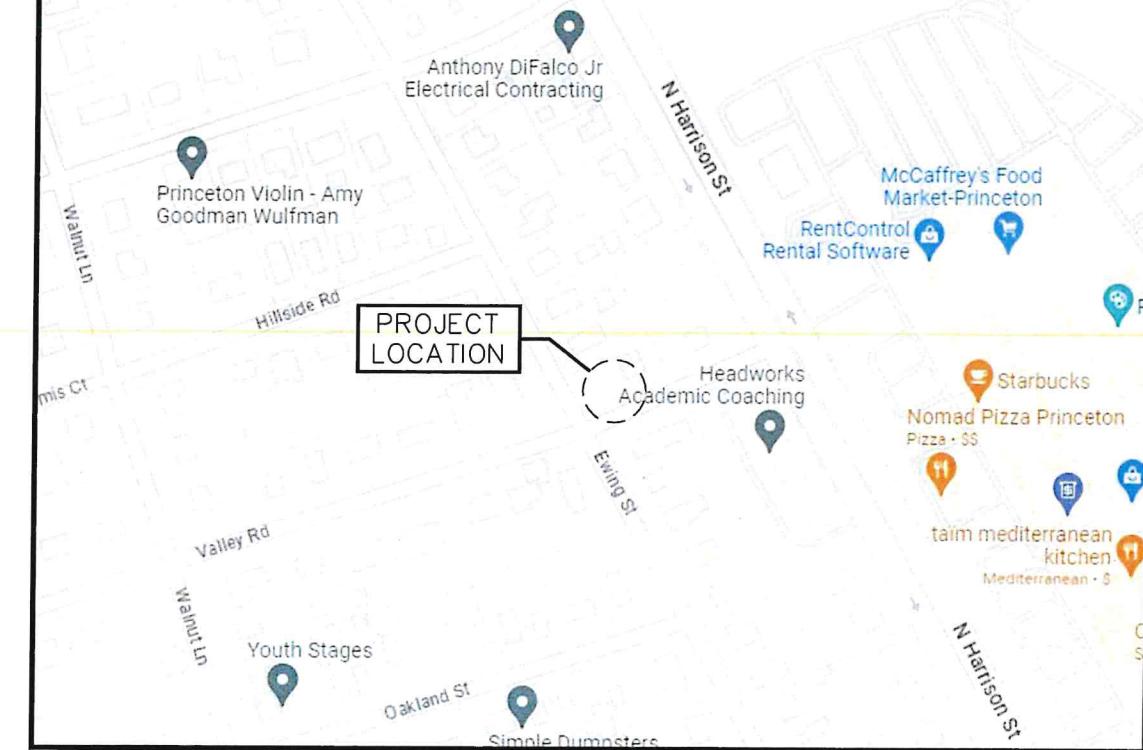
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FPA
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2 Riverside Drive, Suite 503
Camden, New Jersey 08101
609.882.1582
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SHEET:	11 OF 11	



LOCATION MAP

Latitude: 40.36389000°N
Longitude: -74.65415000°W
Block: 7203, Lot: 8



811

Know what's below.
Call before you dig.

Jurisdiction: Municipality of Princeton Proposed Small Cell Site

Crown Castle Fiber LLC 246 Valley Rd.



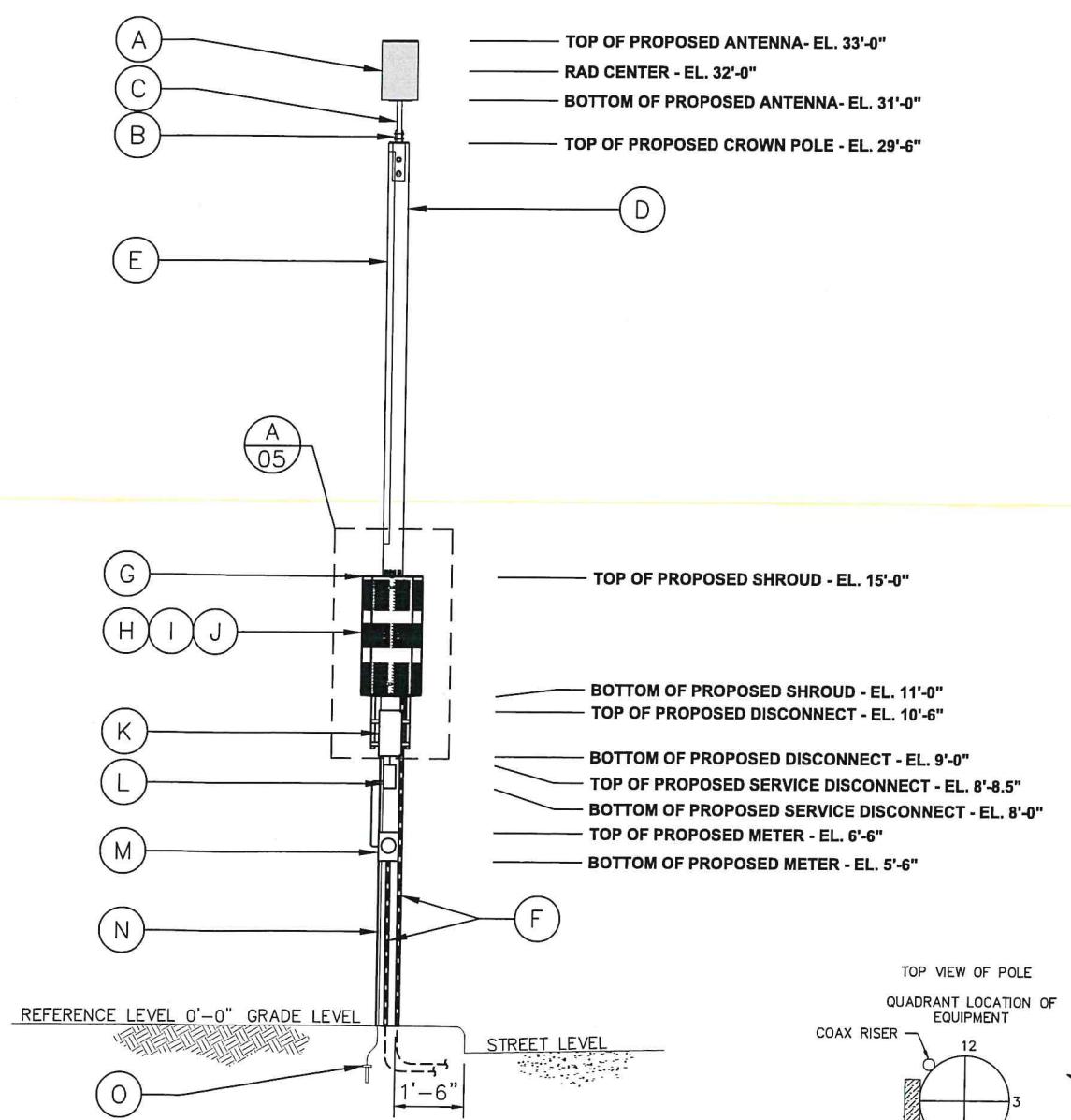
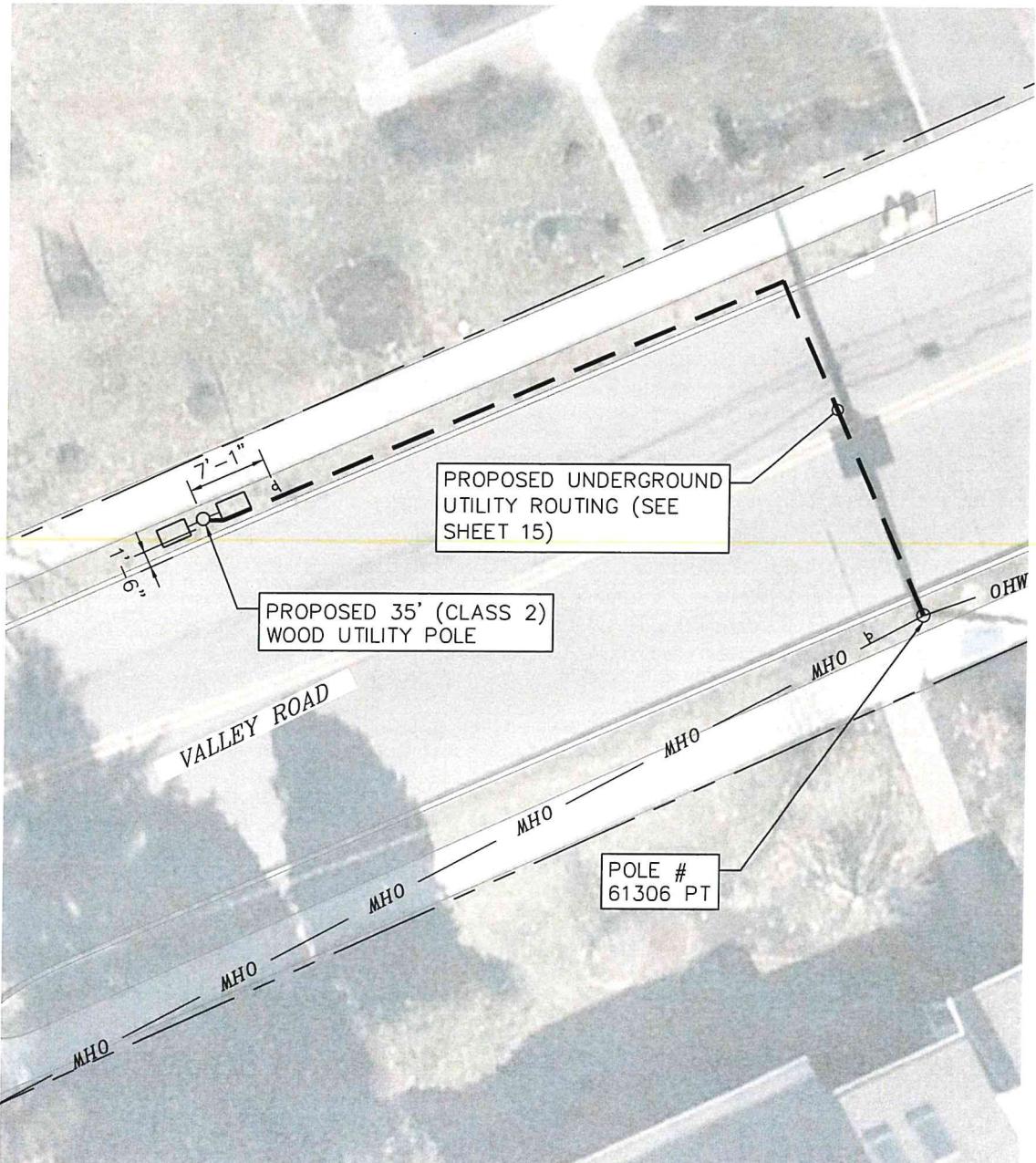
NODE PLACEMENT

246 Valley Rd.
Proposed Crown wood pole
On the North side of
Valley Rd. East of Ewing St.
Pole ID: TBD

INDEX TO SHEETS	
DWG #	DRAWING TITLE
1	COVER SHEET
2	PROPOSED POLE CONFIGURATION
3	PROPOSED POLE LOCATION PHOTOS (N&S)
4	PROPOSED POLE LOCATION PHOTOS (E&W)
5	PROPOSED EQUIPMENT DETAILS
6	PROPOSED ANTENNA & RADIO DETAILS
7	WIRING DIAGRAM
8	DISCONNECT BOX
9	TRAFFIC CONTROL PLAN
10	TRAFFIC CONTROL NOTES
11	TRAFFIC CONTROL DETAILS - 1
12	TRAFFIC CONTROL DETAILS - 2
13	TRAFFIC CONTROL DETAILS - 3
14	UNDERGROUND UTILITY NOTES
15	UNDERGROUND UTILITY PLAN
16	UNDERGROUND ROUTING DETAILS

NODE ID:	PRC-067		
SCU #:	528024		
PROPOSED POLE CLASS:	2		
 AUG 27 2025			
 08/21/2025			
<p>PETER J. TARDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990</p>			
<p>ENGINEER: FPA FRENCH & PARRELLO ASSOCIATES FPAengineers.com </p>			
<p>OWNER/DEVELOPER: CROWN CASTLE The Foundation for a Wireless World. </p>			
<p>TITLE: Crown Castle Fiber LLC 246 VALLEY ROAD PRINCETON, NJ JURISDICTION: MUNICIPALITY OF PRINCETON</p>			
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SHEET: 1 OF 16			

NOTES:
POINT OF CONTACT FOR POWER AND
TELCO TO BE DETERMINED PENDING
UTILITY COORDINATION.



- A. PROPOSED ANTENNA:
(1) AMPHENOL 2C6U2VT360X06Fwxy4
24.0" x14.6" (HxD) - 28.0 LBS
- B. INSTALL ANTENNA MOUNTING BRACKET
- C. INSTALL POLE TOP MOUNT
- D. INSTALL NEW 35' CLASS 2 WOOD UTILITY POLE
TOP HEIGHT = 29'-6" (AGL)
- E. INSTALL 2" PVC RISER U-GUARD:
PROPOSED #4 AWG GROUND WIRE AND COAX/FIBER CABLES
TO BE ROUTED WITHIN
- F. INSTALL 3" PVC SCH. 80 POWER RISER CONDUIT FROM METER
TO PULLBOX. INSTALL 2" PVC SCH. 80 FIBER RISER CONDUIT
FROM SHROUD TO PULLBOX.
- G. INSTALL SHROUD CABINET:
RAYCAP RAES-235418-C35
48.0" x24.0" x24.0" (HxWxD) - 433 LBS
INTERNAL ERICSSON COMPONENTS TO BE INSTALLED:
DAB 4455 B2/B25 AC 080 & FRONTHAUL 6585
EQUIPMENT COLOR: BROWN
- H. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 4455 B2/B25 B66A
31.3" x10.9" x5.9" (HxWxD) - 67.2 LBS
- I. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO B863 B41 W/FAN
18.1" x14.8" x5.7" (HxWxD) - 50.9 LBS
- J. INSTALL DIPLEXER WITHIN NEW SHROUD CABINET:
(1) KAEULUS DBCT156F1V12-1
4.33" x9.41" x3.51" (HxWxD) - 9.7 LBS
- K. INSTALL 100A DISCONNECT:
(1) RAYCAP RSD-FMC-Z16MS-21NN
18.25" x9.10" x6.05" (HxWxD) - 23.6 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW EQUIPMENT SHROUD
- L. INSTALL SERVICE DISCONNECT:
(1) SQUARE D Q02-4L70RB
9.37" x4.88" (HxW) - 5.05 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
- M. INSTALL POWER METER:
(1) MILBANK U8569-YL-PSE&G-DES
11.5" x8.0" x3.3" (HxWxD)
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
- N. INSTALL 1" PVC U-GUARD:
PROPOSED #4 AWG GROUND WIRE ROUTED WITHIN
- O. INSTALL 8' GROUND ROD

Peter J. Tardy 08/21/2025

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PROPOSED POLE PHOTO
LOOKING NORTH



PROPOSED POLE PHOTO
LOOKING SOUTH

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SHEET: 3 OF 16



PROPOSED POLE PHOTO
LOOKING EAST



PROPOSED POLE PHOTO
LOOKING WEST

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08/21/2025

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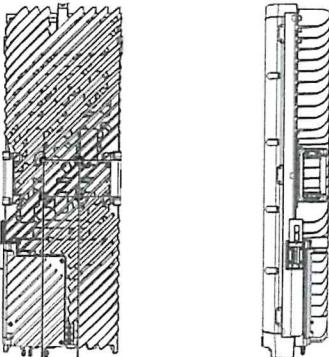
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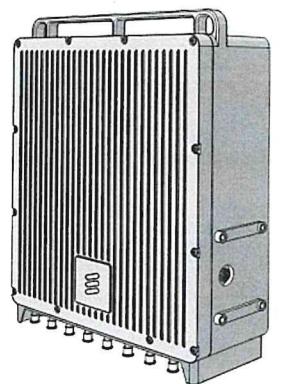
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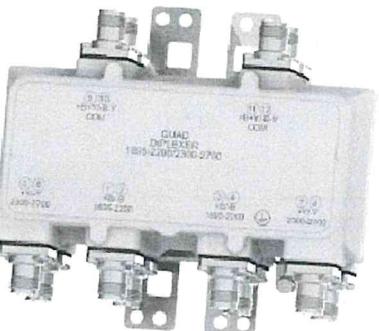
SHEET: 4 OF 16



ERICSSON
RADIO 4455 B2/B25 B66A



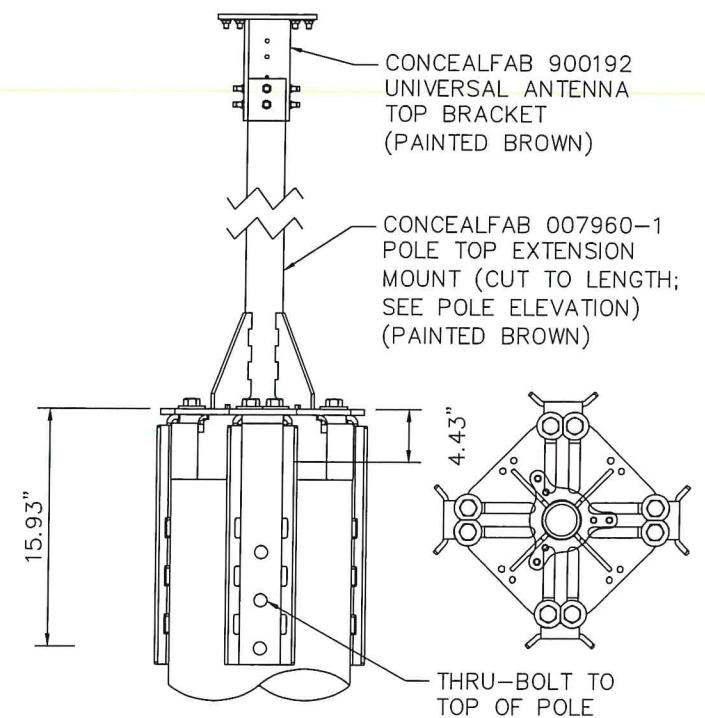
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ERICSSON RADIO 8863 B41 W/FAN



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DBCT156F1V12-1 DIPLEXER



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ANTENNA

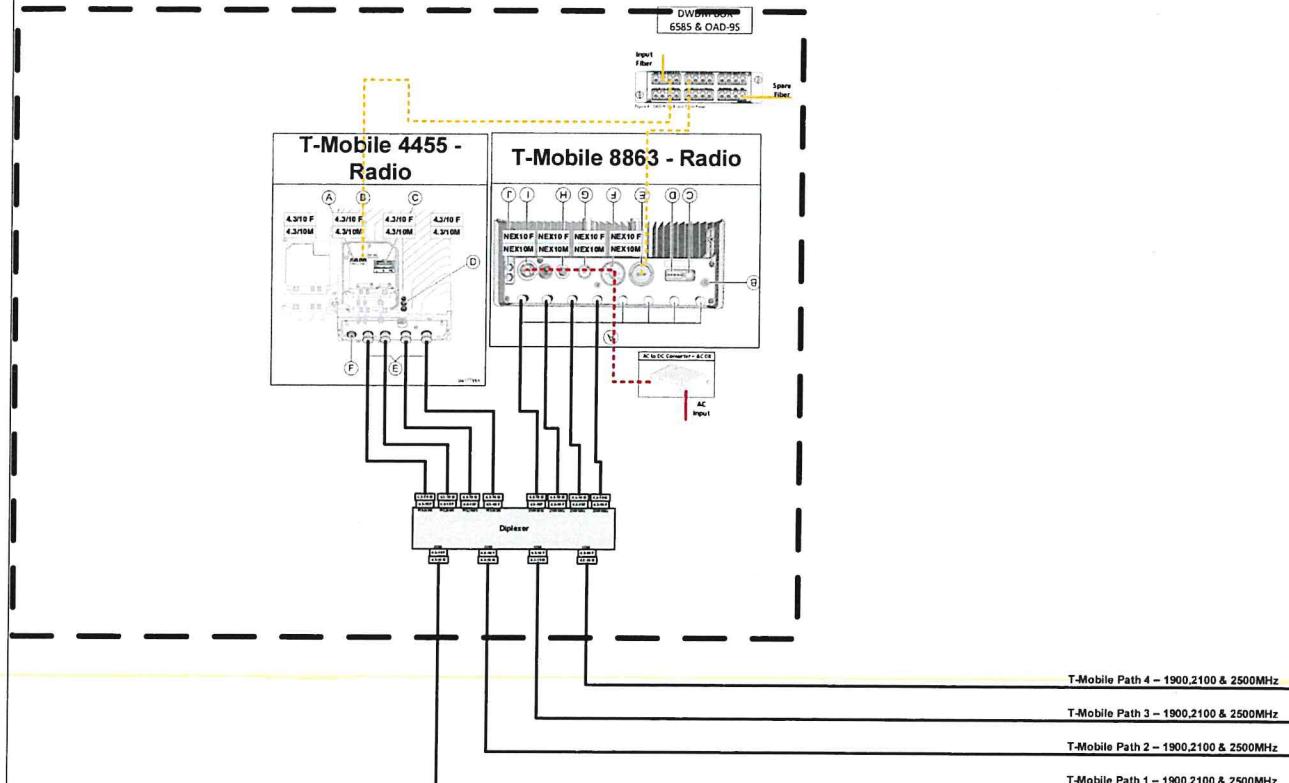


ANTENNA MOUNTING DETAIL
CONCEALFAB POLE TOP MOUNT

		08/21/2025
PETER J. TARDY, P.E.		DATE
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Crown Castle Fiber LLC 246 VALLEY ROAD PRINCETON, NJ JURISDICTION: MUNICIPALITY OF PRINCETON		
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SHEET:		6 OF 16

Scenario Name:-		CC CROWN CASTLE
Scenario 048		
Project:-	Date Created:-	Cluster Name:-
Trenton, NJ	04/13/2023	Philly County

Designed by:-	Customer:-	Revision:-	Sheet:-
Prashant Patel	T-Mobile	1	048



Carrier	Band (MHz)	Band Color		Path 1	Path 2	Comments
		Color	Description			
Verizon	700	1x Red	Brown	Brown/Brown		
	850	2x Red	Brown	Brown/Brown	Alternatively named Cellular Band	
	1900	3x Red	Brown	Brown/Brown	Alternatively named PCS Band	
	2100	4x Red	Brown	Brown/Brown	Alternatively named AWS or 1700 Band	
AT&T	700	1x Blue	Brown	Brown/Brown		
	850	2x Blue	Brown	Brown/Brown	Alternatively named Cellular Band	
	1900	3x Blue	Brown	Brown/Brown	Alternatively named PCS Band	
	2100	4x Blue	Brown	Brown/Brown	Alternatively named AWS or 1700 Band	
T-Mobile	2300	5x Blue	Brown	Brown/Brown	Alternatively named WCS Band	
	700	1x Green	Brown	Brown/Brown		
	1900	3x Green	Brown	Brown/Brown	Alternatively named PCS Band	
	2100	4x Green	Brown	Brown/Brown	Alternatively named AWS or 1700 Band	
Metro	2100	4x Purple	Brown	Brown/Brown	Alternatively named AWS or 1700 Band	
	700	1x Yellow	Brown	Brown/Brown	Alternatively named Cellular Band	
	850	2x Yellow	Brown	Brown/Brown	Alternatively named PCS Band	
	1900	3x Yellow	Brown	Brown/Brown	Alternatively named AWS or 1700 Band	
Sprint	2100	4x Yellow	Brown	Brown/Brown	Alternatively named AWS or 1700 Band	
	2300	5x Yellow	Brown	Brown/Brown	Alternatively named WCS Band	
	2500	6x Yellow	Brown	Brown/Brown	Alternatively named WCS Band	

FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE	FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE
3300-4200 MHz	P1	17-18	(2x) 4.3-10 Female	696-960 MHz	R1	1-2	(2x) 4.3-10 Female
3300-4200 MHz	P2	19-20	(2x) 4.3-10 Female	696-960 MHz	R2	3-4	(2x) 4.3-10 Female
3300-4200 MHz	P3	21-22	(2x) 4.3-10 Female	1695-2700 MHz	Y1	5-6	(2x) 4.3-10 Female
3300-4200 MHz	P4	23-24	(2x) 4.3-10 Female	1695-2700 MHz	Y2	7-8	(2x) 4.3-10 Female
3300-4200 MHz	P5	25-26	(2x) 4.3-10 Female	1695-2700 MHz	Y3	9-10	(2x) 4.3-10 Female
3300-4200 MHz	P6	27-28	(2x) 4.3-10 Female	1695-2700 MHz	Y4	11-12	(2x) 4.3-10 Female
3300-4200 MHz	P7	29-30	(2x) 4.3-10 Female	1695-2700 MHz	Y5	13-14	(2x) 4.3-10 Female
3300-4200 MHz	P8	31-32	(2x) 4.3-10 Female	1695-2700 MHz	Y6	15-16	(2x) 4.3-10 Female

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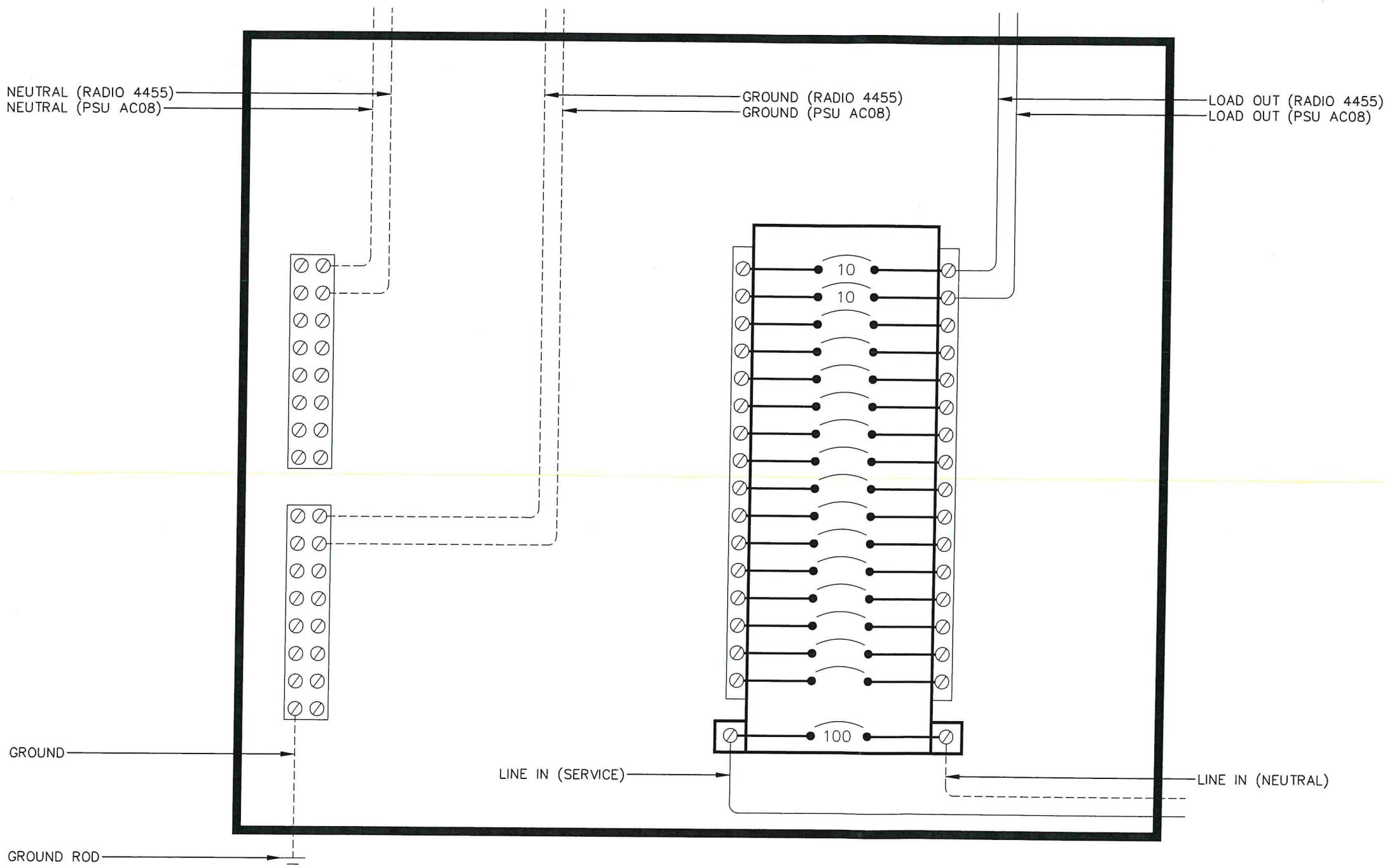
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D.R. A.R.C. P.J.T.

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SHEET: 7 OF 16



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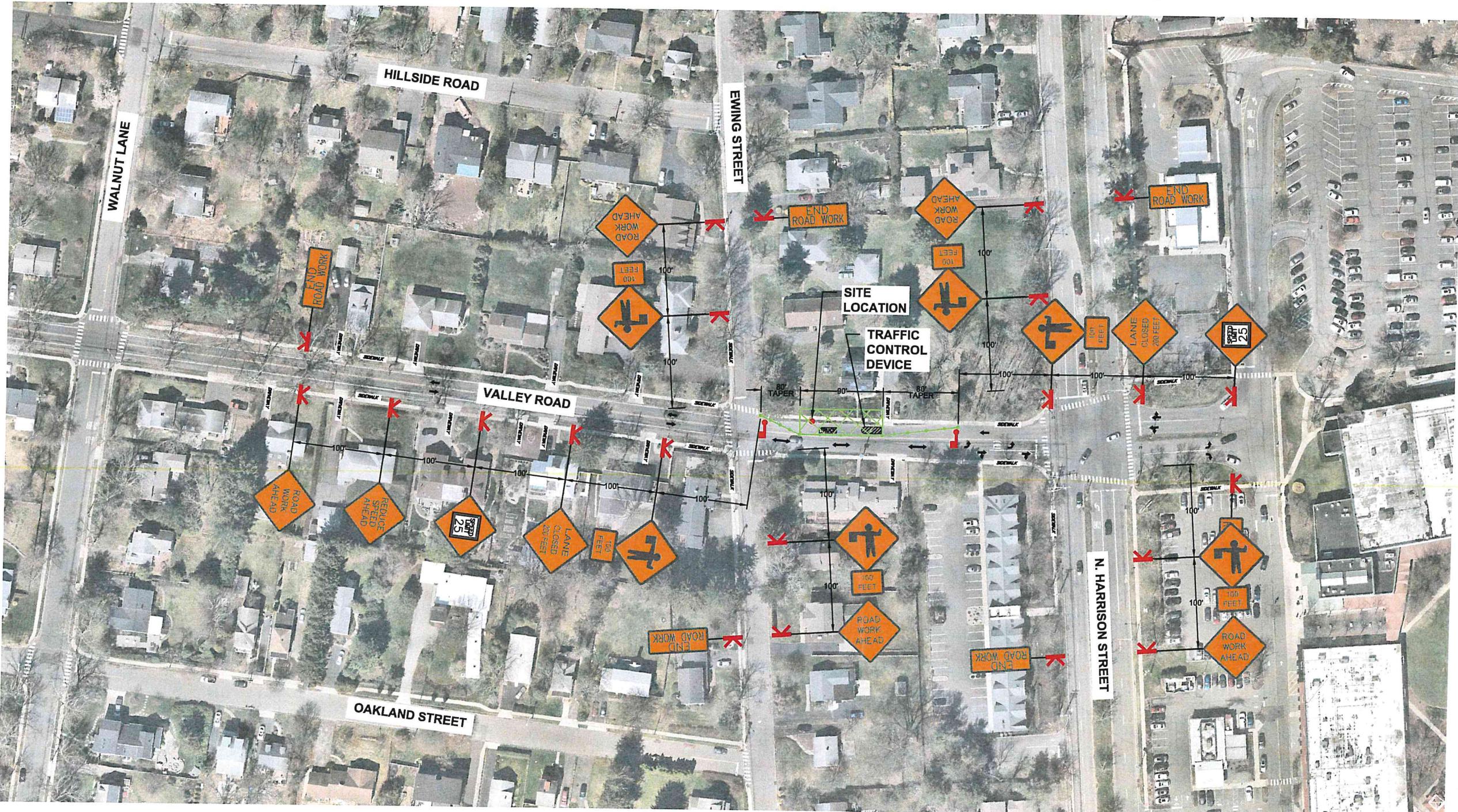
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SHEET: 8 OF 16



TRAFFIC CONTROL PLAN

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NEW JERSEY PROFESSIONAL ENGINEER
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08/21/2025

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CASTLE

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SHEET: 9 OF 16

GENERAL NOTES

- EXISTING BASE MAP AND UTILITIES ARE SHOWN BASED ON HISTORICAL AERIAL IMAGES AND PHOTOGRAPHICAL EVIDENCE.
- WORKING HOURS TO BE WITHIN REGULAR COUNTY ROAD WORKING HOURS OF 9:00 AM TO 3:00 PM (NO EXCEPTIONS).
- PER COUNTY POLICY FOR PERMITS, PERMITS MAY BE REVOKED AT ANY TIME BY THE COUNTY ENGINEER FOR FAILURE TO COMPLY WITH COUNTY POLICY.
- THE PERMIT HOLDER SHALL SUBMIT FOR APPROVAL OF A TRAFFIC INTERFERENCE REPORT (TIR) TO THE BURLINGTON COUNTY TRAFFIC OPERATIONS CENTER (TOC) BEFORE ANY WORK OR OCCUPANCY OCCURS. THE TIR SHALL BE SUBMITTED NO LESS THAN FIVE (5) BUSINESS DAYS BEFORE THE WORK IS SCHEDULED TO BEGIN.
- THE STORAGE AND/OR STOCKPILE OF EQUIPMENT AND/OR MATERIALS AT ANY LOCATION WITHIN THE COUNTY RIGHT-OF-WAY OR ON COUNTY PROPERTY OUTSIDE OF WORKING HOURS IS STRICTLY PROHIBITED.
- THE COUNTY ENGINEER MAY REQUIRE AN APPLICANT TO RECORD VIDEO OR PHOTOGRAPH ALL AREAS OF PROPOSED OCCUPANCY, WORK, CONSTRUCTION OR EVENT FOR EXTENSIVE OPERATIONS TO PROTECT THE INTERESTS OF THE COUNTY AND ALL ADJOINING PROPERTIES TO THE AREA.
- IT IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER TO IMMEDIATELY NOTIFY THE COUNTY ENGINEER OF ANY DAMAGE TO ANY STRUCTURE WITHIN THE COUNTY RIGHT-OF-WAY. ANY DAMAGE TO A COUNTY-OWNED FACILITY SHALL BE REPAIRED IMMEDIATELY AS DIRECTED BY THE COUNTY. ALL COSTS AND EXPENSES ARE THE RESPONSIBILITY OF THE PERMIT HOLDER.
- IF DURING THE COURSE OF WORK DIFFERENT SITE CONDITIONS ARE FOUND THAT NECESSITATE ALTERING THE PERMITTED WORK, PROCEDURES, EXCAVATION, TRAFFIC CONTROL OR OTHER PERMITTED ACTIVITIES, THE PERMIT SHALL BE DEEMED INVALID AND SHALL BE REVOKED. THE PERMIT HOLDER SHALL IMMEDIATELY NOTIFY THE COUNTY ENGINEER AND ALL WORK SHALL IMMEDIATELY CEASE AND THE SITE SHALL BE RESTORED TO A SAFE CONDITION AS DIRECTED BY THE COUNTY ENGINEER.
- ALL NON-PROTECTED OPEN EXCAVATIONS MUST BE BACKFILLED IMMEDIATELY AND TEMPORARILY PLATED OR PAVED THE SAME DAY AS THE OPENING IS MADE.
- THE PERMIT HOLDER SHALL POSSESS ON SITE COPIES OF THE FOLLOWING AT ALL TIMES: APPROVED PERMIT(S)/1 APPROVED PLAN(S)/1 APPROVED TRAFFIC CONTROL PLAN(S) AND THE APPROVED TIR.
- OCCUPANCY OF ANY PART OR PORTION OF THE COUNTY RIGHT-OF-WAY AND/OR IMPACTING OR IN ANY MANNER INTERFERING WITH THE NORMAL FLOW OF TRAFFIC ON A COUNTY ROAD FOR ANY REASON SHALL BE FORBIDDEN WHEN CONDITIONS EXIST SUCH AS SNOW, RAIN, OR SEVERE WEATHER.
- THE PERMIT HOLDER SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT DURING THE PERFORMANCE OF WORK BOTH VEHICULAR & PEDESTRIAN TRAFFIC SHALL BE MAINTAINED NEARLY AS NORMAL AND SAFE AS PRACTICABLE. THE PERMIT HOLDER SHALL PLAN AND CARRY OUT HIS WORK TO PROVIDE FOR THE SAFE AND CONVENIENT PASSAGE OF SUCH TRAFFIC AND TO CAUSE AS LITTLE INCONVENIENCE AS POSSIBLE TO THE OCCUPANTS OF ADJOINING PROPERTIES. THE PERMIT HOLDER SHALL NOTIFY THE OWNERS OF ADJOINING PROPERTIES IN WRITING, AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE TIME HE PROPOSES TO BEGIN ANY WORK WHICH WILL INTERFERE WITH THEIR NORMAL PASSAGE AND MUST PROVIDE THE COUNTY ENGINEER WITH SUCH NOTICE. CLOSURES OF COUNTY ROADS ARE PROHIBITED.
- AFTER RECEIPT OF AN APPROVED TIR IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO NOTIFY THE APPROPRIATE POLICE DEPARTMENT, FIRE DEPARTMENT AND EMERGENCY SERVICES, PUBLIC AND SCHOOL BUS TRANSPORTERS, THE BURLINGTON COUNTY OFFICE OF EMERGENCY MANAGEMENT AND BURLINGTON COUNTY CENTRAL COMMUNICATIONS OF ITS PLANS TO OCCUPY THE COUNTY RIGHT-OF-WAY.
- TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE INSTALLED AND/OR DISPLAYED DURING WORKING HOURS ONLY. IT IS PROHIBITED TO INSTALL/DISPLAY TEMPORARY TRAFFIC CONTROL DEVICES DURING ANY AND ALL NON-WORKING HOURS. IF TEMPORARY TRAFFIC CONTROL DEVICES ARE INSTALLED/DISPLAYED AT AN INACTIVE WORK ZONE, THE DEPARTMENT OF PUBLIC WORKS SHALL REMOVE SAID TEMPORARY TRAFFIC CONTROL DEVICES AND STORE THEM AT A COUNTY FACILITY. THE PERMIT HOLDER WILL THEN BE CHARGED FIVE HUNDRED DOLLARS (\$500) OF EACH SUCH INSTANCE PLUS LABOR AND EQUIPMENT USE COSTS.
- CONTRACTOR SHOULD BE AWARE OF POLICY, PROCEDURES AND SPECIFICATIONS MANUAL SET FORTH BY THE BURLINGTON COUNTY BOARD OF CHosen FREEHOLDERS, IN REFERENCE TO ROADWAY OCCUPANCY AND ROADWAY OPENINGS.
- MILL AND OVERLAY OF THE WIDTH OF THE ENTIRE LANE IS REQUIRED IF THE TRENCH IS LONGITUDINAL ALONG THE TRAVEL LANE. FULL WIDTH MILL AND OVERLAY OF THE ENTIRE ROAD IS REQUIRED ALONG LONGITUDINAL TRENCHES WITH NON-UNIFORM WIDTH AND/OR WITH MULTIPLE CROSSINGS TO PREVENT ERRATIC TRAVEL OF MOTOR VEHICLES.

NOTES

- FIGURES AND TABLES ARE FROM THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EDITION 2009 INCLUDING REVISION 1 AND 2 DATED MAY 2012, AND THE NJDOT WORK ZONE SAFETY SET-UP GUIDE, EDITION 2011.
- REFER TO SECTION 10 OF THE BURLINGTON COUNTY ROAD OCCUPANCY POLICY FOR COMPLETE REQUIREMENTS.

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D.R. A.R.C. P.J.T.

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SHEET:	10 OF 16

PART 6

TEMPORARY TRAFFIC CONTROL

CHAPTER 6A. GENERAL

Section 6A.01 General

Support:

01 Whenever the acronym "TTC" is used in Part 6, it refers to "temporary traffic control."

Standard:

02 The needs and control of all road users (motorists, bicyclists, and pedestrians within the highway, or on private roads open to public travel (see definition in Section 1A.13), including persons with disabilities in accordance with the Americans with Disabilities Act of 1990 (ADA), Title II, Paragraph 35.130) through a TTC zone shall be an essential part of highway construction, utility work, maintenance operations, and the management of traffic incidents.

Support:

03 When the normal function of the roadway, or a private road open to public travel, is suspended, TTC planning provides for continuity of the movement of motor vehicle, bicycle, and pedestrian traffic (including accessible passage); transit operations; and access (and accessibility) to property and utilities.

04 The primary function of TTC is to provide for the reasonably safe and effective movement of road users through or around TTC zones while reasonably protecting road users, workers, responders to traffic incidents, and equipment.

05 Of equal importance to the public traveling through the TTC zone is the safety of workers performing the many varied tasks within the work space. TTC zones present constantly changing conditions that are unexpected by the road user. This creates an even higher degree of vulnerability for the workers and incident management responders on or near the roadway (see Section 6D.03). At the same time, the TTC zone provides for the efficient completion of whatever activity interrupted the normal use of the roadway.

06 Consideration for road user safety, worker and responder safety, and the efficiency of road user flow is an integral element of every TTC zone, from planning through completion. A concurrent objective of the TTC is the efficient construction and maintenance of the highway and the efficient resolution of traffic incidents.

07 No one set of TTC devices can satisfy all conditions for a given project or incident. At the same time, defining details that would be adequate to cover all applications is not practical. Instead, Part 6 displays typical applications that depict common applications of TTC devices. The TTC selected for each situation depends on type of highway, road user conditions, duration of operation, physical constraints, and the nearness of the work space or incident management activity to road users.

08 Improved road user performance might be realized through a well-prepared public relations effort that covers the nature of the work, the time and duration of its execution, the anticipated effects upon road users, and possible alternate routes and modes of travel. Such programs have been found to result in a significant reduction in the number of road users traveling through the TTC zone, which reduces the possible number of conflicts.

09 Operational improvements might be realized by using intelligent transportation systems (ITS) in work zones. The use in work zones of ITS technology, such as portable camera systems, highway advisory radio, variable speed limits, ramp metering, traveler information, merge guidance, and queue detection information, is aimed at increasing safety for both workers and road users and helping to ensure a more efficient traffic flow. The use in work zones of ITS technologies has been found to be effective in providing traffic monitoring and management, data collection, and traveler information.

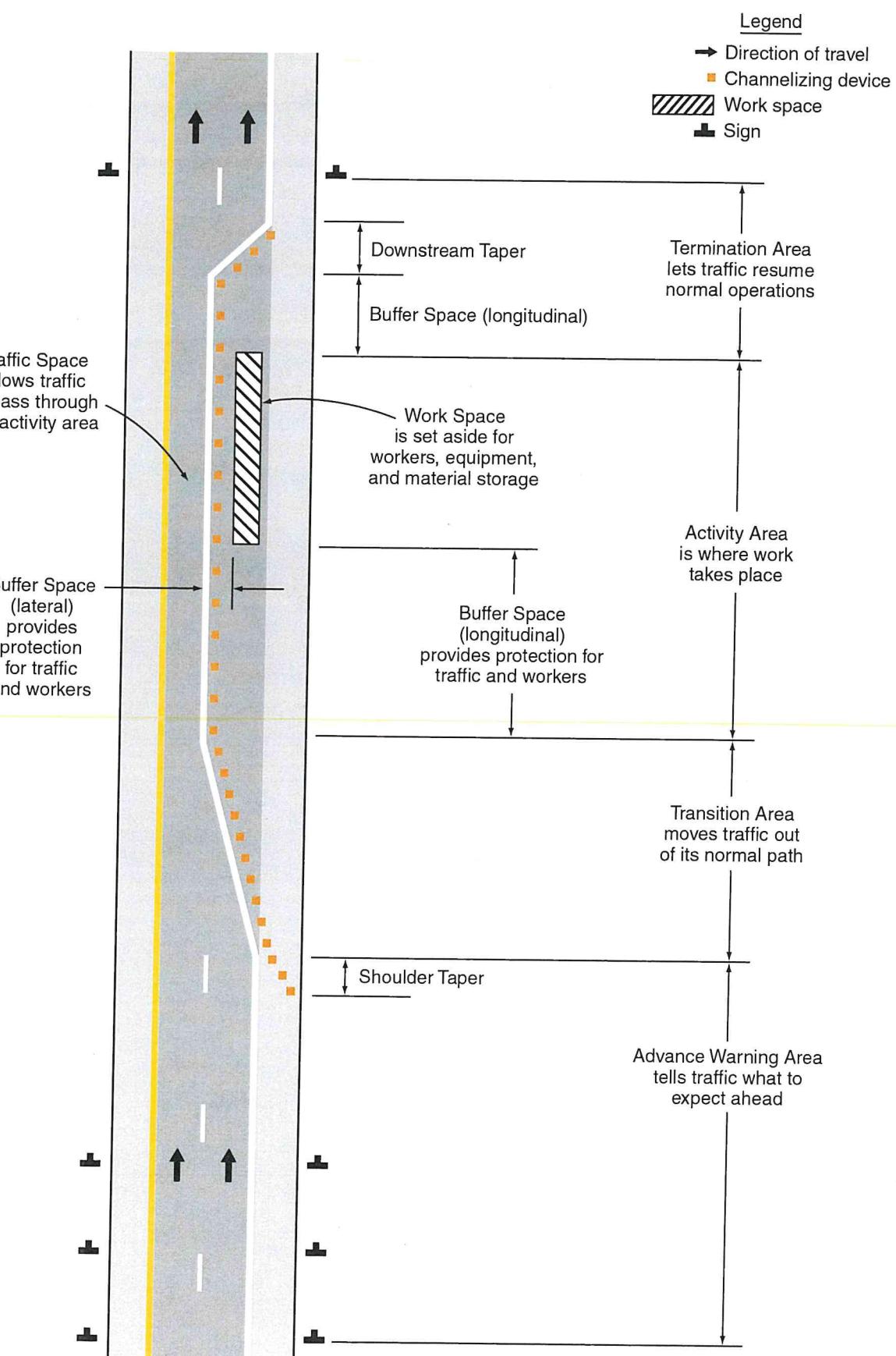
Standard:

10 TTC plans and devices shall be the responsibility of the authority of a public body or official having jurisdiction for guiding road users. There shall be adequate statutory authority for the implementation and enforcement of needed road user regulations, parking controls, speed zoning, and the management of traffic incidents. Such statutes shall provide sufficient flexibility in the application of TTC to meet the needs of changing conditions in the TTC zone.

Support:

11 Temporary facilities, including pedestrian routes around worksites, are also covered by the accessibility requirements of the Americans with Disabilities Act of 1990 (ADA) (Public Law 101-336, 104 Stat. 327, July 26, 1990. 42 U.S.C. 12101-12213 (as amended)).

Figure 6C-1. Component Parts of a Temporary Traffic Control Zone



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Figure 6C-2. Types of Tapers and Buffer Spaces

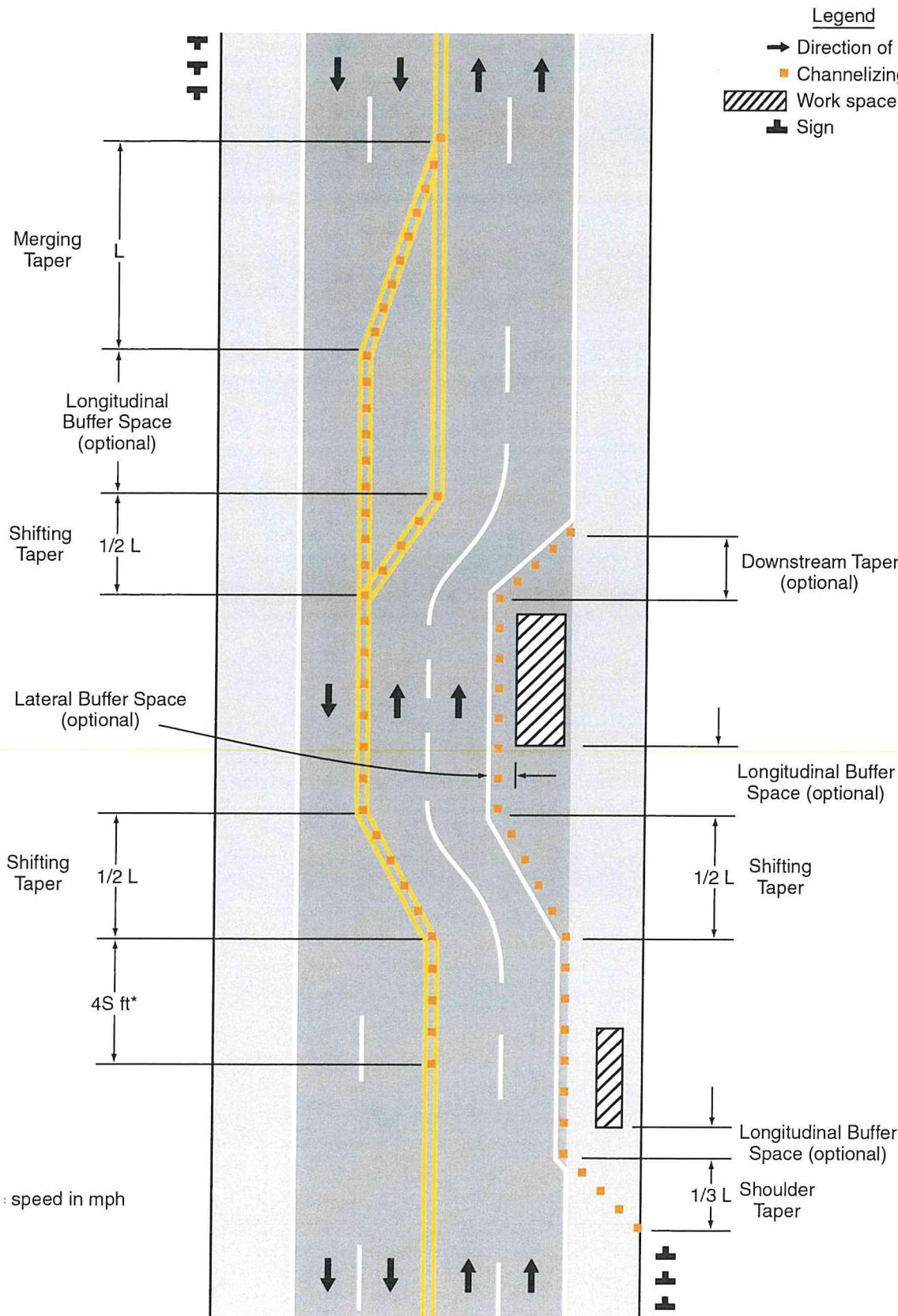
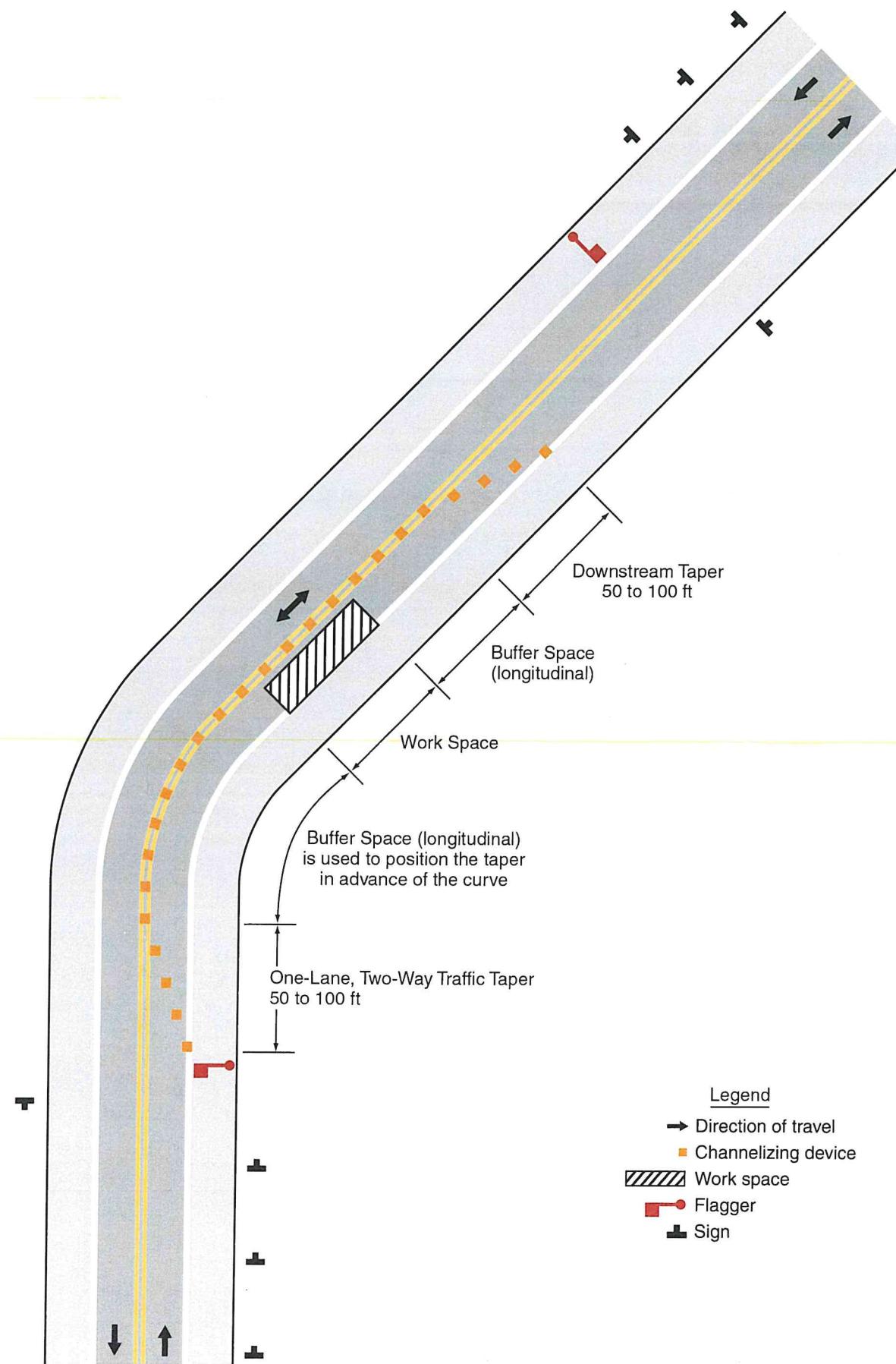


Figure 6C-3. Example of a One-Lane, Two-Way Traffic Taper



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Table 6C-1. Recommended Advance Warning Sign Minimum Spacing

Road Type	Distance Between Signs**		
	A	B	C
Urban (low speed)*	100 feet	100 feet	100 feet
Urban (high speed)*	350 feet	350 feet	350 feet
Rural	500 feet	500 feet	500 feet
Expressway / Freeway	1,000 feet	1,500 feet	2,640 feet

* Speed category to be determined by the highway agency
 ** The column headings A, B, and C are the dimensions shown in Figures 6H-1 through 6H-46. The A dimension is the distance from the transition or point of restriction to the first sign. The B dimension is the distance between the first and second signs. The C dimension is the distance between the second and third signs. (The "first sign" is the sign in a three-sign series that is closest to the TTC zone. The "third sign" is the sign that is furthest upstream from the TTC zone.)

Table 6C-3. Taper Length Criteria for Temporary Traffic Control Zones

Type of Taper	Taper Length
Merging Taper	at least L
Shifting Taper	at least 0.5 L
Shoulder Taper	at least 0.33 L
One-Lane, Two-Way Traffic Taper	50 feet minimum, 100 feet maximum
Downstream Taper	50 feet minimum, 100 feet maximum

Note: Use Table 6C-4 to calculate L

Table 6C-4. Formulas for Determining Taper Length

Speed (S)	Taper Length (L) in feet
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or more	$L = WS$

Where: L = taper length in feet
 W = width of offset in feet
 S = posted speed limit, or off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

TAPER LENGTHS AND NUMBER OF CONES CHART

Width (ft.)	25 MPH				30 MPH				35 MPH				40 MPH			
	Taper		Shoulder Taper		Taper		Shoulder Taper		Taper		Shoulder Taper		Taper		Shoulder Taper	
	Length L (ft.)	# of cones	Length S (ft.)	# of cones	Length L (ft.)	# of cones	Length S (ft.)	# of cones	Length L (ft.)	# of cones	Length S (ft.)	# of cones	Length L (ft.)	# of cones	Length S (ft.)	# of cones
1	20	2	20	3	20	2	20	3	20	2	20	3	40	3	20	3
2	40	3	20	3	40	3	20	3	60	4	20	3	60	4	20	3
3	40	3	20	3	40	3	20	3	80	5	20	3	80	5	40	3
4	60	4	20	3	60	4	20	3	100	6	40	3	120	7	40	3
5	60	4	20	3	80	5	40	3	120	7	40	3	140	8	60	4
6	80	5	40	3	100	6	40	3	140	8	40	3	160	9	60	4
7	80	5	40	3	120	7	40	3	160	9	60	4	200	11	80	5
8	100	6	40	3	120	7	40	3	180	10	60	4	220	12	80	5
9	100	6	40	3	140	8	60	4	200	11	80	5	240	13	80	5
10	120	7	40	3	160	9	60	4	220	12	80	5	280	15	100	6
11	120	7	40	3	180	10	60	4	240	13	80	5	300	16	100	6
12	140	8	60	4	180	10	80	5	260	14	100	6	320	17	120	7

TAPER LENGTHS AND NUMBER OF CONES CHART

Speed	45 MPH				50 MPH				55 MPH				65 MPH			
	Taper		Shoulder Taper		Taper		Shoulder Taper		Taper		Shoulder Taper		Taper		Shoulder Taper	
	W (ft.)	Length L (ft.)	# of cones	Length S (ft.)	# of cones	Length L (ft.)	# of cones	Length S (ft.)	# of cones	Length L (ft.)	# of cones	Length S (ft.)	# of cones	Length L (ft.)	# of cones	Length S (ft.)
1	60	4	20	3	60	4	20	3	60	4	20	3	80	5	40	3
2	100	6	40	3	100	6	40	3	120	7	40	3	140	8	60	4
3	140	8	60	4	160	9	60	4	180	10	60	4	200	11	80	5
4	180	10	60	4	200	11	80	5	220	12	80	5	260	14	100	6
5	240	13	80	5	260	14	100	6	280	15	100	6	340	18	120	7
6	280	15	100	6	300	16	100	6	340	18	120	7	400	21	140	8
7	320	17	120	7	360	19	120	7	400	21	140	8	460	24	160	9
8	360	19	120	7	400	21	140	8	440	23	160	9	520	27	180	10
9	420	22	140	8	460	24	160	9	500	26	180	10	600	31	200	11
10	460	24	160	9	500	26	180	10	560	29	200	11	660	34	220	12
11	500	26	180	10	560	29	200	11	620	32	220	12	720	37	240	13
12	540	28	180	10	600	31	200	11	660	34	220	12	780	40	260	14

Table 6H-2. Meaning of Symbols on Typical Application Diagrams

	Arrow board
	Arrow board support or trailer (shown facing down)
	Changeable message sign or support trailer
	Channelizing device
	Crash cushion
	Direction of temporary traffic detour
	Direction of traffic
	Flagger
	High-level warning device (Flag tree)
	Longitudinal channelizing device
	Luminaire
	Pavement markings that should be removed for a long-term project

Table 6H-4. Formulas for Determining Taper Length

GENERAL CONSTRUCTION NOTES

1. CONTACT "NJ ONE CALL" SYSTEM FOR UNDERGROUND UTILITY LOCATES, 72 HOURS PRIOR TO CONSTRUCTION
NJ PHONE NO.: 1-800-272-1000
2. CONTRACTOR TO FOLLOW ALL OSHA, LOCAL, STATE, AND BUILDING CODES
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & MATERIALS REQUIRED
4. MAINTAIN A MINIMUM 6' SWEEP ON ALL CONDUIT BENDS
5. PLACE PULL ROPES IN ALL CONDUIT & INNERDUCTS
6. CONTRACTOR MUST CLEAN UP WORK AREAS AT THE END OF EACH WORK DAY & REMOVE TRASH & DEBRIS FROM WORK SITE
7. CONTRACTOR WILL GROUT & SEAL ALL BUILDING ENTRANCES WITH APPROVED MATERIALS
8. PLACE BUSHINGS ON ALL CONDUIT ENDS FOR CABLE PROTECTION
9. PLACE TRIPLEX DUCT PLUG & BLANK DUCT PLUGS AT BUILDING ENTRANCE CONDUITS
10. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED FACILITIES AND/OR PROPERTY
11. ALL DISTURBED SURFACES WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION
12. ALL WORK TO BE PERFORMED PER CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE DIRECTED BY CROWN CASTLE
13. THE CONTRACTOR WILL PROVIDE AS-BUILT RECORDS TO BE GIVEN TO MANAGEMENT UPON COMPLETION OF CONSTRUCTION
14. CONTRACTOR TO COMPLY WITH TRAFFIC CONTROL PLAN AS PER NJDOT. USE APPROPRIATE ATTACHMENT
15. CONTRACTOR TO BOND CABLE SUPPORT STRAND WITH #6 AWG SOLID COPPER CONDUCTOR AT ALL POWER VDL(S)
16. CONTRACTOR TO ENSURE THAT ALL FLOOR/WALL PENETRATIONS ARE SEALED WITH APPROVED FIRESTOP

GENERAL CONTRACTOR UNDERGROUND UTILITY AVOIDANCE NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL FEDERAL & STATE STATUTES AND REGULATIONS; INDUSTRY BEST PRACTICES; BUILDING AND FIRE CODES; GENERAL CONTRACTOR LICENSES; AND LOCAL LAWS, REGULATION & ORDINANCES. IN THE EVENT A CONFLICT EXISTS BETWEEN THESE REGULATIONS AND THIS DOCUMENT, THE REGULATIONS SHALL CONTROL THE GENERAL CONTRACTORS ACTIONS.
- AT MINIMUM, WHEN NOT IN CONFLICT WITH FEDERAL, STATE, AND LOCAL STATUTES, THE GENERAL CONTRACTOR SHALL FOLLOW THE "COMMON GROUND ALLIANCE (CGA) BEST PRACTICES VERSION 17.0 MANUAL OR LATEST - THE DEFINITIVE GUIDE FOR UNDERGROUND SAFETY & DAMAGE PREVENTION" RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL PREPARE AN EMERGENCY RESPONSE PLAN, INCLUDING APPROPRIATE CONTACT INFORMATION, ONE-CALL TICKET DETAILS, AND IMMEDIATE CONTACTING DETAILS, IN EVENT OF UNDERGROUND UTILITY DAMAGE, IS AVAILABLE AT THE INSTALLATION SITE.
- GENERAL CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE ALL ELECTRICAL STRIKE SYSTEMS ARE IN PLACE, IF APPLICABLE, AND HAS BRIEFED THE INSTALLATION CREW ON THE GENERAL CONTRACTORS ELECTRICAL AND GAS LINE STRIKE PROCEDURES EACH DAY PRIOR TO WORK COMMENCING.
- GENERAL CONTRACTOR SHALL WHITE LINE THE PROPOSED CONSTRUCTION ROUTE PRIOR TO CONTACTING THE UTILITY ONE-CALL SYSTEM.
- GENERAL CONTRACTOR SHALL IDENTIFY, PRIOR TO WORK COMMENCEMENT, A COMPETENT PERSON ON THE WORK CREW WHO IS CAPABLE OF IDENTIFYING HAZARDS AND HAS THE AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES, INCLUDING STOP WORK AUTHORITY, TO ELIMINATE THEM, AND SHALL BE ON SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL CONTACT THE ONE-CALL FACILITY FOR EXISTING UTILITY LOCATES AS REQUIRED BY LAW AND PRESERVE ALL MARKS UNTIL THE PROJECT IS COMPLETED AND REFRESH THE ONE-CALL IF REQUIRED BY STATE OR JURISDICTIONAL REQUIREMENTS.
- FOR PROJECTS WITH HIGH PRIORITY UTILITIES, OR ANY UNUSUAL OR COMPLEX CONSTRUCTION, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRE-EXCAVATION MEETING WITH THE AFFECTED UTILITIES AND/OR THEIR DESIGNATED LOCATING COMPANY TO DISCUSS THE PROJECT. HIGH PRIORITY UTILITIES SHALL INCLUDE, BUT NOT LIMITED TO, HIGH-PRESSURE GAS LINES, HIGH-VOLTAGE ELECTRIC LINES, MAJOR PIPELINES, MAJOR WATER LINES, AND HIGH CAPACITY FIBER OPTIC LINES.
- THE GENERAL CONTRACTOR SHALL ENSURE ANY UTILITIES IDENTIFIED FOR LOCATING WHICH ARE NOT MARKED ON THE GROUND HAVE PROVIDED POSITIVE CONFIRMATION NO CONFLICT EXISTS. IF THERE IS A LACK OF POSITIVE CONFIRMATION, THE GENERAL CONTRACTOR MUST RE-CALL THE ONE-CALL CENTER OR RELEVANT UTILITY DIRECTLY FOR CONFIRMATION.
- IN THE EVENT A UTILITY CANNOT BE LOCATED, WHERE POSITIVE CONFIRMATION IS NOT RECEIVED, OR WHERE THERE IS A LIKELIHOOD OF UNDOCUMENTED UTILITIES, SUCH AS PRIVATE INFRASTRUCTURE, THE GENERAL CONTRACTOR SHALL TAKE THE STEP OF SYSTEMATICALLY UTILIZING A GROUND PENETRATING RADAR (GPR) SYSTEM OR SIMILAR ADVANCED LOCATING TECHNOLOGY WITHIN THE TOLERANCE ZONE TO IDENTIFY AND DOCUMENT ANY UTILITIES WITHIN THE CONSTRUCTION ZONE. ANY UTILITY LOCATED USING GPR SHALL BE PROPERLY LOCATED AND EXPOSED AS OUTLINED WITHIN THIS STANDARD PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL INSPECT THE AREA PRIOR TO INSTALLATION FOR ANY UNDERGROUND UTILITY INFRASTRUCTURE WHICH MAY HAVE BEEN MISSED BY SURVEYING THE CONSTRUCTION AREA AND SURROUNDING ENVIRONMENT FOR CLEANOUTS, SUNKEN AREAS, RISERS, OUTBUILDINGS, LIGHT POLES, METERS, UTILITY BOXES, PEDESTALS, MANHOLE COVERS, MARKERS, ETC. PARTICULAR ATTENTION SHOULD BE MADE TO IDENTIFY SERVICE FEEDS FROM BUILDINGS AND HOMES THAT ARE MARKED.
- THE GENERAL CONTRACTOR SHALL CONTACT ANY UTILITY WHERE LOCATES ARE IN QUESTION AND/OR UNVERIFIED. NO ASSUMPTIONS SHOULD BE MADE ON LOCATION OR DEPTH OF EXISTING UTILITIES.
- THE GENERAL CONTRACTOR, AT A MINIMUM, SHALL TAKE AND STORE A PHOTO SERIES TO BE SUBMITTED WITH THE CLOSE OUT PACKAGE OF ALL EXCAVATION AREAS ONCE LOCATES ARE COMPLETE AND PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR SHALL MEET ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING WORKER SAFETY AND TRAINING WHEN WORKING AROUND UNDERGROUND FACILITIES.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES CROSSING THE TOLERANCE ZONE AND SHALL POSITIVELY IDENTIFY THEIR LOCATION AND DEPTH USING APPROPRIATE TECHNIQUES WITHIN THE TOLERANCE ZONE.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES RUNNING PARALLEL WITH THE PROPOSED PATH AT THE APPROPRIATE INTERVALS WITHIN THE TOLERANCE ZONE AND APPROPRIATE BUFFER ZONE. UNLESS MORE STRINGENT REGULATIONS EXIST, THE GENERAL CONTRACTOR SHALL EXPOSE (POT-HOLE) AT MINIMUM ANY PARALLEL UTILITY WITHIN 3' OF THE TOLERANCE ZONE EVERY 25'. AND ANY PARALLEL UTILITY BETWEEN 3' TO 5' OF THE TOLERANCE ZONE EVERY 100'.
- THE TOLERANCE ZONE SHALL BE A MINIMUM OF 30" BEYOND EACH SIDE OF THE INSTALLED PIPE, OR GREATER IF CODE REQUIRES.
- GENERAL CONTRACTOR SHALL USE A DRILL HEAD TRACKING DEVICE WHEN BORING AND TRACK THE DRILL HEAD AT A MINIMUM OF EVERY 5' OR AS REQUIRED BY CODE. A LOG SHALL BE CREATED RECORDING THE LOCATION AND DEPTH AND SUBMITTED WITH THE GENERAL CONTRACTOR AS-BUILT PACKAGE.
- GENERAL CONTRACTOR SHALL ENSURE THESE REQUIREMENTS ARE ENFORCED WITH ALL SUB-CONTRACTORS RETAINED BY THE GENERAL CONTRACTOR.

Peter J. Tardy
08/21/2025

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NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

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JURISDICTION: MUNICIPALITY OF PRINCETON

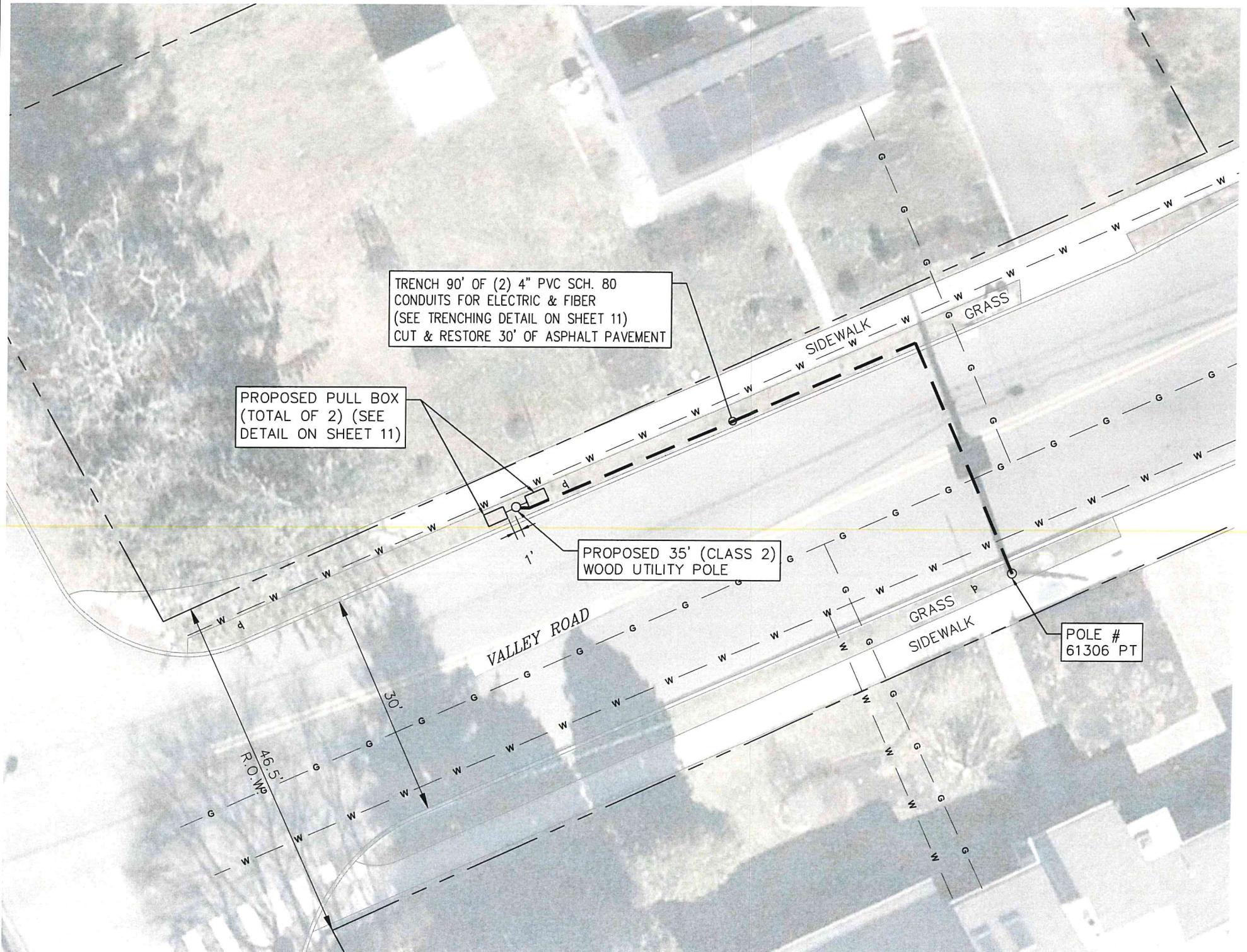
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1	10/24/23	ISSUED AS FINAL
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3	11/14/24	REVISED PER COMMENTS
4	06/27/25	REVISED PER UG ROUTING
5	08/21/25	REVISED SITE ADDRESS

DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.R.C.	
PROJECT NUMBER:	2438C.125.007	
NODE ID:	PRC-067	

SCU # / CASCADE ID:	528024/PH6026BA_21LAB
DATE DRAWN:	09/13/2023

SHEET:	14 OF 16
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NOTE:
DRAWING NOT FROM
ACTUAL SITE PLAN
INFORMATION TAKEN
FROM BEST AVAILABLE
RECORDS CONTRACTOR
IS RESPONSIBLE TO
VERIFY ALL DIMENSIONS
AND MATERIAL REQUIRED
FOR CONSTRUCTION.



NOT TO SCALE

UNDERGROUND UTILITY PLAN

Peter J. Tardy 08/21/2025

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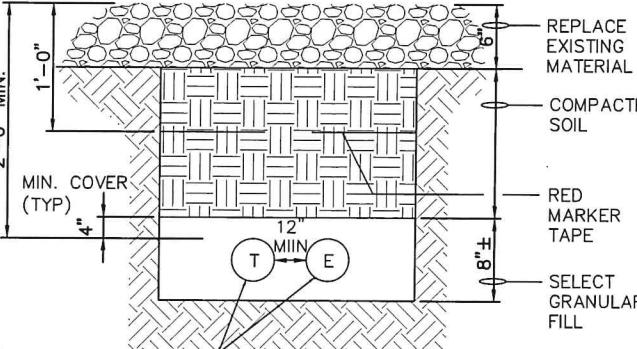
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D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.007
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SCU # / CASCADE ID: 528024/PH6026BA_21LAB
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SHEET: 15 OF 16

CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES. ANY CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY.

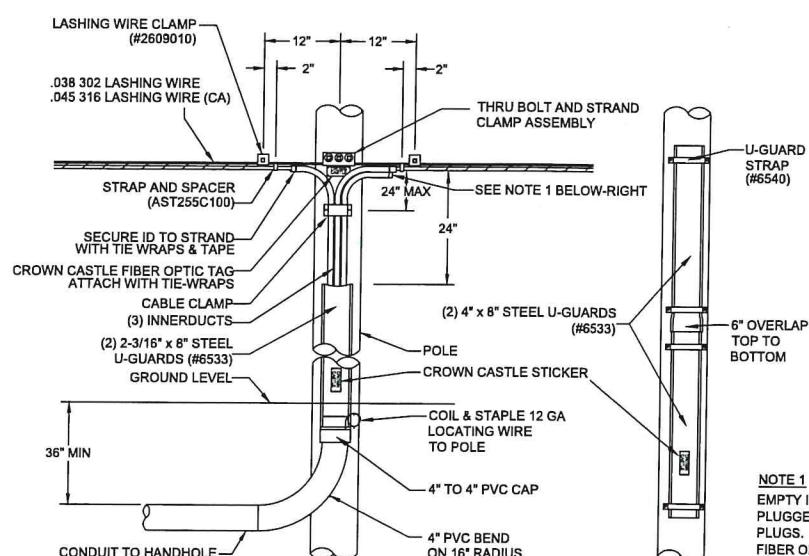
(2) SCH.40 PVC ELECTRIC & TELCO CONDUITS WITH PULL STRINGS (REFER TO PLAN) (TYP.)



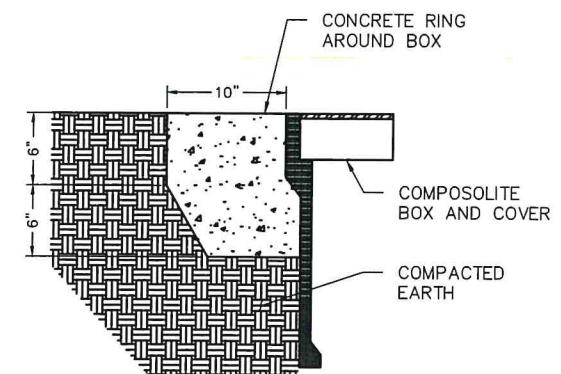
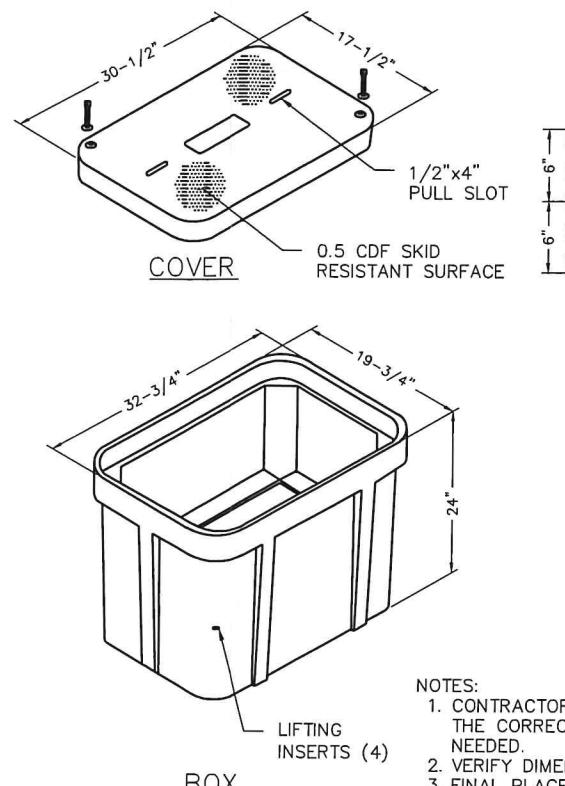
NOTES:

1. REMOVE & HAUL OFF-SITE ALL EXCESS SITE SOIL.
2. RESTORE ALL SURFACES TO ORIGINAL CONDITION.
3. CONDUIT SHALL BE UV-RESISTANT WHERE EXPOSED TO ATMOSPHERE.

UNDERGROUND ELECTRIC AND TELCO DUCT BANK



TYPICAL TANGENT RISER POLE DETAIL



NOTES:

1. CONCRETE ENCASEMENT TO BE 3,000 P.S.I. MINIMUM.
2. CONCRETE ENCASEMENT RING DIMENSION, D, TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
3. QUAZITE DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATIONS.

PULL BOX DETAIL

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DRAWN BY: D.R. CHECKED BY: A.R.C. APPROVED BY: P.J.T.

PROJECT NUMBER: 24.38C.125.007

NODE ID: PRC-067

SCU # / CASCADE ID: 528024/PH6026BA_21LAB

DATE DRAWN: 09/13/2023

SHEET: 16 OF 16

NODE ID:	PRC-069	
SCU #:	528026	
PROPOSED POLE CLASS: 2		
RECEIVED	AUG 20 2025	
PRINCETON PLANNING BOARD		
<i>Peter J. Tardy</i>	08/11/2025	
PETER J. TARDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990	DATE	
ENGINEER:		
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CROWN CASTLE The Foundation for a Wireless World.		
TITLE:	Crown Castle Fiber LLC 70 JEFFERSON ROAD PRINCETON, NJ JURISDICTION: MUNICIPALITY OF PRINCETON	
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DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.R.C.	P.J.T.
PROJECT NUMBER:	2438C.125.009	
NODE ID:	PRC-069	
SCU # / CASCADE ID:	528026/PH6026BA_31LAB	
DATE DRAWN:	09/13/2023	
SHEET:	1 OF 11	

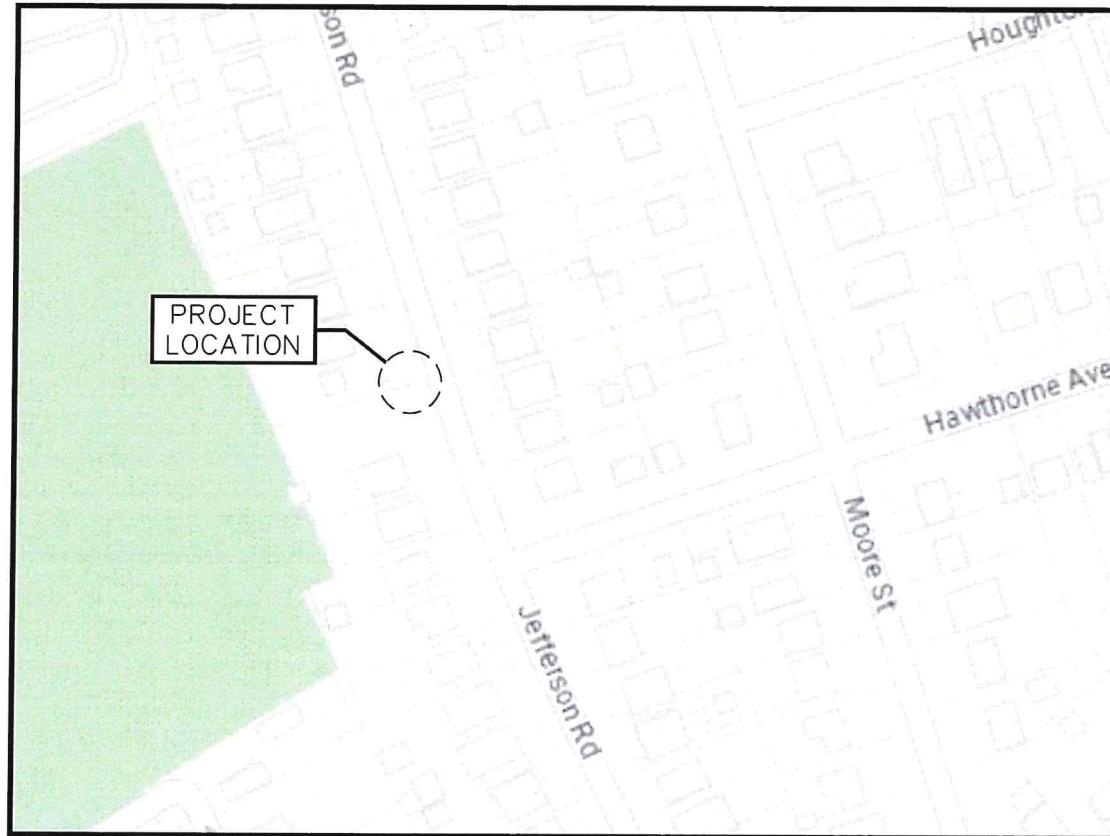


The Foundation for a Wireless World.

Crown Castle Fiber LLC

70 Jefferson Rd.

Jurisdiction: Municipality of Princeton
Proposed Small Cell Site



LOCATION MAP

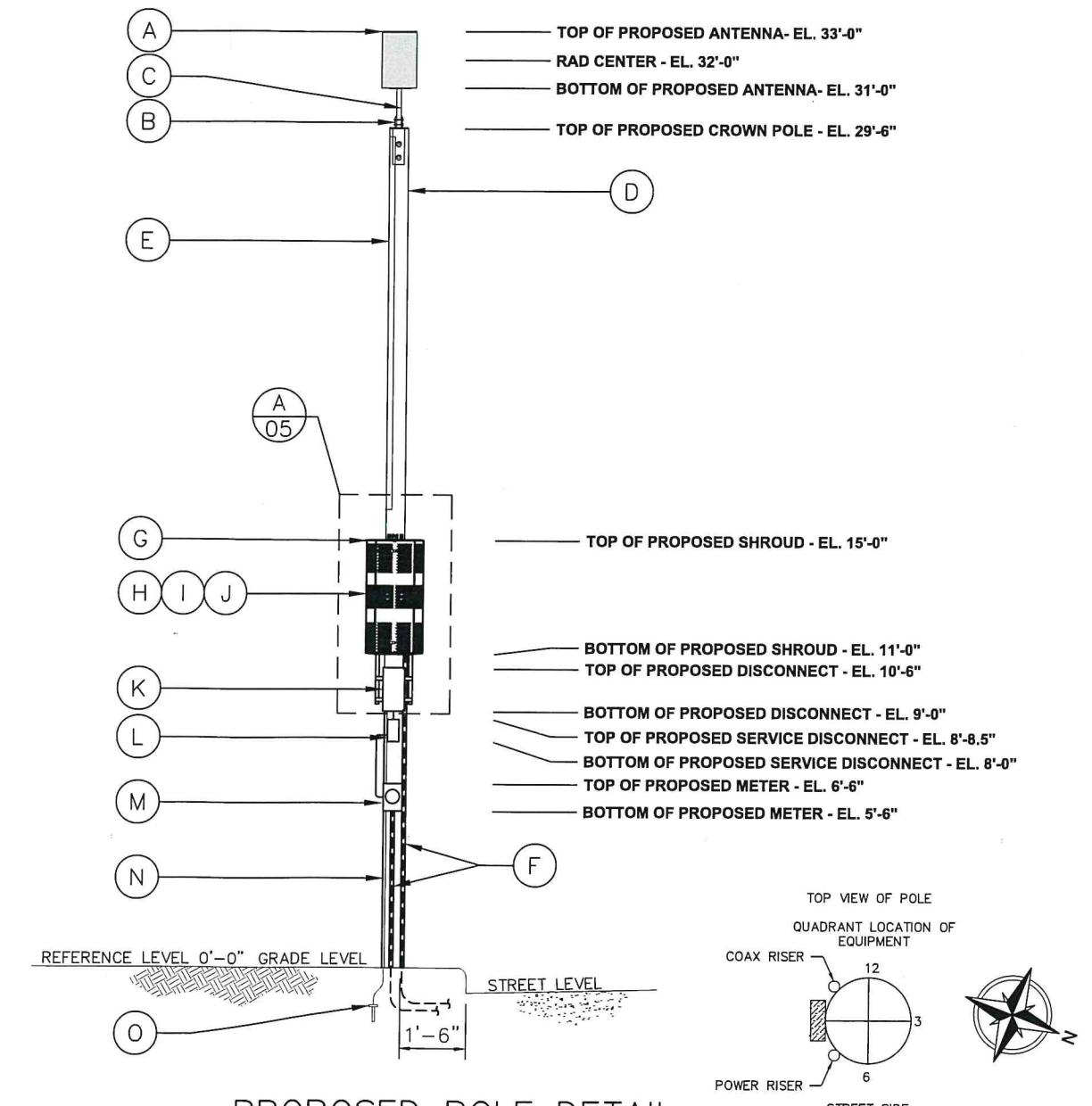
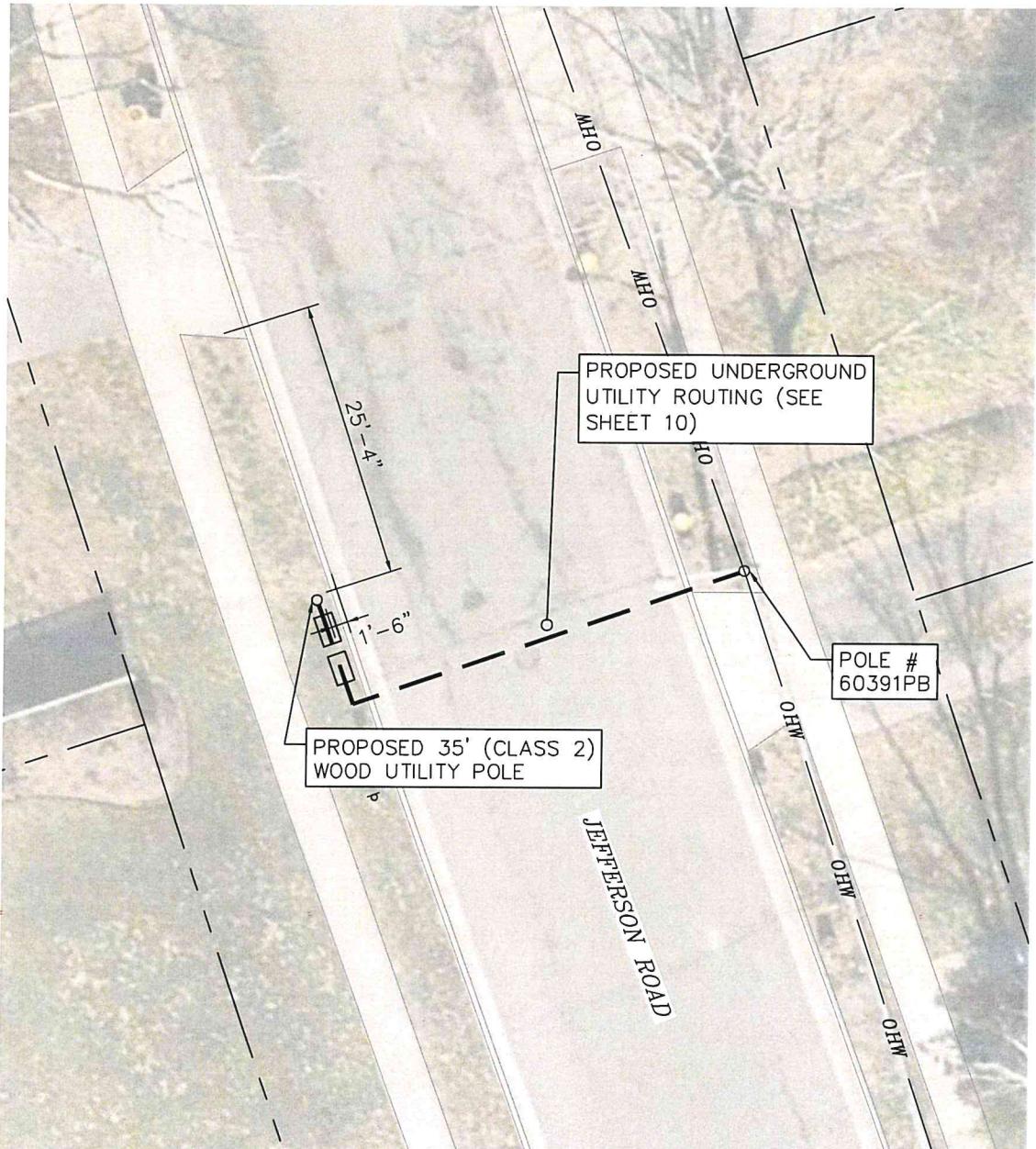
Latitude: 40.35554000°N
Longitude: -74.65793000°W
Block: 22.01, Lot 9



NODE PLACEMENT

70 Jefferson Rd.
Proposed Crown wood pole
On the West side of
Jefferson Rd. North of Hawthorne Ave.
Pole ID: TBD

NOTES:
POINT OF CONTACT FOR POWER AND
TELCO TO BE DETERMINED PENDING
UTILITY COORDINATION.



- A. PROPOSED ANTENNA:
(1) AMPHENOL 2CGU2VT360X06Fwxs4
24.0"x14.6" (HxD) - 28.0 LBS
- B. INSTALL ANTENNA MOUNTING BRACKET
- C. INSTALL POLE TOP MOUNT
- D. INSTALL NEW 35' CLASS 2 WOOD UTILITY POLE
TOP HEIGHT = 29'-6" (AGL)
- E. INSTALL 2" PVC RISER U-GUARD:
PROPOSED #4 AWG GROUND WIRE AND COAX/FIBER CABLES
TO BE ROUTED WITHIN
- F. INSTALL 3" PVC SCH. 80 POWER RISER CONDUIT FROM METER
TO PULLBOX. INSTALL 2" PVC SCH. 80 FIBER RISER CONDUIT
FROM SHROUD TO PULLBOX.
- G. INSTALL SHROUD CABINET:
RAD SHROUD CABINET: 23.15x15.05
48.0"x24.0"x24.0" (HxWxD) - 433 LBS
INTERNAL ERICSSON COMPONENTS TO BE INSTALLED:
ODA-9-S, PSU A, B, & FRONTHAUL 6585
EQUIPMENT COLOR: BROWN
TO BE THRU-BOLTED TO POLE
- H. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 4455 B2/B25 B66A
31.3"x10.9"x5.9" (HxWxD) - 67.2 LBS
- I. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 8863 B41 W/FAN
18.1"x14.8"x5.7" (HxWxD) - 50.9 LBS
- J. INSTALL DIPLEXER WITHIN NEW SHROUD CABINET:
(1) KAEULUS DBC156F1V12-1
4.33"x9.41"x3.51" (HxWxD) - 9.7 LBS
- K. INSTALL 100A DISCONNECT:
(1) SQUARE D QO2-4L70RB
9.37"x4.88" (HxW) - 5.05 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW EQUIPMENT SHROUD
- L. INSTALL SERVICE DISCONNECT:
(1) SQUARE D QO2-4L70RB
9.37"x4.88" (HxW) - 5.05 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
- M. INSTALL POWER METER:
(1) MILBANK U8569-YL-PSE&G-DES
11.5"x8.0"x3.3" (HxWxD)
EQUIPMENT COLOR: BROWN
- N. INSTALL 1" PVC U-GUARD:
PROPOSED #4 AWG GROUND WIRE ROUTED WITHIN
- O. INSTALL 8' GROUND ROD

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DRAWN BY: **D.R.** CHECKED BY: **A.R.C.** APPROVED BY: **P.J.T.**

PROJECT NUMBER: 2438C.125.009
NODE ID: PRC-069

SCU # / CASCADE ID: 528026/PH6026BA_31LAB
DATE DRAWN: 09/13/2023

SHEET: 2 OF 11



PROPOSED POLE PHOTO
LOOKING NORTH



PROPOSED POLE PHOTO
LOOKING SOUTH

Peter J. Tardy
PETER J. TARDY, P.E.
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NJ LIC. NO. 41990

08/11/2025
DATE
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D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.009
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SCU # / CASCADE ID: 528026/PH6026BA_31LAB
DATE DRAWN: 09/13/2023
SHEET: 3 of 11



PROPOSED POLE PHOTO
LOOKING EAST



PROPOSED POLE PHOTO
LOOKING WEST

Peter J. Tardy, P.E. NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990		08/11/2025
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OWNER/DEVELOPER: CROWN CASTLE The Foundation for a Wireless World.		
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DRAWN BY: D.R.		CHECKED BY: A.R.C.
APPROVED BY: P.J.T.		
PROJECT NUMBER: 2438C.125.009		
NODE ID: PRC-069		
SCU # / CASCADE ID: 528026/PH6026BA_31LAB		
DATE DRAWN: 09/13/2023		
SHEET: 4 OF 11		

Crown Castle Fiber LLC
PRNCETON, NJ

NODE ID:
PRC-069

REVISION HISTORY	
REV	DESCRIPTION
0	RELEASED
DATE DRWN BY APP	
10/30/2024 JM	

3 POINT QUARTER TURN
LATCH WITH PADLOCK

NOTES:

1. MTL: ALUMINUM ENCL. W. STEEL FRAME.
2. COLOR: AS REQUIRED
3. WEIGHT: APPROX. 157LBS (WITHOUT RADIOS)
4. WEIGHT: APPROX. 433LBS (WITH RADIOS)
5. ACTIVE COOLING AS SHOWN.
6. VOLUME: 16 CU FT

FINAL PLACEMENT OF COMPONENTS PENDING CABLE MANAGEMENT AND THERMAL ANALYSIS

DETAIL A
RAYCAP RAES-235418-C35
SHROUD

MECHANICAL SPECIFICATIONS:
HEIGHT: 1.1 IN.
WIDTH: 4.7 IN.
DEPTH: 4.6 IN.
WEIGHT: 0.66 LBS.

ERICSSON
OAD-9-S

MECHANICAL SPECIFICATIONS:
HEIGHT: 2.72 IN.
WIDTH: 10.79 IN.
DEPTH: 7.09 IN.
WEIGHT: 11.5 LBS.

ERICSSON
PSU AC 08

MECHANICAL SPECIFICATIONS:
HEIGHT: 9.63 IN.
WIDTH: 5.12 IN.
DEPTH: 1.50 IN.
WEIGHT: 1.54 LBS.

ERICSSON
FRONTHAUL 6585

RAEFS-235418-C35 CRD

RAEFS-235418-C35 CRD

MILBANK U8569-YL-PSEG-DES
METER PAN

SQUARE D Q02-4L70RB
DISCONNECT

FRONT

SIDE

TOP

TOP
LED POWER ON STATUS
INDICATOR (SEE NOTE)

RAEFS-235418-C35 CRD

MILBANK U8569-YL-PSEG-DES
METER PAN

SQUARE D Q02-4L70RB
DISCONNECT

FRONT

SIDE

TOP

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DISCONNECT

FRONT

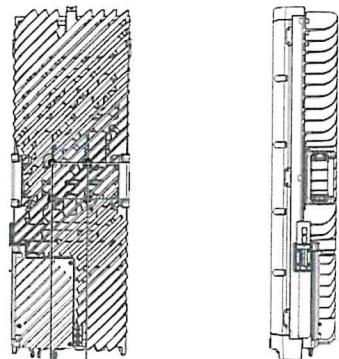
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TOP

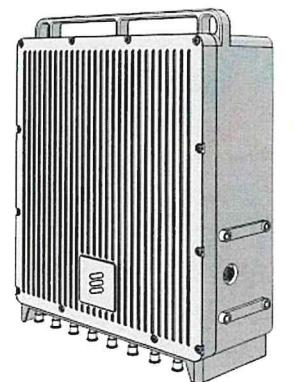
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LED POWER ON STATUS
INDICATOR (SEE NOTE)

RAEFS-235418-C35 CRD

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ERICSSON
RADIO 4455 B2/B25 B66A



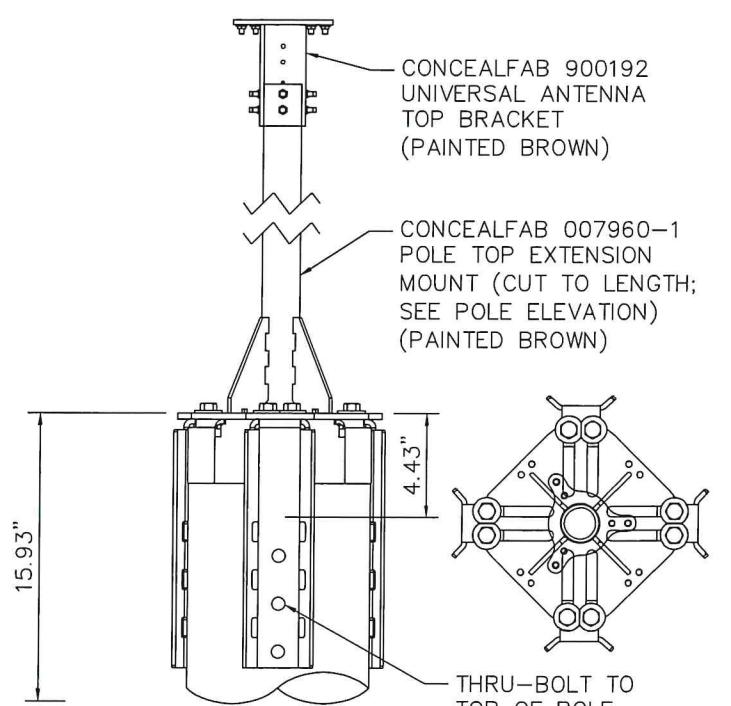
ERICSSON
ERICSSON RADIO 8863 B41 W/FAN



KAELOS
DBCT156F1V12-1 DIPLEXER



AMPHENOL
2C6U2VT360X06Fwxys4
ANTENNA



ANTENNA MOUNTING DETAIL
CONCEALFAB POLE TOP MOUNT

Peter J. Tardy 08/11/2025
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NJ LIC. NO. 41990

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The Foundation for a Wireless World.

TITLE:
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70 JEFFERSON ROAD
PRINCETON, NJ
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DRAWN BY: CHECKED BY: APPROVED BY:
D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.009
NODE ID: PRC-069
SCU # / CASCADE ID: 528026/PH6026BA_31LAB
DATE DRAWN: 09/13/2023
SHEET: 6 OF 11

Scenario Name:- Scenario 048 **Project:-** Trenton, NJ **Designed by:-** Prashant Patel **Customer:-** T-Mobile **Date Created:-** 04/13/2023 **Cluster Name:-** Philly County **Revision:-** 1 **Sheet:-** 048

CROWN CASTLE

New Antenna

2C6U2VT360X06Fwxyys4

Antenna Port Labels: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P

Antenna Port Functions:

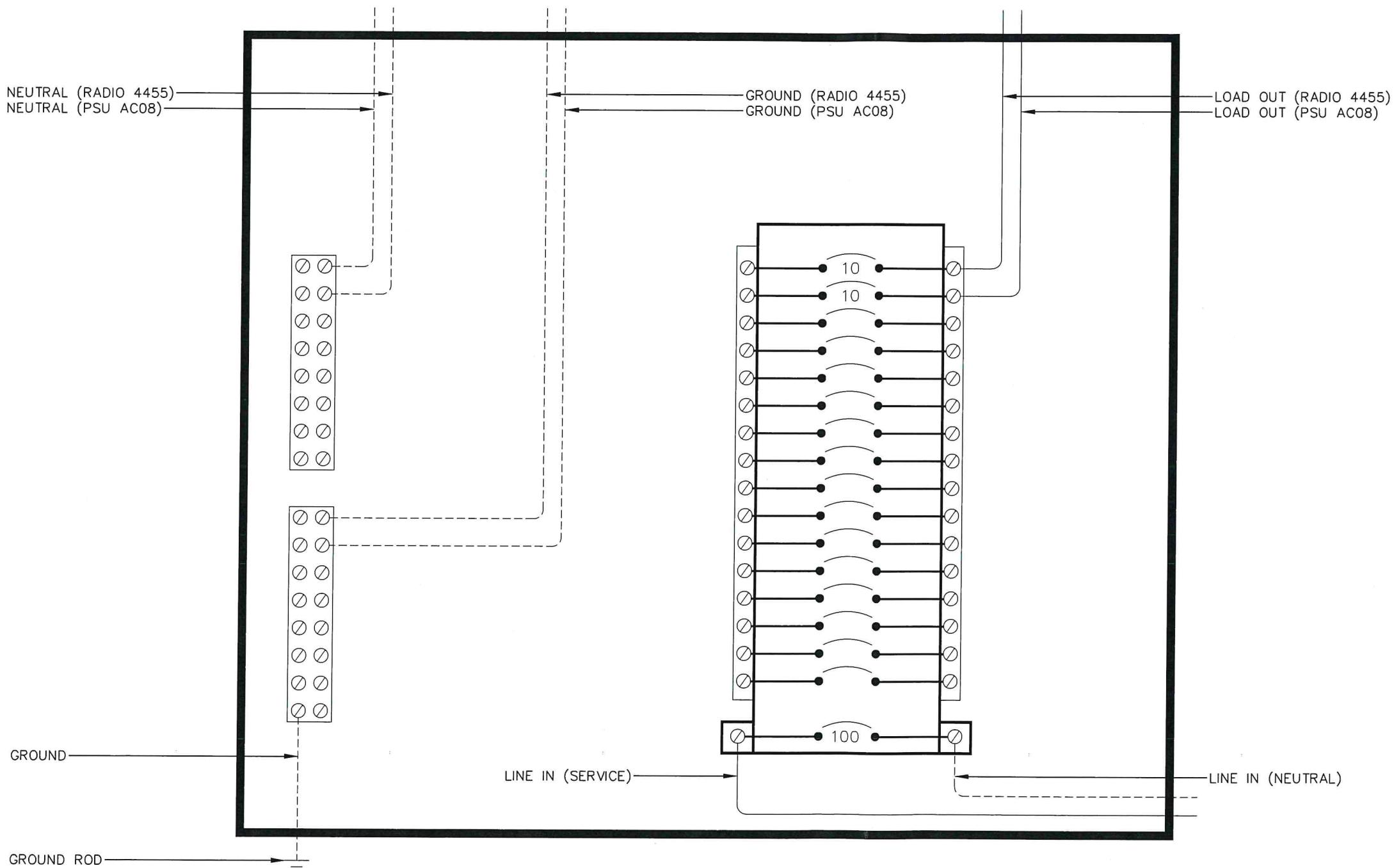
- Port A: AC Input
- Port B: Input Fiber
- Port C: Spare Fiber
- Port D: 4.3/10 F
- Port E: 4.3/10 F
- Port F: 4.3/10 F
- Port G: 4.3/10 F
- Port H: 4.3/10 F
- Port I: 4.3/10 F
- Port J: 4.3/10 F
- Port K: 4.3/10 F
- Port L: 4.3/10 F
- Port M: 4.3/10 F
- Port N: 4.3/10 F
- Port O: 4.3/10 F
- Port P: 4.3/10 F

Carrier Frequency Allocation:

Carrier	Band [MHz]	Color	Description	Path 1	Path 2	Comments
Verizon	700	Red	1x Red	Brown	Brown/Brown	
	850	Red	2x Red	Brown	Brown/Brown	Alternatively named Cellular Band
	1900	Red	3x Red	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Red	4x Red	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
AT&T	700	Blue	1x Blue	Brown	Brown/Brown	
	850	Blue	2x Blue	Brown	Brown/Brown	Alternatively named Cellular Band
	1900	Blue	3x Blue	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Blue	4x Blue	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
T-Mobile	700	Green	1x Green	Brown	Brown/Brown	
	1900	Green	3x Green	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Green	4x Green	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
	2300	Green	5x Green	Brown	Brown/Brown	Alternatively named WCS Band
Metro	700	Purple	1x Purple	Brown	Brown/Brown	
	1900	Purple	4x Purple	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
	2100	Purple	5x Purple	Brown	Brown/Brown	Alternatively named WCS Band
	2300	Purple	6x Purple	Brown	Brown/Brown	Alternatively named WCS Band
Sprint	700	Yellow	1x Yellow	Brown	Brown/Brown	
	850	Yellow	2x Yellow	Brown	Brown/Brown	Alternatively named Cellular Band
	1900	Yellow	3x Yellow	Brown	Brown/Brown	Alternatively named PCS Band
	2100	Yellow	4x Yellow	Brown	Brown/Brown	Alternatively named AWS or 1700 Band
	2300	Yellow	5x Yellow	Brown	Brown/Brown	Alternatively named WCS Band
	2500	Yellow	6x Yellow	Brown	Brown/Brown	Alternatively named WCS Band

FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE	FREQUENCY	ARRAY	CONNECTOR	CONNECTOR TYPE
3300-4200 MHz	■ P1	17-18	(2x) 4.3-10 Female	696-960 MHz	■ R1	1-2	(2x) 4.3-10 Female
3300-4200 MHz	■ P2	19-20	(2x) 4.3-10 Female	696-960 MHz	■ R2	3-4	(2x) 4.3-10 Female
3300-4200 MHz	■ P3	21-22	(2x) 4.3-10 Female	1695-2700 MHz	■ Y1	5-6	(2x) 4.3-10 Female
3300-4200 MHz	■ P4	23-24	(2x) 4.3-10 Female	1695-2700 MHz	■ Y2	7-8	(2x) 4.3-10 Female
3300-4200 MHz	■ P5	25-26	(2x) 4.3-10 Female	1695-2700 MHz	■ Y3	9-10	(2x) 4.3-10 Female
3300-4200 MHz	■ P6	27-28	(2x) 4.3-10 Female	1695-2700 MHz	■ Y4	11-12	(2x) 4.3-10 Female
3300-4200 MHz	■ P7	29-30	(2x) 4.3-10 Female	1695-2700 MHz	■ Y5	13-14	(2x) 4.3-10 Female
3300-4200 MHz	■ P8	31-32	(2x) 4.3-10 Female	1695-2700 MHz	■ Y6	15-16	(2x) 4.3-10 Female

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GENERAL CONSTRUCTION NOTES

1. CONTACT "NJ ONE CALL" SYSTEM FOR UNDERGROUND UTILITY LOCATES, 72 HOURS PRIOR TO CONSTRUCTION
NJ PHONE NO.: 1-800-272-1000
2. CONTRACTOR TO FOLLOW ALL OSHA, LOCAL, STATE, AND BUILDING CODES
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & MATERIALS REQUIRED
4. MAINTAIN A MINIMUM 6' SWEEP ON ALL CONDUIT BENDS
5. PLACE PULL ROPES IN ALL CONDUIT & INNERDUCTS
6. CONTRACTOR MUST CLEAN UP WORK AREAS AT THE END OF EACH WORK DAY & REMOVE TRASH & DEBRIS FROM WORK SITE
7. CONTRACTOR WILL GROUT & SEAL ALL BUILDING ENTRANCES WITH APPROVED MATERIALS
8. PLACE BUSHINGS ON ALL CONDUIT ENDS FOR CABLE PROTECTION
9. PLACE TRIPLEX DUCT PLUG & BLANK DUCT PLUGS AT BUILDING ENTRANCE CONDUITS
10. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED FACILITIES AND/OR PROPERTY
11. ALL DISTURBED SURFACES WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION
12. ALL WORK TO BE PERFORMED PER CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE DIRECTED BY CROWN CASTLE
13. THE CONTRACTOR WILL PROVIDE AS-BUILT RECORDS TO BE GIVEN TO MANAGEMENT UPON COMPLETION OF CONSTRUCTION
14. CONTRACTOR TO COMPLY WITH TRAFFIC CONTROL PLAN AS PER NJDOT. USE APPROPRIATE ATTACHMENT
15. CONTRACTOR TO BOND CABLE SUPPORT STRAND WITH #6 AWG SOLID COPPER CONDUCTOR AT ALL POWER VDL(S)
16. CONTRACTOR TO ENSURE THAT ALL FLOOR/WALL PENETRATIONS ARE SEALED WITH APPROVED FIRESTOP

GENERAL CONTRACTOR UNDERGROUND UTILITY AVOIDANCE NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL FEDERAL & STATE STATUTES AND REGULATIONS; INDUSTRY BEST PRACTICES; BUILDING AND FIRE CODES; GENERAL CONTRACTOR LICENSES; AND LOCAL LAWS, REGULATION & ORDINANCES. IN THE EVENT A CONFLICT EXISTS BETWEEN THESE REGULATIONS AND THIS DOCUMENT, THE REGULATIONS SHALL CONTROL THE GENERAL CONTRACTOR'S ACTIONS.
- AT MINIMUM, WHEN NOT IN CONFLICT WITH FEDERAL, STATE, AND LOCAL STATUTES, THE GENERAL CONTRACTOR SHALL FOLLOW THE "COMMON GROUND ALLIANCE (CGA) BEST PRACTICES VERSION 17.0 MANUAL OR LATEST - THE DEFINITIVE GUIDE FOR UNDERGROUND SAFETY & DAMAGE PREVENTION" RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL PREPARE AN EMERGENCY RESPONSE PLAN, INCLUDING APPROPRIATE CONTACT INFORMATION, ONE-CALL TICKET DETAILS, AND IMMEDIATE CONTACTING DETAILS, IN EVENT OF UNDERGROUND UTILITY DAMAGE, IS AVAILABLE AT THE INSTALLATION SITE.
- GENERAL CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE ALL ELECTRICAL STRIKE SYSTEMS ARE IN PLACE, IF APPLICABLE, AND HAS BRIEFED THE INSTALLATION CREW ON THE GENERAL CONTRACTOR'S ELECTRICAL AND GAS LINE STRIKE PROCEDURES EACH DAY PRIOR TO WORK COMMENCING.
- GENERAL CONTRACTOR SHALL WHITE LINE THE PROPOSED CONSTRUCTION ROUTE PRIOR TO CONTACTING THE UTILITY ONE-CALL SYSTEM.
- GENERAL CONTRACTOR SHALL IDENTIFY, PRIOR TO WORK COMMENCEMENT, A COMPETENT PERSON ON THE WORK CREW WHO IS CAPABLE OF IDENTIFYING HAZARDS AND HAS THE AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES, INCLUDING STOP WORK AUTHORITY, TO ELIMINATE THEM, AND SHALL BE ON SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL CONTACT THE ONE-CALL FACILITY FOR EXISTING UTILITY LOCATES AS REQUIRED BY LAW AND PRESERVE ALL MARKS UNTIL THE PROJECT IS COMPLETED AND REFRESH THE ONE-CALL IF REQUIRED BY STATE OR JURISDICTIONAL REQUIREMENTS.
- FOR PROJECTS WITH HIGH PRIORITY UTILITIES, OR ANY UNUSUAL OR COMPLEX CONSTRUCTION, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRE-EXCAVATION MEETING WITH THE AFFECTED UTILITIES AND/OR THEIR DESIGNATED LOCATING COMPANY TO DISCUSS THE PROJECT. HIGH PRIORITY UTILITIES SHALL INCLUDE, BUT NOT LIMITED TO, HIGH-PRESSURE GAS LINES, HIGH-VOLTAGE ELECTRIC LINES, MAJOR PIPELINES, MAJOR WATER LINES, AND HIGH CAPACITY FIBER OPTIC LINES.
- THE GENERAL CONTRACTOR SHALL ENSURE ANY UTILITIES IDENTIFIED FOR LOCATING WHICH ARE NOT MARKED ON THE GROUND HAVE PROVIDED POSITIVE CONFIRMATION NO CONFLICT EXISTS. IF THERE IS A LACK OF POSITIVE CONFIRMATION, THE GENERAL CONTRACTOR MUST RE-CALL THE ONE-CALL CENTER OR RELEVANT UTILITY DIRECTLY FOR CONFIRMATION.
- IN THE EVENT A UTILITY CANNOT BE LOCATED, WHERE POSITIVE CONFIRMATION IS NOT RECEIVED, OR WHERE THERE IS A LIKELIHOOD OF UNDOCUMENTED UTILITIES, SUCH AS PRIVATE INFRASTRUCTURE, THE GENERAL CONTRACTOR SHALL TAKE THE STEP OF SYSTEMATICALLY UTILIZING A GROUND PENETRATING RADAR (GPR) SYSTEM OR SIMILAR ADVANCED LOCATING TECHNOLOGY WITHIN THE TOLERANCE ZONE TO IDENTIFY AND DOCUMENT ANY UTILITIES WITHIN THE CONSTRUCTION ZONE. ANY UTILITY LOCATED USING GPR SHALL BE PROPERLY LOCATED AND EXPOSED AS OUTLINED WITHIN THIS STANDARD PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL INSPECT THE AREA PRIOR TO INSTALLATION FOR ANY UNDERGROUND UTILITY INFRASTRUCTURE WHICH MAY HAVE BEEN MISSED BY SURVEYING THE CONSTRUCTION AREA AND SURROUNDING ENVIRONMENT FOR CLEANOUTS, SUNKEN AREAS, RISERS, OUTBUILDINGS, LIGHT POLES, METERS, UTILITY BOXES, PEDESTALS, MANHOLE COVERS, MARKERS, ETC. PARTICULAR ATTENTION SHOULD BE MADE TO IDENTIFY SERVICE FEEDS FROM BUILDINGS AND HOMES THAT ARE MARKED.
- THE GENERAL CONTRACTOR SHALL CONTACT ANY UTILITY WHERE LOCATES ARE IN QUESTION AND/OR UNVERIFIED. NO ASSUMPTIONS SHOULD BE MADE ON LOCATION OR DEPTH OF EXISTING UTILITIES.
- THE GENERAL CONTRACTOR, AT A MINIMUM, SHALL TAKE AND STORE A PHOTO SERIES TO BE SUBMITTED WITH THE CLOSE OUT PACKAGE OF ALL EXCAVATION AREAS ONCE LOCATES ARE COMPLETE AND PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR SHALL MEET ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING WORKER SAFETY AND TRAINING WHEN WORKING AROUND UNDERGROUND FACILITIES.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES CROSSING THE TOLERANCE ZONE AND SHALL POSITIVELY IDENTIFY THEIR LOCATION AND DEPTH USING APPROPRIATE TECHNIQUES WITHIN THE TOLERANCE ZONE.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES RUNNING PARALLEL WITH THE PROPOSED PATH AT THE APPROPRIATE INTERVALS WITHIN THE TOLERANCE ZONE AND APPROPRIATE BUFFER ZONE. UNLESS MORE STRINGENT REGULATIONS EXIST, THE GENERAL CONTRACTOR SHALL EXPOSE (POT-HOLE) AT MINIMUM ANY PARALLEL UTILITY WITHIN 3' OF THE TOLERANCE ZONE EVERY 25'. AND ANY PARALLEL UTILITY BETWEEN 3' TO 5' OF THE TOLERANCE ZONE EVERY 100'.
- THE TOLERANCE ZONE SHALL BE A MINIMUM OF 30" BEYOND EACH SIDE OF THE INSTALLED PIPE, OR GREATER IF CODE REQUIRES.
- GENERAL CONTRACTOR SHALL USE A DRILL HEAD TRACKING DEVICE WHEN BORING AND TRACK THE DRILL HEAD AT A MINIMUM OF EVERY 5' OR AS REQUIRED BY CODE. A LOG SHALL BE CREATED RECORDING THE LOCATION AND DEPTH AND SUBMITTED WITH THE GENERAL CONTRACTOR AS-BUILT PACKAGE.
- GENERAL CONTRACTOR SHALL ENSURE THESE REQUIREMENTS ARE ENFORCED WITH ALL SUB-CONTRACTORS RETAINED BY THE GENERAL CONTRACTOR.

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The Foundation for a Wireless World.

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SHEET:	9 of 11	

NOTE:
DRAWING NOT FROM
ACTUAL SITE PLAN
INFORMATION TAKEN
FROM BEST AVAILABLE
RECORDS CONTRACTOR
IS RESPONSIBLE TO
VERIFY ALL DIMENSIONS
AND MATERIAL REQUIRED
FOR CONSTRUCTION.



UNDERGROUND UTILITY PLAN

NOT TO SCALE

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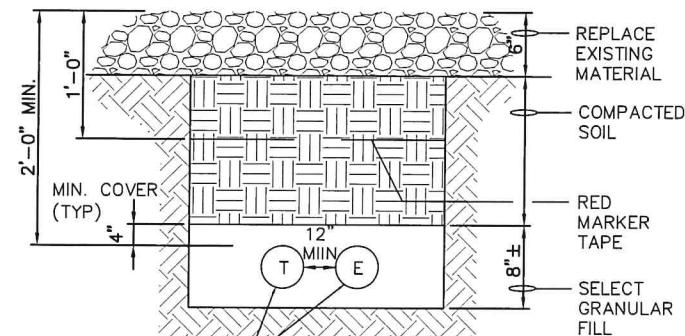
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CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES. ANY CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY.

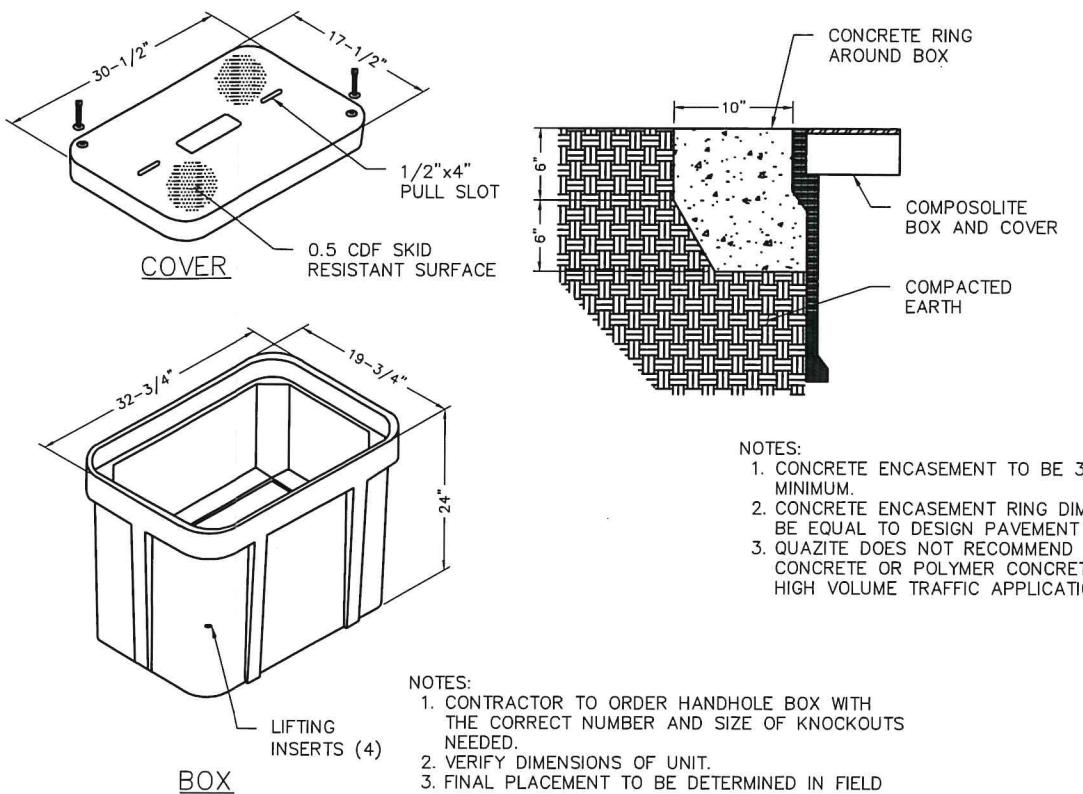
(2) SCH.40 PVC ELECTRIC & TELCO CONDUITS WITH PULL STRINGS (REFER TO PLAN) (TYP.)



NOTES:

1. REMOVE & HAUL OFF-SITE ALL EXCESS SITE SOIL.
2. RESTORE ALL SURFACES TO ORIGINAL CONDITION.
3. CONDUIT SHALL BE UV-RESISTANT WHERE EXPOSED TO ATMOSPHERE.

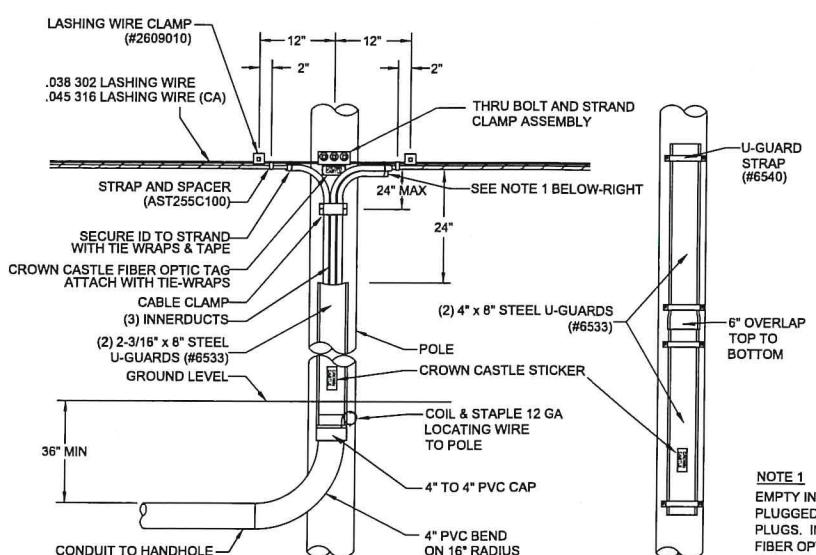
UNDERGROUND ELECTRIC AND TELCO DUCT BANK



NOTES:

1. CONCRETE ENCASEMENT TO BE 3,000 P.S.I. MINIMUM.
2. CONCRETE ENCASEMENT RING DIMENSION, D, TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
3. QUAZITE DOES NOT RECOMMEND THE USE OF CONCRETE OR POLYMER CONCRETE BOXES IN HIGH VOLUME TRAFFIC APPLICATIONS.

PULL BOX DETAIL



NOTE 1
EMPTY INNERDUCTS ENDS SHALL BE PLUGGED WITH EXPANDABLE JACKMOON PLUGS. INNERDUCTS POPULATED WITH FIBER OPTIC CABLE(S) SHALL BE PLUGGED WITH EXPANDING FOAM.

TYPICAL TANGENT RISER POLE DETAIL

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NODE ID: PRC-071																			
SCU #: 528027																			
PROPOSED POLE CLASS: 2																			
 AUG 27 2025																			
 08/21/2025																			
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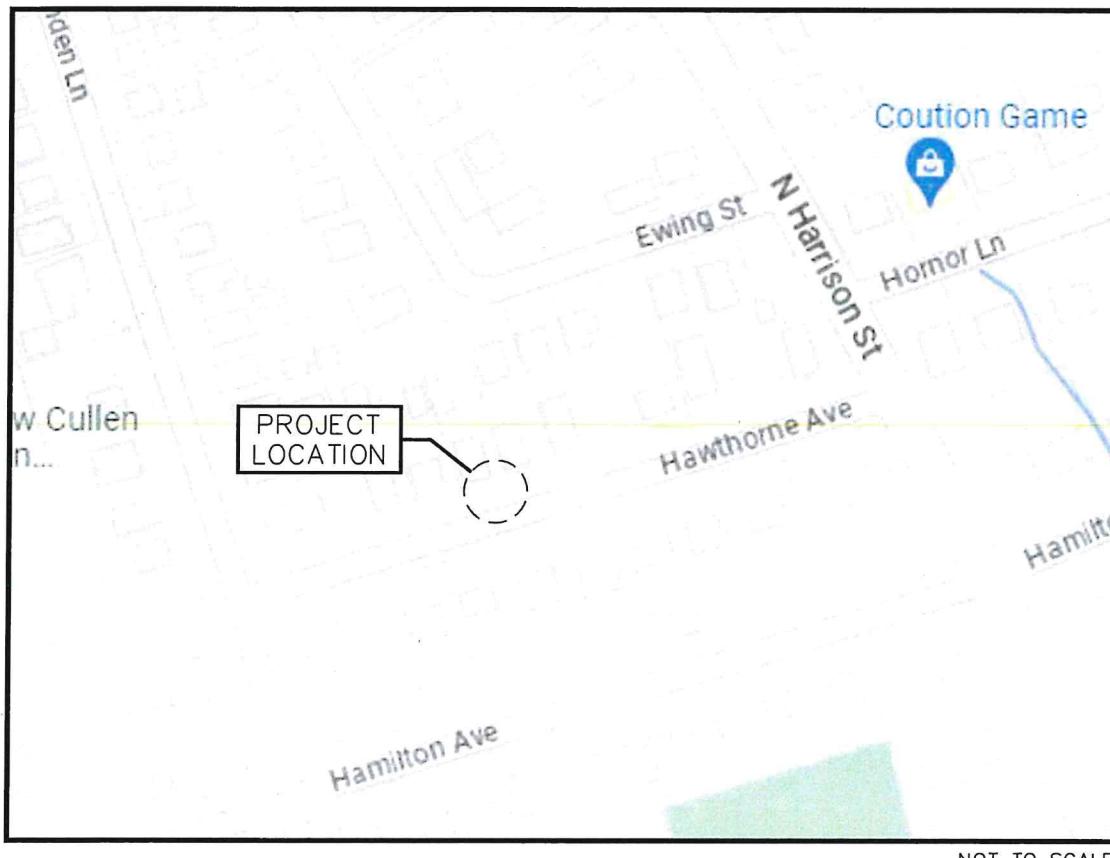
The Foundation for a Wireless World.

Crown Castle Fiber LLC

250 Hawthorne Ave.

Jurisdiction: Municipality of Princeton

Proposed Small Cell Site



LOCATION MAP

Latitude: 40.357047°N
 Longitude: -74.649691°W
 Block: 31.04, Lot 16



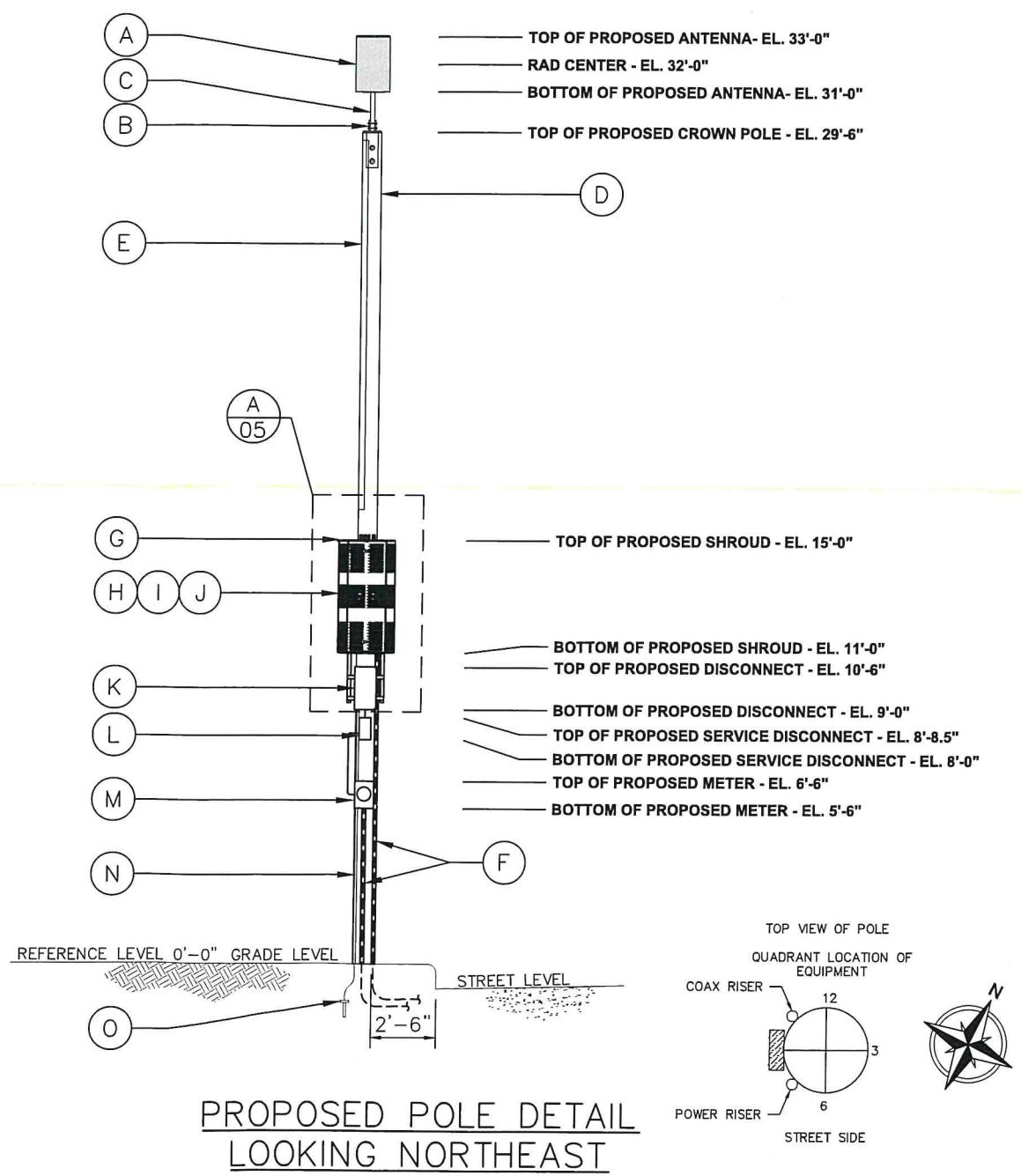
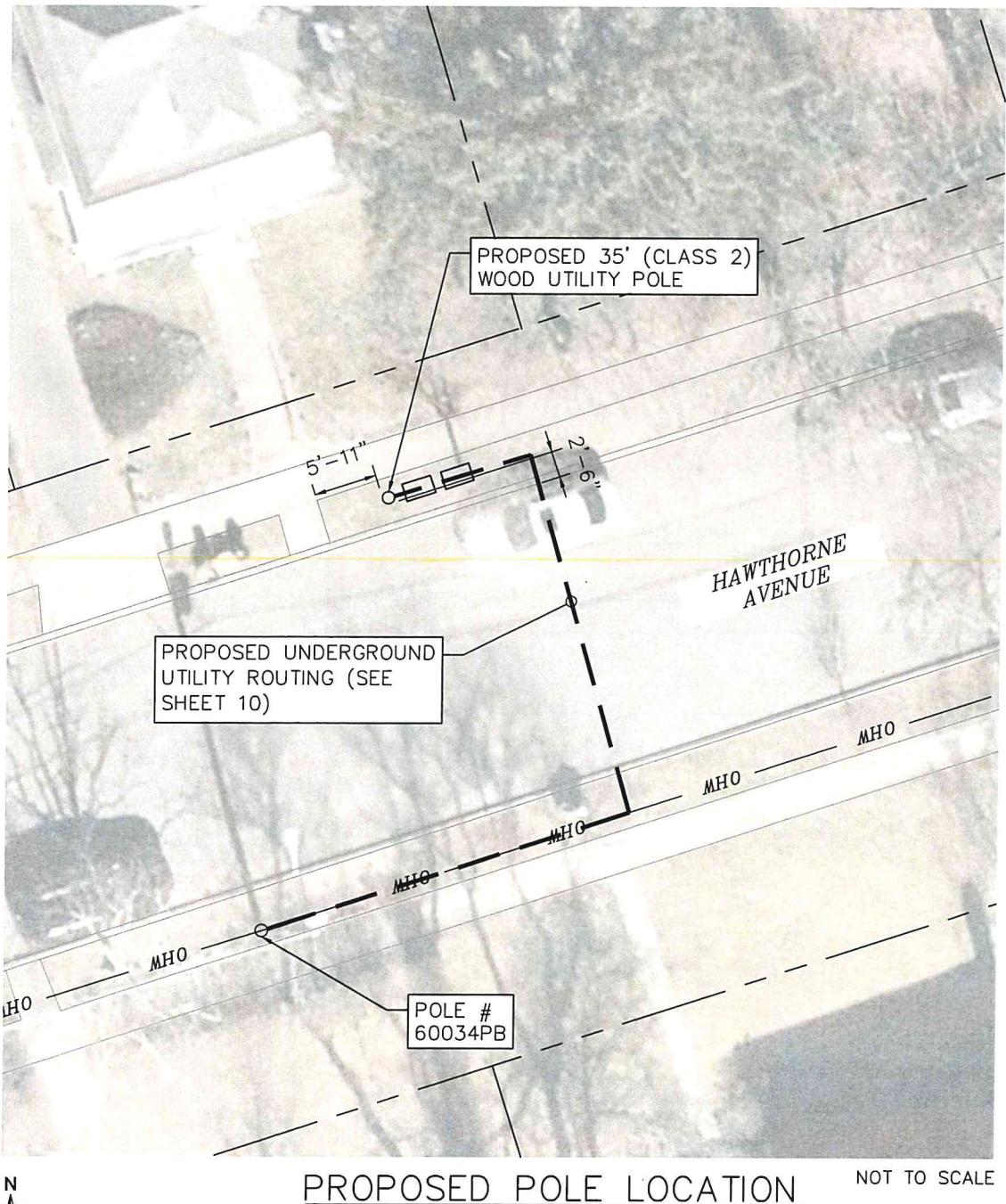
Call before you dig.



NODE PLACEMENT

250 Hawthorne Ave.
 Proposed Crown wood pole
 On the North side of
 Hawthorne Ave. West of N Harrison St.
 Pole ID: TBD

NOTES:
POINT OF CONTACT FOR POWER AND
TELCO TO BE DETERMINED PENDING
UTILITY COORDINATION.



- A. PROPOSED ANTENNA:
(1) AMPHENOL 266U2VT360X06Fwsys4
24.0" x14.6" (HxD) - 28.0 LBS
- B. INSTALL ANTENNA MOUNTING BRACKET
- C. INSTALL POLE TOP MOUNT
- D. INSTALL NEW 35' CLASS 2 WOOD UTILITY POLE
TOP HEIGHT = 29'-6" (AGL)
- E. INSTALL 2" PVC RISER U-GUARD:
PROPOSED #4 AWG GROUND WIRE AND COAX/FIBER CABLES
TO BE ROUTED WITHIN
- F. INSTALL 3" PVC SCH. 80 POWER RISER CONDUIT FROM METER
FROM SHROUD TO PULLBOX. INSTALL 2" PVC SCH. 80 FIBER RISER CONDUIT
FROM SHROUD TO PULLBOX.
- G. INSTALL SHROUD CABINET:
RAYCAP RAES-23541B-C35
48.0" x24.0" (HxD) - 433 LBS
INTERNAL ERICSSON COMPONENTS TO BE INSTALLED:
ODA-935 PSU AC OB, & FRONTHAUL 6585
EQUIPMENT COLOR: BROWN
TO BE THRU-BOLTED TO POLE
- H. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 4455 B2/B25 B66A
31.3" x10.9" x5.9" (HxD) - 67.2 LBS
- I. INSTALL RADIO UNIT WITHIN NEW SHROUD CABINET:
(1) ERICSSON RADIO 8863 B41 W/FAN
18.1" x4.8" x5.7" (HxD) - 50.9 LBS
- J. INSTALL DIPLEXER WITHIN NEW SHROUD CABINET:
(1) KAEULUS DBCT156FV12-1
4.33" x9.41" x3.51" (HxD) - 9.7 LBS
- K. INSTALL 100A DISCONNECT:
(1) RAYCAP RPS-100A-100MS-21NN
18.25" x9.10" x6.05" (HxD) - 23.6 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW EQUIPMENT SHROUD
- L. INSTALL SERVICE DISCONNECT:
(1) SQUARE D QO2-4L70RB
9.37" x4.88" (HxD) - 5.05 LBS
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
- M. INSTALL POWER METER:
(1) MILBANK U8569-YL-PSE&G-DES
11.5" x8.0" x3.3" (HxD)
EQUIPMENT COLOR: BROWN
TO BE MOUNTED BELOW 100A DISCONNECT
- N. INSTALL 1" PVC U-GUARD:
PROPOSED #4 AWG GROUND WIRE ROUTED WITHIN
- O. INSTALL 8' GROUND ROD

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08/21/2025
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OWNER/DEVELOPER:
CROWN CASTLE
The Foundation for a Wireless World.

TITLE:
Crown Castle Fiber LLC
250 HAWTHORNE AVENUE
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

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DRAWN BY: CHECKED BY: APPROVED BY:
D.R. A.R.C. P.J.T.

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SHEET: 2 OF 11



PROPOSED POLE PHOTO
LOOKING NORTH



PROPOSED POLE PHOTO
LOOKING SOUTH

 <p>08/21/2025</p> <p>PETER J. TARDY, P.E. NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990</p> <p>ENGINEER: FPA FRENCH & PARRELLO ASSOCIATES Camden Office: 2 Riverside Drive, Suite 503 Camden, New Jersey 08101 609.862.1582 FPAengineers.com New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia</p> <p>OWNER/DEVELOPER: CROWN CASTLE The Foundation for a Wireless World.</p> <p>TITLE: Crown Castle Fiber LLC 250 HAWTHORNE AVENUE PRINCETON, NJ JURISDICTION: MUNICIPALITY OF PRINCETON</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/24/23</td> <td>ISSUED AS FINAL</td> </tr> <tr> <td>2</td> <td>10/16/24</td> <td>REVISED POLE HEIGHT</td> </tr> <tr> <td>3</td> <td>11/14/24</td> <td>REVISED PER COMMENTS</td> </tr> <tr> <td>4</td> <td>06/27/25</td> <td>REVISED PER UG ROUTING</td> </tr> <tr> <td>5</td> <td>08/21/25</td> <td>REVISED BLOCK/LOT</td> </tr> </tbody> </table> <p>DRAWN BY: <u>D.R.</u> CHECKED BY: <u>A.R.C.</u> APPROVED BY: <u>P.J.T.</u></p> <p>PROJECT NUMBER: 2438C.125.011</p> <p>NODE ID: PRC-071</p> <p>SCU # / CASCADE ID: 528027/PH6026BA_51LAB</p> <p>DATE DRAWN: 09/13/2023</p> <p>SHEET: 3 OF 11</p>			REV.	DATE	REVISION DESCRIPTION	1	10/24/23	ISSUED AS FINAL	2	10/16/24	REVISED POLE HEIGHT	3	11/14/24	REVISED PER COMMENTS	4	06/27/25	REVISED PER UG ROUTING	5	08/21/25	REVISED BLOCK/LOT
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PROPOSED POLE PHOTO
LOOKING WEST

Peter J. Tardy 08/21/2025
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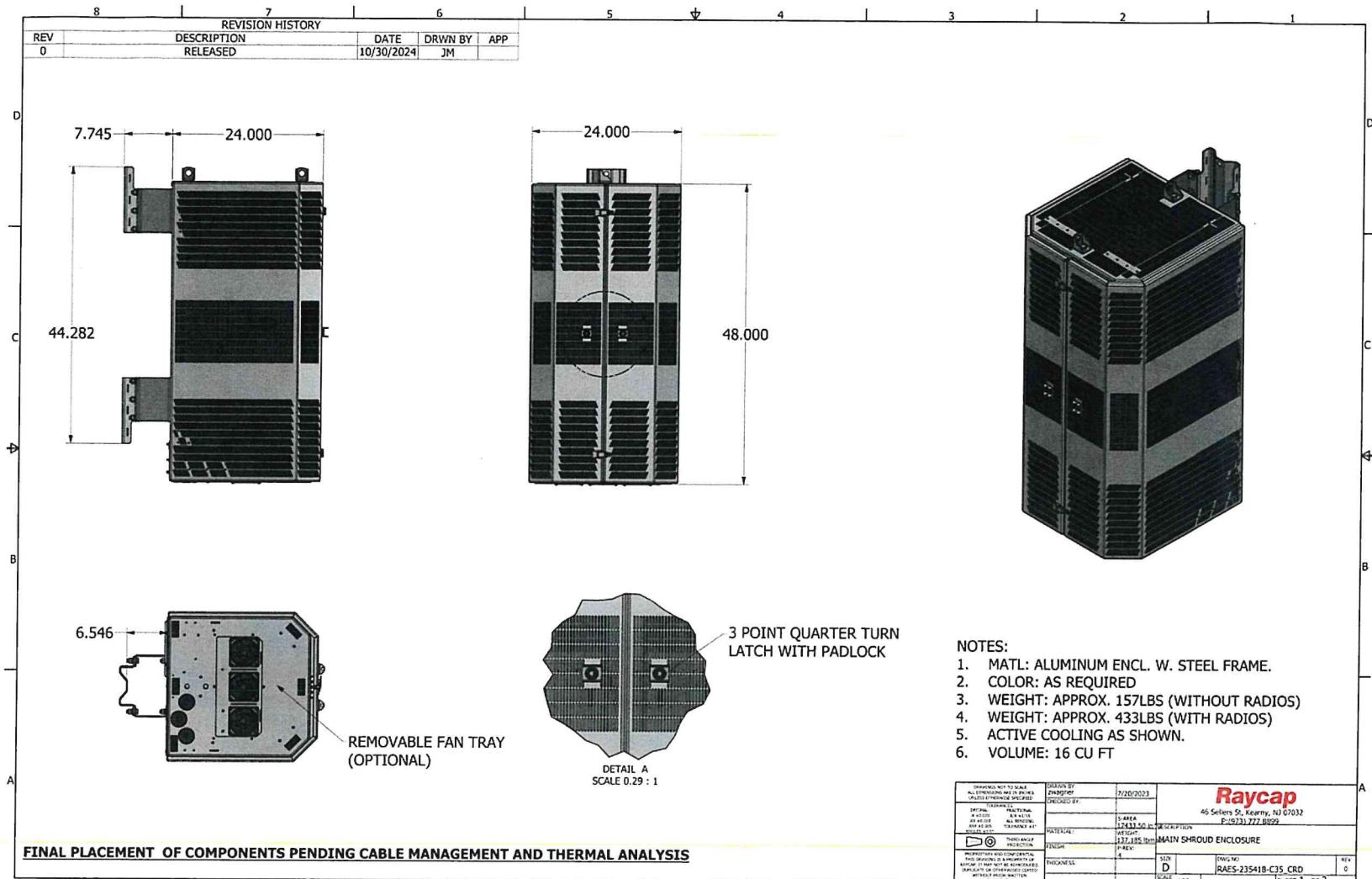
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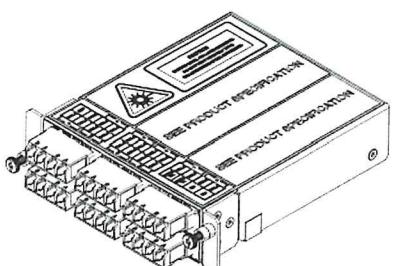
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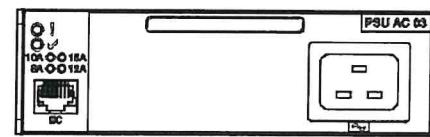


DETAIL A
RAYCAP RAES-235418-C35
SHROUD



MECHANICAL SPECIFICATIONS:
HEIGHT: 1.1 IN.
WIDTH: 4.7 IN.
DEPTH: 4.6 IN.
WEIGHT: 0.66 LBS.

ERICSSON
OAD-9-S



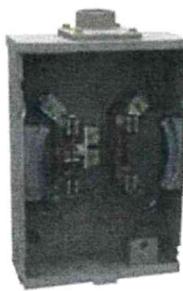
MECHANICAL SPECIFICATIONS:
HEIGHT: 2.72 IN.
WIDTH: 10.79 IN.
DEPTH: 7.09 IN.
WEIGHT: 11.5 LBS.

ERICSSON
PSU AC 08



MECHANICAL SPECIFICATIONS:
HEIGHT: 9.63 IN.
WIDTH: 5.12 IN.
DEPTH: 1.50 IN.
WEIGHT: 1.54 LBS.

ERICSSON
FRONTHAUL 6585



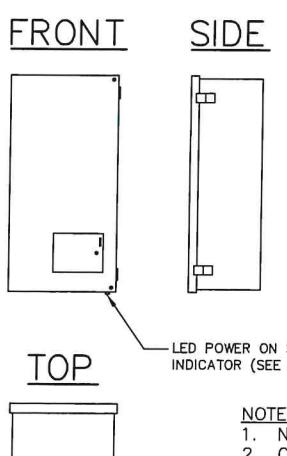
MECHANICAL SPECIFICATIONS:
HEIGHT: 11.5 IN.
WIDTH: 8.0 IN.
DEPTH: 3.3 IN.

MILBANK U8569-YL-PSEG-DES
METER PAN



MECHANICAL SPECIFICATIONS:
HEIGHT: 9.37 IN.
WIDTH: 4.88 IN.
WEIGHT: 5.05 LBS.

SQUARE D Q02-4L70RB
DISCONNECT



NOTES:
1. NEMA 4 RATED, UL LISTED
2. CONTRACTOR SHALL ORDER BROWN
ENCLOSURE COLOR TO MATCH
EXISTING/PROPOSED STRUCTURE

MECHANICAL SPECIFICATIONS:
HEIGHT: 18.25 IN.
WIDTH: 9.10 IN.
DEPTH: 6.05 IN.
WEIGHT: 23.6 LBS.

RAYCAP RSD-FMC-Z16MS-21NN
DISCONNECT

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NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

DATE
08/21/2025

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ASSOCIATES
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OWNER/DEVELOPER:
CROWN CASTLE

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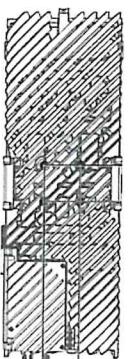
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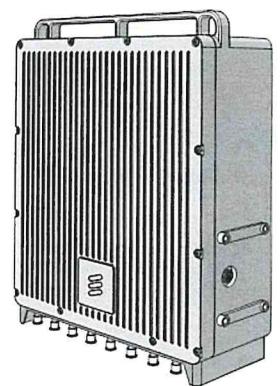
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ERICSSON
RADIO 4455 B2/B25 B66A



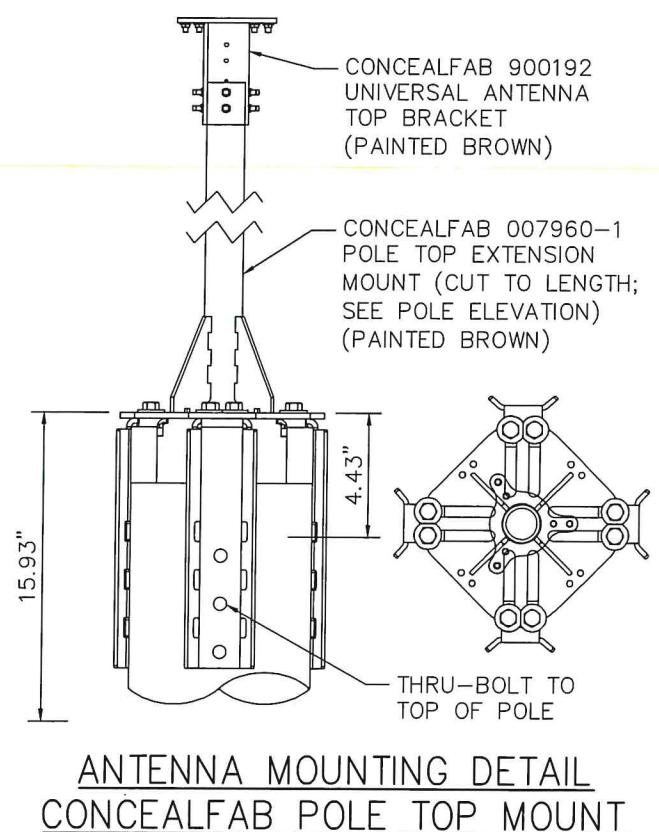
ERICSSON
ERICSSON RADIO 8863 B41 W/FAN



KAELOS
DBCT156F1V12-1 DIPLEXER



AMPHENOL
2C6U2VT360X06Fwxy4
ANTENNA



Peter J. Tardy 08/21/2025
PETER J. TARDY, P.E. DATE
NEW JERSEY PROFESSIONAL ENGINEER NJ LIC. NO. 41990

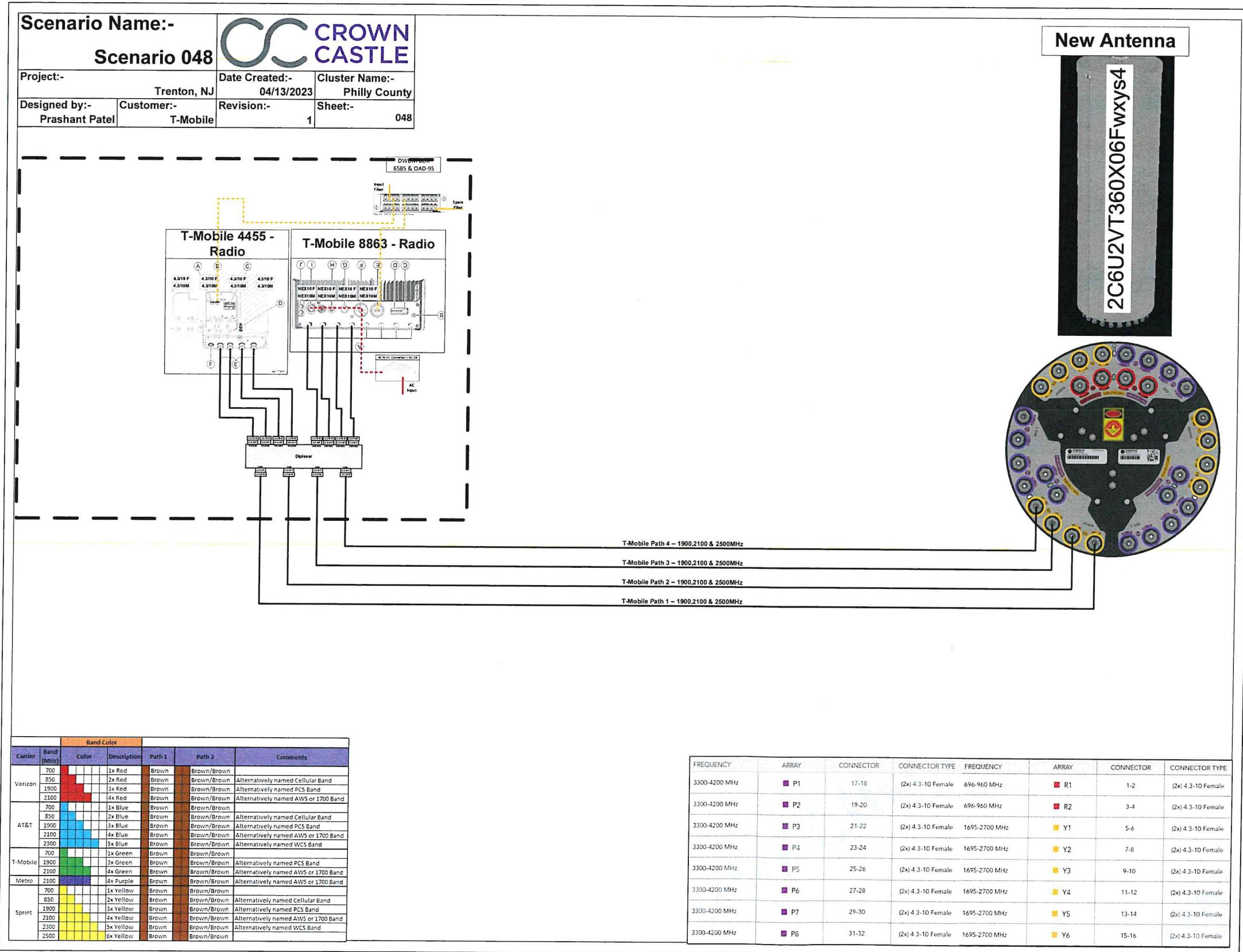
ENGINEER:
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Camden Office: 2 Riverside Drive, Suite 503
Camden, New Jersey 08101 609.862.1582

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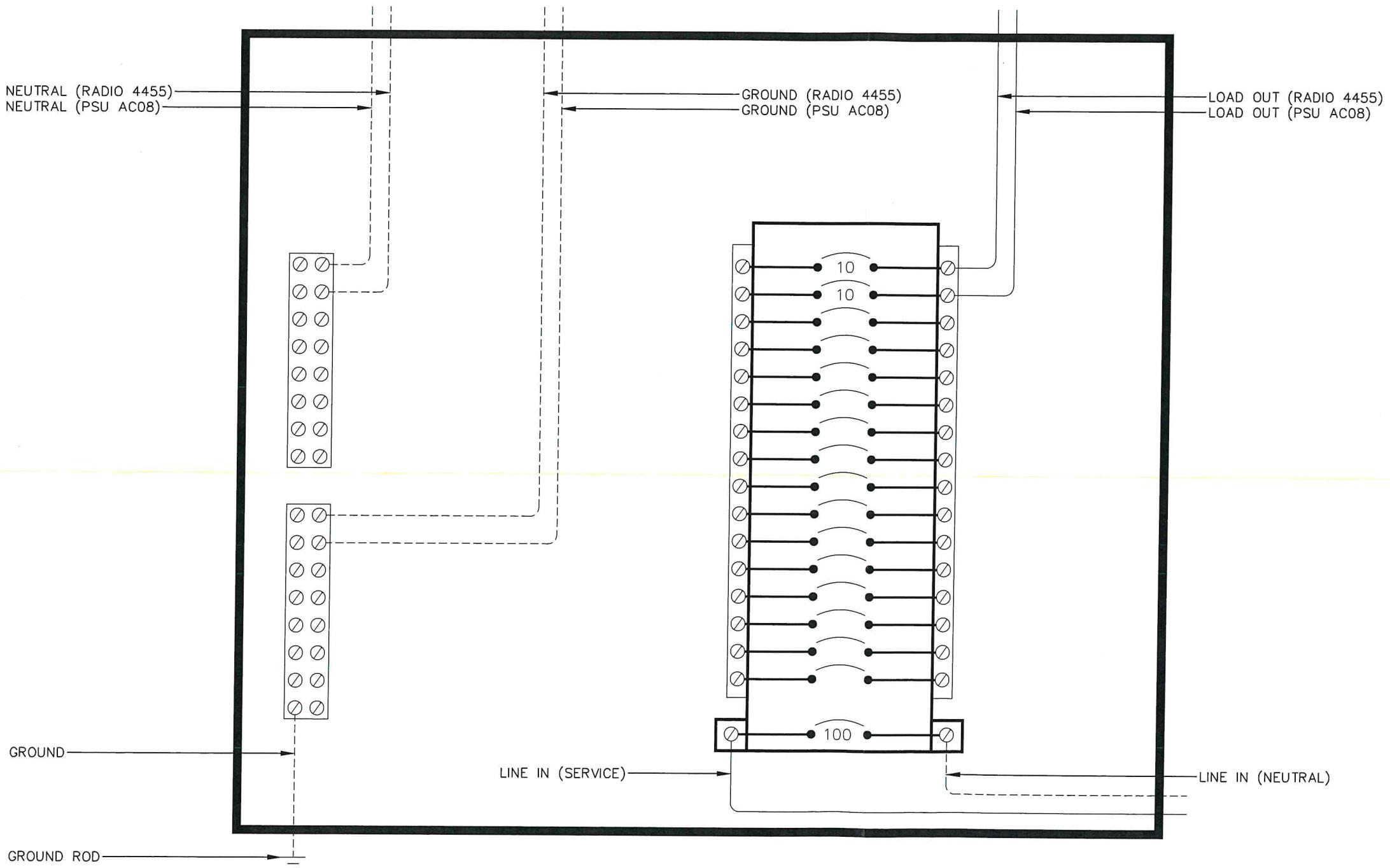
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GENERAL CONSTRUCTION NOTES

1. CONTACT "NJ ONE CALL" SYSTEM FOR UNDERGROUND UTILITY LOCATES, 72 HOURS PRIOR TO CONSTRUCTION
NJ PHONE NO.: 1-800-272-1000
2. CONTRACTOR TO FOLLOW ALL OSHA, LOCAL, STATE, AND BUILDING CODES
3. CONTRACTOR TO VERIFY ALL DIMENSIONS & MATERIALS REQUIRED
4. MAINTAIN A MINIMUM 6' SWEEP ON ALL CONDUIT BENDS
5. PLACE PULL ROPES IN ALL CONDUIT & INNERDUCTS
6. CONTRACTOR MUST CLEAN UP WORK AREAS AT THE END OF EACH WORK DAY & REMOVE TRASH & DEBRIS FROM WORK SITE
7. CONTRACTOR WILL GROUT & SEAL ALL BUILDING ENTRANCES WITH APPROVED MATERIALS
8. PLACE BUSHINGS ON ALL CONDUIT ENDS FOR CABLE PROTECTION
9. PLACE TRIPLEX DUCT PLUG & BLANK DUCT PLUGS AT BUILDING ENTRANCE CONDUITS
10. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED FACILITIES AND/OR PROPERTY
11. ALL DISTURBED SURFACES WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION
12. ALL WORK TO BE PERFORMED PER CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE DIRECTED BY CROWN CASTLE
13. THE CONTRACTOR WILL PROVIDE AS-BUILT RECORDS TO BE GIVEN TO MANAGEMENT UPON COMPLETION OF CONSTRUCTION
14. CONTRACTOR TO COMPLY WITH TRAFFIC CONTROL PLAN AS PER NJDOT. USE APPROPRIATE ATTACHMENT
15. CONTRACTOR TO BOND CABLE SUPPORT STRAND WITH #6 AWG SOLID COPPER CONDUCTOR AT ALL POWER VDL(S)
16. CONTRACTOR TO ENSURE THAT ALL FLOOR/WALL PENETRATIONS ARE SEALED WITH APPROVED FIRESTOP

GENERAL CONTRACTOR UNDERGROUND UTILITY AVOIDANCE NOTES

- GENERAL CONTRACTOR IS RESPONSIBLE TO FOLLOW ALL FEDERAL & STATE STATUTES AND REGULATIONS; INDUSTRY BEST PRACTICES; BUILDING AND FIRE CODES; GENERAL CONTRACTOR LICENSES; AND LOCAL LAWS, REGULATION & ORDINANCES. IN THE EVENT A CONFLICT EXISTS BETWEEN THESE REGULATIONS AND THIS DOCUMENT, THE REGULATIONS SHALL CONTROL THE GENERAL CONTRACTOR'S ACTIONS.
- AT MINIMUM, WHEN NOT IN CONFLICT WITH FEDERAL, STATE, AND LOCAL STATUTES, THE GENERAL CONTRACTOR SHALL FOLLOW THE "COMMON GROUND ALLIANCE (CGA) BEST PRACTICES VERSION 17.0 MANUAL OR LATEST - THE DEFINITIVE GUIDE FOR UNDERGROUND SAFETY & DAMAGE PREVENTION" RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL PREPARE AN EMERGENCY RESPONSE PLAN, INCLUDING APPROPRIATE CONTACT INFORMATION, ONE-CALL TICKET DETAILS, AND IMMEDIATE CONTACTING DETAILS, IN EVENT OF UNDERGROUND UTILITY DAMAGE, IS AVAILABLE AT THE INSTALLATION SITE.
- GENERAL CONTRACTOR SHALL TAKE NECESSARY MEASURES TO ENSURE ALL ELECTRICAL STRIKE SYSTEMS ARE IN PLACE, IF APPLICABLE, AND HAS BRIEFED THE INSTALLATION CREW ON THE GENERAL CONTRACTOR'S ELECTRICAL AND GAS LINE STRIKE PROCEDURES EACH DAY PRIOR TO WORK COMMENCING.
- GENERAL CONTRACTOR SHALL WHITE LINE THE PROPOSED CONSTRUCTION ROUTE PRIOR TO CONTACTING THE UTILITY ONE-CALL SYSTEM.
- GENERAL CONTRACTOR SHALL IDENTIFY, PRIOR TO WORK COMMENCEMENT, A COMPETENT PERSON ON THE WORK CREW WHO IS CAPABLE OF IDENTIFYING HAZARDS AND HAS THE AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES, INCLUDING STOP WORK AUTHORITY, TO ELIMINATE THEM, AND SHALL BE ON SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL CONTACT THE ONE-CALL FACILITY FOR EXISTING UTILITY LOCATES AS REQUIRED BY LAW AND PRESERVE ALL MARKS UNTIL THE PROJECT IS COMPLETED AND REFRESH THE ONE-CALL IF REQUIRED BY STATE OR JURISDICTIONAL REQUIREMENTS.
- FOR PROJECTS WITH HIGH PRIORITY UTILITIES, OR ANY UNUSUAL OR COMPLEX CONSTRUCTION, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRE-EXCAVATION MEETING WITH THE AFFECTED UTILITIES AND/OR THEIR DESIGNATED LOCATING COMPANY TO DISCUSS THE PROJECT. HIGH PRIORITY UTILITIES SHALL INCLUDE, BUT NOT LIMITED TO, HIGH-PRESSURE GAS LINES, HIGH-VOLTAGE ELECTRIC LINES, MAJOR PIPELINES, MAJOR WATER LINES, AND HIGH CAPACITY FIBER OPTIC LINES.
- THE GENERAL CONTRACTOR SHALL ENSURE ANY UTILITIES IDENTIFIED FOR LOCATING WHICH ARE NOT MARKED ON THE GROUND HAVE PROVIDED POSITIVE CONFIRMATION NO CONFLICT EXISTS. IF THERE IS A LACK OF POSITIVE CONFIRMATION, THE GENERAL CONTRACTOR MUST RE-CALL THE ONE-CALL CENTER OR RELEVANT UTILITY DIRECTLY FOR CONFIRMATION.
- IN THE EVENT A UTILITY CANNOT BE LOCATED, WHERE POSITIVE CONFIRMATION IS NOT RECEIVED, OR WHERE THERE IS A LIKELIHOOD OF UNDOCUMENTED UTILITIES, SUCH AS PRIVATE INFRASTRUCTURE, THE GENERAL CONTRACTOR SHALL TAKE THE STEP OF SYSTEMATICALLY UTILIZING A GROUND PENETRATING RADAR (GPR) SYSTEM OR SIMILAR ADVANCED LOCATING TECHNOLOGY WITHIN THE TOLERANCE ZONE TO IDENTIFY AND DOCUMENT ANY UTILITIES WITHIN THE CONSTRUCTION ZONE. ANY UTILITY LOCATED USING GPR SHALL BE PROPERLY LOCATED AND EXPOSED AS OUTLINED WITHIN THIS STANDARD PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL INSPECT THE AREA PRIOR TO INSTALLATION FOR ANY UNDERGROUND UTILITY INFRASTRUCTURE WHICH MAY HAVE BEEN MISSED BY SURVEYING THE CONSTRUCTION AREA AND SURROUNDING ENVIRONMENT FOR CLEANOUTS, SUNKEN AREAS, RISERS, OUTBUILDINGS, LIGHT POLES, METERS, UTILITY BOXES, PEDESTALS, MANHOLE COVERS, MARKERS, ETC. PARTICULAR ATTENTION SHOULD BE MADE TO IDENTIFY SERVICE FEEDS FROM BUILDINGS AND HOMES THAT ARE MARKED.
- THE GENERAL CONTRACTOR SHALL CONTACT ANY UTILITY WHERE LOCATES ARE IN QUESTION AND/OR UNVERIFIED. NO ASSUMPTIONS SHOULD BE MADE ON LOCATION OR DEPTH OF EXISTING UTILITIES.
- THE GENERAL CONTRACTOR, AT A MINIMUM, SHALL TAKE AND STORE A PHOTO SERIES TO BE SUBMITTED WITH THE CLOSE OUT PACKAGE OF ALL EXCAVATION AREAS ONCE LOCATES ARE COMPLETE AND PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR SHALL MEET ALL FEDERAL, STATE AND LOCAL REGULATIONS REGARDING WORKER SAFETY AND TRAINING WHEN WORKING AROUND UNDERGROUND FACILITIES.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES CROSSING THE TOLERANCE ZONE AND SHALL POSITIVELY IDENTIFY THEIR LOCATION AND DEPTH USING APPROPRIATE TECHNIQUES WITHIN THE TOLERANCE ZONE.
- GENERAL CONTRACTOR SHALL VISUALLY EXPOSE (POT-HOLE) ALL EXISTING UTILITIES RUNNING PARALLEL WITH THE PROPOSED PATH AT THE APPROPRIATE INTERVALS WITHIN THE TOLERANCE ZONE AND APPROPRIATE BUFFER ZONE. UNLESS MORE STRINGENT REGULATIONS EXIST, THE GENERAL CONTRACTOR SHALL EXPOSE (POT-HOLE) AT MINIMUM ANY PARALLEL UTILITY WITHIN 3' OF THE TOLERANCE ZONE EVERY 25'. AND ANY PARALLEL UTILITY BETWEEN 3' TO 5' OF THE TOLERANCE ZONE EVERY 100'.
- THE TOLERANCE ZONE SHALL BE A MINIMUM OF 30" BEYOND EACH SIDE OF THE INSTALLED PIPE, OR GREATER IF CODE REQUIRES.
- GENERAL CONTRACTOR SHALL USE A DRILL HEAD TRACKING DEVICE WHEN BORING AND TRACK THE DRILL HEAD AT A MINIMUM OF EVERY 5' OR AS REQUIRED BY CODE. A LOG SHALL BE CREATED RECORDING THE LOCATION AND DEPTH AND SUBMITTED WITH THE GENERAL CONTRACTOR AS-BUILT PACKAGE.
- GENERAL CONTRACTOR SHALL ENSURE THESE REQUIREMENTS ARE ENFORCED WITH ALL SUB-CONTRACTORS RETAINED BY THE GENERAL CONTRACTOR.

Peter J. Tardy 08/21/2025
PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

DATE
ENGINEER:
Camden Office:
FPA
FRENCH & PARRELLO
ASSOCIATES
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

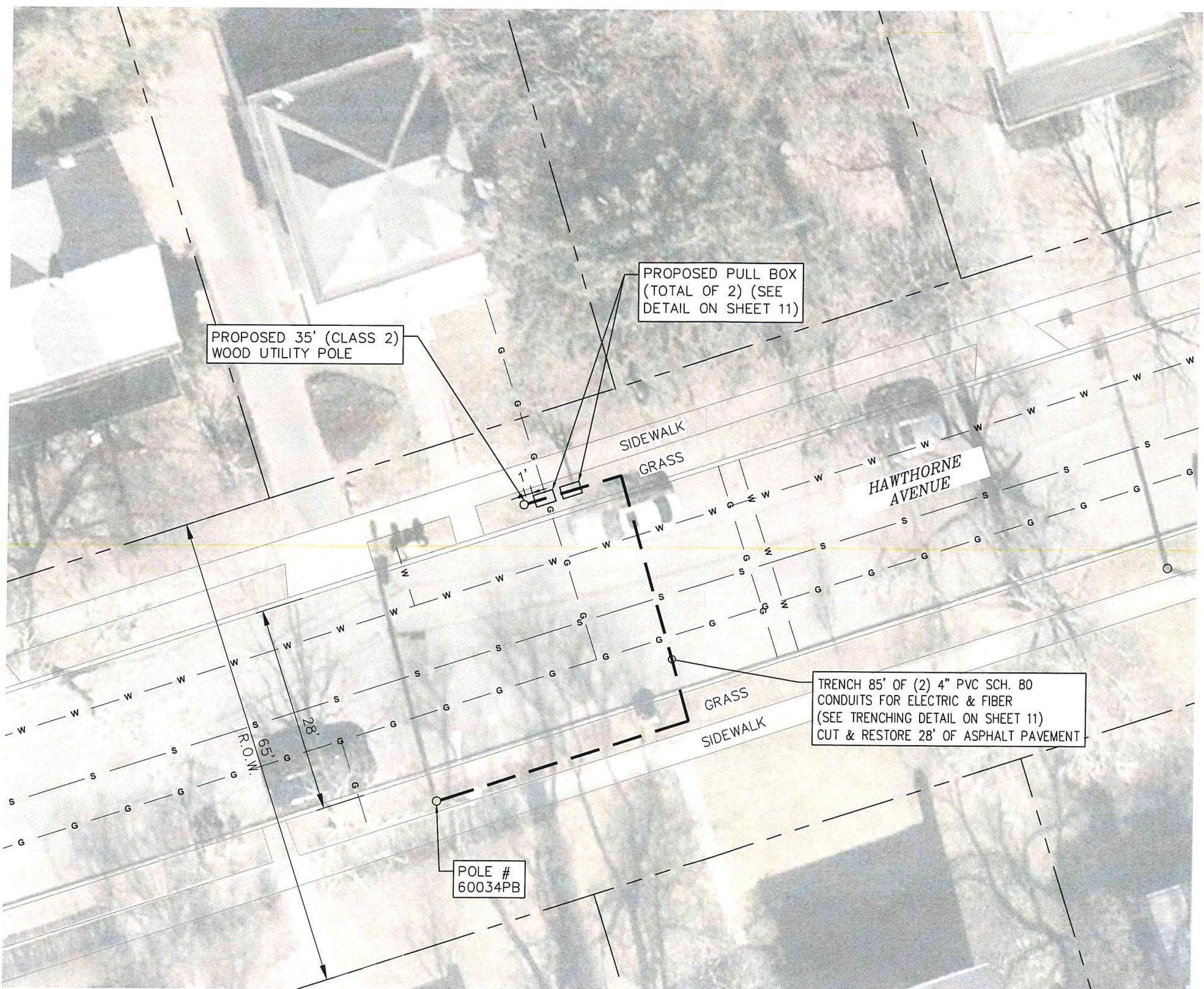
OWNER/DEVELOPER:
CROWN CASTLE
The Foundation for a Wireless World.

TITLE:
Crown Castle Fiber LLC
250 HAWTHORNE AVENUE
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

REVISIONS
REV. DATE REVISION DESCRIPTION
1 10/24/23 ISSUED AS FINAL
2 10/16/24 REVISED POLE HEIGHT
3 11/14/24 REVISED PER COMMENTS
4 06/27/25 REVISED PER UG ROUTING
5 08/21/25 REVISED BLOCK/LOT

DRAWN BY: CHECKED BY: APPROVED BY:
D.R. A.R.C. P.J.T.
PROJECT NUMBER: 2438C.125.011
NODE ID: PRC-071
SCU # / CASCADE ID: 528027/PH6026BA_51LAB
DATE DRAWN: 09/13/2023
SHEET: 9 OF 11

NOTE:
DRAWING NOT FROM
ACTUAL SITE PLAN
INFORMATION TAKEN
FROM BEST AVAILABLE
RECORDS CONTRACTOR
IS RESPONSIBLE TO
VERIFY ALL DIMENSIONS
AND MATERIAL REQUIRED
FOR CONSTRUCTION.



Peter J. Tardy
08/21/2025

PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

ENGINEER:

FPA
FRENCH & PARRELO
ASSOCIATES
FPAengineers.com
New Jersey ▲ New York ▲ Pennsylvania ▲ Georgia

OWNER/DEVELOPER:
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DRAWN BY: CHECKED BY: APPROVED BY:
D.R. A.R.C. P.J.T.

PROJECT NUMBER: 2438C.125.011

NODE ID: PRC-071

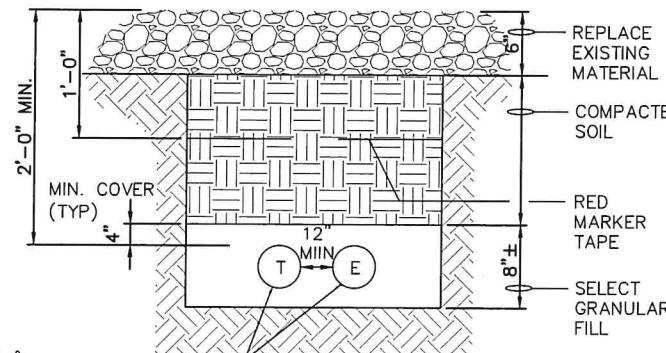
SCU # / CASCADE ID: 528027/PH6026BA_51LAB

DATE DRAWN: 09/13/2023

SHEET: 10 OF 11

CONTRACTOR TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF NEW UTILITIES. ANY CONFLICTS TO BE REPORTED TO ENGINEER IMMEDIATELY.

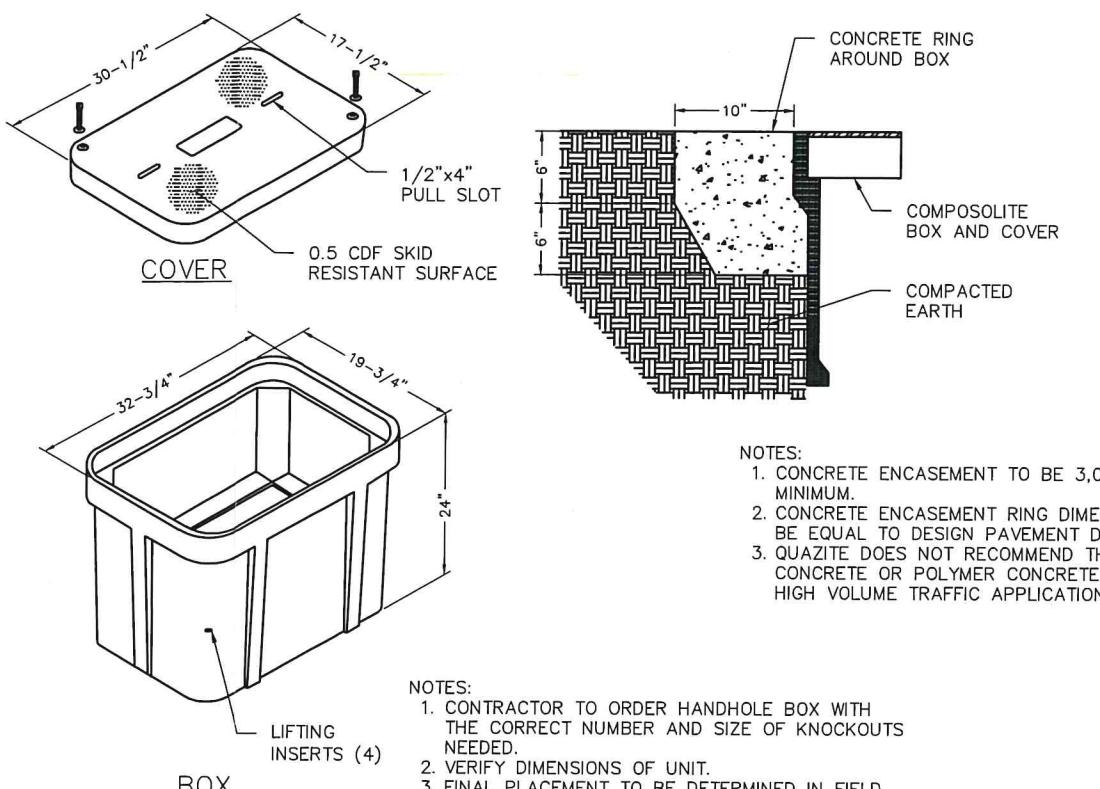
(2) SCH.40 PVC ELECTRIC & TELCO CONDUITS WITH PULL STRINGS (REFER TO PLAN) (TYP.)



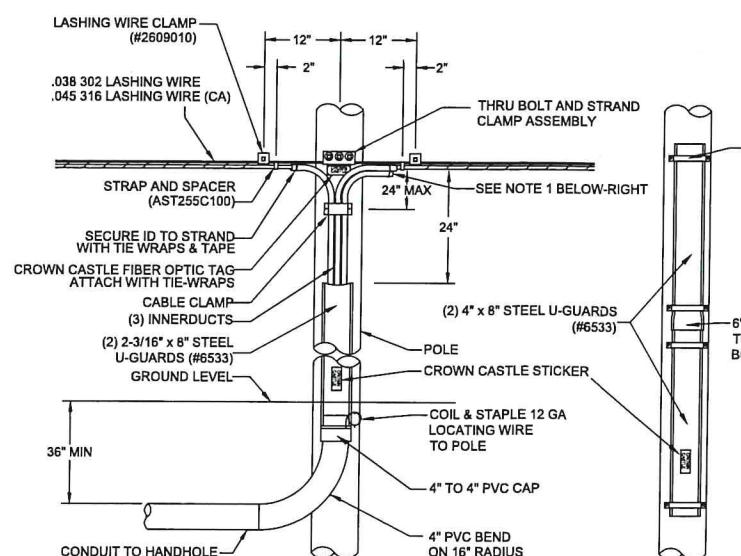
NOTES:

1. REMOVE & HAUL OFF-SITE ALL EXCESS SITE SOIL.
2. RESTORE ALL SURFACES TO ORIGINAL CONDITION.
3. CONDUIT SHALL BE UV-RESISTANT WHERE EXPOSED TO ATMOSPHERE.

UNDERGROUND ELECTRIC AND TELCO DUCT BANK



PULL BOX DETAIL



TYPICAL TANGENT RISER POLE DETAIL

PETER J. TARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
NJ LIC. NO. 41990

DATE
08/21/2025

ENGINEER:
FRENCH & PARRELLO
ASSOCIATES

Camden Office:
2 Riverside Drive, Suite 503
Camden, New Jersey 08101
009.862.1582

FPAengineers.com

OWNER/DEVELOPER:
CROWN CASTLE

The Foundation for a Wireless World.

TITLE:
Crown Castle Fiber LLC
250 HAWTHORNE AVENUE
PRINCETON, NJ
JURISDICTION: MUNICIPALITY OF PRINCETON

REV.	DATE	REVISION DESCRIPTION
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DRAWN BY:	CHECKED BY:	APPROVED BY:
D.R.	A.R.C.	P.J.T.
PROJECT NUMBER:	2438C.125.011	
NODE ID:	PRC-071	
SCU # / CASCADE ID:	528027/PH6026BA_51LAB	
DATE DRAWN:	09/13/2023	
SHEET:	11	OF 11



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-405

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, in response to a Notice to Bidders duly advertised pursuant to N.J.S.A. 40A:11-1 et seq. on November 7, 2025, the Municipality of Princeton received and publicly opened one (1) bid for the Operation and Maintenance of the Princeton Transit Service “Express Route” bid; and

WHEREAS, the Municipality discovered an error in extension in the bid submitted by WeDriveU, Inc., which was resolved through the Municipality’s bid tabulation in accordance with the Instructions to Bidders, resulting in the following submission:

1. \$309,840.04 from WeDriveU, Inc. of San Francisco, California

WHEREAS, department personnel and the Qualified Purchasing Agent have reviewed the bids and determined that the bid submitted by WeDriveU, Inc. is a responsible and responsive bid, and recommend that a contract be awarded to WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Service “Express Route”; and

WHEREAS, the Certified Financial Officer certifies that the Municipality of Princeton has appropriated sufficient funds for these services in budget accounts -----.

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

1. The Mayor and Council are hereby authorized and directed to enter into an agreement with WeDriveU, Inc. for the Operation and Maintenance of the Princeton Transit Service “Express Route” for an amount not to exceed \$309,840.04 in accordance with the specifications, terms, and conditions within the Bid Documents.
2. The Contract and Bid Documents will be kept on file in the Office of the Clerk.



MEMORANDUM

To: Mayor and Council
From: James J. Purcell, PE, Assistant Municipal Engineer
Subject: Resolution Awarding a Contract to WeDriveU Inc. for the 2026 Operation and Maintenance of the Princeton Transit Service "Express Route"
Date: December 8, 2025

Attached for Council's consideration at its December 8, 2025 meeting are a resolution and services agreement for the operation and maintenance of transit services on an express route between Princeton Shopping Center and the Princeton Train Station (the "Dinky") for calendar year 2026. On December 2, 2025, Princeton received and opened only one bid, from WeDriveU Inc., for the Operation and Maintenance of the Princeton Transit Service "Express Route" contract.

The Express Route will operate between the shopping center and the Dinky six days a week between the hours of 6:00 am and 9:00 pm. The following stops will be available for passenger pick-up and drop-off on demand.

Inbound from the Dinky Station:

1. Nassau Street & South Tulane Street
2. Nassau Street & Maple Street
3. Nassau Street & Harrison Street
4. Spruce Circle
5. Harrison Street & Franklin Avenue

Outbound from Princeton Shopping Center:

1. Harrison Street & Franklin Avenue
2. Spruce Circle
3. Nassau Street & Harrison Street
4. Nassau Street & Maple Street
5. Nassau Street & Palmer Square East

The above stops will continue to be available on the Princeton Muni loop route and it is anticipated that stops on demand at these locations will be infrequent, allowing for the Express Route to maintain a 20-minute ride between the shopping center and Dinky station.

The cost for the services as bid is \$25,111.67 per month, equal to \$301,340.04 for 2026. An additional \$8,500 is included in the not-to-exceed amount for the purposes of wrapping the bus for vehicle identification. WeDriveU has not allocated costs for program management and spare vehicles for this service as they will support this route through their current service and management team.

In consideration of the above, it is recommended that a contract be awarded to WeDriveU, Inc. of Burlingame, California in the low bid not-to-exceed amount of \$309,840.04

Please contact me if you have any questions or require additional information.

TRANSIT SERVICES “EXPRESS ROUTE” AGREEMENT

THIS AGREEMENT (“Agreement” or “agreement”) entered into this 8th of December, 2025, by and between Princeton, a municipal corporation of the State of New Jersey, 400 Witherspoon Street, Princeton, New Jersey, 08540 (hereinafter referred to as “Princeton”) and WeDriveU, 121 2nd Street, Suite 300, San Francisco, California 94105 (hereinafter referred to as “Contractor”).

In connection with the Contractor’s bid proposal, formally received and opened on November 21, 2025, and Princeton’s Notice of Award of same, dated December 9, 2025, Princeton and the Contractor hereby agree as follows:

1. **SERVICES.**

A. Scope of Services. The Contract Documents (also “Agreement” or “Contract”), as defined in section 5.E. below, shall govern all services performed by the Contractor for Princeton (the “Service” or “Services”). The Contractor shall perform the Services, and Princeton shall pay the Contractor, in compliance with the terms of the Contract Documents.

B. Additional or Change in Services. Any changes to the Specifications, including any scheduling or routing, shall be subject to the prior written approval of both parties. The parties agree that any substantial change in Services may require a change in the contract cost. Any changes in Services shall be documented by written amendment executed by both parties. An increase or decrease in service hours in excess of 10% of the current service levels within a contract year will justify a rate adjustment. If the parties cannot reach an agreement, the Contractor may, at its option, continue to operate the Services at the original rates or terminate the Contract upon ninety (90) days’ prior written notice. The parties shall comply with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., in connection with changes under this Agreement. Any change in Services that results in an increase in the cost of the Services to Princeton shall require a change order approved pursuant to the requirements of the Local Public Contracts Law.

C. Applicable Laws. The Contractor shall perform all Services in compliance with all applicable ordinances, laws and regulations, and shall maintain any and all licenses and approvals that might be required to perform the Services.

2. CONTRACT AMOUNT, CONTRACTOR' S FEES AND PAYMENT TERMS.

A. Contract Amount. The contract amount/cost for the initial Term of this Agreement for 2026 Princeton Transit Service – Express Route and Option: Vehicle Identification (Full Wrap) shall be three hundred nine thousand, eight hundred forty dollars and four cents (\$309,840.04), subject to budget approval.

B. Contractor Fees. In consideration for the Contractor's provision of the Services, Princeton shall pay the Contract Amount to the Contractor in accordance with the Contractor's Bid Proposal and Specifications.

C. Payment Terms. The Contractor shall invoice its fees for Services on a monthly basis, and in the manner stated in the Specifications. The Contractor must submit invoices to the Princeton Administrator, at the address below. Invoices must reference Princeton's purchase order/voucher number. Princeton agrees to pay the Contractor within 30 days from the date of its receipt of Contractor's invoice and a properly executed voucher. In the event sums due and payable are not received by the Contractor within forty-five (45) calendar days, a late charge of 1.5% per month, of the outstanding balance shall be assessed upon the account. In the event non-disputed amounts remain outstanding after sixty (60) days, the Contractor may suspend Service until such time as all amounts are paid or terminate in accordance with this Contract.

3. TERM AND TERMINATION.

A. Term. The term of this Agreement commences on the Effective Date and will remain in effect for an initial term of twelve (12) months ("Initial Term"), unless terminated early as set forth in subsection 3.B or 3.C below. The Term may be extended for up to two separate one-year extensions following the Initial Term, upon the agreement of the parties prior to expiration of the then current Term ("Renewal Term"). The "Initial Term" and any "Renewal Term" shall be collectively referred to herein as the "Term."

B. Termination for Convenience. Either party may terminate this Agreement (for any reason or for no reason) upon providing one hundred twenty (120) days' prior written notice to the other.

C. Termination for Cause. If either party refuses or fails to perform any of its obligations or promises as specified in the Specifications or Contract Documents, or any separable part thereof, the other party may, without prejudice to any other right or remedy, serve written notification upon the party in default of its intention to terminate the Agreement. The party in

default shall have ten (10) days after service of such written notice to cure the default. If the party in default fails to cure said default within the ten (10) day period, the other party may formally terminate this Agreement by written notice to the defaulting party.

4. INSURANCE.

A. General. The Contractor shall maintain at all times during the Term the minimum types and amounts of Insurance set forth in this section. The Contractor shall not commence any work until the Contractor obtains, at its own expense, all the required insurance. Nothing contained in these insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from Services under the Contract. Princeton and its employees, officers, agents and consultants, shall be named as an additional insured on all policies for both operations and completed operations (except for Worker's Compensation coverage), and shall be clearly shown as such in the Certificate(s) of Insurance. In addition, the Certificate(s) of Insurance shall evidence that all policies, except for Workers' Compensation, are primary and non-contributory. Policy limits specified below are minimum, and wherever the law requires higher limits, the higher limits will govern.

B. Minimum Requirements. The Contractor shall purchase and maintain insurance with companies licensed to do business in the State of New Jersey, with a minimum rating of Bests' A+ and satisfactory to Princeton, and as follows:

(1) Worker's Compensation and Employers' Liability Insurance covering all of the Contractor's employees directly or indirectly engaged in the performance of this Contract. This insurance shall comply with the statutory requirements of the State of New Jersey and shall have an Employers' Liability Insurance limit of not less than \$1,000,000 per accident or for disease and \$1,000,000 per occurrence.

(2) Commercial General Liability Insurance Including Completed Operations and Contractual Liability Insurance with a minimum \$1,000,000 combined single limit of liability per occurrence, and a \$3,000,000 annual aggregate. Liability Insurance shall include the broad form property damage endorsement, general liability broadening endorsement or equivalent. All liability coverages shall be on an occurrence basis. The policy will include the ISO Simplified Occurrence Form, the policy will contain no endorsements that would limit or eliminate the coverage provided by the ISO version and the policy will include the ISO Form CG -25-03-03-97.

(3) Comprehensive Automobile Liability Insurance covering the Contractor and its employees for claims arising from all owned, hired and non-owned vehicles with limits of not less than a combined single limit of \$1,000,000 for bodily injury and/or property damage per occurrence.

(4) Umbrella/Excess Liability Insurance – The Contractor shall obtain an Excess or Umbrella Liability Policy (to respond in excess of the commercial general liability, employer's liability and commercial automobile liability policies) at the minimum limit of \$5,000,000 combined single limits per occurrence.

(5) Contractual Liability Insurance must be included in the Commercial General Liability Insurance described in subparagraph (2) above specifically insuring the Indemnification Clause specified hereinafter.

C. Certificates of Insurance. Certificates of insurance evidencing the coverage required above must be filed with Princeton before the Contract is signed. The Commercial General Liability Certificate must specifically state that Standard Contractual Liability Insurance is in force. All certificates must provide for fifteen (15) days prior written notice to Princeton of policy non-renewal, cancellation, alteration, material change, or reduction in coverage.

D. Subcontractor Insurance. Should the Contractor hire any subcontractors, the subcontractors shall be required to provide the same types of insurance with the same limits, as described above. The Contractor shall not allow any subcontractor to commence work on its subcontract, until all similar insurance required of the subcontractor has been so obtained and approved. Approval of the insurance by Princeton shall not relieve or decrease the liability of the Contractor hereunder. Certificates and policies of insurance as required by the subcontractor must be available upon demand to Princeton.

5. ADDITIONAL REPRESENTATIONS AND WARRANTIES.

A. Services. The Contractor represents and warrants that all Services shall be performed by qualified workers experienced in performing the type of work required to be performed under this Agreement and the Contract Documents, and that all Services shall be performed in a diligent and professional manner.

B. Proof of Employment Eligibility. The Contractor represents and warrants that it will comply with all obligations to hire its employees in accordance with federal and state laws regarding employment eligibility, including the Immigration Reform and Control Act of 1986.

Princeton represents and warrants that it will immediately notify the Contractor of any information related to the Contractor's employees' employment eligibility if Princeton receives any relevant information.

6. DISPUTE RESOLUTION.

A. Dispute Resolution. The parties shall attempt in good faith to promptly resolve any dispute arising out of or relating to this Agreement by negotiation between the parties. Any dispute arising out of or relating to this Agreement, or the default, breach, termination or validity thereof, that has not been resolved by negotiation within thirty (30) days after a party's request for resolution thereof shall be transferred to non-binding mediation prior to the initiation of any legal proceedings.

B. Enforcement and Attorney's Fees. The provisions of this section 6 may be enforced by any court of competent jurisdiction, and the parties shall each be responsible for their own attorney's fees in prosecuting any dispute arising out of or relating to this Agreement, or the breach, termination, or validity thereof.

7. MISCELLANEOUS.

A. Independent Contractor Status. The Contractor is an independent contractor and not an employee, agent, joint venture, or partner of Princeton. The Contractor is not the agent of Princeton, and is not authorized to make any representation, contract, or commitment on behalf of Princeton. Neither the Contractor nor any of its employees shall be entitled to any of the benefits which Princeton may make available to its employees, such as group insurance or retirement benefits. The Contractor shall be solely responsible for all tax returns and payments required to be filed with or made to any federal, state or local tax authority with respect to the Contractor's performance of Services and receipt of fees under this Agreement. Princeton will regularly report amounts paid to Contractor as may be required by law. Because the Contractor is an independent contractor, Princeton shall not withhold or make payments for any taxes. The Contractor agrees to accept exclusive liability for complying with all applicable laws governing self-employed individuals, including, without limitation, payment of income taxes based on fees paid to the Contractor, its agents or employees under this Agreement, and income, social security, disability, and other taxes and contributions due on account of amounts paid to the Contractor's employees.

B. Force Majeure. The consequences, direct or indirect, of war, civil riots, acts of God, acts of terror, epidemics, pandemic, governmental / executive order, quarantine, strike, labor dispute, lockout, fire, flood, earthquakes, or other like disasters and causes beyond the control of the Contractor, which render the Contractor's performance of this Agreement commercially impracticable or unreasonably difficult, expensive or harmful for the Contractor's employees to perform (collectively "Force Majeure"), shall enable the Contractor to postpone performance hereunder to the extent by which performance has been prevented by such consequence. Upon removal of such cause of interruption, performance will be resumed according to the specifications set forth in this Agreement. In order to postpone performance under these provisions, the Contractor must notify Princeton, in writing, and performance shall be postponed only for the duration of the interruption. The Contractor shall not be liable for any damages or penalties for any delay in performance hereunder due to a Force Majeure.

C. Notices. All notices required or permitted to be given under this Agreement shall be in writing and given by personal delivery, certified mail (postage pre-paid and return receipt requested), or commercial overnight courier to the recipient's address set forth below, or to such other address or addresses as either party may specify in writing to the other during the Term. Notice will be deemed given the date of personal delivery, the third business day after mailing, or the date of delivery by courier (as indicated on the courier's records). Any reports, requests or communications otherwise that relate to the Agreement will be sent to the appropriate account representative, technical support or other department.

Notices must be delivered to the following addresses or at such other addresses as may be later designated by notice:

PRINCETON	CONTRACTOR
Princeton Princeton Municipal Complex 400 Witherspoon Street Princeton, NJ 08540 Attn: Administrator	

D. Assignment. This Agreement may not be assigned by either party without the other party's consent. Any attempted assignment of this Agreement without consent will be void and of no effect.

E. Contract Documents; Entire Agreement; Changes in Writing; Partial Invalidity.

(1) As used herein, "Contract Documents," "Agreement" and "Contract" shall refer, collectively, to all of the covenants, terms and stipulations in the Instructions to Bidders, the Notice to Bidders, the Specifications, any Addenda, all portions of the bidding documents, all documents required to be submitted by bidders, the Contractor's bid proposal documentation and this Transit Services "Express Route" Agreement itself.

(2) This Agreement shall constitute the entire agreement between the parties regarding the subject matter hereof and thereof. Any addition to or modification of this Agreement must be in writing. If any provision of this Agreement is unenforceable, the remaining provisions will continue.

F. Governing Law. All matters arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey without giving effect to any choice or conflict of law provision or rule (whether of the State of New Jersey or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of New Jersey.

G. Submission to Jurisdiction. Any legal suit, action or proceeding arising out of or relating to this Agreement shall be instituted in the federal courts of the United States of America or the courts of the State of New Jersey, in each case located in the City of Trenton and County of Mercer, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding.

H. Change in Law. Notwithstanding any contrary statements in the Contract or in any documents incorporated herein by reference, in the event any federal, state, local or other government body's statutes, laws, orders, rules, guidelines, or regulations require material changes to the scope of work or the Specifications of Princeton (such as major scheduling, routing, or enrollment changes or additions of special needs or physically handicapped passengers, which require added transportation equipment), the Contractor, upon written notice to Princeton, may request such changes to the terms of the Contract which shall be conducted in good faith. Such changes may include, without limitation, revisions in rates, term, payment schedules, levels of service, and the types or number of vehicles to be used. Any modification to the Contract resulting from such changes shall become effective on a mutually agreed upon date. If the parties cannot come to an agreement, either party may terminate the Contract upon thirty (30) days' notice.

I. Indemnification. Each party shall indemnify, defend and hold the other harmless against any claim of liability, damages, demands, suits proceedings, demands, judgments, costs, expenses or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its officers, employees, contractors or agents, except to the extent such claims, etc. may be due to or caused by the negligence or willful misconduct of the indemnified party, or its employees, officers, contractors or agents. The indemnified party will provide the indemnifying party with prompt, written notice of any claim covered by this indemnification; provided that any failure of the indemnified party to provide any such notice, or to provide it promptly, shall not relieve the indemnifying party from its indemnification obligation in respect of such claim, except to the extent the indemnifying party can establish actual prejudice and direct damages as a result thereof. The indemnified party will cooperate appropriately with the indemnifying party in connection with the indemnifying party's defense of such claim. The indemnifying party shall not settle or compromise any such claim or consent to the entry of any judgment without the prior written consent of the indemnified party and without an unconditional release of all claims by each claimant or plaintiff in favor of the indemnified party.

J. Affirmative Action/Equal Employment Requirements. The parties hereby incorporate into this Agreement the Affirmative Action/Non-Discrimination addendum annexed to the Instructions to Bidders.

IN WITNESS WHEREOF, the parties have caused this Transit Services "Express Route" Agreement to be executed by their duly authorized officers or representatives as of the Effective Date.

ATTEST:

MUNICIPALITY OF PRINCETON

By: _____
Dawn M. Mount, Municipal Clerk

By: _____
Mark Freda, Mayor

WITNESS/ATTEST:

WEDRIVEU, INC.

By: _____

BID PROPOSAL FORM
OPERATION AND MAINTENANCE OF THE PRINCETON TRANSIT SERVICE "EXPRESS ROUTE"

Bidder: WeDriveU, Inc.

Address: 121 2nd Street, Suite 300
San Francisco, CA 94105

Telephone: (650) 645-6800

Facsimile: (650) 679-5895

Contact Person: Marissa Basile, Sr. Director of Customer Success

Email Address: marissa.basile@wedriveu.com

1. The undersigned, having carefully familiarized themselves with the scope of work, conditions affecting the cost of its performance, technical specifications, administrative requirements, and having carefully examined and fully understood the Bid Documents prepared by the Municipality of Princeton, hereby affirms and proposes to enter into a contract to supply, deliver, or provide completely the goods or services, including all supervision, labor, materials, equipment, transportation, and other expenses required to render services covered by the Bid Documents for the sum indicated against the applicable bid item. Bidder is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress and performance of the Work.
2. The undersigned hereby certifies that they have full authority to make the Proposal and does further declare that they are the only person or persons interested in this Proposal and have not entered into any collusion in preparing the Proposal.
3. If notified of acceptance of this Proposal within 60 days after the time set for opening bids, or any authorized extension of that time, the undersigned agrees to execute a contract for the goods or services for the stated sum in the Bid Proposal form included in the Contract Documents, and to complete the work or supply goods according to the terms and conditions of the contract within the time established in the Specifications.
4. In accordance with N.J.S.A. 40A:11-23.2(c), the undersigned Bidder hereby acknowledges receipt of the following Addenda with their initials:

Addendum Number	Issue Date	Initials
Number		
If no addenda were issued, initial here:		EVW

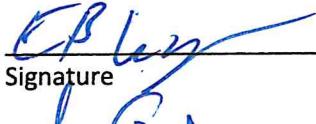
5. The undersigned has given written notice of all conflicts, errors, ambiguities, or discrepancies that they have discovered in the Contract Documents, and the written resolution thereof by Owner is acceptable to both.
6. We the undersigned are created and existing under the laws of the State of California, as a:
 Corporation
 Limited Liability Company
 Other
7. This bid proposal must be signed in the space provided for signatures below. In the case of an entity, the title of the person signing must be stated, and the signature of said person must be duly attested.

WeDriveU, Inc.

Company or Firm Name

Erick Van Wagenen, President and CEO

Name and Title


Signature

11-21-25
Date


Attest

11-21-25
Date

PRICE SHEET

2026 "EXPRESS" SCHEDULE BASE BID				
DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED PRICE
PRINCETON TRANSIT SERVICE –EXPRESS ROUTE	12	MONTH	\$ 25,111.67	\$301,340.06
2026 TOTAL BASE BID AMOUNT			\$ 301,340.06	
OPTION: VEHICLE IDENTIFICATION (FULL WRAP)	1	LUMP SUM	\$ 8,500	\$ 8,500
2026 TOTAL BASE BID AMOUNT PLUS OPTION			\$ 309,840.06	

2026 TOTAL BASE BID AMOUNT PLUS OPTIONAL ITEM (IN WORDS): Our bid reflects the all-in price to provide the driver, vehicle, and all necessary services to support the Express Route. We have been able to identify cost-saving efficiencies due to the operation we currently support. We have not allocated costs for program management and spare vehicles, and will support these costs through our existing service and management team

ALTERNATE BID: 2026 "EXPRESS SCHEDULE" WITH FULL-SIZED VEHICLE				
DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED PRICE
PRINCETON TRANSIT SERVICE –EXPRESS ROUTE	12	MONTH	\$ NA	\$ NA
2026 TOTAL ALTERNATE BID AMOUNT			\$ NA	
OPTION: VEHICLE IDENTIFICATION (FULL WRAP)	1	LUMP SUM	\$ NA	\$ NA
2026 TOTAL ALTERNATE BID AMOUNT PLUS OPTION			\$ NA	

NA

2026 TOTAL ALTERNATE BID AMOUNT PLUS OPTIONAL ITEM (IN WORDS): _____



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-406

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, the Municipality of Princeton desires to ratify a contract authorized by the Qualified Purchasing Agent for the services of a firm qualified to render deer processing services as part of Princeton's Deer Management Program, and specifically in connection with the receipt of deer carcasses and processing of same for donation of the venison; and

WHEREAS, Princeton obtained informal quotes from potential vendors, the lowest of which was from The Valley Butcher LLC of Pennington, New Jersey, to perform the sought-after services for the cost of \$150.00 per deer, for a total amount not to exceed \$20,625.00; and

WHEREAS, Princeton has a need to acquire these services without a "fair and open process" as defined by P.L. 2004, c.19, the "Local Unit Pay-to-Play Law," and in connection therewith, The Valley Butcher LLC has completed and filed with Princeton the required Campaign Contributions Affidavit pursuant to N.J.S.A. 19:44A-20.8 and Certification Regarding Political Contributions pursuant to N.J.S.A. 19:44A-20.26; and

WHEREAS, in accordance with Resolution 25-14 adopted on January 7, 2025, the Qualified Purchasing Agent was delegated the authority to award contracts in compliance with the Pay to Play laws for contracts exceeding \$17,500.00 but below the bid threshold as established by N.J.S.A. 40A:11-3(c); and

WHEREAS, a contract with The Valley Butcher LLC for Deer Processing Services was authorized by the Qualified Purchasing Agent on December 1, 2025; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available to pay for said services in account 01-201-27-343-282; and

WHEREAS, the term of this contract shall begin on January 1, 2026, and shall terminate on or before March 31, 2026.

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

1. The Mayor and Council of Princeton hereby ratify the contract awarded to The Valley Butcher LLC to provide deer processing services during 2026, for an amount not to exceed \$20,625.00, consistent with

this Resolution and the above “Whereas” clauses.

2. The agreement was awarded without competitive bidding as authorized by N.J.S.A. 40A:11-3.
3. A copy of this resolution and the executed agreement shall be placed on file in the Office of the Municipal Clerk.

AGREEMENT FOR 2026 DEER PROCESSING SERVICES

THIS AGREEMENT ("Agreement" or "agreement") is by and between THE MUNICIPALITY OF PRINCETON, a municipal corporation of the state of New Jersey, 400 Witherspoon Street, Princeton, New Jersey 08540 (hereinafter referred to as "PRINCETON") and THE VALLEY BUTCHER LLC, 47 Orchard Avenue, Pennington, New Jersey 08530 (hereinafter referred to as "VENDOR").

WITNESS

WHEREAS, PRINCETON desires to obtain the services of a firm qualified to render deer processing services as part of Princeton's Deer Management Program, and specifically in connection with the receipt of deer carcasses and processing of same for donation of the venison; and

WHEREAS, VENDOR has offered to perform the sought-after services to PRINCETON for the price of \$165.00 per deer for a not to exceed amount of \$20,625.00; and

WHEREAS, the Qualified Purchasing Agent may award an agreement for goods and services to VENDOR in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.

NOW THEREFORE, IT IS AGREED by and between PRINCETON and VENDOR as follows:

1. Scope of Services.

- a. VENDOR shall provide deer processing services to PRINCETON in connection with PRINCETON's annual Deer Management Program commencing in February 2026. VENDOR'S services shall be based upon the following:
 - i. Operation of PRINCETON's deer harvest will take approximately 20 days, Sundays excepted. Normal removal operations will take place between the hours of 4 p.m. and 9 p.m., and include bucks, does and fawns.
 - ii. PRINCETON shall deliver carcasses following each night's harvest, after 9 p.m. VENDOR acknowledges that the hours of operation may differ depending upon the actual activity at bait sites.
- b. VENDOR shall be available after 9 p.m. for the receipt of carcasses. PRINCETON shall provide between 30- and 60-minute notice before delivery each night of operation. VENDOR or his representative shall be present at VENDOR'S facility to accept delivery.
- d. PRINCETON shall deliver to VENDOR whole carcasses. VENDOR shall provide field dressing of all carcasses.

- e. PRINCETON anticipates that it will deliver to VENDOR approximately 5 to 15 deer each night, although the actual quantity may be more or less on one or more nights. In addition, VENDOR shall be able to process up to 25 deer carcasses each night, should the actual quantity exceed the above estimate. VENDOR shall provide a written receipt showing the quantity of deer delivered each night.
- f. After processing, VENDOR shall deliver the venison to an area food bank, subject to PRINCETON's approval.
- g. VENDOR shall keep written records of the following:
 - i. All fetus counts in each female harvested, during field dressing.
 - ii. The quantity of deer received, in pounds.
 - iii. The organization(s) which receive the donated venison.

2. Term. This Agreement shall become effective on January 1, 2026, and shall expire on March 31, 2026. The services shall be completed as directed by PRINCETON. It is anticipated that the deer harvest will take place beginning in early February 2026 and will be completed within approximately 20 days of its commencement, Sundays excepted.

3. Compensation; Manner of Payment.

- a. PRINCETON agrees to pay VENDOR \$165.00 per deer processed. Based on an estimated 115 deer to be harvested, the services shall not exceed \$20,625.00.
- b. VENDOR shall bill PRINCETON on a municipal voucher for services rendered.
- c. PRINCETON agrees to pay VENDOR within thirty (30) days of receipt of an audited and approved voucher.

4. Terms and Conditions.

- a. VENDOR shall take note of and comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 regarding Affirmative Action/ Equal Employment Opportunity and the Americans with Disabilities Act. The parties hereby incorporate into this Agreement the Affirmative Action/Non-Discrimination addendum per the attached Exhibit A.
- b. CONSULTANT shall take note of and comply with the requirements of P.L. 2004, c.57 (N.J.S.A. 52:32-44 et seq.) regarding Business Registration and Sales and Use Tax. The parties hereby incorporate into this Agreement the Business Registration and Sales and Use Tax addendum per the attached Exhibit C.
- c. The Terms and Conditions printed on the purchase order issued by PRINCETON to CONSULTANT shall be incorporated into this agreement per the attached Exhibit D.

5. Political Contributions.

- a. This Agreement was not awarded through a "fair and open process" as that phrase

is defined in N.J.S.A. 19:44A-20.7. As such, VENDOR hereby certifies that VENDOR (including persons and other business entities having an interest in VENDOR, as defined by N.J.S.A. 19:44A-20.7) has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-1 et seq. (i.e., in excess of \$200.00), in the one (1) year period preceding the award of this Agreement that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this Agreement, nor will it make a reportable contribution during the term of this Agreement to any municipal committee of a political party if a member of that political party is serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded, or to any candidate committee of any person serving in an elective public office of the municipality of PRINCETON when the Agreement is awarded.

- b. VENDOR is advised of the responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission (ELEC) pursuant to N.J.S.A. 19:44A-20.27 (P.L. 2005, c.271, §3) if VENDOR receives contracts in excess of \$50,000 from public entities in a calendar year. It is VENDOR's responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at (888) 313-3532 or www.elec.state.nj.us.

6. Hold Harmless.

- a. VENDOR shall defend, indemnify and hold harmless PRINCETON, its officers, employees, agents and consultants from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability, arising out of or in any way connected with the VENDOR'S acts or omissions, or those of its officers, employees, agents and consultants, in connection with this Agreement.
7. Complete Agreement. This Agreement and any attachments hereto or incorporated by reference represents the entire contract between the parties and shall take precedence over all other prior or existing understandings or agreements, if any, whether oral or written.

IN WITNESS WHEREOF, the parties have set their hand and seal the day and date written below.

ATTEST:

THE MUNICIPALITY OF PRINCETON

By: _____
Dawn M. Mount, Municipal Clerk

Date: _____

By: _____
Mark Freda, Mayor

Date: _____

WITNESS:

CONSULTANT

By: _____

By: _____
Authorized Representative

Date: _____

Date: _____

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, c. 127)

N.J.A.C. 17:27 et seq.

GOODS, GENERAL SERVICE AND PROFESSIONAL SERVICES CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval;

Certificate of Employee Information Report; or

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at http://www.state.nj.us/treasury/contract_compliance).

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase an Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase an Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1 et seq.

EXHIBIT B

Sarah Ocicki

From: Gwen Krol
Sent: Thursday, November 13, 2025 11:48 AM
To: Sarah Ocicki
Cc: James Ferry; Jeff Grosser; Trishka W. Cecil
Subject: Fw: Deer processing/donation quote

Hi Sarah,

Forwarding over the quote from The Valley Butcher.

Best,

Gwendolyn Krol, MPA

Local Health Outreach Coordinator
Health Department
Municipality of Princeton
1 Monument Drive | Princeton, NJ 08540
gkrol@princetonnj.gov
p: (609) 497-7608 x2130



From: Steven Niederer <thevalleybutcher@gmail.com>
Sent: Thursday, November 13, 2025 11:37 AM
To: Gwen Krol <gkrol@princetonnj.gov>
Subject: Deer processing/donation quote

You don't often get email from thevalleybutcher@gmail.com. [Learn why this is important](#)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe
Good afternoon,

I was asked to send an email regarding a quote for butchering/donation services for venison that will be harvested from your deer program. My business, The Valley Butcher LLC will be able to perform those services for a price of \$165 per deer.

If you have any other questions please let me know.

Steve Niederer
The Valley Butcher
91 Titus Mill Road,
Pennington NJ 08534
609-468-4809

EXHIBIT C

BUSINESS REGISTRATION AND SALES AND USE TAX REQUIREMENTS

A. Business Registration

P.L. 2004, c.57, as amended by P.L. 2009, C.315 (N.J.S.A. 52:32-44) requires VENDOR (also "CONTRACTOR") to provide PRINCETON with its business registration and that of any named subcontractors prior to the time this Agreement is awarded. In addition:

1. A Subcontractor named in the proposal made by CONTRACTOR shall provide a copy of its business registration to CONTRACTOR who shall provide it to PRINCETON as provided above. No Contract with a subcontractor shall be entered into by CONTRACTOR under this Agreement with PRINCETON unless the subcontractor first provides CONTRACTOR with proof of a valid business registration.
2. PRINCETON will retain the proof of business registration in an alphabetical file.
3. CONTRACTOR shall maintain and submit to PRINCETON a list of subcontractors and their addresses that may be updated from time to time during the course of the contract performance. A complete and accurate list shall be submitted before final payment is made for goods provided or services rendered under the Agreement.

B. Sales and Use Tax

1. For the term of this Agreement, CONTRACTOR and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.
2. CONTRACTOR shall include within its subcontracts the requirement that, for the term of this Agreement, the subcontractor and each of its affiliates shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury the use tax due pursuant to the "Sales and Use Tax Act," P.L. 1966, c.30 (C.54:32B-1 et seq.) on all their sales of tangible personal property delivered into this State.

Information on the law and its requirements is available by calling (609) 292-9292.

EXHIBIT D

TERMS & CONDITIONS

EXEMPTION

Princeton is exempted by statute from payment of all Federal, State, and Municipal excise, sales and other taxes.

FEDERAL I.D. 30-0746654

LEGAL REQUIREMENTS

The vendor agrees to comply with all statutes, rules and regulations and orders set forth by the State of New Jersey, Federal Government, and ordinances of Princeton.

STATE REQUIREMENT (BUSINESS REGISTRATION REQUIREMENT)

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that knowingly provide goods or perform services for a contractor fulfilling this contract:

- 1) the contractor shall provide written notice to its subcontractors to submit proof of business registration to the contractor;
- 2) prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none was used;
- 3) during the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State. A contractor, subcontractor or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25.00 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency. Information on the law and its requirements is available by calling (609)292-9292

AUTHORIZATION TO PROCEED

Princeton shall not be responsible for materials delivered or services performed delivered without authority of its written order and properly signed and executed by authorized Princeton official (s).

QUALITY & QUANTITY

All materials or services furnished on this order must be as specified, and subject to Princeton officials' inspection and approval within a reasonable time after delivery at destination. Materials other than specified will be returned at the order must not be substituted without the review and approval of authorized Princeton official(s). Materials rejected will be returned at the vendor's risk and expense. Quantities and unit prices specified must be adhered to. In case of a change, it first requires Princeton approval or it will be paid at the quoted price and quantity.

ASSIGNMENT

Neither party shall assign or transfer this order or any interest therein or monies payable ther under without the written consent of the other party and any assignment made without such consent shall be null and void, except that Princeton may assign this order and its interest therein to any affiliated corporation or to any corporation succeeding to Princeton's business without consent of vendor.

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contact the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such action shall include, but not limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq. as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personal testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken with out regard to age, creed, color, national origin, ancestry marital status, affectional or sexual orientation, gender identity or expression, disability, national or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302

The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C.17:27.



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-407

Agenda Date: 12/8/2025

Agenda #: 1.

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

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

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

List of Bills - Clearing Claims

Meeting Date: 12/08/2025 For bills from 11/25/2025 to 12/04/2025

Vendor	Description			Payment	Check Total
4160 - 36 MOORE STREET HOMEOWNERS ASSOCIATION	PO 47665	RESOLUTION # 2025-369		6,333.41	6,333.41
4956 - 900 HERRONTOWN PRINCETON LP	PO 47788	RELEASE OF PERFORMANCE GUARANTEE AS APPR		6,750.35	6,750.35
3461 - A & K EQUIPMENT COMPANY	PO 45247	BLANKET PARTS TV		227.00	
	PO 47677	TOOLBOX REC DEPT TRUCK		955.04	1,182.04
4297 - ALLSTATE OFFICE INTERIORS, INC.	PO 47050	RESOLUTION 25-250 FLOORING MATERIALS & I		145,341.86	145,341.86
678 - AMERICAN REGIS FOR INTERNET #S	PO 47859	Annual Fee for Registration Services Pla		275.00	275.00
2630 - APRUZZESE, MCDERMOTT, MASTRO	PO 45381	2025 LABOR COUNSEL QPA & RESO 25-338		12,811.00	12,811.00
57 - AT&T	PO 47840	Telephone - Acct 030 175 6429 001 - Bill		42.92	42.92
4048 - B & T TOOLS, INC.	PO 45298	BLANKET TOOLSGARAGE SUPPLIES TV		513.75	513.75
4586 - B BISTRO LTD	PO 47631	2025 Employee Recognition Ceremony Cater		2,992.50	2,992.50
664 - BALDINO, SALVATORE	PO 47707	REIMBURSEMENT FOR RENEWAL OF FIRE INVEST		187.18	187.18
5038 - BARSKY COURT HOMEOWNERS ASSOCIATION	PO 47670	RESOLUTION # 2025-369		414.92	414.92
2642 - BEANS, FRED PARTS, INC	PO 45239	BLANKET PARTS TV		878.77	878.77
63 - BISH SALES & SERVICE	PO 45742	BLANKET/PARTS		437.00	437.00
4742 - BORGATA HOTEL CASINO	PO 47077	2025 NJLM Conference		358.00	358.00
80 - BRIDGER, DEREK	PO 47820	REIMBURSEMENT FOR CELL PHONE FOR 2025		394.90	394.90
463 - BRITTON INDUSTRIES, INC.	PO 45375	BLANKET/DPW ROAD MAINTENANCE		601.94	601.94
5237 - CAMIROS LTD	PO 47223	RESOLUTION 25-284 PHASE 1 OF UNIFIED ZON		1,907.50	1,907.50
2287 - CAMPBELL FREIGHTLINERS LLC	PO 47786	REPAIRS INVOICE #R001185353-01		497.50	497.50
4009 - CANON U.S.A., INC.	PO 45479	Blanket - 2025 Canon (A40462/G2075)		299.27	299.27
5292 - CATHARINE MURPHY	PO 47790	NJ state background check - 212A		20.00	20.00
4882 - CATHOLIC CHARITIES DIOCESE	PO 45272	RESOLUTION 25-34: BEHAVIORAL HEALTH & CO		4,457.90	4,457.90
3359 - CHAMPION DISPOSAL SERVICES. LLC	PO 45395	BLANKET/TRASH REMOVAL		929.24	929.24
3775 - CHESTERFIELD GARDENS INC.	PO 47745	HOLIDAY TREES FOR TOWN		4,806.25	4,806.25
364 - CINTAS FIRST AID & SAFETY 105	PO 45584	BLANKET - SUPPLIES		155.21	155.21
1818 - CLEAN AIR COMPANY, INC.	PO 47474	INTERNAL CRAB/TROLLEY FOR USE WITH STP/M		4,698.40	4,698.40
263 - COMCAST CORPORATION	PO 47839	Comcast - Acct. 8499 05 310 0050723 - Se		289.24	289.24
263 - COMCAST CORPORATION	PO 47877	Comcast - Acct. 8499 05 311 0093564 - Se		13.34	13.34
1874 - CONSTITUTION HILL PROPERTY	PO 47678	RESOLUTION # 2025-369		25,347.83	25,347.83
1872 - CONTES BAR/PIZZA	PO 45609	2025 BLANKET EXPENSE		360.00	360.00
4604 - COSTELLO'S ACE HARDWARE	PO 45410	BLANKET/BUILDINGS AND GROUNDS SUPPLIES A		87.94	
	PO 45411	BLANKET/SEWER SUPPLIES AND MATERIALS		37.47	
	PO 45417	BLANKET/DPW SUPPLIES AND MATERIALS		276.85	
	PO 45422	BLANKET/OPEN SPACE TOOLS AND MINOR HARDW		34.99	
	PO 45531	BLANKET/SUPPLIES		97.43	534.68
117 - CRESTON HYDRAULICS INC.	PO 45237	BLANKET TV		264.56	264.56
760 - DAWN MOUNT	PO 47793	Dawn M. Mount, Municipal Clerk- 2025 NJL		232.83	232.83
3138 - DAWSON, ERIC	PO 47735	2025 MEDICAL REIMBURSEMENT - COMPLETE		450.00	450.00
5256 - DE'ADREA BATTLE	PO 47772	Conference/Training Request - Travel Rei		53.20	53.20
1836 - DELAWARE VALLEY PAYROLL, INC.	PO 47815	NOVEMBER 2025 PAYROLL CHARGES INV#690062		2,110.70	2,110.70
4915 - DEPARTMENT OF COMMUNITY AFFAIRS	PO 47544	DCA INSPECTION FEES COLLECTED 3RD QTR. 2		1,700.00	1,700.00
129 - DIVISION OF CRIMINAL JUSTICE	PO 47689	LICENSING FEES - CARANNANTE, NICOLE T. -		400.00	400.00
4292 - DOMINICK ITZI	PO 47809	LEAGUE REIMBURSEMENT - PARKING 11/18/25		104.55	104.55
2929 - DYNTEK SERVICES, INC.	PO 47712	Q #023487		203.00	
	PO 47758	INV-ARQ-09497		250.00	453.00
4759 - EAST COAST RESCUE SOLUTIONS	PO 47597	DOLLY SYSTEM FOR DOOR PROP		895.00	895.00
1256 - EASTERN ARMORED SERVICES, INC.	PO 45263	RESOLUTION 24-325: 2025 ARMORED CAR SERV		10,128.00	10,128.00
3835 - EASTERN WAREHOUSE DISTRIBUTORS	PO 45233	BLANKET PARTS/OILS TV		1,001.49	1,001.49
4848 - ED HORNÝAK	PO 47806	REIMBURSEMENT FOR ANNUAL CLOTHING ALLOWA		400.00	400.00
1582 - EDVIN RECINOS	PO 47795	2025 Eyeglass Reimbursement		200.00	200.00
3139 - EHNSTROM, DANIEL	PO 47737	2025 MEDICAL REIMBURSEMENT- COMPLETE		450.00	450.00
4021 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	PO 46279	RESOLUTION 25-116 ARCGIS URBAN ONLINE SU		6,884.00	6,884.00
5196 - FARHAT SUBUHI ASHEER	PO 46964	RESOLUTION 25-238 COMMUNITY NEEDS ASSESS		4,760.00	4,760.00
4547 - FIRESTONE COURT HOMEOWNERS ASSOCIATION I	PO 47669	RESOLUTION # 2025-369		196.54	196.54
5159 - FIRSTLINE LOCKSMITH LLC	PO 46645	BLANKET/WESTMINSTER LOCKS		451.00	451.00
3189 - FLEXFACTS.COM	PO 45439	Blanket 2025		76.00	76.00
4206 - FOCARELLI, DANTE	PO 47736	2025 MEDICAL REIMBURSEMENT - COMPLETE		450.00	450.00
156 - FOSTER-GORDON MANUFACTURING	PO 47419	8.5x11 Blue Padded Portfolio Covers		1,166.04	1,166.04
395 - FRENCH & PARELLO ASSOCIATES,PA	PO 42374	RESOLUTION # 2023-357		845.00	
	PO 45955	RESOLUTION 2025-65 CONSTRUCTION ADMINIST		735.00	
	PO 46963	RESOLUTION 25-237 CONSTRUCTION ADMINISTR		19,827.00	21,407.00

List of Bills - Clearing Claims

Meeting Date: 12/08/2025 For bills from 11/25/2025 to 12/04/2025

Vendor	Description	Payment	Check Total
157 - FRIENDLY RENTAL CENTERS	PO 46891 EXCAVATOR RENTAL - 2 DAY	610.00	610.00
1773 - GABRIELLI TRUCK SALES, LTD	PO 45235 BLANKET TV	607.26	607.26
158 - GALLS LLC	PO 45590 BLANKET - UNIFORMS	364.93	364.93
1770 - GARRETT LANE CONDOMINIUM ASSOC	PO 47676 RESOLUTION # 2025-369	443.10	443.10
1769 - GAYLORD, ANTHONY	PO 47867 Retiree Medicare	6,250.00	6,250.00
5092 - GEBHARDT & KIEFER, P.C.	PO 45270 RESOLUTION 25-29: CONFLICT COUNSEL LEGAL	884.00	884.00
1741 - GOVERNOR'S LANE HOMEOWNERS ASSOCIAT	PO 47668 RESOLUTION # 2025-369	30,111.50	30,111.50
4881 - GRAYBAR ELECTRIC COMPANY, INC.	PO 47608 SR-KALK PADLOCKS & KEYS QUOTE # 2000929	148.04	148.04
172 - GREATER MERCER TMA	PO 45985 RESOLUTION 23-402 TRANSPORTATION SERVICE	11,790.00	11,790.00
5249 - GREEN LMN LLC	PO 47317 CONTRACT SOCIAL MEDIA CONTENT CREATION	1,549.00	1,549.00
1371 - GREENBAUM, ROWE, SMITH, DAVIS	PO 46277 RESO 25-114 & 25-202 & 25-356 LEGAL SVCS	13,806.50	13,806.50
1736 - GRIGGS FARM CONDOMINIUM ASSOCI	PO 47666 RESOLUTION # 2025-369	92,763.85	92,763.85
2098 - GROFF TRACTOR MID ATLANTIC	PO 45234 BLANKET PARTS/SERVICE	4,390.54	4,390.54
24 - GTBM (GOLD TYPE BUSINESS MACHINES)	PO 46896 CONTRACT - DISPATCH EXPANSION	31,276.43	31,276.43
4593 - HD SUPPLY FACILITIES MAINTENANCE LTD	PO 46692 BLANKET	1,829.97	1,829.97
280 - HEI MERCER SPRING	PO 45316 BLANKET SERVICE/REPAIR TV	2,619.68	2,619.68
191 - HOME DEPOT CREDIT SERVICES	PO 45490 BLANKET/BUILDINGS AND GROUNDS HARDWARE A	2,079.64	
	PO 45492 BLANKET/SEWER	3,006.90	
	PO 45497 BLANKET/SEWER MISCELLANEOUS	327.50	5,414.04
4761 - IAN HENDERSON	PO 47819 2025 League of Municipalities Reimbursement	203.43	203.43
194 - INSTITUTE FOR PROFESSIONAL DEVELOPMENT	PO 47787 BLANKET	150.00	150.00
317 - JACQUELINE NAGIN	PO 47863 Mileage to and from AC	285.34	285.34
4974 - JAYDEN COHEN-BOYCE	PO 47469 WOZY WORKSHOP 9/30/2025	200.00	200.00
1438 - JESCO, INC.	PO 47704 2026 HAMM HD8VV TANDEM ASPHALT ROLLER	40,325.60	40,325.60
4507 - JOHNSON, MARK	PO 47803 WORK BOOTS	247.91	247.91
4179 - JUSTIN LESKO	PO 47763 Reimbursement - ESRI Planning Director's	990.52	990.52
988 - K C SERVICE	PO 45314 BLANKET PARTS TV	103.48	103.48
4118 - KABIS, JUSTIN	PO 47708 REIMBURSEMENT FOR UNIFORM FIRE CODE SUBS	30.00	30.00
5066 - KAYLA BUTERA	PO 47538 BLANKET FALL 2025	400.00	400.00
4888 - KG LAW GROUP LLC	PO 45793 RESOLUTION 25-46 2025 MUNICIPAL PROSECUT	6,000.00	6,000.00
1407 - LAW OFFICE OF KAREN L. CAYCI LLC.	PO 47822 728 BUNN DRIVE- TRU PRINCETON, LLC	3,417.00	3,417.00
228 - LAWSON PRODCTS, INC	PO 45243 BLANKET PARTS/SUPPLIES TV	110.18	110.18
1344 - LIFESAVERS, INC	PO 47778 DEFIBTECH LIFELINE AWED PACKAGE W/5 YEAR	3,478.05	3,478.05
3149 - LOONEY RICKS KISS (LRK) INC.	PO 44415 RESOLUTION 24-237 PSA SIGNAGE ORDINANCE	3,598.10	3,598.10
1581 - LOWE'S	PO 45678 BLANKET/SUPPLIES/MATERIALS/TOOLS	994.33	994.33
1570 - MAJESTIC OIL COMPANY	PO 45551 BLANKET/FUEL	12,204.35	12,204.35
3443 - MARROLI, JOSEPH	PO 47805 REIMBURSEMENT FOR NJLOM CONVERENCE EXPEN	137.85	137.85
1553 - MCCAFFREYS MARKET	PO 45593 BLANKET - FOOD	41.93	
	PO 45608 PRINCETON HUMAN SERVICES EXPENSES 2025	790.79	
	PO 45724 BLANKET	198.90	1,031.62
282 - MERCER COUNTY IMPROV AUTHORITY	PO 45550 Resolution 23-222 thru 2028	52,953.00	52,953.00
752 - MES SERVICE COMPANY, LLC	PO 45595 BLANKET - SERVICES	132.70	
	PO 46883 RIT-PAK III. 4.5 LG AV HANSEN	4,727.60	
823 - MOORHEAD, EVAN	PO 46974 CUSTOM NASCO HEALTHCARE RESCUE RANDY - 1	1,756.63	6,616.93
1489 - NAPA AUTO PARTS	PO 47808 REIMBURSEMENT FOR NJLOM CONFERENCE EXPEN	117.65	117.65
162 - NATIONAL HIGHWAY PRODUCTS, INC.	PO 45240 BLANKET PARTS	17.94	17.94
1445 - NATIONAL WATER MAIN CLEANING	PO 45558 BLANKET/DPW MATERIAL AND SUPPLIES	1,496.04	1,496.04
1033 - NEW JERSEY AMERICAN WATER	PO 41956 RESOLUTION # 2023-282	84,785.00	84,785.00
1033 - NEW JERSEY AMERICAN WATER	PO 47841 GREENWAY ACCT: 1018-210020008461	336.22	336.22
1032 - NJ AMERICAN WATER	PO 47848 GROVER PARK ACCT: 1018-210023988771	368.43	368.43
1032 - NJ AMERICAN WATER	PO 47845 Water - Hydrants Acct 1018-210023719760	24,634.98	24,634.98
348 - NJ MUNICIPAL MANAGERS ASSOCIATION	PO 47855 Hydrants Water - Acct 1018-210023720128	76,033.98	76,033.98
4002 - NOREGON SYSTEMS	PO 47760 NJMMA Awards Luncheon	55.00	55.00
4549 - O'CONNELL, KRISTIN	PO 47751 ANNUAL J-PRO SOFTWARE RENEWAL	2,199.00	2,199.00
1635 - PA MUNICIPAL, INC.	PO 47830 WATER BOTTLES	1,550.00	1,550.00
4587 - PA Turnpike Toll by Plate	PO 45653 BLANKET/DPW ROAD SIGNS	172.11	172.11
4605 - PACE ANALYTICAL SERVICES LLC	PO 47833 TOLL FEES FOR TRAVEL TO CONFERENCE FOR I	24.44	24.44
591 - PACKET MEDIA LLC	PO 47459 QUOTE - 00185448-PRINCETON	1,055.00	1,055.00
	PO 46027 BLANKET FOR 2025	88.24	
	PO 47383 BLANKET	448.16	536.40
3010 - PALMER SQUARE MANAGEMENT, LLC	PO 47664 RESOLUTION # 2025-369	25,284.38	25,284.38
4717 - PAULUS, SOKOLOWSKI & SARTOR LLC	PO 44418 RESO 24-238 & 25-143	786.40	786.40

List of Bills - Clearing Claims

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Vendor	Description	Payment	Check Total
1393 - PERNA'S PLANT & FLOWER SHOP	PO 47284 CHRISTMAS WREATH 36" RING SIZE WITH RED	750.00	
	PO 47284 CHRISTMAS WREATH 36" RING SIZE WITH RED	1,350.00	2,100.00
1382 - PETRONE, JUDD R	PO 47759 2025 MEDICAL REIMBURSEMENT - COMPLETE	900.00	900.00
1373 - PINELLI, FRANK A.	PO 47853 2025 MEDICAL REIMBURSEMENT - COMPLETE	900.00	900.00
5186 - PRIME LUBE INC.	PO 46785 BLANKET OILS/LUBRICANTS/DEF FLUID TV	524.95	524.95
592 - PRINCETON PUBLIC LIBRARY	PO 47789 Capital Reimbursement	21,525.00	21,525.00
592 - PRINCETON PUBLIC LIBRARY	PO 47860 Verrex LLC PO 25095	14,955.45	14,955.45
1345 - PRINCETON RECREATION DEPT	PO 47565 AST TEEN TRAVEL CAMP	1,220.00	1,220.00
1277 - PRINCETON SUPPLY CORPORATION	PO 45624 BLANKET/BUILDINGS AND GROUNDS JANITORIAL	289.98	289.98
603 - PSE&G CO	PO 47832 GROVER PARK ACCT: 6637125105	4,668.90	4,668.90
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47843 Electric and Gas - Bill Date November 17	2,107.51	2,107.51
445 - PSE&G CO - SUMMARY ACCOUNT	PO 47844 WESTMINSTER - Electric and Gas - Acct. 7	2,777.93	2,777.93
778 - RECREATION TRUST	PO 47854 REIMBURSEMENT TO REC TRUST FOR SPRING/FA	1,870.27	
	PO 47858 Reimburse Recreation Trust for Seasonal	19,234.00	21,104.27
1204 - RIGGINS INC.	PO 45626 BLANKET/FUEL	4,323.30	4,323.30
3373 - RUSSELL ESTATES HOME OWNERS ASSOCIA	PO 47663 RESOLUTION # 2025-369	6,086.24	6,086.24
1285 - RUTGERS STATE UNIVERSITY OF NJ	PO 47616 Understanding Plans Course - Battle	431.00	431.00
1007 - SANDRA WEBB	PO 47878 Mileage to Atlantic City for NJ LOM	3,156.59	3,156.59
805 - SAVATREE	PO 45627 BLANKET/PLANT HEALTH CARE SERVICES	1,072.00	1,072.00
4006 - SCARINCI & HOLLENBECK LLC	PO 47515 RESOLUTION 25-339 ENVIRONMENTAL LEGAL AN	46,550.78	46,550.78
1746 - SNYDER NEAL	PO 47798 2025 Mileage Allowance	1,143.70	1,143.70
4571 - STERICYCLE, INC.	PO 45705 BLANKET/2025 RECYCING EVENTS	4,581.50	4,581.50
647 - SUSAN SHAPIRO	PO 47791 League of Municipalities, Mileage, 87 mi	162.36	
	PO 47796 2025 Eyeglass Reimbursement-10/8/2025 W	150.00	312.36
1211 - SUSTAINABLE PRINCETON	PO 45267 RESOLUTION 25-24: SERVICES RELATED TO SU	9,083.33	9,083.33
3059 - T & M ASSOCIATES	PO 45269 RESOLUTION 25-28: LANDFILL GAS MONITORIN	936.94	936.94
3036 - TAMASI'S SHELL OF PRINCETON	PO 47607 MOROTCYCLE FUEL	34.20	34.20
3741 - TAYLOR SAPUDAR	PO 47804 REIMBURSEMENT - RENEWAL FOR NJ TREE EXPE	370.00	370.00
5219 - TERHUNE DEVELOPMENT LLC C/O WINN DEVEL	PO 47850 RELEASE OF PERFORMANCE GUARANTEE (Cash	197,560.16	197,560.16
960 - TRANS UNION RISK	PO 45813 ACCOUNT #: 582727	175.55	175.55
838 - TRAP ROCK INDUSTRIES, LLC	PO 45649 BLANKET/DPW STONE SUPPLIES	1,213.16	1,213.16
5213 - TYRONE CARTER	PO 47821 2025 League of Municipalities Reimburssem	131.54	131.54
2058 - ULINE	PO 47731 MEMO PADS 5"X8"	514.70	514.70
2592 - UNIFIRST CORPORATION	PO 46960 RESOLUTION 25-234 UNIFORMS	315.36	
	PO 46960 RESOLUTION 25-234 UNIFORMS	1,674.10	1,989.46
923 - UNITED PARCEL SERVICE	PO 47846 Acct. 6AF535 - Service Charge	74.94	
	PO 47857 Acct. 8Y2A91 - Service Charge - 11/22/25	202.79	277.73
211 - UNITED SITE SERVICES	PO 45327 BLANKET/MISC. RENTAL	143.00	
	PO 45327 BLANKET/MISC. RENTAL	240.28	383.28
1158 - US ATHLETIC FIELDS	PO 46280 MOWING SERVICES RESO 25-117 & 25-148	1,120.00	
	PO 46281 TURF MANAGEMENT SERVICES RESO 25-118 & 2	5,168.73	6,288.73
948 - VAN MATER, DAN	PO 47807 REIMBURSEMENT - LEAGUE CONFERENCE - MILE	133.33	133.33
5108 - VANESSA SABURRO	PO 47811 5.11 STRYKE PANT W/FLEX-TAC TM	190.00	190.00
20 - VERIZON	PO 45763 TELEPHONE EXPENSE	399.41	399.41
20 - VERIZON	PO 47816 Phone - Acct. 357-046-267-0001-33 Bundle	2,573.45	2,573.45
20 - VERIZON	PO 47817 Phone - Acct. 250-717-293-0001-43 - Pump	243.96	243.96
20 - VERIZON	PO 47856 Phone - Acct. 756-981-704-0001-54 - Monu	63.57	63.57
3772 - VILIUS JANKAUSKAS	PO 47802 NJLM Parking	920.36	920.36
973 - VISUAL COMPUTER SOLUTIONS (JOBS4BLUE)	PO 47590 TRAFFIC CONTROL FOR DICKENSON STREET 1	1,028.16	
	PO 47831 TRAFFIC CONTROL - ON 7/24/25 1267 STUART	719.84	1,748.00
1146 - VOIP NETWORKS	PO 47838 Phone 50% Final Invoice - NRC - Bill Dat	1,064.29	1,064.29
1146 - VOIP NETWORKS	PO 47880 Phone System - Acct #CORP-000105 - Bill	213.62	213.62
3699 - WADSWORTH, KEITH	PO 47775 TUITION REIMBURSEMENT - APPLICATIONS OF	3,500.00	3,500.00
2 - WB MASON CO	PO 45601 BLANKET - SUPPLIES (CK09MERCER2023-13)	608.04	
	PO 45666 BLANKET/SSG 2025 OFFICE SUPPLIES (CK09ME	31.65	
	PO 45830 2025 Supplies - Blanket	15.98	655.67
2450 - WHITMAN ENVIRONMENTAL CONSULTING	PO 47810 REMOVAL OF DPW ASBESTOS CEMENT PIPE STOR	4,650.00	4,650.00
1039 - WILLIAMS SCOTSMAN, INC.	PO 40526 RESOLUTION # 2022-218 (MULTIPLE YEARS) +	904.00	904.00
1950 - WINDSTREAM	PO 47881 Phone - Acct 215238964 - Invoice Date No	17,032.17	17,032.17
1049 - WINNER FORD OF CHERRY HILL	PO 46842 RESOLUTION 25-215 THREE 2025 FORD F-250	2,193.00	
	PO 46842 RESOLUTION 25-215 THREE 2025 FORD F-250	200,000.00	
	PO 46843 RESOLUTION 25-216 2025 FORD F-250 PICKUP	65,000.00	

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Vendor	Description	Payment	Check Total
8 - WITMER ASSOCIATES INC.	PO 46843 RESOLUTION 25-216 2025 FORD F-250 PICKUP PO 45602 BLANKET - SUPPLIES	1,097.00 915.73	268,290.00 915.73
TOTAL			1,499,043.11

Summary By Account

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
01-201-20-105-200	PERSONNEL - OE	5,970.16			
01-201-20-110-200	MAYOR & COUNCIL OE	302.58			
01-201-20-111-200	ADMINISTRATIVE & EXECUTIVE OE	10,800.03			
01-201-20-120-200	MUNICIPAL CLERK OE	1,376.92			
01-201-20-125-200	INFORMATION TECHNOLOGY - OE	1,279.47			
01-201-20-125-233	COMPUTER EXPENSE-SOFTWARE MAINT AND FEES	2,724.00			
01-201-20-130-200	FINANCE ADMINISTRATION OE	224.10			
01-201-20-145-200	COLLECTION OF TAXES OE	448.16			
01-201-20-150-200	ASSESSMENT OF TAXES OE	1,997.59			
01-201-20-155-200	LEGAL SERVICES & COSTS OE	74,052.28			
01-201-20-165-200	ENGINEERING SERVICES OE	24.44			
01-201-21-180-200	REGIONAL PLANNING BD. - TWP - OE	9,095.09			
01-201-21-181-200	SUSTAINABLE PRINCETON	9,083.33			
01-201-21-185-200	ZONING COSTS - OE	483.14			
01-201-23-220-200	EMPLOYEE GROUP INSURANCE OE	9,750.00			
01-201-25-240-200	POLICE OE	765.55			
01-201-25-252-200	EMERGENCY MANAGEMENT OE	514.70			
01-201-25-265-200	FIRE OE	11,564.40			
01-201-25-266-200	FIRE HYDRANT SERVICES OE	100,668.96			
01-201-25-268-200	FIRE INSPECTOR OE	582.11			
01-201-25-275-200	MUNICIPAL PROSECUTOR OTHER EXPENSES	6,000.00			
01-201-26-290-200	ROAD REPAIRS & MAINTENANCE OE	15,859.80			
01-201-26-305-200	GARBAGE & TRASH REMOVAL OE	52,953.00			
01-201-26-310-200	PUBLIC BUILDINGS & GROUNDS OE	3,311.04			
01-201-26-315-200	VEHICLE MAINT. - ADMIN. OE	7,263.08			
01-201-26-325-200	CONDO REIMBURSEMENT OE	7,550.85			
01-201-27-331-200	SUZANNE PATTERSON CENTER OE	11,790.00			
01-201-27-345-200	HUMAN SERVICES OE	11,588.69			
01-201-28-370-100	JT RECREATION BOARD - TWP - S&W	19,234.00			
01-201-28-370-200	JOINT RECREATION BOARD OE	5,226.78			
01-201-28-375-200	PARK MAINTENANCE OE	10,678.01			
01-201-31-430-200	ELECTRICITY & GAS OE	305.67			
01-201-31-435-200	STREET LIGHTING OE	1,265.70			
01-201-31-440-200	TELEPHONE OE	19,560.06			
01-201-31-455-200	SEWER FACILITIES OPERATING OE	7,346.86			
01-201-31-460-200	GASOLINE OE	16,561.85			
01-201-43-490-200	MUNICIPAL COURT OE	136.80			
01-203-21-180-200	(2024) REGIONAL PLANNING BD. - TWP - OE	3,598.10			
01-203-26-325-200	(2024) CONDO REIMBURSEMENT OE	179,430.92			
01-260-05-100	DUE TO CLEARING/CLAIMS		0.00		623,068.22
01-286-55-900-805	DUE TO STATE (DCA)- LEAD SAFE CERTS		1,700.00		
TOTALS FOR	CURRENT FUND	438,339.20	183,029.02	1,700.00	623,068.22
02-213-44-905-301	BONNER FOUNDATION		1,550.00		
02-213-44-917-301	RECYCLING GRANT		7,871.50		
02-213-44-967-301	NATIONAL OPIOID SETTLEMENT		600.00		
02-260-05-100	DUE TO CLEARING/CLAIMS		0.00		10,021.50
TOTALS FOR	GRANT FUND	0.00	0.00	10,021.50	10,021.50

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
04-215-18-007-000-000	Ordinance 2018-7 Various Capital Imprv			31,276.43	
04-215-19-020-000-000	Ordinance 2019-20 NJ EIT			84,785.00	
04-215-21-021-000-000	Ordinance 2021-21 Various Capital Improvements			2,083.16	
04-215-22-018-000-000	ordinance 2022-18 NJ I-Bank			845.00	
04-215-22-019-000-000	ordinance 2022-19 Various Capital Improvements			1,139.94	
04-215-23-021-000-000	ordinance 2023-21 Various Capital Improvements			86,504.99	
04-215-24-014-000-000	ordinance 2024-14 Various Capital Improvements			1,968.30	
04-215-25-007-000-000	ordinance 2025-07 Various Capital Improvements			411,296.90	
04-260-05-100	DUE TO CLEARING/CLAIMS			0.00	619,899.72
TOTALS FOR	GENERAL CAPITAL FUND	0.00	0.00	619,899.72	619,899.72
05-201-02-007-200	PARKING OE	10,475.01			
05-260-05-100	DUE TO CLEARING/CLAIMS			0.00	10,475.01
TOTALS FOR	PARKING UTILITY OPERATING FUND	10,475.01	0.00	0.00	10,475.01
12-201-20-125-200	OPEN SPACE - OTHER EXPENSE - PARK MAINT	22,796.99			
12-260-05-100	DUE TO CLEARING/CLAIMS			0.00	22,796.99
TOTALS FOR	OPEN SPACE FUND	22,796.99	0.00	0.00	22,796.99
17-260-05-100	Due To Claims/Clearing			0.00	207,727.51
17-290-20-000-000	PROFESSIONAL FEES			3,417.00	
17-290-40-000-000	PERFORMANCE GUARANTEE			204,310.51	
TOTALS FOR	ESCROW	0.00	0.00	207,727.51	207,727.51
21-201-12-110-200	CONSTRUCTION EXPENSES - OE	247.91			
21-260-05-100	DUE TO CLAIMS/CLEARING			0.00	5,054.16
21-285-20-054-000	SHADE TREE TRUST RESERVE FUND			4,806.25	
TOTALS FOR	TRUST FUND	247.91	0.00	4,806.25	5,054.16
Total to be paid from Fund 01 CURRENT FUND	623,068.22				
Total to be paid from Fund 02 GRANT FUND	10,021.50				
Total to be paid from Fund 04 GENERAL CAPITAL FUND	619,899.72				
Total to be paid from Fund 05 PARKING UTILITY OPERATING FUND	10,475.01				
Total to be paid from Fund 12 OPEN SPACE FUND	22,796.99				
Total to be paid from Fund 17 ESCROW	207,727.51				
Total to be paid from Fund 21 TRUST FUND	5,054.16				
	1,499,043.11				

Checks Previously Disbursed

1201	DEPOSITORY TRUST CO/CHASE	PO# 47784	2,392,394.75	12/01/2025
112625	PRINCETON PAYROLL	PO# 47824	5,131.75	11/26/2025
			2,397,526.50	

Totals by fund	Previous Checks/Voids	Current Payments	Total
Fund 01 CURRENT FUND	2,392,394.75	623,068.22	3,015,462.97
Fund 02 GRANT FUND		10,021.50	10,021.50
Fund 04 GENERAL CAPITAL FUND	5,131.75	619,899.72	625,031.47
Fund 05 PARKING UTILITY OPERATING FUND		10,475.01	10,475.01
Fund 12 OPEN SPACE FUND		22,796.99	22,796.99
Fund 17 ESCROW		207,727.51	207,727.51

ACCOUNT	DESCRIPTION	CURRENT YR	APPROP. YEAR	NON-BUDGETARY	CREDIT
Fund 21 TRUST FUND		5,054.16		5,054.16	
BILLS LIST TOTALS		2,397,526.50	1,499,043.11	3,896,569.61	
				=====	



Municipality of Princeton, NJ

400 Witherspoon St
Princeton, NJ 08540

Staff Report

File #: R-25-408

Agenda Date: 12/8/2025

Agenda #: 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

WHEREAS, Princeton Community Village Associates, LP. has made a formal request for release of the maintenance guarantee currently held by the Municipality of Princeton for public improvements in conjunction with the project known as the 25 Apartments Site Plan, Block 4401, Lot 2; and

WHEREAS, the Maintenance Bond expired on November 29, 2025 and Princeton Community Village Associates, LP was granted an extension through December 29, 2025; and

WHEREAS, the Land Use Engineer has performed a final inspection and determined that the project is complete; and

WHEREAS, the Land Use Engineer recommends that the request for release of the maintenance guarantee in the form of a bond in the amount of \$95,752.50 covering the public improvements in conjunction with the project known as the 25 Apartments Site Plan, Block 4401, Lot 2 be approved and that an extension of time for maintenance be granted through December 29, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Princeton that the request for release of the maintenance guarantee in the form of a bond in the amount of \$95,752.50 covering the public improvements in conjunction with the project known as the 25 Apartments Site Plan, Block 4401, Lot 2 is authorized, and that an extension of time for maintenance be granted for a period of one month is approved.



MUNICIPALITY OF PRINCETON

Department of Infrastructure

& Operations

400 Witherspoon Street

Princeton, NJ 08540

(609) 921-7077

engineering@princetonnj.gov

MEMORANDUM

To: Bernard Hvozdovic, *Administrator*
From: James J. Purcell, PE, *Acting Land Use Engineer*
Subject: Release of Maintenance Guarantee – Princeton Community Village Associates, LP 25 Apartments
Date: November 25, 2025

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

This office received a request from the applicant for release of the Maintenance Guarantee in reference to the above project. Pertinent project information on file prior to this request is as follows:

Maintenance Guarantee:

Expiration Date: 11/29/2025

Amount: \$95,752.50 (bond)

BOND NO.: 2322011

Issued by: Swiss Re Corporation Solutions America
Insurance Corporation

All work for the above referenced project has been satisfactorily completed. It is therefore recommended that the maintenance guaranty be released and that the remaining funds for inspection in Escrow Account 21-086, after final inspection charges are posted. An extension of time is also requested as release will not be completed prior to the expiration date noted above.

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

cc: Mayor and Council
Deanna Stockton, PE, CME, Deputy Administrator



MUNICIPALITY OF PRINCETON

Department of Engineering &
Infrastructure Operations
400 Witherspoon Street
Princeton, NJ 08540
(609) 921-7077
engineering@princetonnj.gov

191

MEMORANDUM

To: Rayna Harris, Municipal Clerk
From: Rosanna Roberto, Administrative Assistant
Subject: Princeton Community Village Associates,
Transmittal of Maintenance Guarantee
Date: December 18, 2023

Transmitted herewith, please find the Maintenance Guarantee Agreement submitted by Princeton Community Village Associates in the amount of \$95,752.50, for the above referenced matter. Please release the original bond No. 232011.

Cc:
Deanna Stockton, P.E., C.M.P., Municipal Engineer
Justin Lesko, Senior Planner
James J. Purcell, P.E., P.M.P., Assistant Engineer
Dan Weissman, Land Use Engineer
Derek W. Bridger, Zoning Officer
Sandra Webb, CFO
Leo Jablonski, Finance Department

Letter of Transmittal



PRINCETON
COMMUNITY
HOUSING

PCH Development Corporation

One Monument Drive, Princeton, NJ 08540
609 924-3822 609 924-3827 (fax)
www.pchhomes.org

Daniel P. Weissman, Land Use Engineer
Dept. of Eng. & Infrastructure Operations
Municipality of Princeton
400 Witherspoon Street
Princeton, NJ 08540

December 14, 2023

From: Edward Truscelli

RE: PCH Dev Corp - P2020-899P - Maintenance Guarantee

Dan:

Enclosed for your records are two original, fully executed maintenance bonds for the above project, Block 4401, Lot 2, Princeton Community Village.

Please let us know the next steps in regard to releasing the performance guarantee.

If you have any questions or need any other information, please contact me at your convenience at edward@pchhomes.org or 609-924-3822, x8.

Thank you for your assistance.

Kind regards,

Edward Truscelli

Enclosures

 **Swiss Re**
Corporate Solutions

**MAINTENANCE
BOND**

BOND NO. 2322011

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
1200 Main Street, Suite 800
Kansas City, MO 64105

KNOW ALL MEN BY THESE PRESENTS:

That we, Princeton Community Village Associates, LP, as Principal, and Swiss Re Corporate Solutions America Insurance Corporation as Surety, are held and firmly bound unto The Municipality of Princeton, as Obligee, in the sum of Ninety-Five Thousand Seven Hundred and Fifty-Two and 50/00 Dollars (\$ 95,752.50), for the payment of which sum well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a contract with Obligee dated March 18, 2021 for Princeton Community Village Block 4401; Lot 2

and the Principal is required to guarantee the work under said contract against defects in materials or workmanship.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, if Principal shall faithfully carry out and perform the said guarantee, and shall, on due notice, repair and make good at its own expense defects in materials or workmanship in the said work which may develop during the period of time beginning 11/29/23 and expiring 11/29/2025, or shall pay over, make good and reimburse to the Obligee losses sustained by reason of failure or default of said Principal to do so, then this obligation shall be null and void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, this bond may be extended at the sole option of the Surety by continuation certificate executed by the Surety and the Principal. Neither non-renewal by Surety, nor failure, nor inability of the Principal to file a replacement bond shall constitute a loss to the Obligee recoverable under this bond. Regardless of the number of times this bond is extended, the liability of the Surety shall not be cumulative in amounts and shall in no event exceed the amount set forth above, or as amended by rider.

PROVIDED FURTHER, HOWEVER that any suit under this bond shall be commenced no later than one (1) year from the expiry date noted above. If this limitation is prohibited by any applicable law, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence on the expiry date noted above.

Signed and dated this 30th day of November, 20 23.

Princeton Community Village Associates, LP

Principal

By: Edward J. Follman

Name/TITLE: EDWARD J. FOLLMAN, EXEC. DIR.

Swiss Re Corporate Solutions America Insurance Corporation

By: EJF

Eric J. Follman, Sr.

, Attorney-in-Fact

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
 SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
 WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

ERIC J. FOLLMAN, SR., LYNN M. WHEELOCK, FERNANDA L. DePAOLANTONIO, CAITLIN C. GAUGHAN, AND SCOTT R. KUZMIC

JOINTLY OR SEVERALLY

It's true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

ONE HUNDRED TWENTY-FIVE MILLION (\$125,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

"FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By _____
 Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
 Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 5th day of JUNE, 20 23

Swiss Re Corporate Solutions America Insurance Corporation

Swiss Re Corporate Solutions Premier Insurance Corporation

Westport Insurance Corporation

On this 5th day of JUNE, 20 23, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 30th day of November, 2023

Jeffrey Goldberg, Senior Vice President &
 Assistant Secretary of SRCSAIC and
 SRCSPIC and WIC



MAINTENANCE
BOND

BOND NO. 2322011

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
1200 Main Street, Suite 800
Kansas City, MO 64105

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Princeton Community Village Associates, LP

Principal

By: Edward J. Follman
Name/Titl: EDWARD J. FOLLMAN, EXEC. DIR.

Swiss Re Corporate Solutions America Insurance Corporation

By: Eric J. Follman, Sr.
, Attorney-in-Fact

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JOINTLY OR SEVERALLY

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"FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By _____
 Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
 Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



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this 5th day of JUNE, 20 23

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