



PRINCETON
MAYOR AND COUNCIL OF PRINCETON
MINUTES • FEBRUARY 8, 2016

Regular Meeting

Main Council Room

6:00 PM

400 Witherspoon Street, Princeton, NJ 08540

I. STATEMENT CONCERNING NOTICE OF MEETING

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 a written notice. On February 4, 2016 at 4:50 p.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Town Topics and filed with the Municipal Clerk.

II. ROLL CALL

The Municipal Clerk then called the roll.

Present for Council: Mayor Lempert, Councilwoman Butler, Councilwoman Crumiller, Councilwoman Howard, Council President Liverman, Councilman Miller, and Councilman Simon.

Absent: None.

Also Present: Mr. Dashield, Administrator, Ms. Monzo, Deputy Administrator, Ms. Cecil, Esq., Municipal Attorney and Chief Sutter.

III. 6:00 P.M. CLOSED SESSION: PERSONNEL/PENDING OR ANTICIPATED LITIGATION

1. 16-46 Resolution, Closed Session

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bernard Miller, Councilman
SECONDER:	Lance Liverman, Council President
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon

2. Personnel Update

3. McKinnon vs Russell Estates Homeowners Association, MER-L-157-11

4. Avalon Bay Appeal

The Mayor and Council discussed the aforementioned items in closed session.

IV. 7:00 P.M. OPEN SESSION

V. PLEDGE OF ALLEGIANCE

The Princeton Police Color Guard presented the flag of the United States of America.

The audience participated in the pledge of allegiance.

VI. POLICE PROMOTIONS

Chief of Police Nicholas Sutter presented the following police officers for promotions:

- Sergeant to Lieutenant - Jon Bucchere
- Sergeant to Lieutenant - Geoffrey Maurer
- Detective Sergeant to Corporal - Benjamin Gering
- Patrol Officer to Sergeant - Mervyn Arana
- Patrol Officer to Sergeant - Matthew Solovay

Mayor Lempert administered the oaths of office to the promoted police officers.

VII. ANNOUNCEMENTS

Mr. Liverman stated that there will be a Heroin Epidemic Forum on March 2, 2016 at 7:00 p.m. at the Princeton High School.

Ms. Butler stated that there will be a community meeting on March 9, 2016 at 6:30 p.m. regarding The Mary Moss Park. Ms. Butler also announced that the Recreation Department has begun accepting applications for summer employment.

VIII. APPROVAL OF MINUTES

1. October 26, 2015

RESULT:	ADOPTED AS AMENDED [5 TO 0]
MOVER:	Bernard Miller, Councilman
SECONDER:	Jenny Crumiller, Councilwoman
AYES:	Crumiller, Miller, Liverman, Butler, Simon
ABSTAIN:	Howard

2. December 14, 2015

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Heather Howard, Councilwoman
SECONDER:	Jenny Crumiller, Councilwoman
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon

3. January 11, 2016

RESULT:	ADOPTED [5 TO 0]
MOVER:	Bernard Miller, Councilman
SECONDER:	Jenny Crumiller, Councilwoman
AYES:	Howard, Crumiller, Miller, Liverman, Simon
ABSTAIN:	Butler

IX. COMMENTS FROM THE PUBLIC

William Hoover, 98 Westerly Road, said that fees for burglar alarms are a “stealth tax” and that it was ironic to be taxed for something that the police say you should have. Mr. Hoover also asked that the municipality explore and consider the concept of “granny pods”.

Kip Cherry, 24 Dempsey Avenue, said that she was concerned about the current budget situation and the potential for tax increases.

Craig Garcia, 52 Birch Avenue; Luis Estrada, 170 Jonathan Dayton Court; Lilian Davila, 186 John Street; Juan Garcia, 39 Leigh Avenue; Liz Cohen, 135 Terhune Road; and Leticia Fraga, 915 Houghten Road spoke in regards of the need for an earned sick days ordinance.

Daniel Harris, 28 Dodds Lane asked for clarification of the Wise Report in a letter to Council dated February 8, 2016 concerning the Witherspoon-Jackson Historic District.
(Letter appended to this set of minutes)

X. REPORTS

Witherspoon-Jackson Design Guidelines

Julie Capozzoli, Chair, Historic Preservation Commission said that the Commission has weighed the recommendations of their consultant, Wise Preservation Planning, LLC, to provide design guidelines as part of the designation of the Witherspoon-Jackson historic district. Ms. Capozzoli said that after much deliberation the Commission unanimously agreed that they were not in support of providing design guidelines as part of the recommended historic district designation.

Mayor Lempert said that there will be time at the Council meeting of February 22, 2016 to further discuss this issue.

COUNCIL REPORTS

Ms. Howard thanked those who spoke in regards to the earned sick ordinance. She said that there was recent activity in Princeton with the United States Immigration and Customs Enforcement and expressed her concern. She stated that it was important for residents to understand that the agents were federal and not local Princeton police officers.

Ms. Howard said that the Department of Health is looking at the Zika virus and the potential impact that it will have this year.

Mr. Miller said that he was concerned about the loss of many shade trees and that a proposed ordinance will be presented to Council for consideration at a future meeting. He said that he will also be making a presentation to Council regarding solar energy.

Mr. Liverman asked residents to be mindful of others during snowstorms and to shovel snow from sidewalks in a timely manner.

Mr. Simon said that the Historic Preservation Commission is looking at a number of sites for local historic designation.

Mayor Lempert reported that she recently had a meeting with the Princeton University Board of Trustees.

STAFF REPORTS

Chief Sutter discussed with the Mayor and Council a traffic stop incident that took place over the previous weekend where an arrest was made. He said that there are protocols in place and that neither he nor the police department were taking a public defense. He said that they will get better as a department and that there will be a review of the incident, policies will be reviewed and that they will refer the incident to the Mercer County prosecutor's office.

Ms. Howard said that perception is important and a review of protocols is right and while they affect our values, they may be out of our control. She said that she was struck by the oath of office that the new officers took earlier in the meeting.

Chief Sutter said that we need to be part of the conversation on protocols, that there is a perception that the process is wrong and a perception that this incident was racially motivated.

Mayor Lempert thanked Chief Sutter and said that he was doing a great job understanding what needs to be done and that the community and the police are willing to work together. She thanked him for his approach to the situation and his efforts.

Mr. Dashield said that he and the Chief have reviewed the situation extensively and commended Chief Sutter for his efforts.

XI. WORK SESSION

2016 Budget Update

Mr. Dashield reviewed with Mayor and Council the current budget process and the \$21.5 million in capital budget requests. He said that there is currently \$3 million in grant money available that will reduce that amount. Mr. Dashield said that the current pressures on the budget includes police and fire pensions, health insurance costs, the payment of bonds, and capital improvement projects.

Mr. Simon asked that Mr. Dashield work with the Council liaisons during the budget process and keep them involved.

XII. ORDINANCE PUBLIC HEARINGS

1. 16-2 Bond Ordinance By The Municipality Of Princeton Authorizing As A General Improvement The Acquisition Of Block 4201, Lots 4, 5 And 17, Princeton Tax Map Adding 20.4 Acres Of Land To The Princeton Ridge Preserve, Appropriating The Sum Of \$4,450,000.00 Therefore, Providing For The Financing Of Said Appropriation By The Making Of A Down Payment From The Princeton Open Space Fund And The Issuance Of Bonds And Notes Of The Said Municipality Of Princeton.

After reading the proposed ordinance by title, Mayor Lempert opened the public hearing.

Lee Solow, Planning Director, summarized the proposed ordinance and the properties involved, which are approximately 20.4 acres of land across the street from the water tanks on Route 206.

Wendy Mager, 459 Cherry Hill Road; Tom Pyle, 50 Balsam Lane; Ronald Nielson, 14 Humbert Street; Greg Romano, 5880 South Broad Street; Grace Sinden, 120 Ridgeview Circle; Phyllis Marchand, 29 Montadale Drive; Jerry Palin, 85 Bouvant Drive; Ronald Berlin, 245 Jefferson Road; Daniel Harris, 28 Dodds Lane; Brian McDonald, 57 Journeys End Lane; Scotia MacRae, 5 Evelyn Place; Kathleen Bagley, 142 Hodge Road; Jane Butters, 28 Dodds Lane; Jim Waltman, Stony Brook Millstone Watershed Association; Kip Cherry, Dempsey Avenue; and Kate Litvack, 621 Laurel Road, spoke in favor of the proposed ordinance.

There being no further comment, Mayor closed the public hearing.

Ms. Howard said that she shared the view of the people who spoke and will vote yes for the ordinance.

Mr. Miller thanked everyone but said that his comments from a previous meeting were distorted. He clarified that what he had said was not that Princeton had enough open space, but that Princeton has met the goal in our community master plan of accumulating 25% of our town's acreage to be set aside for open space. He said that his advocacy for open space on the Princeton Ridge and elsewhere in Princeton is clear from his record.

Mr. Miller said that his concern for using municipal funds for this purchase and his opposition to the particular proposal tonight is based on the following:

- Much of our existing open space is underutilized by the residents of Princeton and much of our existing open space lacks accessibility, having little or no parking for either cars or bikes.
- The trails in much of the existing open space either do not exist or are poorly marked and maintained.
- Much of our existing open space lacks context and lacks maps to relate it to either the community, its historic or cultural significance, or the reason for acquiring the open space.
- The availability of the open space that the municipality has acquired to date is not well understood by our residents. It is not advertised, and except for a few sites of historic significance or sites connected to active recreation facilities its existence is not well understood by our residents.

Mr. Miller said that while the 20 acre site on the Princeton Ridge will be acquired with a mix of State, County and private funds, there is still a cost and financial risk to Princeton in approving this purchase. He stated that he was opposed to the purchase because he believed that there were better ways of acquiring open space than buying it. The threat of development that may or may not occur and that any municipal funds or funds from the Princeton Open Space tax that might be spent to acquire this particular tract could be better spent to improve our existing open space for use by the residents of Princeton.

Mr. Liverman said that the proposed ordinance was a win/win and that he would vote yes.

Mr. Simon said that he agreed with Mr. Miller's comments and also those of the people who spoke. He questioned whether this was the best use of funds and said that the short conclusion was that it was not. He said that the referendum was sold to people based on flexibility and that he was trying to find a way to compromise and to say yes.

Mr. Simon said that he would ask staff to look at the 2016 budget to see what could be charged to Open Space. He also suggested that we set a reasonable goal for the Community Park proposal for next year.

Ms. Crumiller said that she disagreed with the initial argument and that the land is more valuable than money.

Ms. Howard said that she would commit to working on these issues and hoped Mr. Simon would agree. She said that she would hate to pit projects against each other.

Ms. Butler said that everyone had made good points but said that she felt that Mr. Simon and Mr. Miller were right about the finances. She said that Mr. Simon was not wrong and that the proposed ordinance does impact taxes.

Mr. Simon said he wants all small moves to go in the right direction, that there are conflicts that are not being acknowledged and that not everything can be a goal.

Ms. Cecil said that she believed that the closing has been moved to March 15, 2016.

Mr. Miller said that he completely disagreed with what has been said.

Ms. Butler said that there are a lot of reasons to vote for the proposed ordinance, but we also know what the residents have voted for with the Open Space tax.

Motion - to adopt

RESULT:	ADOPTED [4 TO 2]
MOVER:	Heather Howard, Councilwoman
SECONDER:	Lance Liverman, Council President
AYES:	Howard, Crumiller, Liverman, Butler
NAYS:	Miller, Simon

2. 16-3 An Ordinance by Princeton Regulating Parking Along Mount Lucas Road and Amending the "Code of the Township of Princeton, New Jersey, 1968"

After reading the proposed ordinance by title, Mayor Lempert opened the public hearing. There being no comment, the public hearing was closed.

Motion – to adopt

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jenny Crumiller, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

3. 16-4 An Ordinance by Princeton Regulating Parking Along Prospect Avenue and Amending the "Code of the Borough of Princeton, New Jersey, 1974"

After reading the proposed ordinance by title, Mayor Lempert opened the public hearing. There being no comment, the public hearing was closed.

Motion – to adopt

RESULT: ADOPTED [UNANIMOUS]
MOVER: Patrick Simon, Councilman
SECONDER: Heather Howard, Councilwoman
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

XIII. ORDINANCE INTRODUCTIONS

1. 16-5 An Ordinance By Princeton Requiring Direct Deposit Of Net Pay And Amending The "Code Of The Township Of Princeton, New Jersey, 1968"

Motion – to introduce

RESULT: INTRODUCED [UNANIMOUS] **Next: 2/29/2016 6:00 PM**
MOVER: Patrick Simon, Councilman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

2. 16-6 An Ordinance By Princeton Establishing A Youth Advisory Committee And Amending The "Code Of The Borough Of Princeton, New Jersey, 1974."

Motion – to introduce

RESULT: INTRODUCED [UNANIMOUS] **Next: 2/29/2016 6:00 PM**
MOVER: Jo Butler, Councilwoman
SECONDER: Bernard Miller, Councilman
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

3. 16-7 An Ordinance By Princeton Regulating Metered On-Street Parking Along Paul Robeson Place And Amending The "Code Of The Borough Of Princeton, New Jersey, 1974"

Motion – to introduce

RESULT:	INTRODUCED [UNANIMOUS]	Next: 2/29/2016 6:00 PM
MOVER:	Jenny Crumiller, Councilwoman	
SECONDER:	Heather Howard, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

4. 16-8 Ordinance by Princeton, Pursuant to N.J.S.A. 40A:12-3 et seq., to Acquire a Permanent, Non-Exclusive Easement for a Sidewalk and Retaining Wall on Block 7004, Lot 1, Princeton Tax Map (11 State Road) for the Not To Exceed Amount of \$4,300.00

Motion – to introduce

RESULT:	INTRODUCED [UNANIMOUS]	Next: 2/29/2016 6:00 PM
MOVER:	Patrick Simon, Councilman	
SECONDER:	Lance Liverman, Council President	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

5. 16-9 An Ordinance By Princeton Concerning The Princeton Public Safety Committee And Amending Chapter 26, "Police Department," Of The "Code Of The Borough Of Princeton, New Jersey, 1974."

Motion – to introduce

RESULT:	INTRODUCED [UNANIMOUS]	Next: 2/29/2016 6:00 PM
MOVER:	Lance Liverman, Council President	
SECONDER:	Jenny Crumiller, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

XIV. RESOLUTIONS

1. 16-47 Approving the 2016 Through 2019 Collective Negotiations Agreement With Policemen's Benevolent Association, Inc., Local 130

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jenny Crumiller, Councilwoman
SECONDER:	Lance Liverman, Council President
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon

2. 16-48 Professional Services Agreement, T & M Associates for Landfill Wetland Permitting Related to the River Road Landfill for the Princeton Sewer Operating Committee (PSOC), Not to Exceed \$14,700.00

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

3. 16-49 Professional Services Agreement, T & M Associates, Major Modification to Landfill Closure Services Related to the River Road Landfill for the Princeton Sewer Operating Committee (PSOC), Not to Exceed Amount of \$12,380.00

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

4. 16-50 Professional Services Agreement, Karen L. Cayci, Esq., for Legal Counsel For The Princeton Zoning Board of Adjustment, Not to Exceed \$20,000.00

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

5. 16-51 Concerning The Williams Co. Transcontinental Gas Pipeline Leidy Southeast Expansion Project

RESULT: TABLED **Next: 3/14/2016 7:00 PM**

XV. CONSENT AGENDA

1. Bills & Claims

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

2. RoDan Investment, LLC; Minor Subdivision, 5 and 9 Harriett Drive (formerly 422 Nassau Street), Block 32.03 Lot 9; Completion time extension to November 1, 2016

RESULT: ADOPTED [5 TO 0]
MOVER: Bernard Miller, Councilman
SECONDER: Heather Howard, Councilwoman
AYES: Howard, Crumiller, Miller, Liverman, Butler
RECUSED: Simon

3. 16-53 Request for Banner over Washington Road, YWCA Princeton for Crafters Marketplace, November 14-21, 2016

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

4. 16-54 Resolution Approving Firefighter Membership Application for Mark Nicholas G. Sitek

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

5. 16-55 Final Change Order for the Improvements to Great Road West Construction Contract with Top Line Construction Corporation, Resulting in a Total Contract Price of \$759,557.41 (a \$49.98 Reduction from the Approved Contract Amount of \$759,607.39)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Heather Howard, Councilwoman
SECONDER: Lance Liverman, Council President
AYES: Howard, Crumiller, Miller, Liverman, Butler, Simon

XVI. CLOSED SESSION (CONTINUATION OF ABOVE IF NECESSARY)

XVII. ADJOURNMENT

There being no further business the meeting was adjourned at 11:20 p.m.

Linda S. McDermott
Municipal Clerk



Municipality of Princeton
Municipal Building
400 Witherspoon Street
Princeton, NJ 08540-3496

Department of Community Development
Office of Historic Preservation
Telephone: (609) 921-7077
Fax: (609) 688-2026

Elizabeth Kim, P.L.A.
Historic Preservation Officer
ekim@princetonnj.gov

Memorandum

Date: February 2, 2016

From: Julie Capozzoli, Chair
Historic Preservation Commission 

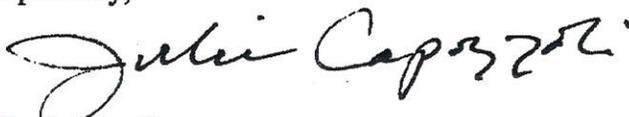
To: Mayor and Princeton Council

Subject: Witherspoon-Jackson Neighborhood
No Design Guidelines for the Recommended Historic District

The Princeton Historic Preservation Commission (hereinafter referred to as "HPC" or "Commission") has considered and weighed the recommendation of our consultant, Wise Preservation Planning, LLC, to provide design guidelines as part of the designation of the Witherspoon-Jackson (W-J) historic district. This was a topic that came up often during the draft/final report phases and presentations of this project. After further deliberation the Commission unanimously agreed they were not in support of providing design guidelines as part of the recommended W-J historic district designation.

There are 19 existing historic districts in the Municipality of Princeton; none of which have been subject to design guidelines and all of which have been functioning without them since their inception. The Commission supports the preparation of such guidelines in the future which should apply to all historic districts. However, it is by no means a necessary criteria that should be solely tied to the recommendation of this important district. Imposing such a requirement would take numerous months to complete and unnecessarily extend the opportunity for more tear downs and alterations of the important historic fabric within this neighborhood. Therefore, we strongly encourage the Princeton Council to proceed with the consideration of the historic designation for the W-J neighborhood as recommended by the HPC.

Respectfully,



Julie Capozzoli,
Chair, Princeton Historic Preservation Commission

cc: HPC Members
Edward Schmierer, Esq., HPC attorney
Elizabeth H. Kim, PLA, Historic Preservation Officer

Daniel A. Harris, 28 Dodds Lane, Princeton

Daniel A. Harris

Comments on HPC RFP awarded to Wise Preservation Planning LLC, PC. 2/8/16

I'd like to make a clarification about the report submitted by the Wise Preservation Planning Group concerning the Witherspoon Jackson neighborhood and its qualifications as a potential Historic District.

Mr. Simon, I may be mistaken (and please correct me if I am) but I thought that at the last meeting of the HPC (1/11/16) you said to Julie Capozzoli and/or Elizabeth Kim that some members of Princeton Council were concerned about the Report, or perturbed—or had expected something different. I frankly did not hear your exact words (as I was at the other end of the room). I thought I heard you say something to the effect that some Princeton Council members expected the Report to offer different options for Princeton Council to consider.

The actual Request for Proposal, copied herewith, indicates that the HPC asked the “selected consultant” to “advise if a potential historic district is recommended” (Section B, “Scope of Work”). The HPC RFP then asked that, if the consultant did indeed recommend the designation of historic district, the consultant should then proceed in the firm’s Report to respond to the requests made in sections 7 and 8.

The Wise Preservation Planning Group, as you know, did indeed, recommend the legal creation of the Witherspoon Jackson neighborhood as a potential historic district. I will not trouble you further with what the Mr. Wise and Mr. Hinshaw called the “amazing story” of the neighborhood.

I wish only to be absolutely clear that the RFP never asked, in any way, for the “selected consultant” to indicate alternative paths towards preservation or commemoration. It is not clear to me whether PC saw the RFP prior to its being sent out to potential consultants.

I apologize for the miserable quality of the PDF reproductions below, but I feel fortunate to have gotten them to a Word file at all.

Daniel A. Harris, 28 Dodds Lane, Princeton

*REQUEST FOR PROPOSAL
Office of Historic Preservation, Municipality of Princeton
W-J Neighborhood: Potential Local Historic District Designation
May 20, 2015
Page 2 of 9*

Eligible National Historic Register Designations

The study area received eligibility for listing on the National Register of Historic Places on February 22, 1990 and August 9, 1994

Current Condition

The Witherspoon-Jackson Streets neighborhood has been undergoing changes over the years. Due to its desired proximity to downtown Princeton, this neighborhood is witness to several teardowns, rebuilds, and additions.

B. SCOPE OF WORK

The selected consultant will study, evaluate and prepare for the Princeton Historic Preservation Commission a report that will provide documentation of the supporting and non-supporting features in the study area and advise if a potential historic district is recommended. The Consultant shall include, but not be limited to, in the Historic Procedures for Recommending Designation of An Historic Site/Historic Preservation District/ Historic Buffer, and Historic Designation Criteria as set forth in Sec. 10B-392 and Sec. 10B-394 of the Princeton Land Use Ordinance. It should be noted that land within a historic preservation district or historic preservation buffer district need not be continuous.

The Consultant shall:

1. Review material that was previously submitted for the Witherspoon-Jackson neighborhood to the New Jersey State Historic Preservation Office in 1990 and 1994 for eligible listing on the National Register of Historic Places;
2. Conduct an inventory through research, field work, interviews, and other reliable collected information to document the existing buildings and streetscapes and other historically significant information. The inventory shall:
 - a. Document chains of title and other ownership information;
 - b. Research historic maps, historic photographs (including aerial surveys), road returns, deeds, wills, inventories, censuses and other pertinent documentation. Area collections to be consulted should include, but not limited to, the Historical Society of Princeton, Princeton University Archives and Firestone Library, the Princeton Public Library, New Jersey State Library and Archives, and Alexander Library at Rutgers University;
 - c. Research other resources such as newspapers, town directories, oral history tapes and transcripts, and personal interviews should also be implemented;
 - d. Update previously surveyed documentation from the 1967 and 1981 architectural surveys for the properties and streetscapes in the W-J neighborhood;
 - e. Perform a field investigation survey of all individual properties and all streetscapes, and provide current photographs and mapping of the buildings, including a detailed description of each. Any significant landscape features including specimen trees,

Daniel A. Harris, 28 Dodds Lane, Princeton

REQUEST FOR PROPOSAL

Office of Historic Preservation, Municipality of Princeton

W-3 Neighborhood: Potential Local Historic District Designation

May 20, 2015

Page 3 of 9

- hedgerows, buildings, structures and surface remains should be a part of the documentation for the individual property;
- f. Evaluate the relationship of the individual properties as well as its collective contribution to the neighborhood (key contributing, contributing, non-contributing).
3. Prepare a report that shall include:
- a. methodology used;
 - b. updated or new architectural and streetscape survey forms for all properties within the study area;
 - c. photographs of all structures on each property within the study area;
 - d. list of contributing, key contributing, and non-contributing buildings;
 - e. the lot and block number of all properties in the study area as designated on the most recent municipal tax map;
 - f. current zoning of the study area;
 - g. a statement of significance. A recommended designation of a potential historic district shall address, but not be limited to, the significance in American history, architectural archaeology, culture, and engineering that is present in the proposed district area, site features, or structure and objects within them that possess integrity of design, setting, materials, workmanship, and association and that:
 - (1) are associated with events that have made a significant contribution to the broad patterns of our past, or
 - (2) are associated with the lives of persons significant in our past, or
 - (3) embody the distinctive characteristics of a type, period, or method of construction that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction, or
 - (4) have yielded or may be likely to yield information important in prehistory or history,
 - (5) summarize the significance of the neighborhood and its potential relationship to adjacent historic district,
 - h. a potential historic district, if recommended, should be designated as Type 1, Type 2, or other type as described under Sec.10B-2.1 of the Princeton Land Use Ordinance;
4. Coordination with the Historic Preservation Officer and HPC Subcommittee members during the Consultant's field and research period and at project landmarks;

Daniel A. Harris, 28 Dodds Lane, Princeton

REQUEST FOR PROPOSAL
Office of Historic Preservation, Municipality of Princeton
W-J Neighborhood: Potential Local Historic District Designation
May 20, 2015
Page 4 of 9

7. If an historic district designation area is recommended by the Consultant, the Consultant shall implement Procedures for Historic District Designation Recommendation Criteria, as follows:
 - a. The designated site, structure, feature or district must be significant on the national, state, or local level in terms of history, architecture, archaeology, culture, or engineering. It must possess integrity of location, design, setting, materials, workmanship, and association (i.e. a high degree of character-defining features) from the period during which it earns its significance. Recommended districts, sites, structures, or features must be:
 - (1) associated with events that have made a significant contribution to the broad patterns of the cultural, political, economic, architectural, or social history of the locality, region, state or nation; or
 - (2) associated with the lives of persons significant to our past; or
 - (3) embody the distinctive characteristics of a type, period, or method of construction, representing the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction, or
 - (4) have yielded or may be likely to yield information important in prehistory or history;
 - b. The following factors shall be considered if a potential historic district boundary is to be recommended:
 - (1) The relationship of the physical aspect of the site, structure, features, or district to the significance for which it will be designated should include:
 - (a) The extent of the resource,
 - (b) The amount of the source surviving in relatively unaltered condition,
 - (c) The amount of the resource needed to convey a sense of the past;
 - (2) Visual quality of the site, structure, or area, including the surrounding of the property or district and the view from it,
 - (3) Natural boundaries and features,
 - (4) Human-made boundaries, such as highways, walks, and fences, tree lines, and hedgerows,
 - (5) Political divisions and property lines,
 - (6) Difference in land use,
 - (7) Multiple resources and thematic combinations;
 - c. If exceptional importance of properties achieve significance within the past 50 years, designation of an historic preservation district and their boundaries can be recommended,
8. Importance of the resources should be ranked:

Daniel A. Harris, 28 Dodds Lane, Princeton

Daniel A. Harris, 28 Dodds Lane, Princeton

*REQUEST FOR PROPOSAL
Office of Historic Preservation, Municipality of Princeton
W-J Neighborhood: Potential Local Historic District Designation
May 20, 2015
Page 5 of 9*

9. Any recommended preservation area should respect the historic pattern of use of the historic property and neighborhood and respect the interrelationship of the historic features. The area should also be of a size and configuration sufficient to maintain the historic setting and historic character of the property and neighborhood. If it is not feasible to include an historic structure or feature in the potential designated historic district consideration should be made for a single historic property which shall include the intrinsic links between such feature or structure and other historic elements in the district. Such links shall be visually preserved in order to maintain the sense of the historic setting and neighborhood;
10. An outline to preserve or maintain the character of a potential historic district through appropriate building use, property viewscape (in its entirety if possible), street frontage, lot size, structure size, architectural style and detail, and building setbacks;
11. Identify any additional services deemed to be necessary that is not outlined in the scope of services in this RFP.

C. DELIVERABLES

Report, Maps, and Recommended Historic District

1. Research efforts shall result in a written report with photographs of each property and appropriate maps. A recommended potential historic district area and maps shall be included when supported by the Consultant's research.
2. The Consultant shall present an interim/draft report and final report to the HPC.
3. Twelve (12) hard copies of the completed report with color photocopies of the photographs and maps must be submitted to the Historic Preservation Officer. All photographs shall include at least one 3.5" x 5" color photograph of every property, streetscape, and open space within and immediately adjacent to the study area.
4. Twelve (12) hard color copies of any brochures or printable booklet created under this proposal.
5. One (1) original hard copy of the final report with original color photographs printed on quality paper and maps shall be submitted to the Historic Preservation Officer.
6. The final report must be placed on a computer disk in a program format compatible to the Municipality. This is presently Microsoft WORD 97 or up for Windows 7.
7. All photographs shall also be digitally scanned versions of the original color photographs in JPEG format at a minimum 600 pixels per inch resolution.

Daniel A. Harris, 28 Dodds Lane, Princeton

Comments to PC, 2/8/16: HPC Request for Proposal e Witherspoon Jackson neighborhood

T.H. Pyle, February 8, 2016

Rental Picture

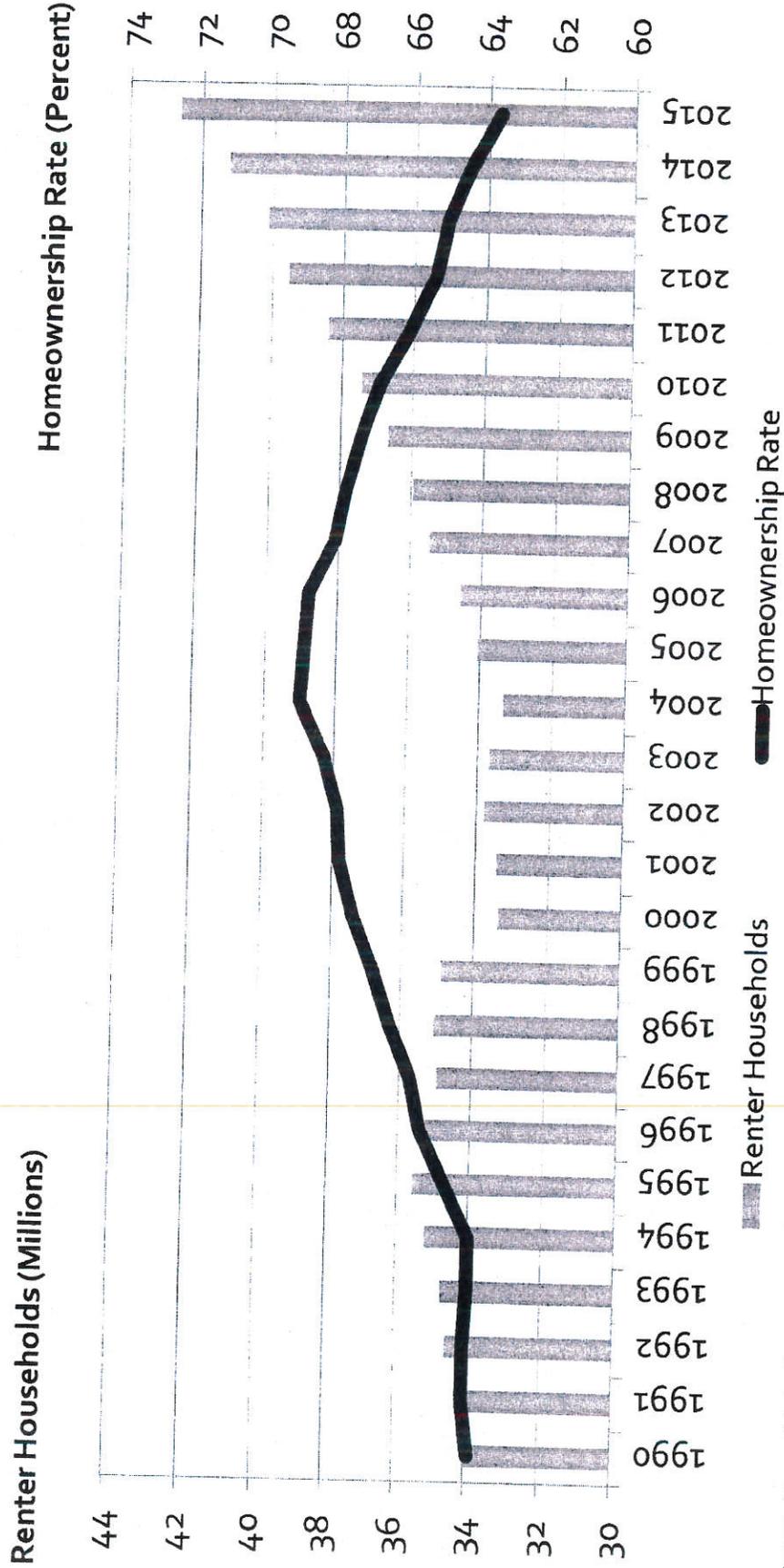
Overview

(Joint Center for Housing Studies of Harvard University, 2015)

- Renters ↗
 - Since 2005: 34.1 mm → 42.6 mm, up 8.5 mm.
- Vacancies ↘
 - Since 2009: 10.6% → 7.1%, lowest in 30 years
- Rents ↗
 - 2015: 3.5%, nearly largest since 1980s
- Multifamily starts ↗
 - Fastest pace since 1980s; 96% intended for rentals
 - Enough?...

Ownership Down; Rentals Way Up

(Joint Center for Housing Studies of Harvard University, 2015)

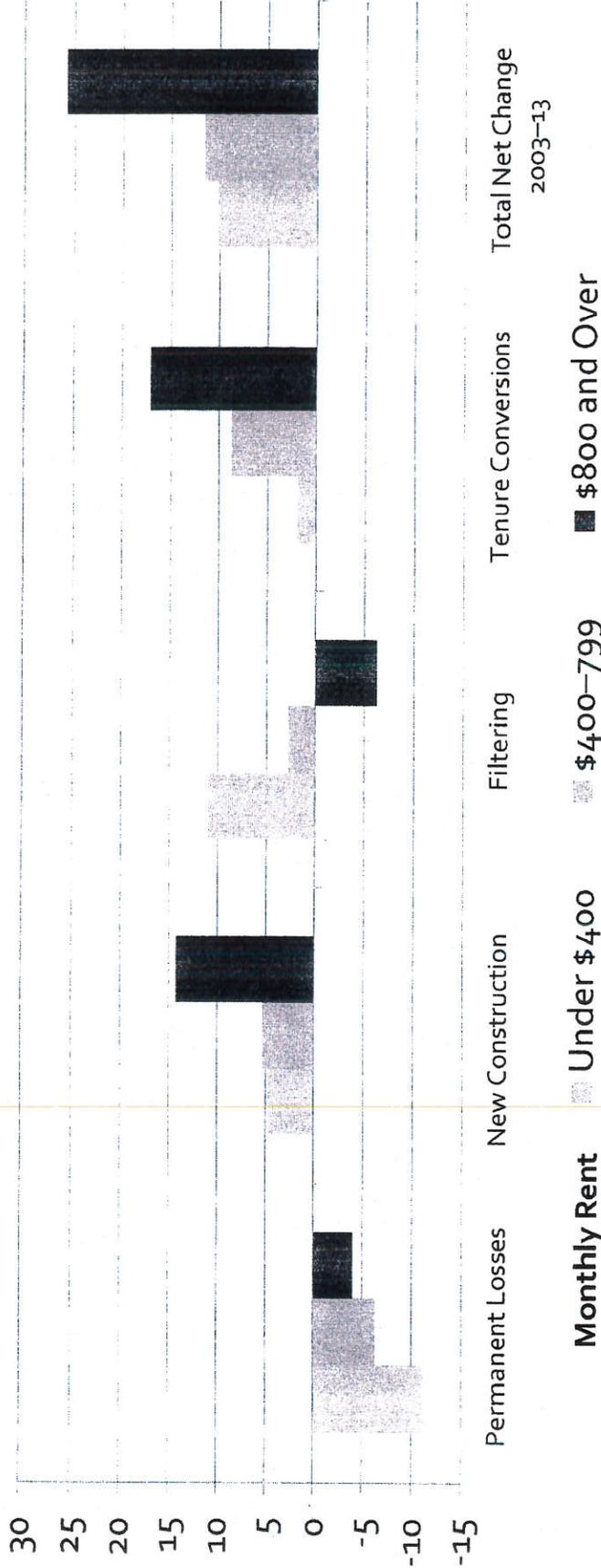


Notes: Annual data for 2015 are from the third quarter of that year. Beginning in 2000, renter household data are the revised, consistent-vintage counts. 2000-09 counts are 2010 vintage, 2010-15 are 2014 vintage.
 Source: US Census Bureau, Housing Vacancy Surveys.

Supply: Changes Since 2003

(Joint Center for Housing Studies of Harvard University, 2015)

Gains and Losses as Shares of the 2003 Stock (Percent)



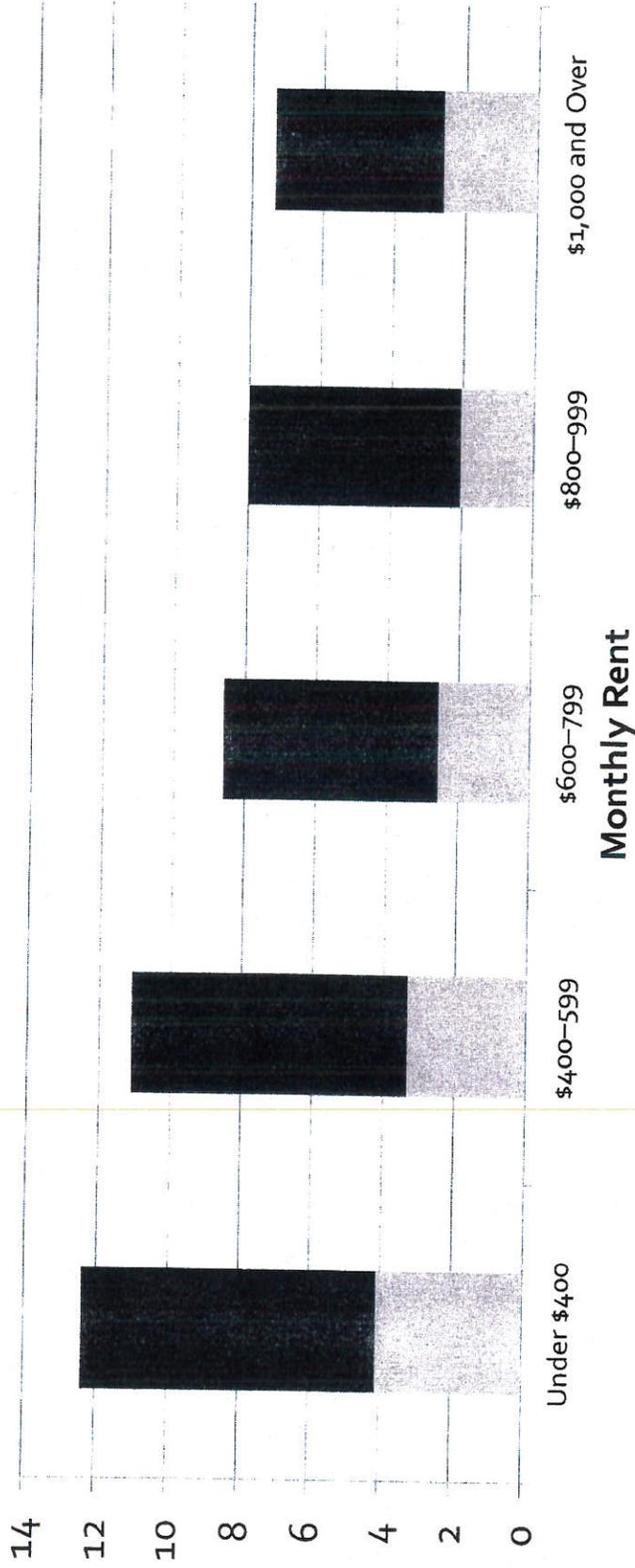
Notes: Estimates include only units with cash rent reported. Included in total net change but not shown separately are conversions to and from other uses, such as seasonal and non-residential.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2003-2013 American Housing Surveys.

Supply Quality

(Joint Center for Housing Studies of Harvard University, 2015)

Share of Units that are Inadequate (Percent)



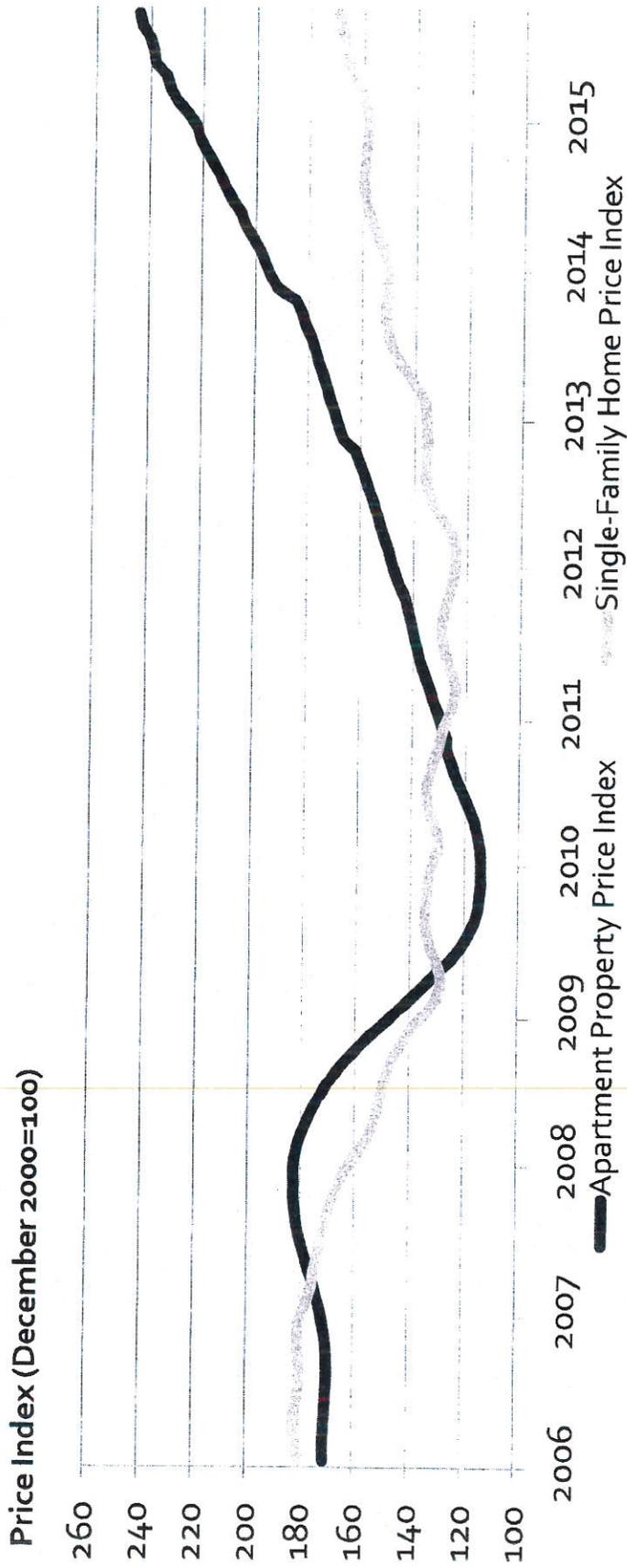
■ Severely Inadequate ■ Moderately Inadequate

Notes: Estimates exclude vacant units, no-cash rentals, and other rentals where rent is not paid monthly. Inadequate units lack complete bathrooms, running water, electricity, or have other indicators of major disrepair. For a complete definition, see HUD Codebook for the American Housing Survey, Public Use File.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2013 American Housing Survey.

Rental Property Prices Rising...

(Joint Center for Housing Studies of Harvard University, 2015)



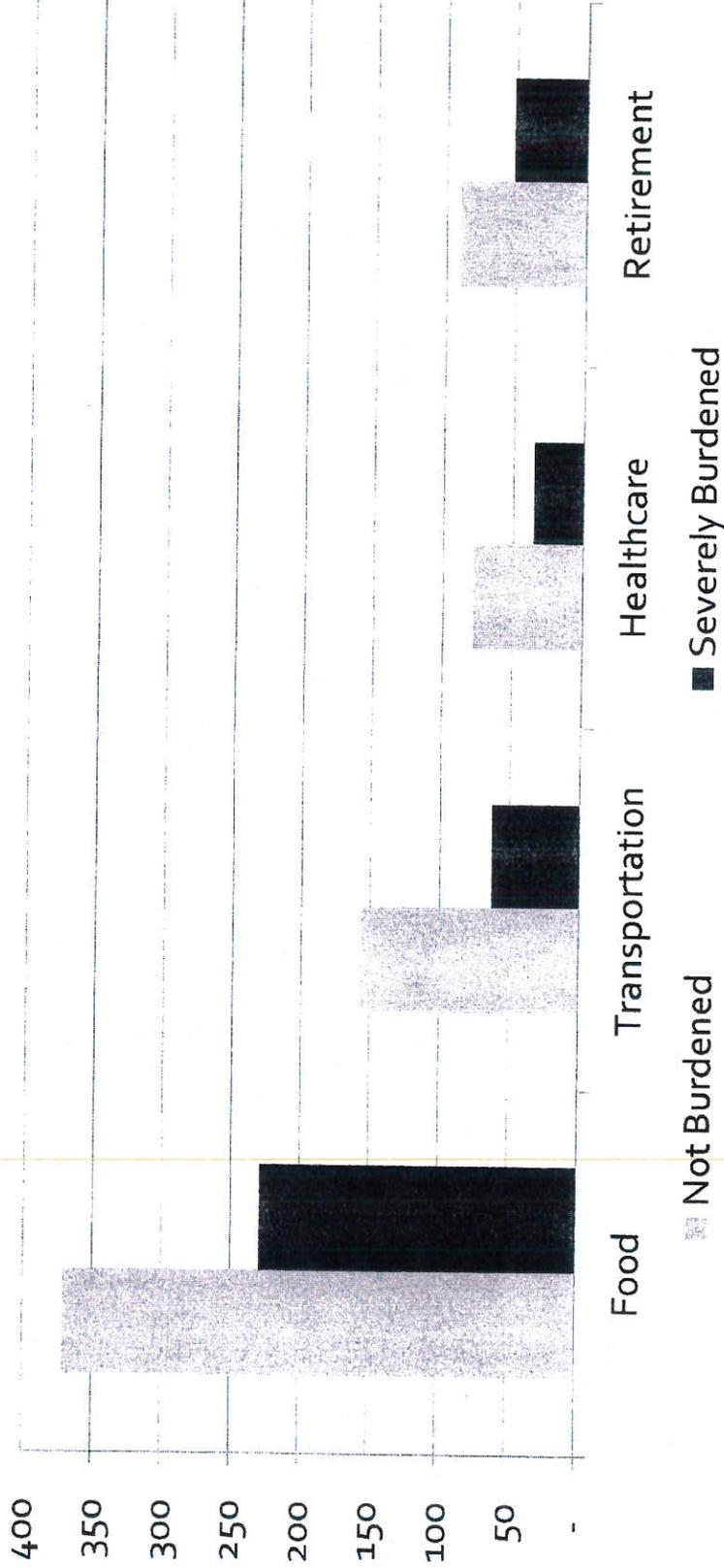
Note: Estimates for 2015 are through September.

Sources: CoreLogic US National House Price Index (HPI); Moody's Investors Service and Real Capital Analytics (RCA), Commercial Property Price Index for Apartments

Burden: "Crowd Out"

(Joint Center for Housing Studies of Harvard University, 2015)

Monthly Spending by Renters in the Bottom Expenditure Quartile (Dollars)

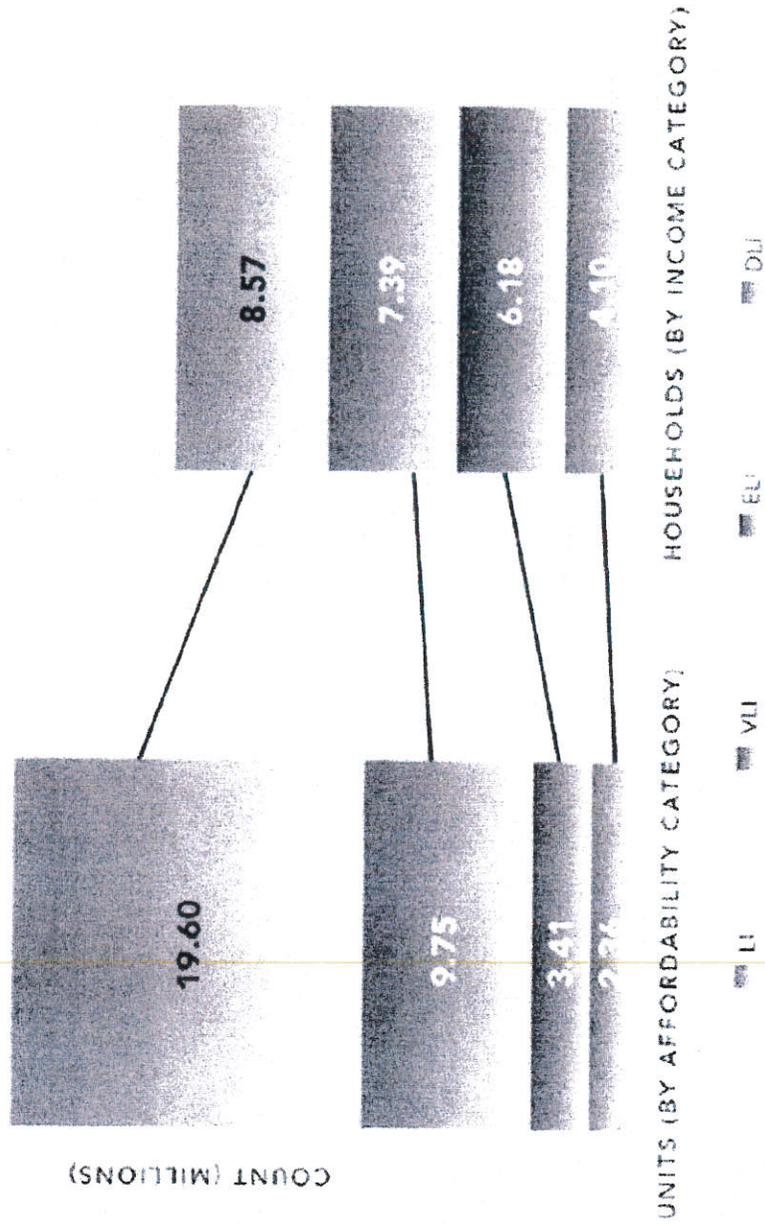


Notes: Severely cost-burdened households pay more than 50% of income for housing. Households with zero or negative income are assumed to be severely burdened, while households paying no cash rent are assumed to be without burdens. Quartiles are equal fourths of all households ranked by total spending. Retirement expenditures are for renters under age 65 only.

Source: JCHS tabulations of US Bureau of Labor Statistics, 2014 Consumer Expenditure Survey.

US Available Stock by Income

(Crowley, 2015)

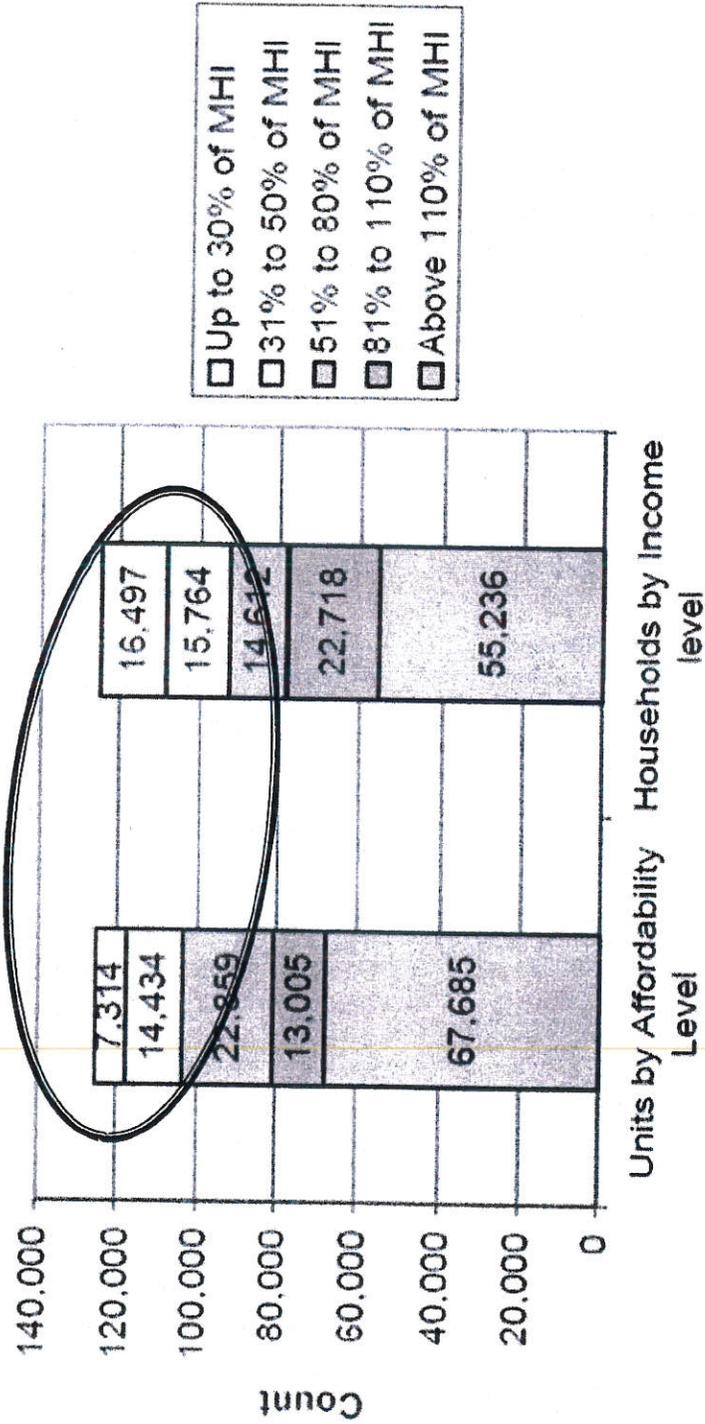


Low Income: Surplus
 Very Low Income: Deficit

Mercer County: Units vs. Dwellers

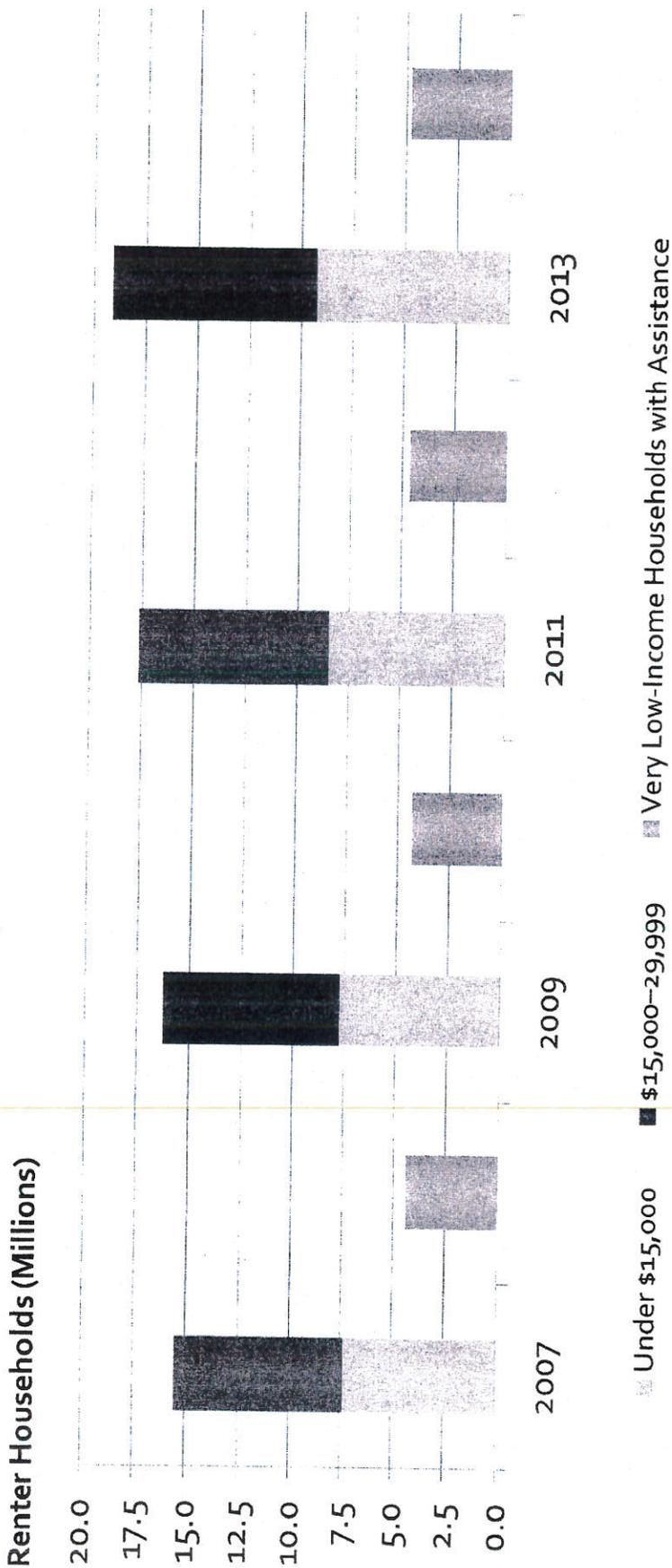
(Mercer County (NJ) Office of Housing and Community Development, 2010)

Units for Renters and Owners in Mercer County, NJ
 matched by affordability and income levels
 (2006)



Assistance for VLIs: Need vs. Have

(Joint Center for Housing Studies of Harvard University, 2015)



Notes: Household incomes are adjusted for inflation using the CPI-U for All Items. Household counts by income are based on three-year trailing averages. Very low-income renter households have incomes up to 50% of local area medians.
 Sources: JCHS tabulations of US Census Bureau, Current Population Surveys; US Department of Housing and Urban Development, Worst Case Housing Needs Reports to Congress.

(Crowley, 2015)
(Municipality of Princeton, 2015)
(Mercer County (NJ) Office of Housing and Community Development, 2010)
(National Low Income Housing Coalition, 2015)
(Monarch Housing Associates, 2015)
(Monarch Housing Associates, 2015)
(Monarch Housing Associates, 2014)
(O'Hara & Yates, 2015)
(Joint Center for Housing Studies of Harvard University, 2015)
(Technical Assistance Collaborative, 2014)
(New Jersey Association of Housing and Redevelopment Authorities, 2016)
(National Association of Recovery Residences, 2012)

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Linda McDermott

From: Grace Sinden <glsinden@comcast.net>
Sent: Sunday, February 07, 2016 11:42 PM
To: Liz Lempert
Cc: Marc Dashield; Linda McDermott
Subject: Re: Take the Long View on Open Space Preservation

P.S. The typo in Crumiller was corrected in the published version of this letter and corrected here.

On Feb 7, 2016, at 5:31 PM, Grace Sinden <glsinden@comcast.net> wrote:

Dear All, The following letter was printed in full in the Feb. 3 issue of Town Topics. It was also printed in the Feb. 5 Princeton Packet. I have been unwell but am hoping to

be well enough to be at the Monday, Feb. 8 Mayor and Council meeting. If I cannot be there I will ask some one to read my letter for me into the record of public comments.

I appreciate your courtesy in this matter. Thank you. Grace Sinden

From: Grace Sinden <glsinden@comcast.net>

Subject: Take the Long View on Open Space Preservation

Date: January 29, 2016 at 3:04:47 PM EST

To: Editor@TownTopics.com

To the editor:

I am more than disappointed by the direction of the discussion at the Princeton Council meeting of January 25 which I viewed electronically. (Town Topics: Council Postpones Bond Ordinance Vote on Open Space Land, 1/27/16). First, I want to applaud Council President Lance Liverman and Council members Jenny Crumiller and Heather Howard for their far-sighted support of a rare financial opportunity to gain open space in Princeton. Although Mayor Lempert also supports this measure she is prevented from breaking a tie vote on this type of ordinance which requires a 2/3 vote of Council to pass.

My disappointment is focussed on the three Council members who I and many others feel are being short sighted in their reasons for either denying or delaying, and potentially not proceeding with the ordinance to approve the purchase of 20.4 acres of heavily wooded land from a developer who would otherwise build a large development on the environmentally sensitive Princeton Ridge. The 20.4 acres would add to the Princeton Ridge Preserve.

The funds for this \$4.4 million purchase would come almost exclusively from other sources including the State, County and Friends of Princeton Open Space. To close the gap, the town is expecting a Green Acres state grant from funds approved by voter referendum last November which constitutionally dedicated a portion of the Corporate Business Tax to Green Acres funding. Of this, \$66 million has yet to be allocated from the state's current

fiscal year ending July 1, with another \$80 million expected to be available in the next fiscal budget.

Governor Christie, on one of his visits to NJ, has pocket vetoed the legislature's bill which would move forward with open space funding. Meanwhile, the deadline for the option to purchase the land is February 14 and the offer could be withdrawn by the developer if not approved by the Council before then. The Council will take this up again on February 8.

My concern is primarily regarding the three Council members in their lack of focus on the land preservation thesis that "they aren't making any more" in this, the most densely populated state in the U.S. expected to be the first state at full "buildout". Two of the Council members concerns are related to the possibility that the \$397,000 (9% of the \$4.4 million total cost) would be delayed by the Governor's actions, though Mayor Lempert has received word that the state funding will be available.

Also puzzling are some of the reasons of one Council member that the property does not have good access and trails for public use and that we have sufficient open space. Those amenities can be developed later but the land won't be available to preserve later if action is not taken now. This heavily wooded acreage has ecological value even if it is not immediately available to people for use. Such preservation is made also for future generations, not only for those of us here now.

In addition, the avoidance of more large development, including the removal of many trees, would stem water runoff and flooding as well as increased traffic and other burdens on myriad municipal services. Those factors are also worth quite a lot financially and otherwise.

I urge that the Council on February 8 take the long view on this land preservation, also a unique financial opportunity, and that people who care about open space preservation make themselves heard at that 7 pm meeting. Agendas are online at www.princetonnj.gov

Grace Sinden, 120 Ridgeview Circle, Princeton, 921-7289

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An Open Letter to Councilpeople Bernie Miller, Jo Butler, and Patrick Simon
(cc. to all of Princeton Council and others in the Princeton Community)

I am deeply disturbed that on 1/25/16, you did not support the bond ordinance to purchase 20 additional acres of land on the much-prized Princeton Ridge, for the following reasons, as widely reported.

Princeton has “enough” open space. This claim ignores the following matters:

1) These acres provide absolutely necessary land adjacent to the Princeton Ridge Preserve that will preserve habitat for creatures in addition to us, who continue to occupy a dangerously anthropocentric world. This purchase is especially needed in light of habitat-fragmentation resulting from the Leidy pipeline invasion elsewhere on the Ridge; the power of the mature forest to store carbon monoxide makes it unethical for Princeton officials to “vote to pollute” our global atmosphere.

2) The argument for purchase to maintain contiguity of land is made all the stronger because the Mt. Lucas tract borders on land *privately owned and set aside as open space*. Please look again at your maps. This purchase has been projected for years; many people, including Mr. Solow, Princeton’s urban planner, have contributed to its realization.

3) The argument that the acreage provides little access for a trail-system yet to be developed is specious. Access can only be arranged after the purchase has been legally effectuated. Please remember that the trail system on the NJCF tract (now the core of the Princeton Ridge Preserve) tract has taken years to develop.

4) The development of the 90-acre Thompson/Lanwin tract on Herrontown Road, about which Council recently heard a presentation, will mean that at least 30 acres that are presently open space will be lost, even if development is clustered. If it is developed conventionally, the entire 90 acres will be disturbed and a great deal of mature forest lost. Making the current purchase on Mt. Lucas would help offset those losses and will help protect habitat, control stormwater, and store carbon dioxide.

5) The Mt. Lucas acres are situated at the very “gateway” to Princeton from Route 206, a “pride of place” that should be used as such to indicate Princeton’s identity and values. If a development is permitted, instead of open space, the world will again know that Princeton is low-hanging fruit, ripe for the plucking. Indeed: Princeton will gain a reputation as Asphalt City, instead of being ranked among the significant Tree Cities in our nation. A vote against this purchase is a vote for dead urban-planning and against sustainability. Non-Princetonians want to live in Princeton **because** it has been so dedicated to gaining open-space; those same purchasers have a sometimes negative effect on the housing market (tear-downs, mega-mansion replacements, undesirable revaluations of property in areas whose residents cannot afford more taxes).

6) I don't understand how PC members who just voted to put a Climate Action Plan on the high-priority list for the 2016 agenda now fail to see the connection between "climate action in general" and "climate action actually taken by purchase of the Mt. Lucas tract." Climate Action **means taking real steps, in real time, now**, to control climate pollution, as indeed everyone at the Paris Conference (December, 2015) has urged us all to do. A "plan" can take a long time to implement; this current purchase can happen **now, to the benefit of us all**.

Princeton cannot afford to fund this purchase.

I reject the idea that Princeton cannot afford to purchase this tract because of concern about future refunding of \$397,000—9% of the purchase price, which will otherwise be funded by the County, NJ Green Acres, FOPOS, and some TRANSCO-Williams pipeline remediation money. As explained by Wendy Mager, devoted president of FOPOS, on 1/25/16, future Green Acres funding has been constitutionally dedicated from the Corporate Business Tax by the 2014 voter referendum and will eventually be forthcoming, despite the governor's pocket veto of legislation prescribing how the funds will be divided among various Green Acres functions. Grace Sinden, in a Letter to the Editor, *Town Topics*, 2/3/16, has written that "Mayor Lempert has received word that the state funding will be available" (p. 9). I have never had reason, in my ten years of activist work in Princeton, to doubt the word of either Grace Sinden or Liz Lempert. It is not reasonable to suggest this purchase will cause taxes to escalate, when money to support it would come from a fund dedicated by Princeton voters specifically to open space.

As for the general budget, I will not go into detail about various climate-friendly initiatives to reduce expenditures, but certainly you should (re-)consider the following:

1) Help wean Princeton from a town-wide leaf pickup regime that costs between 650K and 800K *per year*, with continued inability to track the numbers for has, personnel time, equipment depreciation, etc, A change in Princeton's leaf-program has long been advocated by former Princeton Environmental Commission Chair Matt Wasserman, Steve Hiltner, Stephanie Chorney, and me. Since you have voted (by what majority I do not know) NOT to put the matter of a revamped leaf-program on the 2016 high-priority agenda, I honestly can't say that I understand how or why (some of) you are now arguing that Princeton can't afford the Mt. Lucas purchase. In addition, Steve Hiltner has recently explained to PC how the municipal government may easily save 20K a year by adopting a different policy concerning leaf pick-up; he was rebuffed.

2) A new system for the generation of solar power is being installed: does the municipality expect to use all of the electrical power thus generated, or will it be able to SELL its surplus, on whatever market, and achieve bottom-line cost-savings? Until you've done the math on this question, I don't feel that you can responsibly claim that Princeton would face a long-term deficit **by this purchase alone**.

I am hopeful, however, that at least some of you will see the light of wisdom before dusk on 2/8/16 and will vote to acquire acreage which is so meaningful and necessary for the Princeton Ridge Preserve, for all of the creatures who use it, and for generations who will thank you for wisdom. I would not wish any of you to be on the wrong side of Princeton's future history.

I intend to present an abbreviated version of this letter to PC on 2/8 but will send the full text to the Princeton Clerk.

Thank you again for your time in reading with care,
Daniel

THINK GLOBALLY
ACT LOCALLY

RONALD C. NIELSEN
Humbert Street
eMail: princetonfuture@earthlink.net
For this or other documents with clickable links:
<http://home.earthlink.net/~princetonfuture>

34
February 8, 2016

PRINCETON BLOCK 4201 LOTS 4, 5, 16 & 17 SHOULD BE PURCHASED BY THE TOWN
(Statement to Mayor and Council)

For the record, my name is Ronald Nielsen, and I live in Princeton.

The opportunity for our town to acquire a parcel of land with significant frontage on one of the main access roads into town is as unusual as it is welcome.

The world is now experiencing the latest phase of decline from its industrial era peak.

The stock market is collapsing (see next page).

Foreign trade is collapsing. According to a European source tracking shipping, there was at least one day last month, in January, 2016, when there were NO freighters at sea carrying cargo between the U. S. and Europe! This drastic drop in trade is echoed by the Baltic Dry Index, shown on the next page, which is making new record lows.

At the same time, the Federal government appears superficially incompetent with respect to achieving its stated goals in the MENA (Middle East / North Africa) regions. But its hidden agenda may include the first efforts to deal with global overpopulation by equalizing the powers of warring factions among peoples deemed redundant.¹ If successful, that strategy may avoid more drastic measures involving the U.S. military, because the native factions will decimate each other.

Is overpopulation really the problem? Consider Saudi Arabia, whose current population is 31.5 million. In pre-petroleum times it could only support about 1.5 million people. When the petroleum runs out² and the carrying capacity reverts, where will the excess 30 million people go? What will they use to buy food? Similar questions could be asked of New Jersey, which has a greater population density than Bangladesh. Acquisition of this property by the Town will deter its development, avoiding further unsustainable increases in local population density.

The "Decline of the West" resulting from fossil fuel exhaustion will also cause other massive disruptions in our region. It is therefore important for us to locally develop some means for controlling access into Princeton during times of civil unrest. The acquisition of land along one of the main access routes is a first step in protecting our town without having to waste precious time then in eminent domain proceedings along the access routes or perimeter fortifications.

Purchasing this property will cost each resident, on average, less than one hundred dollars. My wife and I believe it is an acceptable cost for this enhancement of community security, and we support the acquisition of this land by the Town of Princeton for preservation as open space.

¹ Disclaimer: The author has relied upon unclassified public information, and has no sources inside the Federal government.

² The current low oil price is because the world is in a depression resulting in low demand, and because oil producers must sell into the weak market in order to service their debts.

**Bernie Miller Comments on the Proposed Acquisition of the 20 Acre
Princeton Land Development Site on Princeton Ridge**

8 Feb 2016

In the last few days, I and other members of Princeton Council have received e-mails asking us to vote for the acquisition of a 20 acre site on the Princeton Ridge, a site where the contract owner of the site has proposed to build 36 age restricted residences.

The email from the Friends of Princeton Open Space that initiated this avalanche quoted me as having said, Princeton has "enough" open space.

I believe that it is very sad when an organization that I have contributed to and supported for many years feels that it has to distort what I said in order to encourage public support for a particular initiative that they favor.

What I have said when this acquisition has been discussed at Council, and when I have discussed it with representatives of Friends of Princeton Open Space, is not that Princeton has enough open space, but that Princeton has met the goal in our community master plan of accumulating 25% of our town's acreage to be set aside as open space.

My advocacy for open space on the Ridge and elsewhere in Princeton is clear from my record. To cite just a couple of instances, as a Committeeman and Mayor in the former Township I worked with my colleagues to obtain most of the Copperwood tract as dedicated open space at no cost to the municipality by negotiating a density bonus with the developer. In a similar manner, working with my colleagues on Council, I have helped to negotiate with a different developer a proposal that has been referred to the Planning Board for a cluster development on a 90 acre tract, with most of the tract to be preserved as open space, again at no cost to the municipality. I believe that these two acquisitions of dedicated open space at no financial cost to the municipality are a much better model for acquiring future open space than the one offered to Council for vote tonight.

now looks like an unattractive business deal by selling the property to the municipality.

In summary, I am opposed to the purchase of these 20 acres by Princeton because I believe that there are better ways of acquiring open space than buying it because of the threat of development that may or may not occur, and that any municipal funds or funds from the Princeton Open Space tax spent to acquire this particular tract could be better spent to improve our existing open space for use by the residents of Princeton.

In addition to my concern about the use of municipal funds for this purchase, my opposition to the particular proposal before us tonight to acquire this 20 acre site on the Ridge is based on the following:

1. Much of our existing open space is underutilized by the residents of Princeton. Much of our existing open space lacks accessibility. It has little or no parking for either cars or bikes.
2. The trails in much of our existing open space either do not exist or are poorly marked and maintained.
3. Much of our existing open space lacks context. It lacks maps to relate it to either the community, its historic or cultural significance, or the reason for acquiring the open space.
4. The availability of the open space that we have acquired to date is not well understood by our residents. It is not advertised, and except for a few sites of historic significance or sites connected to active recreation facilities its existence is not well understood by our residents.

While the argument has been made that the 20 acre site on the Ridge will be acquired with a mix of State, County and private funds, there is still a cost and financial risk to Princeton in approving this purchase. The funds to close the purchase will come from funds borrowed by the municipality. The cost to Princeton comes about from the fact that it could take months, if not years, for the funding that we have been promised by the State, County and private sources to materialize. In the interim, your municipality will pay interest on the funds that we will have borrowed. The risk to Princeton comes about if any of the sources that have been identified to fund this project do not materialize as promised.

You'll note that I have refrained from discussing the advantages or disadvantages of age restricted housing to our community. From what I can gather, the one age restricted development that we have in Princeton is experiencing difficulty filling their rentals. That leads me to wonder if the developer who has a contract to buy the site has any real intention of building age restricted housing, or if the developer is simply trying to get out of what