

# **Municipality of Princeton, NJ**

*400 Witherspoon St  
Princeton, NJ 08540*



## **Meeting Minutes - Draft**

**Wednesday, October 8, 2025**

**7:00 PM**

**<https://us02web.zoom.us/j/88458589881>**

**Webinar ID: 884 5858 9881**

**Main Council Chambers**

**Mayor and Council of Princeton**

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

<https://us02web.zoom.us/j/88458589881>

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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 Brian McDonald read the Land Acknowledgement.

**IV. ROLL CALL**

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

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

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**VI. PROCLAMATION****1. A Proclamation Honoring Chief Christopher Tash of the Occasion of His Retirement**

Councilwoman Leticia Fraga and Mayor Mark Freda shared in the reading of the proclamation in honor of Chief Christopher Tash's retirement. Mayor Freda also noted announced that a proclamation from Senator Zwicker's Office was also brought to the meeting.

**VII. ANNOUNCEMENTS/REPORTS**

Councilman Brian McDonald had no reports or announcements.

Councilwoman Michelle Pirone Lambros had no reports or announcements.

Councilman David Cohen had no reports or announcements.

Council President Mia Sacks had no reports or announcements.

Councilwoman Leticia Fraga had no reports or announcements.

Councilman Leighton Newlin had no reports or announcements.

Mayor Mark Freda had no reports or announcements.

There were no staff reports or announcements.

**1. Best Practices Inventory Report by Sandra Webb, CFO**

Bernard Hvozdovic, Administrator, presented the Best Practices Inventory and explained that the process has been in place for more than ten years. The State requires that the inventory be discussed at a Council meeting; however, formal Council action is not required. Mr. Hvozdovic noted that the Best Practices Inventory covers numerous areas, including the municipal budget, capital projects, emergency services, personnel, procurement. The inventory consists of 70 questions, although not all questions are scored. A total of 43.5 total points may be earned. If a municipality earns 31 points or fewer, it may risk losing a portion of state funding. Princeton earned 42 points based on its responses, with only two questions having a "No" response. After conferring with the CFO and Jeff Grosser, Deputy Administrator/Health Officer, it was determined that one of the two "No" responses revised to a "Yes", leaving only one "No" for contracts being posted on the municipal website.

**VIII. WORK SESSION**

**1. Work Session on Princeton Municipal Transit Services by Telos Advisors**

Councilwoman Michelle Pirone Lambros provided a brief introduction to the work session regarding municipal transit services. Telos Advisors presented an implementation plan for a proposed new bus route in response to the transportation needs identified in the Nelson/Nygaard study. Telos developed a proposed route designed to serve multiple user groups, including residents of multi-family developments near the shopping center seeking access to Nassau Street and the Dinky, as well as employees, visitors, and other residents who use the Dinky for commuting purposes. The proposed route would also expand local mobility options for residents wishing to travel within the community without relying on a personal vehicle. This initiative represents an important step towards advancing Council's goals, as well as the municipality's broader objectives of fostering a more sustainable and less car-centric community.

Matt Thomas and George Piper of Telos Advisors presented a Power Point presentation reviewing the following topics: background information; the existing, local route; the proposed express route; a combined map of both local and express routes together; a

12-month pilot model; pilot funding options, and implementation considerations.

**2. Short Term Rental Work Group- Ordinance Discussion Update by Jeff Grosser, Deputy Administrator/Health Officer**

Jeff Grosser, Deputy Administrator/Health Officer, explained that the purpose of the work session was to review the progress of the Short-Term Rental Work Group, highlight key policy decisions requiring Council's input, and outline the proposed next steps for advancing the initiative. Mr. Grosser shared a presentation covering the following: background on short-term rentals; development of the draft ordinance draft, main components of the draft ordinance; projected revenue and costs; key considerations regarding the principal residence requirement (four options); and final thought, next steps, and implementation.

Councilwoman Michelle Pirone Lambros sought clarification on the owner-occupancy requirement.

Councilman David Cohen inquired about the collection of the occupancy tax and whether staff is prepared to begin collecting it.

Councilman Leighton Newlin emphasized the importance of regulating short-terms rentals. He commented that individuals operating an Air B&B in Princeton should demonstrate a commitment to the community by residing and noted that the matter should be addressed proactively.

Council President Mia Sacks confirmed that the maximum amount of tax revenue that can be collected is 3%. She expressed a preference for Option #2 (phase out period 12-24 months/end of current registration) of the principal residence requirement.

Councilwoman Pirone Lambros suggested adding the occupancy tax to the list of goals and stated that she was not yet prepared to indicate a preferred option.

Mayor Mark Freda reiterated the goals of neighborhood preservation and maintaining a strong housing stock. He expressed strong support for option #2, noting that it establishes a clear deadline.

Councilwoman Leticia Fraga stated that while she was initially considering Option #1 (requirement for STR owners), she now believes Option #2 is more appropriate.

Councilman David Cohen also indicated his preference for Option #2.

Mayor Mark Freda confirmed that the consensus of Council was to proceed with Option #2 for the residency requirement, with a phase out period with 12-24 months or the end of the current registration period.

## **IX. ORDINANCE PUBLIC HEARING**

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

1. An Ordinance by the Municipality of Princeton Regulating Parking and Amending Chapter 19 of the "Code of the Borough of Princeton, New Jersey, 1974"-Roll Call

Deanna Stockton, Deputy Administrator/Municipal Engineer, explained that the ordinance will prohibit parking on the end of Pelham Road where it intersects with Harrison Street.

Mayor Mark Freda opened the public hearing on the ordinance, and seeing no one in person or via "Zoom", closed the public hearing.

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

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

## X. RESOLUTIONS

1. Resolution of the Mayor and Council of Princeton Authorizing the Sale of Surplus Personal Property No Longer Needed for Public Use by Auction on GovDeals

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

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

2. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$4,200.00 to the Not to Exceed Amount for the Professional Services Agreement with Manns Woodward Studios, Inc. for Princeton Fire Department Headquarters Conceptual Designs for a New Not to Exceed Amount of \$63,000.00

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

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

3. Resolution of the Mayor and Council of Princeton Authorizing an Increase of \$20,000.00 to the Not to Exceed Amount for the Professional Services Agreement with Apruzzese, McDermott, Mastro and Murphy PC for 2025 Labor Counsel Legal Services for a New Not to Exceed Amount of \$72,999.00
- RESULT:** ADOPTED  
**MOVER:** Leticia Fraga  
**SECONDER:** Leighton Newlin
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
4. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Professional Services Agreement to Scarinci Hollenbeck LLC for Environmental Legal and Litigation Services for an Amount Not to Exceed \$100,000.00
- RESULT:** ADOPTED  
**MOVER:** Leighton Newlin  
**SECONDER:** Brian McDonald
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
5. Resolution of the Mayor and Council of Princeton Approving a Chapter 159 Special Budget Item-“NJS DCA DLGS Water-Sewer Stormwater Improvements-Sewer Rehabilitation”-\$810,000.00
- RESULT:** ADOPTED  
**MOVER:** Leighton Newlin  
**SECONDER:** Brian McDonald
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
6. Resolution of the Mayor and Council of Princeton Authorizing the Release of a Performance Guarantee in the Amount of \$1,926,770.28 to Terhune Development Urban Renewal LLC for the Harrison / Terhune Multifamily Housing Development, Block 7401, Lots 1.102 and 1.02, Zone Harrison/Terhune Redevelopment
- RESULT:** ADOPTED  
**MOVER:** David Cohen  
**SECONDER:** Michelle Pirone Lambros
- Aye:** Council Member McDonald, Council Member Pirone Lambros, Council Member Cohen, Council Member Sacks, Council Member Fraga, and Council Member Newlin
7. Resolution of the Mayor and Council of Princeton Authorizing Release of a
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Performance Guarantee in the Amount of \$65,856.00 to RPM Contracting, LLC for the 900 Herrontown Road Major Site Plan Development, Block 901 Lot 21, Zone S-2

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

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

8. Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract with Cellco Partnership Doing Business as Verizon Wireless for the Lease of Public Property for a Wireless Telecommunications Facility at Princeton Public Library

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

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

**XI. CONSENT AGENDA**

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

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

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

2. Resolution of the Mayor and Council of Princeton Authorizing Refund of Property Tax \$6,960.83 for the Year 2025 on Block 30.02 Lot 47 100% Exemption

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

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

3. Resolution of the Mayor and Council of Princeton Authorizing the Cancellation of Sewer Billing for the Year 2023, 2024 and 2025 on Block 34.01, Lot 17

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

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

4. Resolution of the Mayor and Council of Princeton Approving a Chapter 159- Special Budget Item-“National Opioid Settlement Proceeds”- \$14,051.30

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

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

5. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road By The Triangle Club, Monday, November 10, 2025 to Monday, November 17, 2025

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

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

6. Resolution of the Mayor and Council of Princeton Approving the Placement of a Banner Over Washington Road by the Princeton High School Cross Country & Track and Field Booster Club from Monday, March 16, 2026 to Monday, March 23, 2026

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

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

**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

Carina He, Walker Drive, spoke on behalf of the Vote 16 initiative, which seeks to enfranchise 16- and 17-year olds to vote in school board elections. Ms. He stated that Vote 16 provides students with a platform to have a direct voice in electing school board members who determine budgets and curricula that impact their daily lives.

Sonya Allee, Hawthorne Avenue, spoke about the benefits of allowing 16- and 17-year olds to participate in school board elections.

Alex De Quadras, Coventry Farm Lane, advocated for the Vote 16 Initiative and urged Council to introduce the measure as an ordinance to empower the next generation of voters and leaders.

James Huang, Danser Drive, thanked Council for allowing students to share their views on lowering the voting age and asked Council to consider the Vote 16 initiative.

Ash Neimann, Mount Lucas Road, discussed several questions she has heard in recent weeks regarding the Vote 16 movement.

Rhonda Abbott, expressed concerns regarding the handling of ADA matters and compliance within the municipal building.

Jessica Vieira, Stockton Street, commended efforts to address the outstanding transportation issues and shortcomings but expressed concerns that the proposed plan does not fully meet

the community's needs.

**XIII. ADJOURNMENT**

A motion to adjourn at 8:38 p.m. was made by Councilman David Cohen, seconded by Councilwoman Michelle Pirone Lambros, and carried unanimously by all members present.

Respectfully submitted,

Dawn M. Mount  
Municipal Clerk

approved

**RESULT:           APPROVED**