

Municipality of Princeton, NJ

*400 Witherspoon St
Princeton, NJ 08540*



Meeting Minutes - Draft

Monday, February 9, 2026

7:00 PM

<https://us02web.zoom.us/j/86801430356>

Webinar ID 868 0143 0356

Main Council Chambers

Mayor and Council of Princeton

I. JOIN MEETING - PLEASE CLICK LINK BELOW:

<https://us02web.zoom.us/j/86801430356>

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II. STATEMENT CONCERNING NOTICE OF MEETING

Notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing public meetings, including the time, date and location of the meeting and clear and concise instructions to the public for accessing the meeting and making comments. In addition, the agenda and all related materials were posted electronically and made available to the public on Princeton's meeting portal in advance of the meeting.

III. LAND ACKNOWLEDGEMENT

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

Councilman David Cohen read the Land Acknowledgement.

IV. ROLL CALL

Also Present: Bernard Hvozdovic, Administrator; Matthew Solovay, Police Chief; Deanna Stockton, Deputy Administrator/Municipal Engineer; Justin Lesko, Municipal Planner; Trishka Cecil, Municipal Attorney; and Kevin Van Hise, Assistant Municipal Attorney

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

V. PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

VI. SWEARING IN CEREMONY-Police Department Promotions

1. Corporal Ashley Levin
2. Sergeant Michael Schubert
3. Lieutenant Daniel Federico
4. Captain Thomas Lagomarsino

The swearing-in ceremony commenced with the Color Guard presenting the colors.

Chief Matthew Solovay read the biographies and highlighted the achievements of each

officer being promoted. Mayor Mark Freda and Councilwoman Leticia Fraga jointly administered the Oaths of Office to each officer, while their family members held the Bible.

VII. ANNOUNCEMENTS/REPORTS

Councilman Brian McDonald had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Michelle Pirone Lambros had no reports or announcements.

Councilwoman Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

Staff Reports & Announcements:

Bernard Hvozdovic, Administrator, reported that the Recreation Department had received several inquiries regarding ice skating. He provided background information on ice skating on the lake and advised that, after evaluating current conditions and safety considerations, it was determined that ice skating on Lake Carnegie would not be permitted. He noted that skating may still be permitted at Smoyer Park and Community Park North when conditions are appropriate.

Mayor Mark Freda opened the floor to members of the public, first those attending in person and then those participating via Zoom, who had signed up to speak on the topic of ice skating on Lake Carnegie rather than waiting until the public comment portion at the end of the meeting.

In Person:

Chris Sturm, Riverside Drive, stated that skating on Lake Carnegie is a longstanding tradition and not traditionally a reckless decision. She expressed disappointment that skating had been prohibited and encouraged Council to work with their professionals and volunteers to explore ways to safely provide ice skating opportunities in the future.

Anna Dombrowski, Sycamore Drive, described skating on the lake as a magical experience and asked Council to consider allowing skating on weekends as a potential solution. She suggested limiting skating hours and having staff available to monitor conditions and assist skaters.

Via "Zoom":

Joshua Zinder, 142 Moore Street, stated that his children had skated on Lake Carnegie in the past and that designated areas had been clearly marked to indicate where skating was permitted. He expressed appreciation for the municipality's cautious approach and commitment to public safety but believed the lake could be made available for skating under appropriate conditions with clearly designated skating areas.

Seth Mellman, Adams Drive, described skating on Lake Carnegie as a magical experience and encouraged the municipality to develop a compromise that balances public access, safety, and cost on a limited basis.

1. 2025 Urban Forestry Report

Deanna Stockton, Deputy Administrator/Municipal Engineer, presented the 2025 Urban Forestry Report on behalf of Taylor Sapudar, Arborist, who was unable to attend the meeting. Ms. Stockton began by noting that this year's report was expanded to include more than the standard information regarding tree permits, fees collected, and the Shade Tree Trust Reserve. Using GIS and the permit database, the report also includes maps illustrating where the tree removals and plantings have occurred, along with several other informational maps. Highlights of the report included the following: completion of the Urban Tree Canopy Assessment Report and the Community Forestry Management Plan, maintaining the municipality's Tree City USA designation for the 29th consecutive year, preservation of 114 acres of preserved open space through the Lanwin and Shechtel investments, planting of 276 street and park trees, restoration of 45-acres of forest at Community Park North, establishment of a microforest at Quarry Park with approximately 1,300 trees and shrubs, completion of a rain garden at 400 Witherspoon Street, adoption of amendments to the Shade Tree Ordinance in December 2025, and preparation of a recommended tree species list by the Arborist in consultation with the Shade Tree Commission.

Looking ahead to 2026, Ms. Stockton stated that staff will continue coordinating with the Shade Tree Commission to advance the community's forestry goals outlined in the Community Forestry Management Plan. A primary objective will be to reduce tree canopy loss while expanding community education and outreach efforts to support canopy enhancement.

Councilman Brian McDonald thanked Taylor Sapudar, Arborist, for his outstanding work and encouraged residents to read the report. He stated that 2025 had been an exceptional year for trees, land preservation, and land management in Princeton. He also noted that Princeton had experienced a 5.5% loss in tree canopy over the past 13 years, representing approximately 653 acres. Councilman McDonald commented on a statistic in the report indicating that 100% of tree removal permit applications had been approved. He explained that this reflects the Arborist's and Deputy Administrator/Municipal Engineer's practice of working closely with property owners to identify acceptable solutions that address concerns and comply with municipality's regulations, rather than allowing applications to proceed that would otherwise require denial. Lastly, Councilman McDonald also recognized two organizations for their contributions during 2025. He thanked Friends of Princeton Open Space for its extensive reforestation efforts at Community Park North and its work managing

invasive species. He also recognized Friends of Herrontown Woods for its continued stewardship of Herrontown Woods and its efforts to address invasive species.

Mayor Mark Freda took public comment from an individual attending the meeting via "Zoom".

Sophia Hiltner, Harrison Street, commented on the clearing of a vacant lot at 145 Ewing Street, at the corner of North Harrison Street, on January 22. She stated that the lot had been clear-cut, including the removal of six mature trees, one of which was a Kentucky coffeetree estimated to be more than 100 years old. She further stated that there were no visible signs of disease on the tree stumps. Ms. Hiltner noted that, because of the type of permit submitted, the Shade Tree Commission was not required to review the application in advance. She also stated that the trees were located close to the property line, in some cases within four feet, and that, based on the approved development footprint for two new residences permitted under the zoning regulations, the permit was approved.

VIII. ORDINANCE PUBLIC HEARING

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

1. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled "Land Use and Zoning" of the Municipality of Princeton to Create the Affordable Housing District-10 (AH-10) in Furtherance of the Fair Housing Act-Roll Call

Mayor Mark Freda recused himself from the public hearing on the ordinance to avoid any potential conflict of interest.

Council President Michelle Pirone Lambros presided over the public hearing.

Councilman David Cohen moved to amend the ordinance by revising the "Allowable Uses" section to read as follows:

1. *Multiple Dwellings above the ground floor or behind retail sales and services businesses and restaurants located on the ground floor or street level.*
2. *Retail Sales and services businesses and restaurants located on the ground floor or street level not to exceed in total 3,300 square feet of net leasable floor area.*

The motion was seconded by Councilwoman Mia Sacks and carried unanimously by all members present. The ordinance, as amended, was reintroduced with the public hearing rescheduled for February 23, 2026.

2. An Ordinance of the Municipality of Princeton Amending Ordinance No. 2025-15 Creating the Affordable Housing District-14 (AH-14) of Chapter T10B Entitled

“Land Use: of the Municipality of Princeton-Roll Call

Justin Lesko, Municipal Planner, explained that the ordinance amends a previously adopted ordinance and pertains solely to the legal language contained in the concluding sections of that ordinance. He noted all of the setbacks and other bulk standards have been approved for the 85-unit stacked townhouse development in the new zone at 29 Thanet Road and that the ordinance revises the interpretation section. The original ordinance provided that, in the event of a conflict between its provisions and those of another ordinance, the more restrictive provision would govern. The proposed amendment instead provides that the provisions of this ordinance shall control. In addition, the ordinance repeals the original "Repealer" section, which stated that all ordinances or parts of ordinances inconsistent with the ordinance were repealed only to the extent of the inconsistency. Mr. Lesko emphasized that the ordinance does not change the permitted development or development standards; rather, it updates the legal provisions to be consistent with the language used in the Township's Fourth Round affordable housing ordinances.

Mayor Mark Freda opened the public hearing. As there were no comments from members of the public attending either in person or via "Zoom", the public hearing was closed.

3. An Ordinance of the Municipality of Princeton Amending Chapter T10B Entitled “Land Use” of the Municipality of Princeton to Create the Affordable Housing District-15 (AH-15) in Furtherance of the Fair Housing Act- Roll Call

Mayor Mark Freda announced the public hearing on the ordinance will be rescheduled to February 23, 2026, due to several revisions made since the was introduced on first reading. He noted that the changes were reflected in the redline version of the ordinance included in the agenda packet. The ordinance would be amended, readvertised, and scheduled for a new public hearing on February 23, 2026.

Councilwoman Mia Sacks explained that the amendment relates to a development in which the developer has agreed to provide an affordable housing set-aside greater than the required 20 percent. She noted that, as originally introduced, the ordinance referenced only the 20 percent requirement because the specific number of affordable units had inadvertently been omitted. The amendment restores the agreed-upon number of affordable units to the ordinance, making that commitment explicit and enforceable.

Mayor Mark Freda opened the floor for comment.

Chris Sturm, Riverside Drive, speaking on behalf of Princeton Grows as a volunteer, expressed the organization's support for the Mayor and Council's efforts to advance the affordable housing proposals and ordinances through the approval process so that Princeton remains in compliance with the State's affordable housing requirements and continues to provide realistic opportunities for affordable housing.

IX. ORDINANCE INTRODUCTION

Mayor Mark Freda announced that he would recuse himself from consideration of the first

four ordinance introductions to avoid any potential conflict of interest.

Council President Michelle Pirone Lambros presided over the meeting during the introduction of the four ordinances.

1. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality of Princeton to Create the Affordable Housing District-8 (AH-8) In Furtherance of the Fair Housing Act- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: David Cohen

SECONDER: Mia Sacks

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

2. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality of Princeton to Create the Affordable Housing Overlay District-9 (AHO-9) In Furtherance of the Fair Housing Act- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: David Cohen

SECONDER: Mia Sacks

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

3. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing Overlay District-11 (AHO-11) In Furtherance of the Fair Housing Act- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Leighton Newlin

SECONDER: David Cohen

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

4. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-12 (AH-12) In Furtherance of the Fair Housing Act- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: David Cohen

SECONDER: Mia Sacks

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

- 5. An Ordinance of the Municipality of Princeton Amending Chapter B17A Entitled “Land Use And Zoning” of the Municipality Of Princeton to Create the Affordable Housing District-16 (AH-16) In Furtherance of the Fair Housing Act- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Michelle Pirone Lambros

SECONDER: Leighton Newlin

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

- 6. An Ordinance of the Municipality of Princeton Amending §T10B-272.146 “Affordable Housing Overlay-4 (AHO-4) Site Development Regulations” of the Code of Princeton, New Jersey, 2013- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: David Cohen

SECONDER: Mia Sacks

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

- 7. An Ordinance of the Municipality of Princeton Amending “The Code of the Borough of Princeton, New Jersey 1974” to Add thereto a New Chapter Entitled “Filming”- Roll Call

RESULT: INTRODUCED ON FIRST READING

MOVER: Michelle Pirone Lambros

SECONDER: Leighton Newlin

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

X. RESOLUTIONS

- 1. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Colliers Engineering & Design, Inc. for Sanitary Sewer Trunk Line Flow Metering for an Amount Not to Exceed \$168,250.00

RESULT: ADOPTED

MOVER: Michelle Pirone Lambros

SECONDER: David Cohen

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

2. Resolution of the Mayor and Council of Princeton Authorizing a Final Change Order in the Amount of -\$231,360.21 and Authorizing a Final Payment of \$270,641.45, Resulting in a Final Contract Amount of \$4,071,410.95, and the Release of Performance Bond for the Phase II Roadway Improvements to Witherspoon Street project to S. Brothers, Inc. and Acceptance of a Maintenance Bond in the Amount of \$581,750.43.

RESULT: ADOPTED
MOVER: Michelle Pirone Lambros
SECONDER: Leighton Newlin

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

3. Resolution of the Mayor and Council of Princeton Authorizing the Submission and Acceptance of the State of New Jersey, Department of Community Affairs, 2026 Local Recreational Improvement Grant

RESULT: ADOPTED
MOVER: Michelle Pirone Lambros
SECONDER: Leighton Newlin

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

4. Resolution of the Mayor and Council of the Municipality of Princeton Authorizing the Award of a Professional Services Agreement to Storm Water Management Consulting, LLC for Professional Engineering Services as Stormwater Consultant for the Purpose of Reviewing Development Applications for an Amount Not to Exceed \$70,000.00

RESULT: ADOPTED
MOVER: Mia Sacks
SECONDER: David Cohen

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

5. Resolution of the Mayor and Council of Princeton Designating Certain Real Property Located at 1-10 Franklin Avenue, Identified as Lots 2, 26 and 27 in Block 21.04 on the Tax Map of Princeton, As a Non-Condemnation Redevelopment Area Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., and Directing the Preparation of a Redevelopment Plan

RESULT: ADOPTED
MOVER: Mia Sacks
SECONDER: Michelle Pirone Lambros
Aye: Council Member McDonald, Council Member Cohen, Council Member Fraga, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros

XI. CONSENT AGENDA

1. Resolution of the Mayor and Council of Princeton Authorizing the Payment of Bills and Claims
RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Michelle Pirone Lambros
Aye: Council Member McDonald, Council Member Cohen, Council Member Fraga, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros
2. Resolution of the Mayor and Council of Princeton Authorizing Appointments to Boards, Commissions and Committees
RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Michelle Pirone Lambros
Aye: Council Member McDonald, Council Member Cohen, Council Member Fraga, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros
3. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Department of Music at Princeton University from April 6, 2026 to April 13, 2026
RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Michelle Pirone Lambros
Aye: Council Member McDonald, Council Member Cohen, Council Member Fraga, Council Member Newlin, Council Member Sacks, and Council Member Pirone Lambros
4. Resolution of the Mayor and Council of Princeton Approving Transfers in Accordance with N.J.S.A. 40A:4-59
RESULT: ADOPTED
MOVER: Leticia Fraga
SECONDER: Michelle Pirone Lambros

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

XII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

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

IN-PERSON:

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

ZOOM:

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

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

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

In Person:

There was no public comment.

Via "Zoom"

Meredith requested that Council establish a special committee to review reports of child sexual abuse involving the lower school at Princeton Day School.

Seth Mellman, 113 Adams Drive, expressed concern about the lack of signage at the entrances to Princeton to alert motorists to crosswalks. He suggested that additional signage be installed to improve pedestrian awareness. Mr. Mellman also raised concerns about visibility at the Princeton Public Library, stating that it is difficult to see pedestrians on the sidewalk (when looking to the left) when entering and exiting the U-shaped driveway.

Seeing no further speakers, either in person or via Zoom, Mayor Mark Freda closed the public comment portion of the meeting for items not on the agenda.

XIII. ADJOURNMENT

A motion to adjourn at 8:21 p.m. was made by Councilman David Cohen, seconded by Council President Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount
Municipal Clerk