

**PRINCETON COUNCIL MEETING**  
**February 25, 2013**

The regular meeting of the Mayor and Council was held on this date at 7:00 p.m. in the Main Meeting Room in the municipal complex.

**PLEDGE OF ALLEGIANCE**

The audience participated in the Pledge of Allegiance.

**NOTICE OF MEETING**

The Clerk read the following statement.

The following is an accurate statement concerning the providing of notice of this meeting and said statement shall be entered in the minutes of this meeting. Notice of this meeting as required by Sections 4a, 3d, 13 and 14 of the Open Public Meetings Act has been provided to the public in the form of the 2013 Schedule of Regular Meetings. On January 1, 2013 at 2:15 p.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Trentonian, the Town Topics, and filed with the Municipal Clerk

**ROLL CALL**

The Municipal Clerk then called the roll.

Present: Mesdames Butler, Crumiller Howard and Messers Liverman, and Simon and Mayor Lempert.

Absent: Mr. Miller.

Also Present: Mr. Bruschi, Ms. Monzo, Mr. Kiser, Mr. Schmierer and Chief Dudeck.

**COMMENTS FROM THE PUBLIC**

Kate Warren, Jefferson Road, read a statement regarding Avalon Bay and the law suit that they have filed. She urged Council not to negotiate with Avalon Bay saying that it was a dead end.

Alexi Assmus, 32 Maple Street, said that there are inaccuracies in the Avalon Bay lawsuit that deal with affordable housing and the actual numbers.

Sarah Hollister, Ridgeview Road also spoke against the Avalon Bay project. She asked that Council not allow corporate to tell us what to do as Princeton has all it needs right here and now. She said that she believes that Witherspoon Street is turning into a minor Nassau Street.

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Peter Marks, Moore Street thanked Ms. Assmus, Ms. Warren and Mr. Harris for their community service and for overseeing the Avalon Bay project. He asked that the town pay for the outstanding bills still owed to the consultants for the work performed that Avalon has not paid through escrow.

**PRESENTATIONS:**

**Palmer Square Management, Announcement of 2013 Events**

Anita Fresolone, Palmer Square Management presented Council with a list of events planned for 2013.

**Spirit of Princeton, 2013 Events**

Ray Wadsworth, Spirit of Princeton presented Council with their list of 2013 events. It was the consensus of Council to waive the appropriate fees for these events. Mr. Wadsworth thanked the Police Department, Public Works and the Recreation Department for their help and support.

**2013 Tax Assessor Compliance Plan**

Neal Snyder, Tax Assessor reviewed with Council a power point presentation. Mr. Snyder explained that this is the third year for the compliance plan process and he explained his review of sales, listings, tax appeals and settlements. Mr. Snyder said that once he is through with that process he then looks to see the impacts and makes adjustments accordingly. Mr. Snyder said that the State has finally adjusted and approved the new tax maps, noting that all boundaries have been removed and new neighborhoods have been created. He said that within the next five years all the block and lot numbers need to be melded together. Ms. Butler asked if Mr. Snyder was seeing any trends when making adjustments. He said that what he is seeing is downward adjustments in older housing stock and in houses on main corridors.

**Update on Safe Neighborhoods Unit**

Chief Dudeck reviewed with Council the support services division of the Police Department such as records, courts, social networking, Traffic Safety and Safe Neighborhoods as overseen by Lieutenants Morgan and Papp. In regards to Community Policing, he said they were performing a community survey in the neighborhoods to measure the needs and expectations of our service areas as they relate to the police department. The town is divided up into five sections with 50-60 people in each section surveyed. The Chief said that the survey can also be completed online on-[www.surveymonkey.com](http://www.surveymonkey.com)

Ms. Howard said that we have a great Public Safety team who are fulfilling the promise of consolidation. The focus on community policing strengthens ties to the community. Mr. Liverman said that this is win/win for the

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police and our citizens. Ms. Butler said that she hoped that the news outlets would help the Police Department get the news out about their efforts.

Chief Dudeck said that police officers will be in uniform in the neighborhoods handing out pamphlets and there will be neighborhood meetings regarding the survey.

## **WORK SESSION**

### **Continuation of freeB Service**

Marvin Reed offered a power point presentation to the Council. The options included expanding freeB service to six days a week, adding noontime service, coordinating use of the 655,605, 606 and Tiger Transit and transfers better from one route to another. The recommendations also included potentially eliminating the commuter freeB.

Mr. Reed said that there is more education and marketing needed. He also asked for authorization to go out to bid for expanded services.

Ms. Butler said that she agreed in concept to move forward. Ms. Crumiller asked why we were looking for a two-year contract. Mr. Bruschi said that it was important to lock in a timeframe to identify costs, but we can always negotiate to get out of the contract early.

Mr. Simon encouraged continuation of the commuter freeB, and modification of the commuter route to have more stops farther out from the Dinky. He also noted that if the commuter freeB were discontinued, the commute from Harrison St. to the Dinky could go from 10 minutes to half an hour or 45 minutes. He also asked that the town add the commuter freeB schedule to the municipal web site, and asked that the transit study group consider the freeB service along with the rest of its study.

### **NJDOT Concept Plan, Route 1**

Anton Lahnston presented a brief summary and review of a map for the NJDOT Concept Plan, Route 1. He said that there is a limit on the money available for the project that is approximately \$40 million. He said that this is an opportunity to help shape this project, noting that there was no dearth of ideas. Mr. Lahnston said that there were two different points of view between Princeton and West Windsor, but they need to come together for a plan.

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Ms. Crumiller said that she did not see what the effect could be and that she couldn't say whether to move ahead or not. Ms. Crumiller asked why NJDOT couldn't just widen Route 1 without the other changes. Mr. Bruschi suggested that a letter be drafted for Council requesting a seat at the table for further discussions.

Mr. Simon said that he had a definite opinion on the subject. He suggested just widening Route 1, eliminating lights and jug handles. Ms. Butler said that NJDOT's last plan appeared good on paper, but failed miserably and asked what assurances we would have that this plan would be an improvement. Mayor Lempert said that one of the design principles should be simplicity.

Ms. Howard asked what the process would be going forward. Mr. Lahnston said that Council needs to shape the concept and determine what the process will be.

Kip Cherry, 24 Dempsey Avenue, said that we need to look at cheaper and quicker solutions. She said that the lane that was put in at Harrison has helped.

Ms. Butler asked if there was a way to collect ideas from the public. Mayor Lempert asked if a form could be added to the website.

It was suggested that a letter be sent to the Department of Transportation asking for a seat at the table. It was noted that we want to meet with West Windsor and other municipalities to work toward a solution and that there needs to be discussion that is based on actual traffic data.

Nancy Schreiber, 165 Valley Road noted that West Windsor is looking at different things and that it is important for Princeton to preserve three entries into town.

### **Princeton Compost Marketing**

Lee Solow, Planning Director discussed with Council a \$20,000 grant that was recently received by Sustainable Princeton and which will be reviewed by the Public Works Committee and used for a compost marketing campaign. Ms. Howard asked how many people are currently signed up the program. Mr. Solow said about 250-275 people are currently signed up and that further outreach about the program is being done.

Ms. Butler offered a motion authorizing a resolution to enter into an agreement with Sustainable Princeton in the amount of \$20,000 to implement the marketing plan as indicated in the Princeton Compost: Organic Food Waste Marketing Campaign as submitted by Sustainable Princeton. The motion was seconded by Ms. Crumiller and carried unanimously.

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(Resolution appended to this set of minutes)

## **ORDINANCE PUBLIC HEARING**

Mayor Lempert read by title an ordinance entitled AN ORDINANCE BY PRINCETON ESTABLISHING FEES FOR DOG LICENSES.

Mayor Lempert opened the public hearing.

There being no public comment, the public hearing was closed.

Ms. Butler offered a motion to approve the proposed ordinance on second reading. The motion was seconded by Mr. Liverman and carried unanimously.

## **ORDINANCE INTRODUCTIONS**

### **Green Development Checklist**

Mayor Lempert read by title on first reading a proposed ordinance entitled AN ORDINANCE AMENDING "THE CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968." AND AMENDING CHAPTER 17A OF THE CODE OF THE BOROUGH OF PRINCETON, NJ, 1974 CREATING A GREEN DEVELOPMENT INFORMATION STATEMENT/CHECKLIST .

Mr. Simon offered a motion to approve the proposed ordinance on first reading as amended. Ms. Crumiller seconded the motion, which was carried unanimously by those present. The public hearing was set for March 25, 2013.

### **Historic Preservation Plan Application Fee**

Mayor Lempert read by title on first reading a proposed ordinance entitled AN ORDINANCE ESTABLISHING AN HISTORIC PRESERVATION PLAN APPLICATION FEE FOR PRINCETON AND AMENDING THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968".

Ms. Butler offered a motion to approve the proposed ordinance on first reading. Mr. Liverman seconded the motion, which was carried unanimously by those present. The public hearing was set for March 25, 2013.

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## RESOLUTION

- Resolution and Shared Services Agreement, Ecological Solutions, Princeton Ridge Stewardship Plan, Not to Exceed \$13,844.

Ms. Butler offered a motion to approve the resolution as presented. Ms. Crumiller seconded the motion which was approved unanimously by those present.

- Resolution and Right of Entry Agreement, Route 206 Resurfacing, , between Nassau Street and Arretton Road

Ms. Crumiller offered a motion to approve the resolution as presented. Ms. Butler seconded the motion which was approved unanimously by those present.

- Resolution, Downtown Garbage and Recycling Task Force

Ms. Crumiller offered a motion to approve the resolution as presented. Ms. Butler seconded the motion which was approved unanimously by those present.

- Resolution, Participation in NJEIT Program

Ms. Butler offered a motion to approve the resolution as presented. Ms. Crumiller seconded the motion which was approved unanimously by those present.

- Resolution to Purchase Structural Firefighting Gear for the Princeton Volunteer Fire Department, Not to Exceed \$68,150.68

Ms. Butler offered a motion to approve the resolution as presented. Mr. Liverman seconded the motion which was approved unanimously by those present.

- Resolution and Agreement, Approval of Scanning Contract; SHI/Large Doc Solutions, Not To Exceed \$36,120.

Ms. Butler offered a motion to approve the resolution as presented. Mr. Simon seconded the motion which was approved unanimously by those present.

(Resolutions appended to this set of minutes)

## MINUTES

Ms. Butler offered a motion to approve the minutes of January 1, 2013. The motion was seconded by Mr. Simon and carried unanimously.

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## REPORTS

Ms. Howard reported that Bruce Topolosky has resigned from the Board of Health.

Mr. Simon said that the Emergency Preparedness Task Force has been meeting to discuss weather related emergencies.

Mayor Lempert said that the Personnel Committee has met to discuss the Policy Manual and Conflict of Interest Policy.

## CONSENT AGENDA

Contains items of a routine nature, which are approved by a single vote.

a. Bills and Claims

b. Maintenance/Performance Guarantees:

- Cedar Lane, Southern Way and Western Way, Mr. Walter R. Earle, II, President, Earle Asphalt Company, Release of Maintenance Guarantee

c. Professional Services Agreements:

- Greater Mercer TMA, freeB Service Administration Services, Not to Exceed \$900.00  
 - City Connections, LLC, 2013 Web Page Maintenance, Not to Exceed \$9,199.00

d. Resolution, Appointment of Fire Company Members

e. Resolution, Appointments, Boards and Commissions

f. Resolution: Banner Request, Bryn Mawr/Wellesley for the annual Bryn Mawr Book sale, to be hung over Washington Road, March 25 to April 1, 2013

g. Resolution: Project No. 11-14: Alterations to Princeton Senior Resource Center, Removal & Replacement of Windows – Approval of Change Order No. 1 - \$5,404

h. Music Amplification Requests:

- Susan Stein, for a party at the Arts Council of Princeton, March 17, 2013, 12:00 noon to 3:00pm.  
 - Molly Cohen for a wedding at Mountain Lakes, June 9, 2013, 3:00 p.m. to 11:00 p.m.  
 - Manda Wargo for a wedding at Mountain Lakes, June 22, 2013, 4:00 p.m. to 11:00 p.m.  
 - Wendi Walsh for a wedding at Mountain Lakes, August 10, 2013, 5:00 p.m. to 11:00 p.m.  
 - Catherine Mann for a wedding at Mountain Lakes, August 17, 2013, 5:30 p.m. to 11:00 p.m.  
 - Andrea Kane for a wedding at Mountain Lakes, October 6, 2013, 11:00 a.m. to 11:00 p.m.

i. Resolution Appointing A Safety Delegate And An Alternate Safety Delegate To The Mid Jersey Municipal Joint Insurance Fund

Ms. Butler offered a motion to approve the items “b-i” on the consent agenda. The motion was seconded by Mr. Liverman and carried unanimously by those present.

After clarification, Mr. Simon offered a motion to approve item “a” . The motion was seconded by Ms. Butler which was carried unanimously by those present.

(Resolutions appended to this set of minutes.)

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**CLOSED SESSION**

RESOLUTION  
TO GO INTO CLOSED SESSION  
(Open Public Meetings Act Sec.3)

BE IT RESOLVED by the Mayor and Council of Princeton:

1. This body will now convene into a closed session that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7B of the Open Public Meetings Act.
2. The general nature of the subject or subjects to be discussed in said session is as follows:

**Litigation**

3. Stated as precisely as presently possible, the following are the time when and the circumstances under which the discussion conducted at said session can be disclosed to the public:

Within 90 days or upon settlement of litigation, if applicable

- Avalon Bay

The above referenced issue was discussed by the Princeton Council.

There being no further business the meeting was adjourned at 11:40 p.m.

Linda S. McDermott  
Municipal Clerk

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To Mayor and Council ~

AvalonBay's 'order to show cause' is just one more bullying tactic to force yet one more municipality to capitulate to its corporate bottom-line mentality while consistently snubbing its nose at code and the master plan under the guise of creating affordable housing in Princeton. Initially they sought to lessen the 20% set aside – with the aid of the Hospital – and then they championed themselves as affordable housing crusaders in a municipality they characterize as being woefully deficient in providing affordable housing. Princeton has a long and well-established record of providing affordable housing even well before it was mandated by the Mt. Laurel decision.

Negotiating with AvalonBay is a dead-end as we all learned when members of Mayor Moore's task force tried to negotiate with Ron Ladell of AvalonBay and experienced his aggression. The public was subjected to his insolent manner, as well. Read the letters submitted by Attorney Anne Studholme spewing her constant threats to litigate and her constant harangue of misinformation about Princeton and its COAH obligation.

Before making any decision as to Council's next steps, please read the testimony of the expert witnesses that appeared before the Planning Board. Read the statements submitted by members of public regarding environmental concerns and consider the ridiculousness of the "see and snift" method of detecting evidence of toxicity.

Your response to AvalonBay's lawsuit will have a lasting impact on how the consolidated Princeton is viewed – either you will capitulate and back down or you will have the backbone to stand behind the Planning Board's resolution. Princeton has everything to gain. There has been considerable time, effort and money spent on getting a development that adheres to our code and to our master plan – one that is inclusive and one that is in full compliance with our code, one that is environmentally safe, one that is sustainable, one that integrates well with the surrounding neighborhoods.

The hospital has made some very bad decisions with respect to the sale of its property. Your allegiance is to the citizenry of Princeton. I am asking that you to put your full support behind the Planning Board's denial of the site plan application as memorialized in its 38-page Resolution dated February 7, 2013. Attorney Muller clearly articulates the legal grounds for denial and as recently as Friday the 22nd is quoted in the Princeton Packet "...that he was confident the board had acted legally and that it would prevail."

Kate Warren  
Jefferson Road

Alexi Assmus, 32 Maple St.

**•We are aware that ongoing conversations are taking place among professionals to investigate ways of redeveloping the hospital site in keeping with the neighborhood and which include building 56 units of affordable housing.**

**• Borough Council may not know that Princeton is up-to-date with their fair share housing obligations.** Avalon claimed in their lawsuit that only 6 units of COAH affordable housing in the 20% Affordable Housing Overlay Zone have been built in the last 20 years (meeting COAH requirements to market widely in the tri-state area). Attached is the Borough's affordable housing inventory kept by the Special Master in 1990 in the Mt Laurel litigation that set up the Affordable Housing Zone. Marked in yellow are those affordable housing units built in the Overlay Zone. They total 18 units of affordable housing. These do not include the units marked in red which are affordable but do not meet COAH requirements for marketability or affordability controls. Many more units of affordable housing have been built outside the overlay zone --- **a total of 209 units of affordable housing have been built in Princeton since 1990.**

• The Avalon lawsuit does not have any counts claiming that the Borough is violating COAH regulations for the provision of affordable housing. The lawsuit does claim that, because the redevelopment includes affordable units, no Zoning or Site Plan requirements are enforceable except those necessary to protect public health and safety. Avalon takes a very narrow view of what public health and safety means. Avalon is claiming that a prohibition of a private community and a requirement for an open development with public walkway system through the site to connect neighborhoods are not for the public health. (Planning Board Findings and Avalon's Verified Complaint attached.)

• The logical conclusion of Avalon's argument is that any multi-family building of over 5 units—which must have affordable units—cannot be subject to municipal ordinances for the public good, unless they are very narrowly defined in terms of public health and safety. Open developments are for the public good! So is green building construction! We are not talking about requirements for Belgian block here.

Dear All --

I hope you will stand firm in opposition to any further proposal by this company.

- 1) they avoid paying taxes
- 2) they are intransigent in negotiations
- 3) their design is outmoded, un-green, & cookie cutter
- 4) they shade the truth in re need for a pool, ability to "do retail," location of possible cesspools
- 5) Regardless of their protestations they *will* stress municipal services....

We can all go on, but worst of all. their approach in every possible way defies and contradicts the community that surrounds it.

- 1) A concentration of affordable housing is no substitute for townwide planning; it is a plug that will backfire.
- 2) It will not integrate itself into the community; like Palmer Sq, it will dwarf -- and condescend to -- its neighbors.
- 3) Whatever is built there will increase tax pressure on the existing affordable housing in John St without offering any benefit, such as upgrading retail or integrating John St into the rest of the community with park and permeability.

Find alternatives; don't just settle.

W. Clunan  
Hawaii Rd

## SMART TRAFFIC SOLUTIONS

### A Smart Design for Route 1

The previous DOT plan to improve traffic on Rt. 1 and Washington FAILED! The "new" NJDOT plan has the same problems as the last one.

- How does ADDING another traffic light fix North – South traffic flow on Route 1?
- How will local businesses be helped by making it more difficult and further for traffic to get into Princeton?
- Will people magically not get lost in Penn's Neck this time for some reason? (remember, there were 10 accidents in Penn's Neck alone as a result of the pilot program)

We need to invest in an environmentally-friendly and emergency-smart solution that serves the future and maintains even traffic flow North, South, East and West!

### LET'S FIX THE PROBLEM NOW

#### Smart Traffic Solutions proposes:

- Increase Route 1 to 4 lanes from Alexander Road to Scudders Mill Road.
- Improve North-South traffic by reducing traffic lights from four lights to one (or NONE with an Overpass).
- Realign 571 from Route 1 to Princeton Junction.
  - Smooth East-West traffic flow with an even distribution to and from Princeton
  - Allows emergency vehicles easy access Route 1 from the east and west
  - Allows easy access to and from Princeton Junction
  - Improves the environment by REDUCING wetland contamination via management of storm water runoff with a substantial reduction in air pollution
  - Improve Traffic and Pedestrian Safety
  - Allows for Smart, Managed Growth
  - Overall Improves Quality of Life For All

**We Can't Afford to NOT Do This!!**

*Ever*  
*C. B. Meyer*  
*Conail Smart traffic solutions@gmail.com*  
*Anton*  
*Paul*  
*Eric Page*

Below are passages from the public hearing that was held in regards to this issue June 30, 2003

As you will see, "the worst thing that has been done is nothing!" We need a fix for this problem, not a band-aid that will only cost us more.

Eric Payne  
Smart Traffic Solutions

#### Threatened and endangered species

According to the US Fish and Wildlife Service, "...except for an occasional transient Bald Eagle, no other federally listed or proposed endangered or threatened flora or fauna under service jurisdiction are known to occur within the vicinity of the proposed project site."

#### Potential pollutant impacts from existing roads

Under the No-Action Alternative, traffic would increase throughout the core study area, including on Alexander Rd, Washington Rd and Lower Harrison St.

Because there are no stormwater management facilities in place to control the quality of stormwater runoff from these roads, as traffic increases on these roads, the level of pollutants contained in runoff would be expected to increase.

All of the action alternatives except the C and G-series alternatives would reduce traffic on some segments of east-west streets. These alternatives provide an opportunity to reduce pollutants in runoff from existing roads.

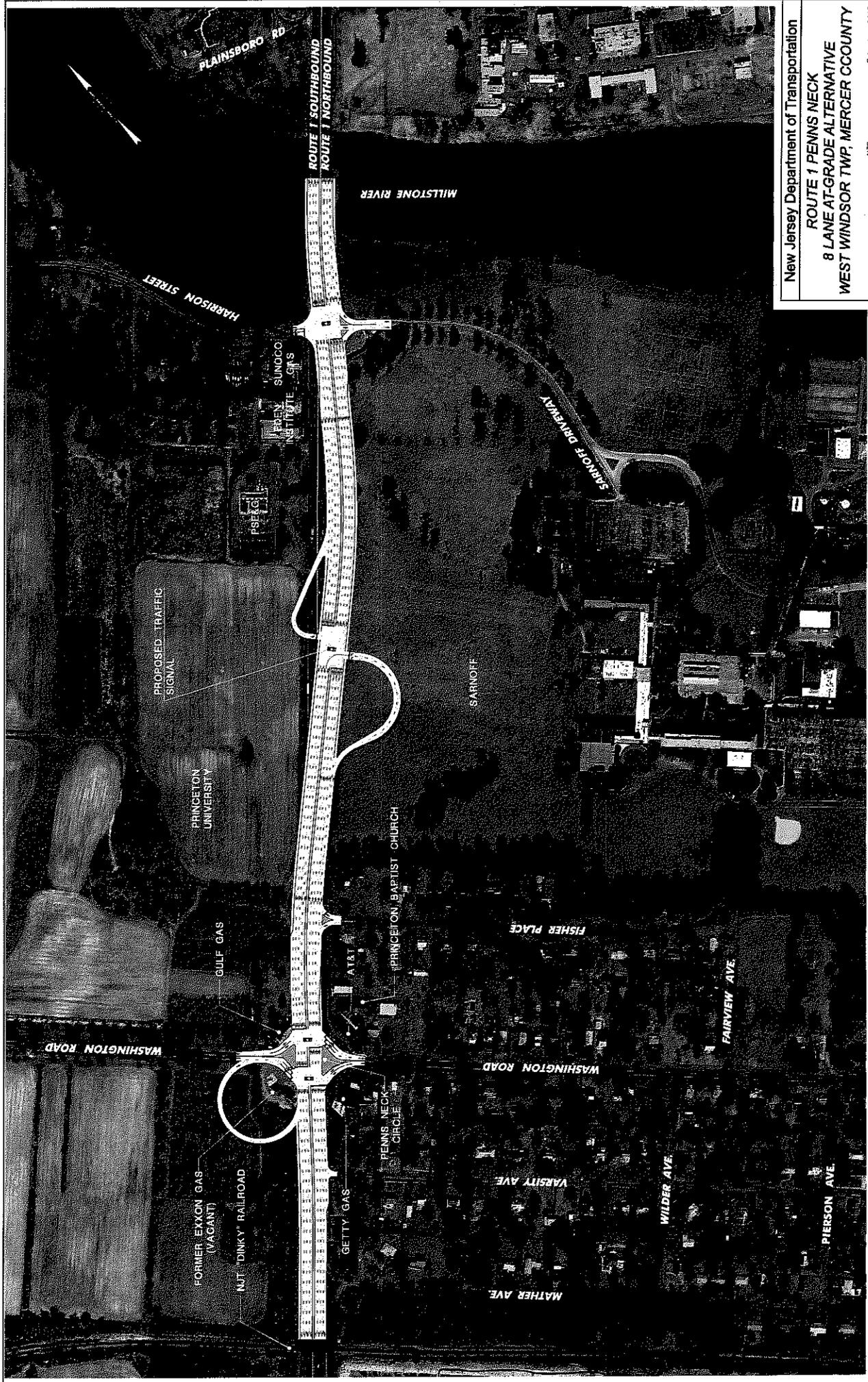
#### Wetlands & waterbodies

There are 245 acres of wetlands located within the study area.

All alternatives would result in permanent wetlands disturbance ranging from 0.06 acres (C-series) to 0.31 acres (Alts. A.3 & A.4). This represents a 0.02% to 0.13% reduction in study area wetlands. (less than 1/3 of an acre of 245)







New Jersey Department of Transportation  
 ROUTE 1 PENNS NECK  
 8 LANE AT-GRADE ALTERNATIVE  
 WEST WINDSOR TWP, MERCER COUNTY

To: Liz Lempert, Mayor  
From: Marvin Reed  
Date: January 30, 2013  
Re: Continuation of Free-B Service

Anton Lahnston and I have had our first meeting of the Special Free-B Study Group that we had discussed with you.

I would like to request an opportunity in late February to make a presentation to the Council outlining the alternatives and to request permission for the staff to go out for bids in order to continue engaging the services of a transit provider and improve the Free-B service for Princeton residents.

(The municipality is currently operating on a verbal three-month extension of the existing contract up until March 31. We would hope to have Council review bids and award a new contract at a meeting at the end of March.)

See notes attached from the meeting attached.

See list attached of Task Force members that Anton and I recruited to make this study.

We are refining financial estimates and will prepare a PowerPoint and other materials to facilitate Council discussion and decision-making.

Cc: Robert Bruschi, Administrator  
Don Mayer-Brown, Engineering Dept.  
Anton Lahnston

Marvin R. Reed  
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# Princeton

400 Witherspoon Street □ 1 Monument Drive  
Princeton, NJ 08540

## Special Task Force on Free-B Transit

NOTES from Meeting of January 28, 2013

The Special Task Force on Free-B Transit met at the East Conference Room of the Monument Municipal Building of Princeton, NJ at 9:00 a.m. on Monday, January 28, 2013.

### Introductions:

Present were: Marvin Reed, Anton Lahnston, Nat Bottigheimer, Hilly Geertz, Susan Hoskins (arrived later), Fay Reiter, and Edward Edward Truscelli. Also present were Councilwoman Jo Butler, Don Mayer-Brown of the staff, and Joan Lockwood-Reck of the Greater Mercer Transportation Management Association.

### Origins of Free-B Service:

Marvin opened the meeting with introductions and a discussion of the origins of the Free-B jitney as a transit service for morning and late afternoon commuters to connect to the "Dinky" and the Northeast Corridor rail service of New Jersey Transit. It was noted that under a special grant of state and federal funds NJ Transit had originally provided a vehicle and operating subsidies to the Borough of Princeton, which managed the program.

It was noted that the original service continues as a 20-minute loop around the downtown five-days a week 5:35-8:51 a.m. in the morning and 5:35-8:42 p.m. in the evening.

In recent years it has expanded to include a mid-day service on a one-hour loop connecting beyond the downtown to senior and affordable housing complexes at Elm Court, Harriet Bryant House, Spruce Circle, Clay Street, Princeton Community Village, and Redding Terrace. This runs three days a week, Monday, Wednesday, and Saturday 9:30-3:30 p.m.

While original costs were assisted by funding from Princeton University, a few downtown businesses, and NJ Transit, it was noted that all current costs are now covered by the Borough's Utility Budget, a fund separate from the regular Operating Fund covering income and expenses from the Borough's traffic meters and the downtown municipal parking garage.

### Cost of Current Operations:

Don provided cost figures showing that the Borough subcontracts with Stouts Transportation for a monthly charge for the Commuter Service of \$5,350 and for the Mid-Day Service of \$3,360 per month.

### Continuation and Expansion:

Marv indicated that in conversations with Mayor Lempert he and Anton had been asked to organize the special study group to redefine the Free-B service within the consolidated

government of the new municipality, as well as recommend overall policies and budget recommendations.

He offered four alternatives for consideration:

- a. Continue existing service.
- b. Expand Mid-Day Community Service to 5 or 6 days a week,
- c. Add an additional noon-hour loop
- d. Eliminate Commuter Free-B Service and shift those passengers to the new #655 NJ Transit bus route.

In discussion, the group noted the popularity and increased ridership of the Mid-Day system, noting that it was now averaging above 100 passengers a day. Fall off was noted in the second morning loop and in the last afternoon loop, probably explained by the current lunch-time and end-of-the-day gap, which provides no ability for an immediate return trip. Interest was expressed in the possibility of adding a noon-time loop and an additional 3:30-4:30 loop,

Don's estimates showed added costs of \$6,720 per month to add service six days per week and of \$4,335 per month to add an extra driver for noontime coverage. Additional estimates were provided for vehicle maintenance, back-up vehicle service, diesel fuel, administrative services by GMTMA, and printing/copying costs.

### **Recommendations:**

The group favored making a recommendation to the Council for expansion of the mid-day service and possible transfer of the morning and afternoon commuters to the #655 bus.

Marvin indicated he would approach the Mayor and ask for time on a late-February Council meeting to present the recommendations and to have the Council approve solicitation for bids to continue the service, with alternates for two and for three extra days, for the noon-hour loop, for adding the 3:30-to-4:30 loop, and for discontinuing the morning and late afternoon commuter Free-B service.

### **Next Steps:**

Marvin asked the group to hold the following dates for Task Force meetings:

- Thursday, February 7
- Thursday, February 21
- Thursday, March 7, and
- Thursday, March 21.

Meetings would be held at the Monument Municipal Building at 9:30 a.m.

Anton asked that a subgroup meet on Monday, February 4 to outline a Power-Point for presenting the recommendation at the Council meeting. He, Marv, Fay, Ruth, and Don volunteered. Other members were welcomed to join if their schedules permitted.

Anton suggested that to facilitate the full group's next discussion, the subgroup:

1. Further define goals.
2. Review Cost Estimates for Alternatives
3. Refine plans for transferring commuters to the #655.
4. Consider modifications in the #655 route and schedule that might facilitate this transfer.
5. Create a schedule for advertising and receiving bids.
6. Establishing guidelines for enhanced Free-B service in emergencies (like the aftermath of the Sandy Hurricane).

The meeting closed with a discussion of Marketing to expand usage of transit as an alternative to automobile driving in town. Possibilities included improving the municipal web site, utilizing other social media, displaying schedules in key locations, posting schedules in bus shelters and on Bus Stop poles. Copies of the section on Transit Improvements from the new Circulation Element now pending before the Planning Board were distributed.

The meeting was adjourned at 10:30 a.m.

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## **SPECIAL TASK FORCE on Princeton "Free-B"**

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Fay Reiter  
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Phone: (609) 921-0929 x-101  
[fay@princetoncommunityhousing.org](mailto:fay@princetoncommunityhousing.org)

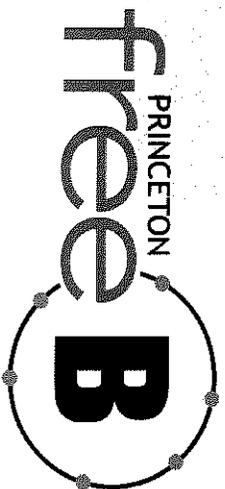
Edward Truscelli  
Executive Director  
Princeton Community Housing  
245 Nssau Street  
Princeton, NJ 0540  
Phone: (609) 924-3622 x-114  
[edward@princetoncommunityhousing.org](mailto:edward@princetoncommunityhousing.org)

Kevin Wilkes  
Princeton Design Group  
35 Reading Blvd.  
Belle Mead, NJ 08502  
Phone: (908) 359-4262 x-7  
Cell: (908) 966-4591  
[kwilkes@pdguild.com](mailto:kwilkes@pdguild.com)

Staff Contact: Don Mayer-Brown  
Municipal Building  
400 Wtitherspoon Street  
Princeton, NJ 08540  
Phone: (609) 921-7077  
[dmeyer-brown@princetonnj.gov](mailto:dmeyer-brown@princetonnj.gov)

# Princeton FreeB Service

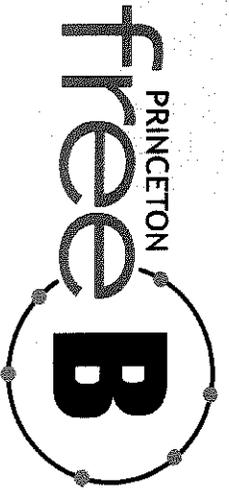




## **Current Commuter FreeB**

- M-F, 5:30-9 am; 5:00-9 pm
- Eight 20-minute loops
- \$298 per day
- \$6,258 per month (21 days)
- **\$75,096 per year**





## Commuter Service

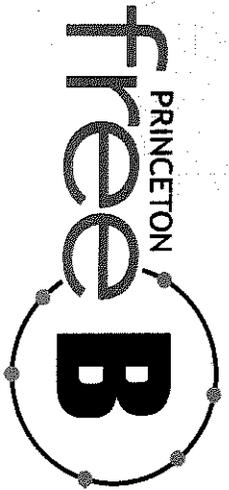
### Average Number of Daily Passenger Trips

- Daily - 32.6
- Morning – 19.0
- Evening – 13.5

### Average Number of Daily Passengers Per Bus Trip

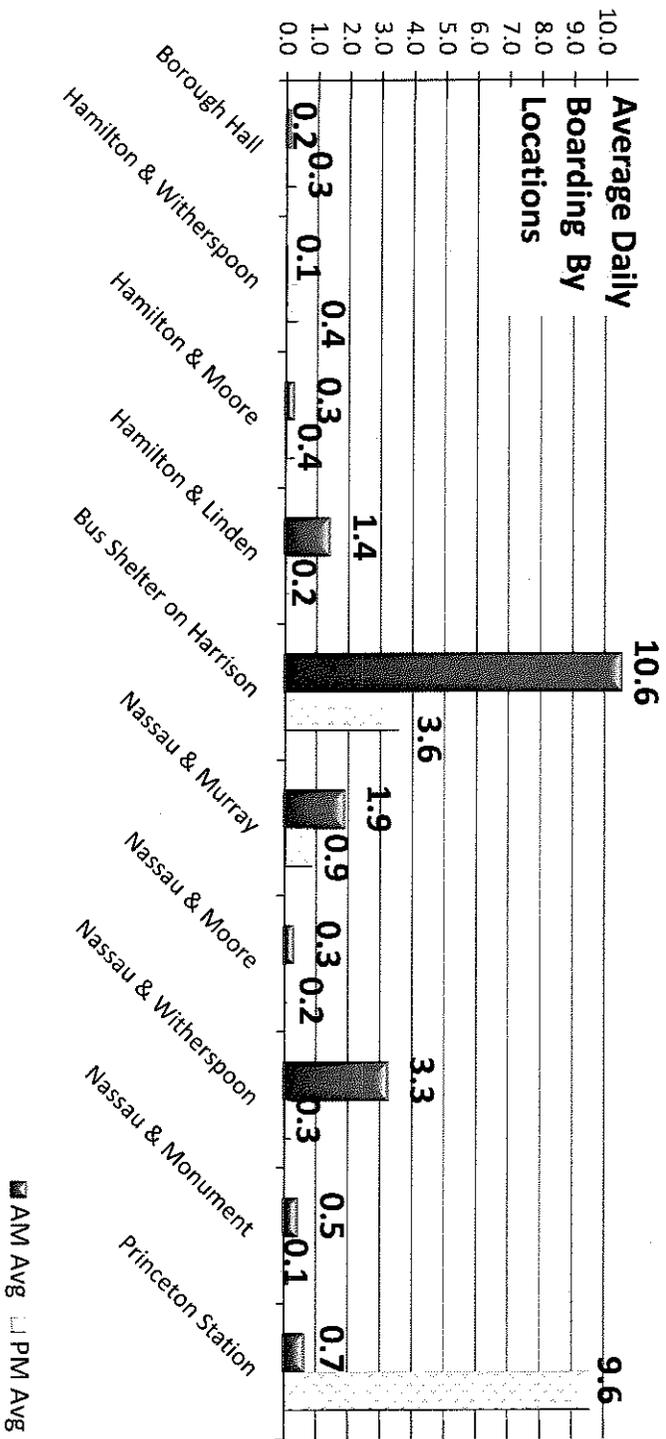
#### *8 Trips in the Morning and Evening*

- Morning – 2.4
- Evening – 1.7

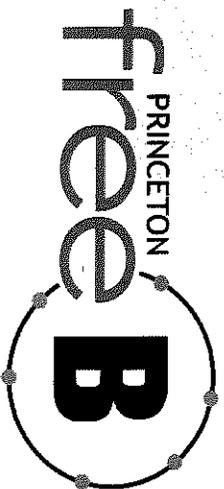


Commuter Service

# Where They Board The Bus



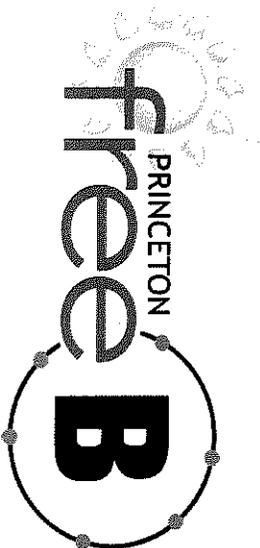
The number of boardings by location was obtained from information provided by passengers completing onboard surveys.



# **Commuter Route Ridership**

**Average Daily Ridership =**

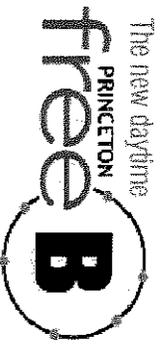
**32.6 Riders per Day**



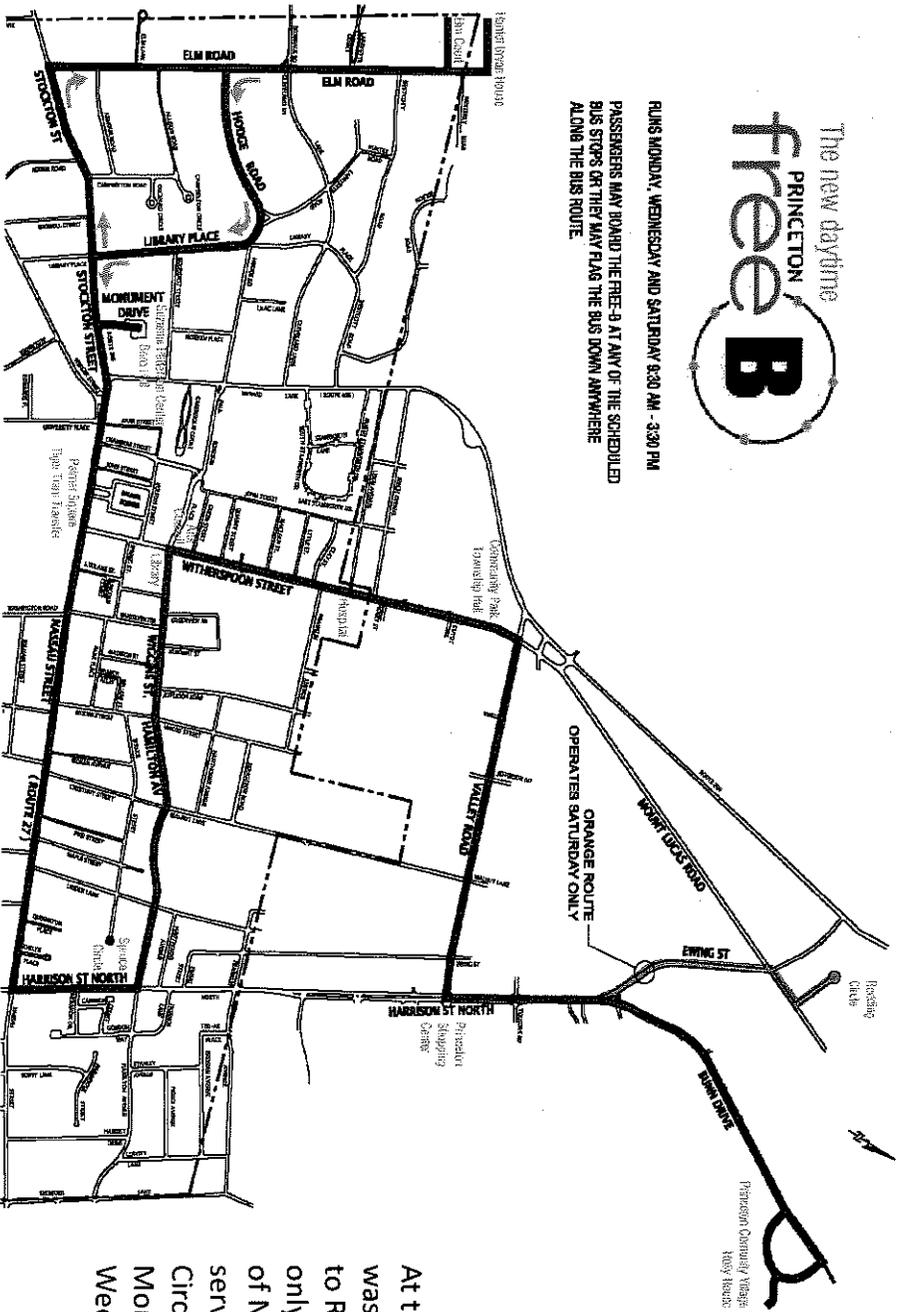
## **Current Daytime FreeB**

- M, W, Sa 9:30 am – 3:30 pm,  
w/break
- Five one-hour loops
- \$334 per day
- \$4,342 per month (13 days)
- **\$52,104** per year

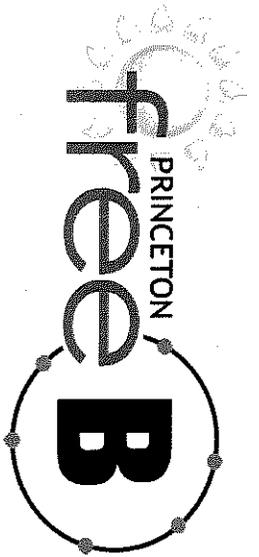
# Daytime FreeB Map



**RUNS MONDAY, WEDNESDAY AND SATURDAY 9:30 AM - 3:30 PM**  
**PASSENGERS MAY BOARD THE FREE-B AT ANY OF THE SCHEDULED BUS STOPS OR THEY MAY FLAG THE BUS DOWN ANYWHERE ALONG THE BUS ROUTE.**

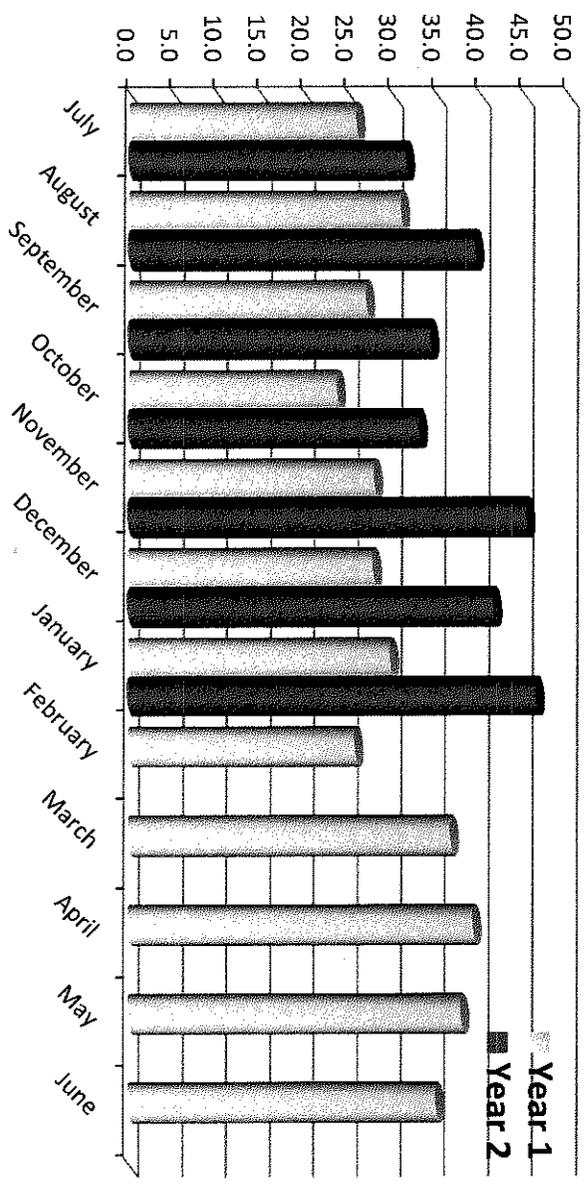


At the time this map was produced service to Redding Circle was only on Saturdays. As of November 5<sup>th</sup>, service to Redding Circle was added on Mondays and Wednesdays.



**Daytime Service  
Ridership Is Increasing!**

**Average Number of Daily Passenger Trips By Month**

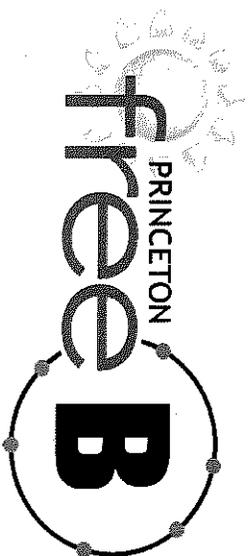


**Additional Service Day Highlights:**

freeB provided shuttle service on communi-versity day - 182 Passenger Trips  
 freeB offered extra bus service after "Sandy" and started Holiday service - 400 Passenger Trips  
 freeB Sunday service was added during the month of December 2012 - 113 Passenger Trips

*Resulting In 695 Extra Rides*

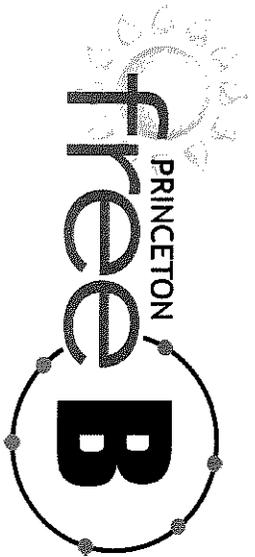
***To date, the daytime freeB has provided 8,612 Passenger Trips***



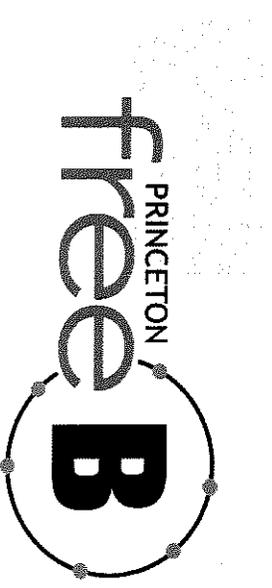
# Daytime Route Ridership

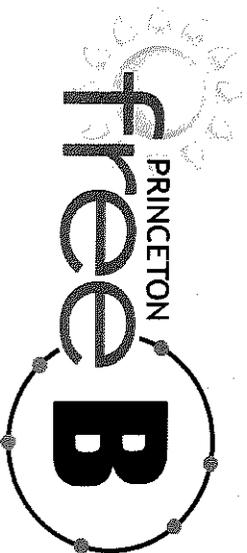
**Average Daily Ridership =**

**47 Riders per Day**



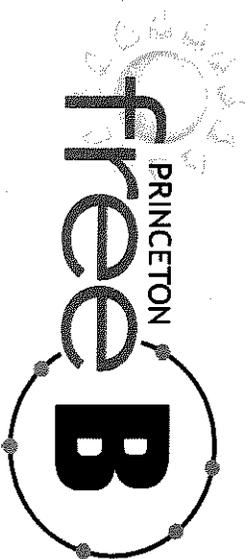
# Recommendations



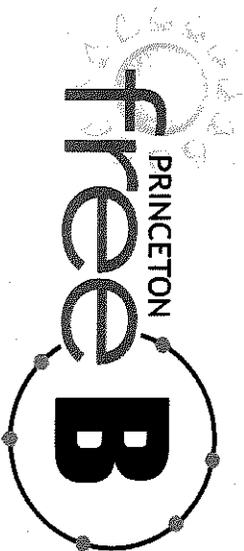


## **Expand Daytime FreeB**

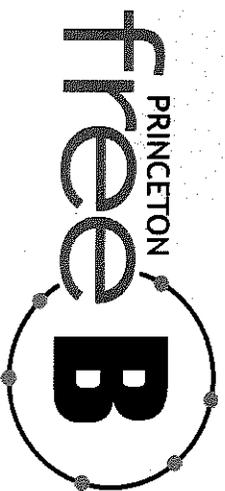
- **Improve mobility of residents**
- **Increase reliability and convenience (3 days/wk is confusing and difficult for many )**
- **Leave autos at home; reduce traffic; sustain environment**
- **Keep costs reasonable for town**



- **Expand Daytime FreeB to six days a week**
- **Add noontime service (11:30-12:30)**
- **Get better use of #655, #605, #606 and Tiger Transit**
- **Transfer better from one route to another**

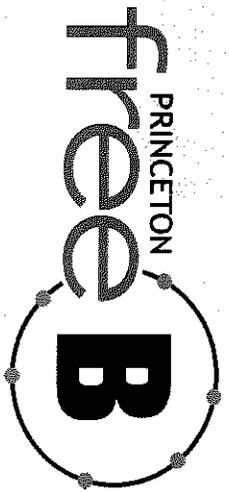


- M, Tu, W, Th, F, Sa 9:30-3:30 pm
- Include coverage at noon hour
- Six one-hour loops
- \$439 per day
- \$11,414 per month (26 days)
- **\$136,968 per year**



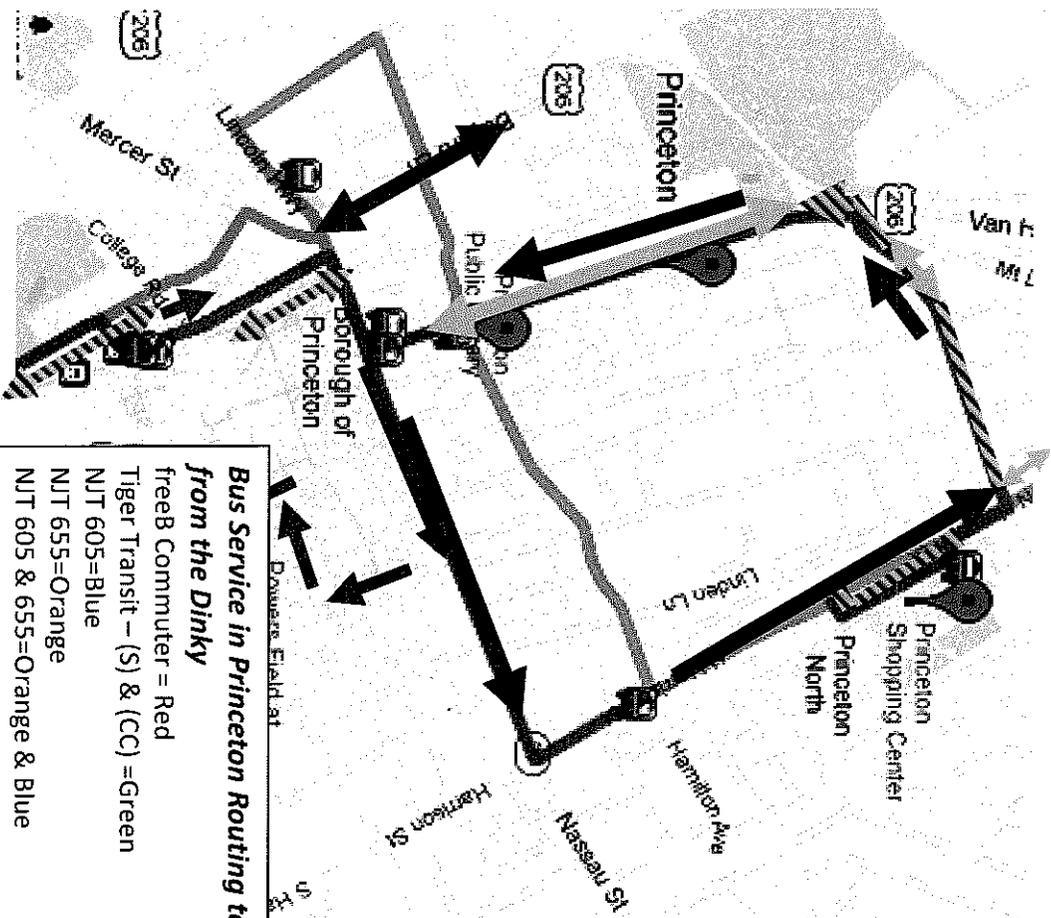
## **Discontinue Commuter FreeB**

- Shift Riders to #655, #605, Tiger Transit, and other Routes
- Seek NJ Transit and University cooperation for alternate services
- Save annual cost of \$75,096 per year
- Keep net cost in the \$136,000 range



# Shift Commuters To Other Services In Princeton

## Commuter Services



**Bus Service in Princeton Routing to and from the Dinky**

- freeB Commuter = Red
- Tiger Transit – (S) & (CC) = Green
- NJT 605=Blue
- NJT 655=Orange
- NJT 605 & 655=Orange & Blue

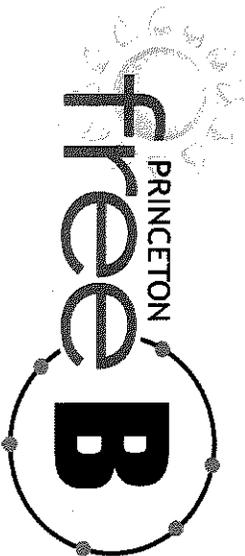
# Transit Service TO the Dinky

*Flash your monthly commuter NJ Transit rail pass;  
no charge on NJ TRANSIT bus to Dinky.*

AM									
Connecting Bus Service	Lvs. Princeton Shopping Ctr	Arvs. At Princeton Station	Dinky Lvs Princeton Station	Dinky Arvs Junction	Trains To NYC/No. Jersey				
Commuter freeB		5:50 AM	5:55 AM	6:00 AM	6:15 AM				
Commuter freeB NJT 655	6:05 AM	6:15 AM 6:18 AM	6:27 AM	6:32 AM	6:39 AM				
Commuter freeB NJT 655	6:45 AM	6:58 AM 7:06 AM	7:17 AM	7:22 AM	7:27 AM				
Commuter freeB Tiger (S) NJT 655	7:25 AM	7:24 AM 7:38 AM 7:41 AM	7:47 AM	7:52 AM	8:02 AM				
Commuter freeB Tiger (S) NJT 605	7:53 AM	7:54 AM 8:06 AM 8:09 AM	8:12 AM	8:17 AM	8:23 AM				
Commuter freeB		8:44 AM	8:53 AM	8:58 AM	9:04 AM				

# Transit Service FROM the Dinky

PM	Dinky Lvs Junction	Dinky Arvs Princeton Station	Connecting Bus Service Time	Arvs. Princeton Shopping Ctr	Connecting Bus Service
4:39 PM	4:47 PM	4:52 PM	4:54 PM 4:56 PM 5:06 PM	5:10 PM 5:20 PM	Tiger (S) NIT 605 NIT 655
5:07 PM	5:18 PM	5:23 PM	5:24 PM 5:26 PM 5:46 PM	6:00 PM	Tiger (S) Commuter freeB NIT 655
5:52 PM	5:57 PM	6:02 PM	6:06 PM 6:11 PM 6:24 PM 6:24 PM	6:25 PM 6:35 PM	Commuter freeB NIT 605 NIT 655 Tiger(S)
6:10 PM	6:23 PM	6:28 PM	6:29 PM 6:54 PM		Commuter freeB Tiger (S)
6:18 PM	6:43 PM	6:48 PM	6:49 PM 6:59 PM		Commuter freeB NIT 655
6:36 PM	7:03 PM	7:08 PM	7:26 PM	7:40 PM	NIT 605
6:57 PM	7:26 PM	7:31 PM	7:33 PM		Commuter freeB Tiger (CC)
7:12 PM	7:26 PM	7:31 PM	7:33 PM (E)		Commuter freeB Tiger (CC)
7:25 PM	7:46 PM	7:51 PM	7:53 PM 8:14 PM 8:16 PM (E)	8:25 PM	Commuter freeB NIT 655 Tiger (CC)
7:57 PM	8:15 PM	8:20 PM	8:23 PM 8:48 PM		Commuter freeB Commuter freeB
8:07 PM	8:40 PM	8:45 PM	9:02 PM (E) 9:11 PM 9:29 PM	9:25 PM 9:40 PM	Tiger (CC) NIT 605 NIT 655



## **More Education and Marketing Needed**

- **Web posting and newspaper articles, local TV**
- **Schedules available in key locations (Town Halls, S.Pat Center, Library, Kiosks, etc.)**
- **Bus Shelters/Bus Stop poles**
- **Increase market segmentation (not just seniors; students, visitors, in-town workers)**
- **Advertising on Vehicles ???**

**PALMER SQUARE MANAGEMENT**  
**EVENT SCHEDULE**  
**2013**

On February 25, 2013 Palmer Square Management, L.L.C. requests permission to use the park-like area known as The Green and the PSW, PSE, PSN, 1 PS right-of-way areas for a series of annual downtown events.

A Certificate of Insurance in the amount of \$1,000,000 naming the Mayor and Council of the Borough of Princeton as *Certificate Holder* and *Additional Insured* is on file in the Borough Clerk's office through June 10, 2013. The annual certificate for June 11, 2013 - June 10, 2014 will be forwarded to the clerk's office.

The contact for each event held in Palmer Square is: Anita Fresolone, Director of Marketing, 609.921.2853 or afresolone@palmersquare.com.

*Palmer Square will work closely with Police and other officials re: Road Closures, Traffic Control and/or Health Permits. Sound permits will be obtained by Palmer Square Management for their events when required.*

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**PI DAY PRINCETON (participant)**

Sunday, March 10: 3:14pm-4pm

Pie throwing contest will take place on the Green in celebration of Einstein's birthday.

**SAVE EVENT**

Early April: Noon-3pm

In planning stages. Partner with SAVE to create an event that will raise awareness of their animal adoption mission, as well as draw people to the Square.

**COMMUNIVERSITY (participant)**

Sunday, April 28: 1:00pm-6pm

Kids performance stage will be hosted on the Green. Work with AC and police re: Square road closures.  
*(Permits obtained by Arts Council)*

**7th ANNUAL GIRLS NIGHT OUT**

Thursday, May 16 (rain date: Friday, May 17): 4:00pm-9:00pm

An exclusive event featuring sales, discounts and free gifts from our tenants. Green will be utilized for check-in, music and food.

*(Health Inspector to be involved)*

**PANCAKE BREAKFAST PRESENTED BY THE ROTARY CLUB OF PRINCETON**

Saturday, May 25: 8:00am-12:30pm

Annual fundraiser for this group.

*(Permits obtained by Rotary)*

**SUMMER BLOCK PARTY PRESENTED BY JAZAMS**

Friday, June 21: 6:00pm-11:00pm

Children's event featuring crafts, music and food on Palmer Square West, followed by a movie on the Green.

*(Police & Health Inspector to be involved)*

**BEST OF BROADWAY WITH OPERA NEW JERSEY**

Friday, June TBD: 7:00pm-9:00pm

Friday, July TBD: 7:00pm-9:00pm

Special evening musical presentations on the Green.

### **SUMMER MUSIC SERIES**

Every Saturday in July and August: 2:00pm-4:00pm

An eclectic mix of musicians to perform each Saturday on the Green.

### **LUNCHTIME MUSIC SERIES**

Select Thursdays in July and August: Noon-2:00pm

Musicians perform to a lunchtime crowd on the Green.

### **BASTILLE DAY WAITER'S RACE PRESENTED BY THE PRINCETON MERCHANTS ASSOCIATION**

Thursday, July TBD: 4:00pm-7:00pm

A race around the Square and celebration on the Green.

*(Police to be involved; Permits obtained by PMA)*

### **DANCERS ON THE SQUARE PRESENTED BY YWCA PRINCETON**

Thursday, July TBD: 7:00pm-9:00pm

Several dance troupes from town will do a special presentation on the Green.

### **PRINCETON CHAMBER OF COMMERCE, MID-SUMMER MARKETING SHOWCASE**

Tuesday, July 16 (rain date: Thursday, July 18): 4:00pm-7:00pm (tentative)

Business showcase on the Green.

*(Permits obtained by Chamber)*

### **SUMMER SIDEWALK SALE**

Friday-Sunday, August 16 - 18: during regular store hours

Sidewalk sales featuring great deals from the stores on the Square, plus music on the Green.

### **FASHION'S NIGHT OUT**

Thursday, September 5: 6:00pm-9:00pm

Nationwide event celebrating fashion. Mainly in-store events. Green may be utilized.

### **22<sup>nd</sup> ANNUAL JAZZ FEAST**

Sunday, September 15: Noon-6:00pm

Music/street festival featuring top jazz performers and popular area restaurants.

*(Police & Health Inspector to be involved)*

### **PALMER SQUARE FALL EVENT**

October TDB: 10:00am-4:00pm

A customer appreciation day style event with promos, activities, games, music, face-painting, etc.

### **HALLOWEEN PARADE SPONSORED BY THE ARTS COUNCIL OF PRINCETON**

October 26: 5:00 pm

Parade gathers on the Palmer Square Green and marches to Hinds Plaza.

*(Police to be involved; Permits obtained by Arts Council)*

### **PRINCETON HALF MARATHON SPONSORED BY HI-TOPS**

Sunday, November 3: 6:00am-Noon

Palmer Square Green will be utilized for this event.

*(Palmer Square and Hi-tops working closely together on all logistics; HiTops to obtain all permits)*

*(Police & Health Inspector to be involved)*

### **ANNUAL CHRISTMAS TREE LIGHTING**

Friday, November 29: 4:45pm-6:00pm

Town-wide holiday kick-off, with musical performances and an appearance by Santa.

*(Police to be involved)*

**ANNUAL MENORAH LIGHTING**

Monday, December 2: 5:00pm-6:00pm

Town-wide lighting of the Menorah. Palmer Square North Plaza.

**HOLIDAY A CAPELLA JAM & TOY DRIVE PRESENTED BY THE PRINCETON UNIVERSITY**

December 6: 6:30pm-8:30pm (tentative)

A variety of Princeton University student a capella groups singing and collecting Holiday toys for children.

**HOLIDAY ENTERTAINMENT**

Saturdays and Sundays, Late November through December: 2-hour afternoon time slots vary

Strolling musicians and singers around the Square/Green

December 24 – Caroling on the Green sponsored by the Arts Council

###



# CONSOLIDATED PRINCETON

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**From the Assessor's seat**



**2 parts that took place:**

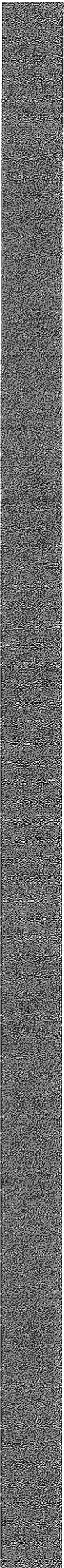
- **Consolidation of the Borough and Township**
- **2013 Compliance Plan**



# Compliance Plan:

## **The rules for consolidation:**

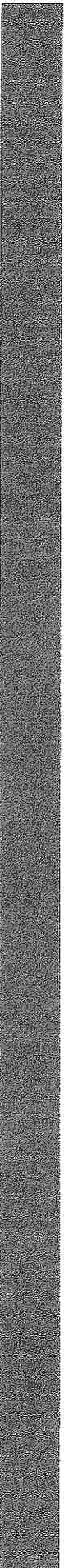
- For the consolidation, I had to use one of 3 methods of maintaining neighborhood values
  - Revaluation
  - Reassessment
  - Compliance Plan-
- Allowed to use the Compliance plan by the Division of Taxation
  - Cannot go over 50% total adjustments
  - Review all neighborhoods



# Compliance Plan:

## **In each neighborhood:**

- Review usable sales
  - Review listings
- Review Tax appeals
- Review Settlements
- Reviewed with Mercer County Administrator and  
President of the Mercer County Tax Board



# Compliance Plan:

- Total of 161 neighborhoods
- 28 neighborhoods were adjusted
- Total of 8,232 taxable line items
- 1,482 taxable line items were adjusted
- Total of 18% of the ratable base was adjusted
- Final ratio 93.61% with a coefficient of 6.90
- 2013 ratio from the Division of Taxation is 94.38% ratio with a coefficient of 8.91

# Compliance Plan:

Compliance Plan - Adobe Reader

File Edit View Windows Help

72.3%

Tools Sign Comment Extended

1 / 2

Compliance Plan

ALBA 944-23 is amended by Chapter 101, Public Laws of 2001, Chapter 20, Public Laws of 2009

DO HEREBY REAFFIRM MY STATUS AS TAXPAYER

This form is to be used for filing compliance plan. Attention must include FORM CP to the County Tax Board. Filing deadline is November 15 of the prior year for the tax year following.

County: Meeker Taxing District: Precinct: Compliance Plan filed for tax year: 2013

**SECTION - GENERAL INFORMATION**

Compliance plan to be completed and filed on or before November 15 of the prior year for the tax year following. All year prior to property will be as of October 1 of the prior year for the tax year following.

1. Year of last assessment: 2012

2. Year of last Reassessment: 0

3. Director: October 1 Prior Year: 04.25%

4. General Conditions of Division: 8.65%

5. Total No. of Plan Items for current tax year: 8,232

**SECTION B - SPECIFIC INFORMATION**

6. Total number of neighborhood in municipality: 101

7. Total number of neighborhoods reviewed must be 100%.

8. List neighborhoods where adjustment need adjustment in the chart below

ID No. Neighborhood etc.	No. of Taxpayers from the Neighborhood	Ratio of Neighborhood	General Conditions of Division	No. of Value Adjustments Neighborhood	If other than current year specify time period	Percent of Change in Property Value Neighborhood
103	36	64.20	2.30	2		4.48%
105	20	64.20	2.11	1		8.7%
108	38	91.11	1.78	2		2.8%
110	30	100.82	.98	1		8.2%
111	34	88.16	0	1		5.0%
113	0	0	0	0		8.6%
114	17	103.37	.37	1		2.8%

\*\*If additional items are needed, please attach another sheet to this compliance plan.

**SECTION III - CERTIFICATION AND ACKNOWLEDGEMENT**

I hereby declare as tax assessor that the foregoing data for the compliance plan on this report is accurate for the foregoing neighborhoods.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

I attest that the County Board of Taxation at a meeting held on \_\_\_\_\_ 2013 has reviewed the proposed compliance plan and has (APPROVED/DEEMED) it.

Form CP Rev. 2010

This form is provided by the New Jersey Division of Taxation, as required by law, and may be reproduced for distribution, but may not be altered without prior approval.





# Consolidation:

- Reviewing the homes that bordered the Borough and Township
- Adjusting land values on each side of the line +/- to create a combined neighborhood



# Consolidation:

- Typically minor adjustments
- \$5,000 to \$25,000 +/- in land adjustments

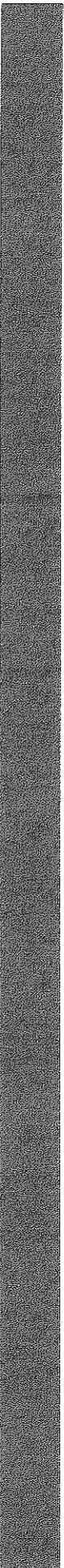


## Conclusion:

- Within the next 5 years, I am required to renumber all the Block and Lot numbers, as part of the consolidation process

# Conclusion:

- Green Postcards went out showing the new 2013 assessment, 2012 assessment, and taxes paid 2012
- If you want to challenge the 2013 assessment:
  - Forms are available in the assessor office or PDF fillable online @ Mercer County Board of Taxation
  - Must be filed by April 1, 2013
  - Assessment under 1 million go to Mercer County Tax Board, over 1 million assessment can go to either County or State Tax Court
  - All appeals are based on sales of similar style homes, not assessments
  - Property owners are flooded with legal and service companies, to “help” you with the appeal process. Some look like an official document. Please use your best judgment before signing or sending any money



# Conclusion:

## Veteran Deduction:

- If you are or know of a Veteran that is a homeowner, honorable discharged, and meets guide lines of time served, there is a deduction of \$250.00 per year
- The forms are available at the assessor office or online

**Thank you**

