



PRINCETON
MAYOR AND COUNCIL OF PRINCETON
MINUTES • MARCH 10, 2016

Special Meeting

Main Council Room

7:00 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 March 2, 2016 at 9:05 a.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

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

Absent: None.

Also Present: Mr. Dashield, Administrator, Ms. Cecil, Esq., and Mr. Kiser, Engineer.

III. PLEDGE OF ALLEGIANCE

The audience participated in the pledge of allegiance.

IV. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Dr. Sam Hammond, 282-286 Witherspoon Street, thanked the Princeton Police Department for the professional way that they handled the recent issue involving Professor Perry.

V. REPORTS

1. Earned Sick Days Working Group

Mary Clurman, 121 Harris Road; Daniel Harris, 28 Dodds Lane; Jack Morrison, 256 Nassau Street, Princeton Merchants Association; Mary Ellen Marino, 9 Horner Road; Dosier Hammond, 87 Leigh Avenue; Jerome Montes, NJ Main Street Alliance; John Connelly, New Jersey Citizen Action; Dan Preston, 209 Moore Street; Kip Cherry, 24 Dempsey Avenue; John Heilner, Library Place; Craig Garcia, New Jersey Working Families/52 Birch Avenue; Anne Neumann, 22 Alexander Street; Karen White, 1319 Tupelo Court; Leighton Newlin, 230 Birch Avenue; and Dean Smith, Jazzams/17 Maclean Street all spoke in favor of an earned sick days ordinance. The purpose of the ordinance would have Princeton employers provide paid sick leave to all of their employees.

Jeff Nathanson, The Arts Council of Princeton, spoke in regard to the Earned Sick Days policy and stated that while the proposed ordinance would treat employees fairly, a majority of businesses in Princeton already have a paid sick policy. He said that by extending paid sick leave benefits to all Princeton workers, including part-time workers, it could harm local businesses. He suggested that Council look at the ordinance that was recently passed in New Brunswick as a model for a proposed ordinance.

Jim Kilgore, The Princeton Packet, 442 Pretty Brook Road, spoke in regard to the Earned Sick Days policy and stated that he was not sure if the Princeton Council was the appropriate body for this discussion. He questioned whether it should be discussed on the state level, in connection with labor laws. Mr. Kilgore said that he did support the essence of what the Council is trying to do with a proposed ordinance.

Mayor Lempert said that Ms. Howard, Mr. Liverman and Mr. Simon will be part of the working group, which will come back to Council within two months with a proposal for an ordinance.

Ms. Howard said that the working group will make sure that there is fairness in the process and with who they will be meeting with to craft a proposed ordinance.

Mr. Simon said that he would like to address some public comments regarding the process. He said that Mr. Garcia has said that a meeting of the working group with merchants would be both inappropriate and illegal.

Mr. Simon discussed the mechanics of the working group and how he believed that they should formulate policy. He said that business community has more information that they want to share. He said that there are different things that you can share in public than in small group meetings and it is important that the information is factored into decisions. Mr. Simon cautioned members of the public to be very fair and open minded on this and other issues and to please talk to people, whether you agree with them or not.

Mr. Liverman said that we will all have to be open minded about how we move forward in formulating this policy.

Ms. Butler said that she and Mr. Miller, and Ms. Crumiller have worked for three years on consolidating ordinances and have brought people in to hear their comments. She said that this process should be no different.

Ms. Howard said that Mr. Garcia did come forward with a draft ordinance last year that had been adopted in other communities. She felt that Mr. Garcia should be able to speak.

Mr. Simon offered a motion to close public comment. Ms. Butler seconded the motion with was carried by five affirmative votes. Ms. Howard voted in the negative.

Mayor Lempert then gave Mr. Garcia an opportunity to speak.

Mr. Garcia said that he has respect for the Council and has legitimate concerns about the process, but that he is sure the Council will do the right thing.

(Written comments appended to this set of minutes)

2. Route 206 Bridge Status Report

Mr. Kiser reported that the Route 206 Bridge has been repaired and has been opened again to all traffic. He stated that there is now a 20 ton vehicle weight limit on the bridge. Mr. Kiser also reported that there were additional repairs made to the stone arch bridge.

Ms. Butler said that the Historic Preservation Commission has asked for a supplemental consultant for the stone work on the stone arch bridge, stating that she did not know how much additionally the consultant would add to the cost of the project.

8:15 p.m. - Mr. Liverman recused himself from the following portion of the meeting.

VI. ORDINANCE INTRODUCTION

Mayor Lempert read the proposed ordinance.

16-16 An Ordinance By Princeton Creating A New Historic Preservation Overlay District To Be Know As The "Witherspoon-Jackson Historic District" And Amending The "Code Of The Township Of Princeton, New Jersey, 1968" (Public Hearing April 11, 2016)

Lee Solow, Planning Director, said that the proposed Witherspoon-Jackson historic district was generally bounded by Paul Robeson Place to the south, Witherspoon Street to the east, Bayard Lane to the west and Birch Avenue to the north.

Mr. Solow said that Wise Preservation Planning, LLC was hired to undertake and complete a survey and evaluation of the Witherspoon-Jackson Neighborhood. Their report is dated November 19, 2015 and recommends that the Witherspoon-Jackson neighborhood be designated as historic.

The Wise Report indicates that the Witherspoon-Jackson neighborhood has historical, architectural and cultural significance to the Princeton Community. The report also indicates that the Witherspoon-Jackson neighborhood is included in the Historic Preservation Element of the Princeton Community Master Plan; is eligible to be listed on the State and National Register of Historic Places; is associated with events that have made a significant contribution to the broad pattern of Princeton's past; possesses historic integrity and the association with lives of persons of significance to the past, embodies the distinct characteristics of an architectural type/period, and yields information important in history; and has demonstrated historical significance on a national, state and local level.

Mr. Solow said that based on the findings of The Wise Report, and comments made at a public hearing on November 30, 2015, the Historic Preservation Commission has recommended to the Mayor and Council of Princeton, the nomination of the Witherspoon-Jackson Historic District.

Mr. Solow said that both The Wise Report and the Historic Preservation Commission has recommended that if designated, the Witherspoon-Jackson historic district should be classified as a "Type 2" district, where preservation plan review is required for proposed work visible from the public right-of-way.

Mr. Miller asked for a clarification of the status of the properties and why a majority of the sites are considered contributing. Elizabeth Kim, Historic Preservation Officer, said that according to the Wise report the properties contained the historic significance, vernacular elements and street scape necessary within the 45 year period or beyond.

Ms. Howard asked about 205 Witherspoon Street as being a contributing property. Ms. Kim said that the property owner was concerned about being a part of the district. She said that the consultant said that the property should remain part of the historic district.

Ms. Butler said that Council has received requests to be excluded from the historic district.

Julie Capozzoli, Chair, Historic Preservation Commission, said that the consultants looked at the criteria for the historic district and came up with what made sense and which buildings did not make sense.

Ms. Kim said that because it is a public meeting, people should come forward with their requests and pros/cons.

Mr. Solow said that the process would be for the ordinance to be introduced, and then referred to the Planning Board meeting on April 7, 2016, then back to Council for a public hearing and adoption on April 11, 2016.

Mr. Simon asked what the impact of the historic district would be to The Housing Authority. Mr. Solow said that he had reached out to Scott Parsons, and Mr. Parsons indicated that he did not have any concerns. Mr. Dashield said that he reached out to the chairperson, who also indicated that he did not have any concerns about the historic district.

Mr. Simon asked about the effect of the historic district on the Recreation Department and Mary Moss Park. Mr. Dashield said that the municipality is exempt under Land Use Law.

Mayor Lempert opened the public discussion.

Dr. Sam, Hammond, 282-286 Witherspoon Street said that the consultant never contacted him or other neighbors and thought that their work was shabby.

Leighton Newline, 230 Birch Avenue; Adele Batcheller, 13 Green Street; 2011-205 Witherspoon Street; Shirley Satterfield, Quarry Street; Yina Moore, 19 Green Street; Al Carnival, 178 Birch Avenue; Dosier Hammond, 87 Leigh Avenue; Daniel Harris, 28 Dodds Lane; Marsha Winston, 1911 Scenic Drive; Kip Cherry, 24 Dempsey Avenue; John Heilner, Library Place; Tony DiMeglio, 52 Winant Road; Anne Neumann, 22 Alexander Street; Francis Dean Boyer, Jr., 194 Birch Avenue; Chris Knigge, 147 Birch Avenue; Hendricks Davis, 232 John Street; Craig Garcia, 222 Birch Avenue, spoke in favor of the proposed ordinance.

(Written comments appended to this set of minutes)

Jim Kilgore, The Princeton Packet, thanked the staff for considering his request to exclude his properties from the historic district, noting that small businesses on Witherspoon Street service the community and will be more difficult to find and that he finds that very concerning.

The Mayor and Council then reviewed properties that were requested to be excluded from the historic district as follows:

The Momo property, 74 Witherspoon Street

Ms. Crumiller said that she had concerns about appropriate noticing. Ms. Kim said that the owners came to the Historic Preservation Commission meeting and had participated in discussions.

Mr. Simon said that he felt that the Historic Preservation Commission recommendation was sound and that the property should be left out. Ms. Crumiller and Ms. Howard agreed.

The Princeton Packet Buildings.

Mr. Solow said that the map takes the properties out, based on the work session.

Mr. Simon said that he preferred to exclude them from the proposed ordinance.

201-205 Witherspoon Street

Ms. Howard said that both properties are conforming, the windows are conforming and historic and the uses are contributing and relevant to the fabric of the community. She said that she was also comfortable with the noticing.

Ms. Butler said that she has a larger concern about Witherspoon Street generally and is the historic district going to do what we want. She said that she is hoping that we could expand the business community and make Witherspoon Street more walkable.

Ms. Crumiller said that the area is zoned for mixed business use and that she felt that the historic district would help. Mr. Miller agreed with Ms. Crumiller.

It was the consensus to keep the property in the proposed ordinance.

242 John Street

Ms. Howard said that the key points are that it is a conforming property and a contributing property with historic significance.

It was the consensus to keep the property in the proposed ordinance.

282, 284, 286 Witherspoon Street.

Ms. Howard said that there has been sufficient noticing, and that the properties are contributing.

It was the consensus to keep the property in the proposed ordinance.

Howard offered a motion to amended the proposed ordinance as recommended by Mr. Solow, to change “south to north” in the third line of the first whereas of the ordinance. The motion was seconded by Ms. Crumiller and carried by five affirmative votes. Mr. Liverman recused himself from the discussion and the vote.

Ms. Butler said that she has been the Council liaison to the Historic Preservation Commission for the last three years and that there is a need for additional personnel. She said that if we are adding 400 properties to the inventory, than there will be a need for additional personnel.

The public hearing was scheduled for April 11, 2016.

Motion to introduce as amended.

RESULT:	INTRODUCED AS AMENDED [UNANIMOUS]
MOVER:	Heather Howard, Councilwoman
SECONDER:	Jenny Crumiller, Councilwoman
AYES:	Howard, Crumiller, Miller, Butler, Simon
RECUSED:	Liverman

VII. ADJOURNMENT

There being no further business the meeting was adjourned at 10:55 p.m.

Linda S. McDermott
Municipal Clerk



Princeton Working Families Deserve a Comprehensive Earned Sick Days Law

Across the country, workers and their families are winning a little more time to care for themselves and their family, and strengthening their communities at the same time. By passing earned sick days, local and state governments are giving workers meaningful economic security, protecting the public health, and delivering tangible benefits to businesses. In New Jersey, 10 cities (including Newark, Jersey City, Montclair, and Trenton) have adopted similar Earned Sick Day ordinances to the one being proposed for Princeton.

These local ordinances guarantee the right of workers to earn sick days to care for themselves or their families without worrying about losing their paycheck or their job. Protections include:

- Full and part-time private sector workers can earn one hour of sick time for every 30 hours worked.
- Workers in businesses of 9 or less earn up to 24 hours, or 3 days a year, and businesses with 10 or more employees, or in the health, childcare or food service industry earn 40 hours, or 5 days a year.
- Sick days can be used to take care of yourself, parents, children, grandparents, and siblings.

The model ordinance adopted by Princeton's ten sister municipalities affords a minimum standard of protection for all workers. Princeton residents should have the peace of mind that has been afforded to other communities across the state, the security that the worker serving their food, bagging their groceries, caring for their children and nursing them while sick are not potentially exposing them to illness.

Here are the features of a strong earned sick days law:

- Everybody gets sick, so everybody, regardless of business size or sector, must be able to earn between 3-5 days of sick time.
- Part-time workers, many of whom have to cobble together multiple jobs to make ends meet, must be fully covered. Excluding part-time workers wouldn't just be unfair, it would create a perverse incentive for employers to shift even more Princeton workers to part-time.
- The flu doesn't care that it's Black Friday, or any other busy work day. Workers must be able to take the sick time they've earned, when they need it.

10 other communities have ensured the health and safety of their residents, and Princeton should take the same bold, comprehensive step.

For more information, or to join the campaign, email Craig Garcia at cgarcia@workingfamilies.org.

Mayor and Council

On behalf of the PMA, we felt it was important to be here tonight to shed some light on the subject of Paid Sick Leave because we have recently seen public comments in regards to our business community which are incorrect.

In June of last year when Working Families presented the idea of Paid Sick Leave ... many of us in this room including some of you council members, looked at each other and said what businesses, non-profits and institutions do not offer benefits in our community?

The PMA formed an ad-hoc committee of key stakeholders representing a cross section of the community. After several discussions we came to the conclusion that we all supported the spirit of paid sick benefits and we created a simple benefit survey which we posted on our PMA website in August. We collected response data to the end of September and had 81 organizations respond representing 15,000 employees; 13,500 full time and 1,500 part time. It was a good cross section of our community, schools, churches, non – profits, retail, food and beverage, and medical and professional offices. The survey showed that 99% of the full time employees and 40% of the part timers surveyed have paid time off benefits.

In November and early December we reviewed our findings with you in small informal meetings. We discussed the pros and cons as we saw them in the Working Family Ordinance and we all agreed to the creation of a task force in early 2016 to work on a document.

We strongly believe this is a local conversation and that any ordinance should reflect the true needs of our local community both employees and employers, because it is we who will be the managers and recipients of these benefits.

On December 16th, New Brunswick introduced and passed an ordinance that addresses many of the concerns we all shared with you. New Brunswick is a community very similar to ours... an ethnically and economically diverse town with large institutions, a university, a hospital and an arts and transportation hub. The PMA supports the New Brunswick ordinance as a base outline for our conversations. We look forward to working with you.

Search...

February 17, 2016

Working Mothers Urge Council to Pass Ordinance Allowing Paid Sick Time

Paid sick days, a concern that had been brought to Council in the past, arose again last week as a group of mothers who work in Princeton urged the Council to pass an ordinance that would guarantee the right of all private sector workers to earn paid sick time. "The Princeton Mothers for Earned Sick Days" said that allowing workers to earn paid sick time would keep local families and communities healthy, and make Princeton a fairer place to live and work.

"The issue of earned sick days is one of equity," stated Council member Jenny Crumiller. "Everyone gets sick. The cost of employee sick days is a cost of doing business."

The MIDJersey Chamber of Commerce, representing a number of business interests in the area, has expressed its opposition to a similar push in the State Senate in the form of proposed Senate bill 799, which would impose a mandatory sick leave requirement on all employers. Currently on hold in the Senate, the bill, according to the Chamber of Commerce, "is particularly concerning to the business community." The Chamber of Commerce described the bill as "another unnecessary and costly mandate on New Jersey businesses," which could "dramatically raise costs for employers and obstruct small business growth and opportunity."

Princeton resident Leticia Fraga, who has announced that she will be running for Council, disagreed. "No one should ever be forced to make a terrible choice between their family's health and their job, but for over 5,000 people in Princeton getting fired is as easy as their child catching the flu. This is a hard choice many parents have actually had to make. The Princeton Council should pass a strong earned sick time ordinance that ensures all working people can

care for themselves or their family when illness strikes.”

Eleven other municipalities in the state have local paid sick time laws, including Jersey City, Newark, Passaic, East Orange, Paterson, Irvington, Bloomfield, Montclair, Trenton, Elizabeth, and New Brunswick.

“Guaranteeing the right to earn paid sick time will make Princeton a fairer place to work and a healthier place to live,” said Princeton resident Liliana Morenilla. “When parents send their sick children to school for fear of losing the job that lets them put food on the table, it puts their classmates at risk. When parents are forced to come to work sick themselves, it jeopardizes the health of co-workers and customers. Princeton Council members should pass this common sense measure without delay.”

“It’s a matter of being humane,” added Ms. Crumiller. “Sick workers at any pay level should not have to choose between coming to work sick and losing pay.” She went on to point out that “the ordinance will not be adding new cost to employers, rather it will be shifting the cost from the worker to the employer where it should be.”

“I’ve heard a lot of support in the community for this ordinance,” Ms. Crumiller stated, “and I fully support it.” Fellow council member Heather Howard added her encouragement, saying, “We’ve heard about a compelling need to take care of family members when they’re sick. It’s a question of economic justice.” Mayor Liz Lempert has stated that consideration of this ordinance is on the Council’s list of priorities for 2016, but it is not clear when it will come up for consideration. Other Council members were not available for comment.

Written by: Donald Gilpin



[← Previous Post](#)

[Next Post →](#)

PRINCETON: Council hears renewed calls for paid sick leave ordinance

- By Philip Sean Curran, Staff Writer
- Feb 11, 2016
- 0

Princeton council members this week heard renewed calls for them to require employers in town to give their workers paid sick time, an idea that officials say is a priority for this year despite pushback from the business community.

In an organized show of support, advocates appeared Monday at the council meeting to breathe new life into an issue that first came up last year but has not been acted on.

"One thing that we've heard from a lot of members of the business community is that they already offer paid sick days and that there's no need for it in this town," Craig Garcia, political director of New Jersey Working Families Alliance, told the council in English and in Spanish for some in the audience. "But the truth is that that's not at all the case. There's many, many workers in this town, folks that live in this town, that live and work in Princeton, that don't benefit from paid sick days."

In particular, his group, a pro-labor political organization, wants an ordinance providing earned sick time that employees would accrue based on how many hours they work. Newark, for instance, requires one hour of sick time for every 30 hours worked.

During the meeting, other supporters urged council members to act.

Juan Garcia, a resident of Leigh Avenue, said through a translator that he had been working for the same company for the past 15 years and, in that time, he's never been paid for sick days or vacation days.

"I would be really thankful if you guys can find a solution to this because we're all humans and we all get sick, so we all deserve, at least once a year, to get paid for that," Mr. Juan Garcia said.

Luis Estrada, a Princeton High School student who translated for Mr. Garcia, told council he has been working for the past three years. He said it was unfair that some employees do not get sick days or even overtime.

Democratic council candidate Leticia Fraga joined the chorus of supporters. She said no one should have to choose between "their family's health and their job."

"But for over 5,000 people here in Princeton, getting fired is as easy as they or their children catching the flu," she said.

For her part, Mayor Liz Lempert said this week that earned sick pay is an "important issue," that she supports. She said Thursday that it is on the council's list of priorities for 2016, although it's not clear yet when it will come up for a vote.

"I'm anticipating that it will come up soon," Councilwoman Jenny Crumiller said Thursday.

She said she expects the measure would pass, "but you can never be sure until the actual vote."

Officials plan to expand paid sick leave to all municipal employees who don't already have that benefit. They would have to wait 120 days before becoming eligible.



Princeton workers make a plea for earned sick leave at local businesses

By [Anna Merriman](#) | For NJ.com

[Email the author](#)

on February 09, 2016 at 6:57 PM, updated February 09, 2016 at 7:17 PM

PRINCETON – Mothers, fathers and teenagers came out in droves at a council meeting Monday night, arguing for earned sick leave for all private sector workers.

"We are all humans, we all get sick. We all deserve at least once a year to be paid for that," Juan Garcia, who has worked in the town for 15 years told council members Monday night by way of a translator.

Garcia was one of many local workers to speak out Monday against some Princeton businesses' policy of not giving earned sick leave to workers. Together they urged Princeton Council members to pass an ordinance that would force local businesses to give workers the ability to take sick time without fear of losing their jobs or suffering financially.

The turnout was organized in part by New Jersey Working Families, which released a statement Monday night saying that there are only 11 cities in New Jersey with paid sick time laws. **Trenton passed their law** just over a year ago.

"Earned sick time gives workers basic security, protects the public health, and provides benefits for businesses like lower turnover and higher productivity," Analilia Mejia, executive director of New Jersey Working Families said in the statement.

Her words were echoed by families and supporters at the meeting Monday.

Raig Garcia, of New Jersey Working Families, told council members that many Princeton residents and workers believe earned sick time already exists in all Princeton businesses and that there's no need for an ordinance.

But that's not the case, he said.

"There's many, many workers in this town – folks that live in this town – that don't benefit from sick days," Garcia said. Some of those workers who attended the meeting Monday, stood up in support of Garcia's comments.

One woman addressed councilmembers with her children by her side. She explained that her daughter was diagnosed with asthma when she was young and often gets sick.

"It's not easy. It's hard to find one person who – in the minute – will take care of your daughter," she said.

Garcia said council members have been discussing the issue for a little less than a year and that he hopes Princeton will look at passing an ordinance soon.

Council members discussed a similar issue in November when they went over **how much it would cost** the town to extend sick leave benefits to all municipal workers.

During that discussion, town administrator Marc Dashield, explained a finding he had completed which showed that giving part-time municipal workers sick leave would not put a significant dent in the town's finances.

Council members agreed to let Dashield put together the specifics of implementing the policy change and promised to talk about it at a later meeting.

Anna Merriman may be reached at amerriman@njadvancemedia.com. Follow her on Twitter [@anna_merriman](https://twitter.com/anna_merriman) Find *The Times of Trenton* on Facebook.

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MARCH 10, 2016

TO: PRINCETON, NJ CITY COUNCIL

FROM: DR. SAM HAMOD; 282-86 WITHERSPOON ST; PRINCETON, NJ 08542

COUNCIL MEMBERS:

I am dismayed to see that you have not taken the matter of the historic Witherspoon-Jackson changes to the Planning Board as had been, and has been, by law, necessary before you proceed further. Also, during the previous meeting on the matter; it sounded as if that was what you were going to do. Now, I read in Town Topics that you are moving forward. This has put some of us in a difficult situation.

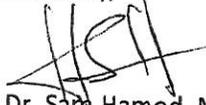
As you are aware, my property at 282-84-86 Witherspoon Street has been zoned B-1 since I bought it and I operated it on that basis, as a mixed zoning of business and residential. Also, another important fact is that my property was never part of the Witherspoon Jackson area; it ended on Witherspoon and Birch, on the side closest to Nassau Street; it did not extend into our area that has included the Princeton Packet and other business properties on Witherspoon St down into Community Park School and the Princeton Administration Building.

With these things in mind, I would appreciate if you would not include my property in the new historical district. I am for a historical district, but if you do it as your people planned at the last council meeting, I would be forced to take legal action if necessary, to protect my assets; I prefer that not to be the case for your sakes and mine.

I shall attend the meeting tonight to speak.

I appreciate your understanding in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'SHAMOD', written over a horizontal line.

Dr. Sam Hamod, MD, PhD

13 Green Street
Princeton NJ 08542

March 10, 2016

To the Princeton Council,

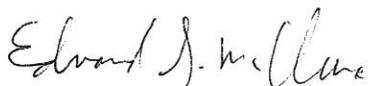
We are writing in support of the historic designation of our neighborhood, the John Witherspoon neighborhood.

The two of us have lived at 13 Green Street for three decades, our daughter grew up here, and we would like to live here for a while longer. We enjoy interacting with our neighbors and we enjoy the ambience of the street. The case for preservation on the basis of the African American history that was and is being lived here seems to us compelling.

If, as a result of historic designation, land values rise less rapidly in the future than has been the case in recent years, this seems to us a price worth paying to retain our quality of life and preserve an historic place. We are optimistic that, with good sense and good will on the part of those administering the historic preservation, the neighborhood can retain its small scale and still thrive into the future.

We hope that you will act without delay on this matter.

Thank you,



Edward S. McClure



Louise McClure

March 7, 2016

To: Mayor Liz Lempert and Members of Princeton Council
From: Leighton Newlin/WJ Steering Committee
Re: Historic Designation

Mayor and Council,

First let me say how pleased I and others are that you accepted the WJ neighborhood for historic designation. As we move through the process I urge you to maintain the boundaries recommended by the HPC as presented on February 22, without exception, and to adopt the ordinance with the greatest sense of urgency.

As you are aware, much of the original neighborhood (African Alley) has been stripped away over time and any unnecessary delays could result in the possibility of additional tear downs and or proposed development that would undermine the intent of the designation. As you well know, the real and original WJ neighborhood started at the very top of Witherspoon Street at the corner of Nassau.

I also want to reiterate and bring to your attention the historic significance of Witherspoon Street. A bordering thoroughfare of the district where Mr. Griggs (Griggs Corner), Mr. Lee (Lee's Barbershop), Mr. Gale (Gale's Cleaner) now Village Silver, and Virginia Mills Beauty Shop, now Little Taste of Cuba to name a few, owned and managed business's. It is also where the neighborhoods oldest places of worship, Mt. Pisgah AME Church, organized in 1832 and the Witherspoon Presbyterian Church, organized in 1840 are located.

For Witherspoon Street to be excluded from the district or to be singled out and beset with additional guidelines that would compromise its streetscape design and historical integrity would be a travesty. Any new development along this distinguished street should incorporate the historic preservation guidelines and if anything, serve to bring the promenade back to its splendor and magnificence of days gone by.

Those of us who have fought and advocated for this monumental and historical achievement realize that the WJ neighborhood has a past, a present, and a future. We know that given our country's current landscape that incorporating the neighborhoods history into that of the towns will give citizens and visitors a greater appreciation of the progress we are making to overcome racial barriers on both a local and a national level. We also understand, and appreciate that all neighborhoods evolve over time and we look forward to the creative and hopefully artistic development that is sure to come. We only ask that what will be has some symmetry to what is, and what was. That after all is what historic preservation is about.

Respectfully submitted,

Leighton Newlin

Leighton Newlin
Birch Avenue

John Heilner Comments on WJHD – 3/10/16

Thank you, Council, for progressing this proposal quickly.

I will talk about the boundaries.

I'm fine with elimination of the three commercial properties on Bayard Lane.

I'm disappointed that the "Packet houses" have been removed against the recommendation of the HPC. Mr. Harris gave the history of these houses.

The integrity of the district must be kept intact – can't have people hacking away at it for their own purposes and interests. Already heard some tonight, especially along Witherspoon St itself. No doubt more will try to chip away this property or that over the next several weeks.

Concerning the large building on the corner of W'spoon St and W'spoon Lane. Jackie Swain who could not be here tonight has told me:

In the 1940's, maybe earlier, 205 Witherspoon was partly a grocery store. In the mid-sixties it was the Luxe Dry Cleaners. It was the headquarters of PAHR (Pr Association for Human Rights) in the early sixties. It was a bakery, and an architect's office. These were key to the life of the African-American community in the area.

This whole question and proposal goes to the heart of what is the role of government? Will each transient individual get to have his/her way ("property rights" trumps all), or will you act for the common good of Princeton as a whole?

Thank you.

BERNSTEIN & MANAHAN, LLC

ATTORNEYS AT LAW

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March 3, 2016

Princeton Township
Mayor Liz Lempert
400 Witherspoon Street
Princeton, NJ 08540

Princeton Council
400 Witherspoon Street
Princeton, NJ 08540

RE: Witherspoon-Jackson Historic District

Dear Mayor Lempert and Council Members:

I am writing with respect to the proposed Witherspoon-Jackson historic district. I am responsible, as Court-appointed representative for the owner(s) of the premises at 201-205 Witherspoon Street, for this property. This letter is to request that 205 Witherspoon Street be excluded from the historic district.

We agree with the concerns that some members of the public have expressed – that there is a lack of design standards for the proposed historic neighborhood, and that some of the proposed boundaries should be modified. In all other respects, we recognize the purposes and value of creating the Witherspoon-Jackson Historic District.

The reasons for which we believe that 205 Witherspoon should be exempted are several:

1. The buildings (a three-story mixed use building, a back building and garage) do not represent any historical design. The brown brick face was, we believe, added to the mixed use building in the 1950s. And in the process appears to have removed the historic context porch and storefront.
2. The back building has no historically significant architectural characteristics and lacks the highlighted characteristics of the suggested district (such as a Porch).
3. The garages are in dilapidated shape and it may be prudent to remove them, for health and safety of the neighborhood. If the garage was not rebuilt it could increase the available parking on the property.
4. The property is on the edge of the proposed district, across Witherspoon, and its inclusion may be deemed arbitrary. This area was not included in the original search area and as a

result did not get the same notification that the rest of the neighborhood received. In fact, the building right next to 205 Witherspoon (221 Witherspoon (the Nick Hilton Studio)) dates from the same 1950s time period but is not included in the historic district.

5. There are no plans to remove or make major exterior renovations to either of the buildings - unless safety and parking considerations give reason for removal of part of the garage.
6. It was noted in last week's town council meeting that only properties which are boundary properties and in the areas of the extended boundary areas would still be considered for exclusion from the district and contributing properties. As 205 meets both requirements and we believe is a non-contributing property and it should be excluded.

We are encouraged by the historic district's desire to maintain a critical component of the history of Princeton. It is the process and the boundary which we have exception to. To that end we kindly request the exclusion of this boundary property from the district.

Sincerely,

BERNSTEIN & MANAHAN, LLC

James P. Manahan, Esquire

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February 22, 2016

Via Email to:

~~Mayor Liz Lempert of Princeton: ltempert@princetonnj.gov~~

Town Council Members of Princeton:

Council President Lance Liverman: lliverman@princetonnj.gov

Councilwoman Jo Butler: jbutler@princetonnj.gov

Councilwoman Jenny Crumiller: jcrumiller@princetonnj.gov

Councilwoman Heather Howard: hhoward@princetonnj.gov

Councilman Bernard Miller: bmiller@princetonnj.gov

Councilman Patrick Simon: psimon@princetonnj.gov

Dear Mayor and Council Members,

I am writing as an individual and as a professional real estate developer and real estate broker in support of the application to make the Jackson-Witherspoon neighborhood a historic district. As an individual, I live in an historic district called Mill Hill and as a real estate developer, I have invested in Princeton MacLean, LLC, which is developing 30 MacLean street, formerly owned and historically occupied by both Elks and Masons, both African American fraternal organizations (most recently Aaron Lodge No. 9).

As a resident of the Mill Hill historic district for 21 years, I have seen first hand that neighborhood residents can organize, unify and build value through the history of the district. In Mill Hill, the district brings people together and makes us pay attention to the aesthetics, as well as the maintenance and improvement of our homes. By organizing annual house tours and a garden tours, we pay attention to the history of the area and we promote it. Given the neighborhood pride that I have seen in Witherspoon-Jackson residents such as Ms. Shirley Satterfield, Mr. Leighton Newlin, Ms. Yina Moore and Mr. Michael Floyd, I believe that residents will promote and amplify the history and the people that have occupied the district over

the years. Naming this area a historic district will give voice to aspects of African American history which can go unheard.

As a professional real estate developer, I became interested in working on a project that contributes to a potential historic district, both architecturally and from the perspective of preservation. Though my partners and I could have proposed to tear down the building at 30 MacLean Street and build new, we chose an adaptive re-use of the structure. Largely, we chose this approach after we held a public meeting and heard from the community that history was a priority. I believe that the future residents of the building, once it has been adapted, re-used and renovated, will be proud to live in a building with such a storied past. By leveraging the history of the area, we hope to help create a valuable real estate asset for the community, for the town and for people in the private business sector.

Please support the Jackson-Witherspoon Historic District initiative and, when the time comes to vote, please stand with the community and vote to establish the historic district.

Sincerely,



Roland Pott

Cc: Leighton Newlin, Shirley Satterfield
