



**PRINCETON**  
**MAYOR AND COUNCIL OF PRINCETON**  
**MINUTES • JUNE 13, 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 June 10, 2016 at 11:45 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**

The Municipal Clerk then called the roll.

Present for Council: Mayor Lempert (6:25 p.m.), Councilwoman Butler, Councilwoman Crumiller, Councilwoman Howard (6:25 p.m.), Council President Liverman, Councilman Miller and Councilman Simon.

Absent: None.

Also Present: Mr. Dashield, Administrator, Robert Kiser, Municipal Engineer, Deanna Stockton, Asst. Municipal Engineer and Trishka Cecil, Esq., Municipal Attorney.

**III. 6:00 P.M. CLOSED SESSION: NEGOTIATIONS/LITIGATION**

1. 16-165 Resolution, Closed Session

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Patrick Simon, Councilman
<b>SECONDER:</b>	Jenny Crumiller, Councilwoman
<b>AYES:</b>	Crumiller, Miller, Liverman, Butler, Simon
<b>ABSENT:</b>	Howard

2. Litigation Update, Fields et al. v. Princeton University et al. tax appeals, Tax Court Docket Nos. 10656-2011, 5904-2014 and 7556-2016 - If Necessary

Mayor Lempert and Councilwoman Howard were not present for the Princeton University tax appeal discussion.

3. Potential Land Acquisition for Department of Public Works Facility

4. Litigation: Affordable Housing Declaratory Judgement Action Update

5. Knapp vs. Borough of Princeton, et al

The above referenced items were discussed by the Council.

**IV. 7:00 P.M. OPEN SESSION**

**V. PLEDGE OF ALLEGIANCE**

The audience participated in the pledge of allegiance.

**VI. APPROVAL OF MINUTES**

1. February 8, 2016

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jo Butler, Councilwoman
<b>SECONDER:</b>	Bernard Miller, Councilman
<b>AYES:</b>	Howard, Crumiller, Miller, Liverman, Butler, Simon

2. February 29, 2016

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jo Butler, Councilwoman
<b>SECONDER:</b>	Lance Liverman, Council President
<b>AYES:</b>	Howard, Crumiller, Miller, Liverman, Butler, Simon

**VII. AWARD OF RECOGNITION: PRINCETON FARMERS MARKET**

Mayor Lempert presented an Award of Recognition to Jack Morrison and Megan Keefer for their work with the Princeton Farmers Market. Mr. Morrison thanked the Mayor, Council and all partners involved in the Princeton Farmers Market.

**VIII. ANNOUNCEMENTS**

1. 16-166 Resolution Appointing Youth Advisory Committee

Motion – to approve

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Lance Liverman, Council President
<b>SECONDER:</b>	Heather Howard, Councilwoman
<b>AYES:</b>	Howard, Crumiller, Miller, Liverman, Butler, Simon

**IX. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Lisa Wu, 300 Elm Road, expressed her concerns regarding the FreeB. She said that she has had problems with drop off and pickup times. Ms. Wu also said that the driver did not behave professionally.

Wilma Solomon, 41 Tee Ar Place, discussed with Council a program entitled “Not In Our Town”. She said that the goal is to have Princeton grow into a town where everyone is safe and respected.

Hendricks Davis, 282 John Street said that there is still a safety/speeding problem on John Street and asked that it be addressed.

Kristina Corvin, 54 Leigh Avenue, said that it has been really difficult to get information on speeders in the Witherspoon-Jackson neighborhood.

**COUNCIL ANNOUNCEMENTS**

Mayor Lempert announced that June 14, 2016 is Flag Day and that it would be recognized with a Flag Day program at Witherspoon Hall sponsored by the Spirit of Princeton.

**X. PRESENTATION**

1. Presentation of the Mary Moss Playground Design Concept Plan

Ben Stentz, Recreation Director and Charles Cunion, The RBA Group, Inc., presented Council with the design concept plan for Mary Moss Park. He said that the layout consisted of three primary areas- aquatic, seating and playground areas.

Mr. Stentz said that he has heard from a small number of residents regarding their concerns about the wading pool.

Kristina Corvin, 54 Leigh Avenue; Carolyn Liverman, 227 John Street; Ashante Thompson, 27 Leigh Avenue; Stephanie Chorney, 11 Race Street; and Andrew Koontz, 70 Spruce Street all spoke in favor of the new design concept plan for Mary Moss Park.

(Written comments appended to this set of minutes).

Maria Evans, 154 Taylor Court; John Heilner, Library Place; Shirley Satterfield, Quarry Street; Daniel Harris, Dodds Lane; Kip Cherry, 24 Dempsey Avenue; Wilma Solomon, 41 Tee Ar Place; Alexi Assmus, 32 Maple Street; Bernadine Hinds, 200 John Street; Leighton Newlin, 230 Birch Avenue; Hendricks Davis, 232 John Street and Samuel Whittey, 56 Leigh Avenue, all spoke against the new concept plan for Mary Moss Park and the need for two affordable housing units to be constructed instead.

(Written comments appended to this set minutes).

Mr. Liverman said it is not within the park itself where the social dynamic of the neighborhood lies. He said that the park will be a beautiful addition to the neighborhood and will bring everyone together. Mr. Liverman indicated that he was in support of the concept plan.

Ms. Crumiller said that the process to develop the concept plan has been a difficult one, as there have been competing groups. She said that she supported the concept plan.

Ms. Howard said that this plan represents an exciting opportunity to tell a story and pay homage to Mary Moss.

Mr. Miller said that some speakers painted a conflict between a playground and affordable housing. He said that there is no conflict, the process has been open, transparent and inclusive. The park will make the neighborhood better.

Mayor Lempert said that she agreed with Mr. Liverman's comments and thanked everyone who came out and spoke tonight.

Motion – to approve

2. 16-167 Resolution to Approve the Mary Moss Playground Renovation Concept Plan by the RBA Group as Endorsed by the Princeton Board of Parks and Recreation Commissioners on June 9, 2016

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jo Butler, Councilwoman
<b>SECONDER:</b>	Bernard Miller, Councilman
<b>AYES:</b>	Howard, Crumiller, Miller, Liverman, Butler, Simon

## XI. REPORTS

### Report By The Shade Tree Commission On The Emerald Ash Borer

Mr. Miller introduced the Shade Tree Commission, who reviewed with Council a power point presentation on the Emerald Ash Borer and in summary offered the following points:

- A tree inventory of street ash trees was a good starting point.
- There is no current inventory of ash trees in parks and public areas and one is needed now.
- Many ash trees are located in areas of low visual impact.
- Removal of street ash trees in most areas will not have a significant visual impact due to location adjacent to wooded areas.
- The Municipality needs to decide on a preferred option for action, then plan and budget for removals, treatment and replacement with different species.
- Plan a public awareness campaign to inform residents about the potential threat to public and private ash trees and management options.
- The preferred option plan would be “selective management”, which is the State recommendation, modified to reflect Princeton conditions.

(Power Point presentation appended to this set of minutes).

Lorraine Konopka, Municipal Arborist, said that chemical treatments are toxic and recommended the use of a combination of contract tree removal and in house tree removal. She also suggested that the removed trees not be replaced with ash or oak trees.

Ms. Howard thanked the Shade Tree Commission for the presentation and the press release that is on the municipal website.

Mr. Simon suggested that an information sheet be sent out to residents with the Citizens Finance Advisory Committee newsletter mailing.

Mayor Lempert said that Council will not be able to make a commitment without real numbers and more information and recommended that the report be sent to the Public Works Committee for review. She said that the final decision will be based on a combined solution.

Ms. Butler complimented the Shade Tree Commission on the report. She said that it was shockingly clear how big of a problem this will be.

Mr. Dashield said that the report will be sent to the Public Works Committee and then the Finance Committee for further review.

### **Council Reports**

Mr. Miller said that the contracts for solar panels on the Municipal Garage are currently being reviewed.

Ms. Butler reported that there are two upcoming events at the Community Park Pool, a special needs barbeque and a tribute to Larry Ivan. She also reported that she received a request from the Princeton Merchants Association for the municipality to enforce the moratorium on signage.

Mr. Liverman left the Council meeting at 10:35 p.m.

## **XII. WORK SESSION**

University Place (College Road to Alexander Street) Metered On-Street Parking Zone Discussion

Deanna Stockton, Assistant Municipal Engineer, discussed with Council a proposed ordinance for a University Place (College Road to Alexander Street) Metered On-Street Parking Zone.

The proposal will allow for muni-meters at an additional 26 parking spaces for restaurant, shopping and theatre patrons.

(Power point presentation appended to this set of minutes.)

Ms. Crumiller thought we should leave the current parking zone as is and see what happens. She asked why we should prioritize restaurant parking.

Ms. Howard said that given the current revenue situation, the proposal would benefit local businesses and increase revenue for the municipality.

Ms. Butler agreed with Ms. Crumiller and stated that the proposal could be addressed sometime in the future.

Mr. Miller stated that it was his sense that the whole area in question is in a state of flux and his recommendation would be to leave zoning as is and wait and see what happens in the future.

**XIII. ORDINANCE INTRODUCTIONS**

- 1. 2016-29 An Ordinance By The Municipality Of Princeton Pursuant To N.J.S.A. 40a:12-13 Authorizing An Easement For The Benefit Of Block 9902, Lots 10 and 11, 464 and 452 Stockton Street, Princeton Tax Map.

Motion – to introduce

<b>RESULT:</b>	<b>INTRODUCED [UNANIMOUS]</b>	<b>Next: 6/27/2016 6:00 PM</b>
<b>MOVER:</b>	Heather Howard, Councilwoman	
<b>SECONDER:</b>	Patrick Simon, Councilman	
<b>AYES:</b>	Howard, Crumiller, Miller, Butler, Simon	

- 2. 2016-30 Ordinance Of The Mayor And Council Of Princeton Concerning Salaries And Compensation Of Certain Personnel Of The Municipality Of Princeton

Motion – to introduce

<b>RESULT:</b>	<b>INTRODUCED [UNANIMOUS]</b>	<b>Next: 6/27/2016 6:00 PM</b>
<b>MOVER:</b>	Jenny Crumiller, Councilwoman	
<b>SECONDER:</b>	Heather Howard, Councilwoman	
<b>AYES:</b>	Howard, Crumiller, Miller, Butler, Simon	

- 3. 2016-31 An Ordinance By Princeton Concerning Sewer Service Charges And Amending The “Code Of The Borough Of Princeton, New Jersey, 1974” And The “Code Of The Township Of Princeton, New Jersey, 1968”

Motion – to introduce

<b>RESULT:</b>	<b>INTRODUCED [UNANIMOUS]</b>	<b>Next: 6/27/2016 6:00 PM</b>
<b>MOVER:</b>	Patrick Simon, Councilman	
<b>SECONDER:</b>	Heather Howard, Councilwoman	
<b>AYES:</b>	Howard, Crumiller, Miller, Butler, Simon	

- 4. 2016-32 An Ordinance By Princeton Concerning Trees And Shrubs And Amending The “Code Of The Township Of Princeton, New Jersey, 1968.”

Motion – to introduce

<b>RESULT:</b>	<b>INTRODUCED [UNANIMOUS]</b>	<b>Next: 6/27/2016 6:00 PM</b>
<b>MOVER:</b>	Patrick Simon, Councilman	
<b>SECONDER:</b>	Heather Howard, Councilwoman	
<b>AYES:</b>	Howard, Crumiller, Miller, Butler, Simon	

**XIV. RESOLUTIONS**

1. 16-168 Resolution of the Mayor and Council of Princeton Authorizing the Award of a Contract to Hertrich Fleet Services, Inc. Through State of New Jersey Contract A88230 (T2006) for a 2016 Chevrolet Express Passenger RWD 3500 155" LS for use by Corner House in the Amount of \$28,313.00

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Heather Howard, Councilwoman
<b>SECONDER:</b>	Jenny Crumiller, Councilwoman
<b>AYES:</b>	Howard, Crumiller, Miller, Butler, Simon

2. 16-169 Revised Griggs Corner Parking Lot Lease Agreement, January 1, 2015 to June 30, 2016

<b>RESULT:</b>	<b>TABLED</b>	<b>Next: 6/27/2016 6:00 PM</b>
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3. 16-170 Professional Services Agreement with Garden State Appraisal to Defend 2014-2015 State Tax Court Appeals, \$15,950.00

<b>RESULT:</b>	<b>TABLED</b>	<b>Next: 6/27/2016 6:00 PM</b>
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4. 16-171 Princeton Community Housing Development Corporation, Affordable Housing Administrative Agent, Not to Exceed \$34,576.00 for the Calendar Year

<b>RESULT:</b>	<b>TABLED</b>	<b>Next: 6/27/2016 6:00 PM</b>
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5. 16-172 Resolution Authorizing The Execution Of Amendment No. 1 To The Power Purchase Agreement By And Between Princeton, Stony Brook Regional Sewerage Authority And Geopeak Energy In Connection With The Princeton-Stony Brook Regional Sewerage Authority Solar Initiative

<b>RESULT:</b>	<b>TABLED</b>	<b>Next: 6/27/2016 6:00 PM</b>
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6. 16-173 Professional Service Agreement for Gabel Associates in the amount of \$15,000.00 For Preparation of a Request for Proposals for a photovoltaic energy system on top of the of the Spring Street Municipal Parking Garage

**RESULT:** ADOPTED AS AMENDED [UNANIMOUS]  
**MOVER:** Patrick Simon, Councilman  
**SECONDER:** Bernard Miller, Councilman  
**AYES:** Howard, Crumiller, Miller, Butler, Simon

7. 16-174 Professional Service Agreement for Decotiis, FitzPatrick & Cole in the amount of \$7,000.00 For Assistance In The Preparation Of a Request for Proposals to construct a photovoltaic energy system on top of the Spring Street Municipal Garage

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Bernard Miller, Councilman  
**SECONDER:** Jenny Crumiller, Councilwoman  
**AYES:** Howard, Crumiller, Miller, Butler, Simon

8. 16-175 Agreement with Signarama Manville for the Installation of a Sign at Witherspoon Firehouse, \$8,120.23

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

9. 16-176 In Support of The State Plastic Bag Fee Legislation

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

**XV. CONSENT AGENDA**

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

1. Bills & Claims
2. 16-177 Liquor License Renewals 2016-2017
3. 16-178 A Resolution In Support Of The New Jersey Renewable Energy Transition Act
4. 16-179 Authorizing 2016 Staff Appointments
5. 16-180 Princeton Community Democratic Organization, Annual Summer Picnic, Harrison Street Park, July 17, 2016, 3:00 p.m. to 7:00 p.m.

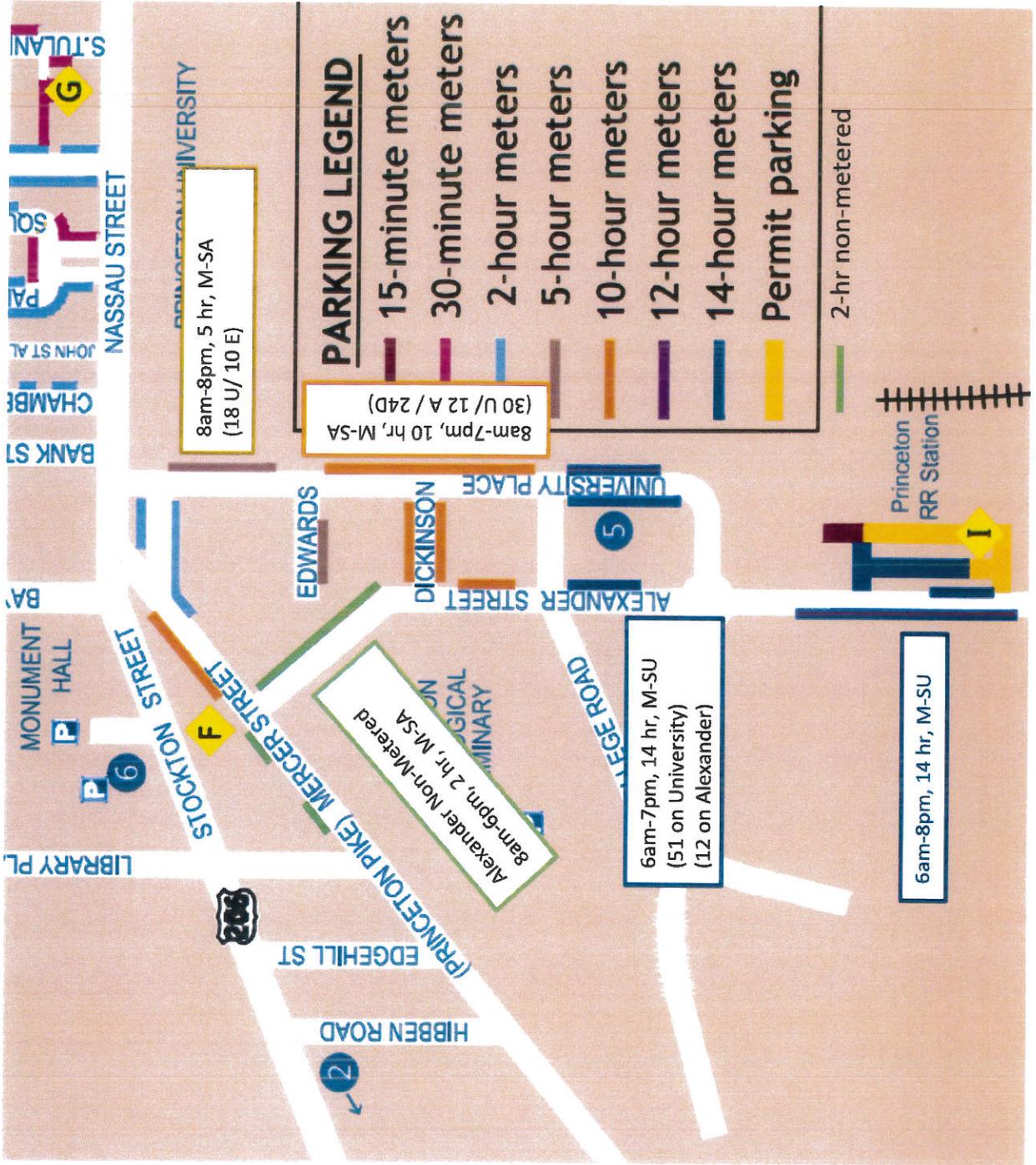
6. Release of Performance Bond to Wild Heart Bulk Landscape Supplies, LLC in the Amount of \$68,000.00 and Acceptance of Maintenance Bond in the Amount of \$10,200.00 for Demolition of Structures at 472/480 Stockton Street (D'Ambrisi Property)
7. 16-181 Resolution of the Mayor and Council of Princeton Authorizing the Award of a Non-fair and Open Contract for Professional Services to T & M Associates for Test Pit Investigation Oversight Related to the River Road Landfill for the Princeton Sewer Operating Committee (PSOC) for an Amount Not to Exceed \$26,185.00
8. 16-182 Endorsement of a FY 2016 Federal Safe Routes to School Grant Application for \$314,000 to Fund the Construction of Intersection and Pathway Improvements on Rosedale Road (CR 604) and General Johnson Drive
9. 16-183 Amended New Jersey Municipal Services Act Reimbursement Agreement for 2015 with Palmer Square Management in the Amount of \$19,473.22
10. 16-184 Resolution Authorizing a Shared Services Agreement for Tuberculosis Case Management and Clinical Services, County of Mercer and Trenton Health Team, January 1, 2016 to December 31, 2016, Not to Exceed \$1305.70
11. 16-185 Supplemental Professional Services Agreement in the Not to Exceed Amount of \$4,900.00 with Looney Ricks Kiss (LRK) for a Nassau Streetscape Design Standards Open House
12. 16-186 Banner Request by the Princeton Summer Theater Over Washington Road, June 20-27, 2016 and July 18-25, 2016 Announcing its Upcoming Season

**XVI. ADJOURNMENT**

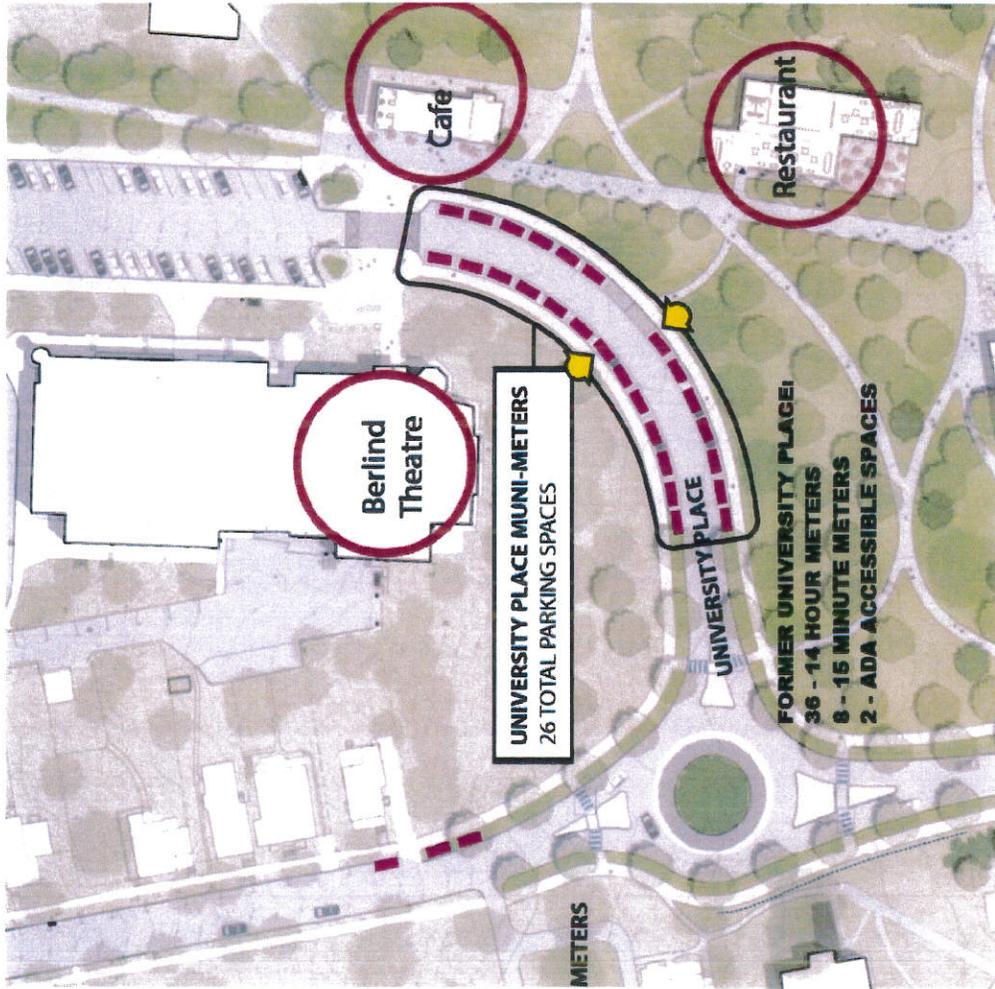
There being no further business the meeting was adjourned at 11:45 p.m.

Linda S. McDermott  
Municipal Clerk

University Place Parking Ordinance Work Session  
June 13, 2016



University Place Parking Ordinance Work Session  
June 13, 2016



University Place Proposal:

- 24 metered parking spaces
- 2 designated ADA spaces (1 per side)
- Loading zone on the south side of University Place



June 13, 2016

To the Princeton Council

In my absence, I am submitting this note to briefly stress the importance of shorter term parking on University Place to be considered in the work session at Council meeting on 13 June 2016.

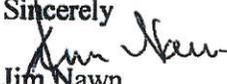
I will shortly be opening the Dinky Bar & Kitchen in the former ticket/passenger building at the Princeton Train Station, and then next spring, a brasserie in the former freight building. These are exciting new additions to the Princeton dining scene, located in an area that needs accessible options. McCarter Theater, the new Lewis Center, commuters, visitors, the Princeton area community and the University community will all enjoy these venues. These spots will change the dynamic of the area adding a new category of use, restaurants. The viability of these dining locations will depend partly on accessibility, and parking is important to their success.

This neighborhood has evolved into a mixed use area. Parking should reflect this, varying duration parking matching the various 'residents.' Restaurant patrons favor more convenient parking, and while the 26 spaces on the elbow of University Place are not a complete solution, it is critical that spaces turnover in a reasonable timeframe while other parking options exist beyond this zone, as well. Neighboring McCarter Theater will benefit from these short term meters, as well.

My observations throughout recent months reveal an abundance of longer term meters on this side of town. More long term meters are not in demand. Activity driven by patrons to my restaurants will increase demand for and income to shorter term meters. And turnover driven by 2 hour meters will ensure that drivers are met with parking supply more appropriately.

I urge the council to assign 2 hour limits to the 26 parking meters along the elbow of University Place. The community will be pleased that their parking needs are matched with the use of the neighborhood and that the Council is optimizing parking revenue with almost 4 times the income from a 2 hour meter than a 10 or 14 hour meter.

Sincerely

  
Jim Nawn

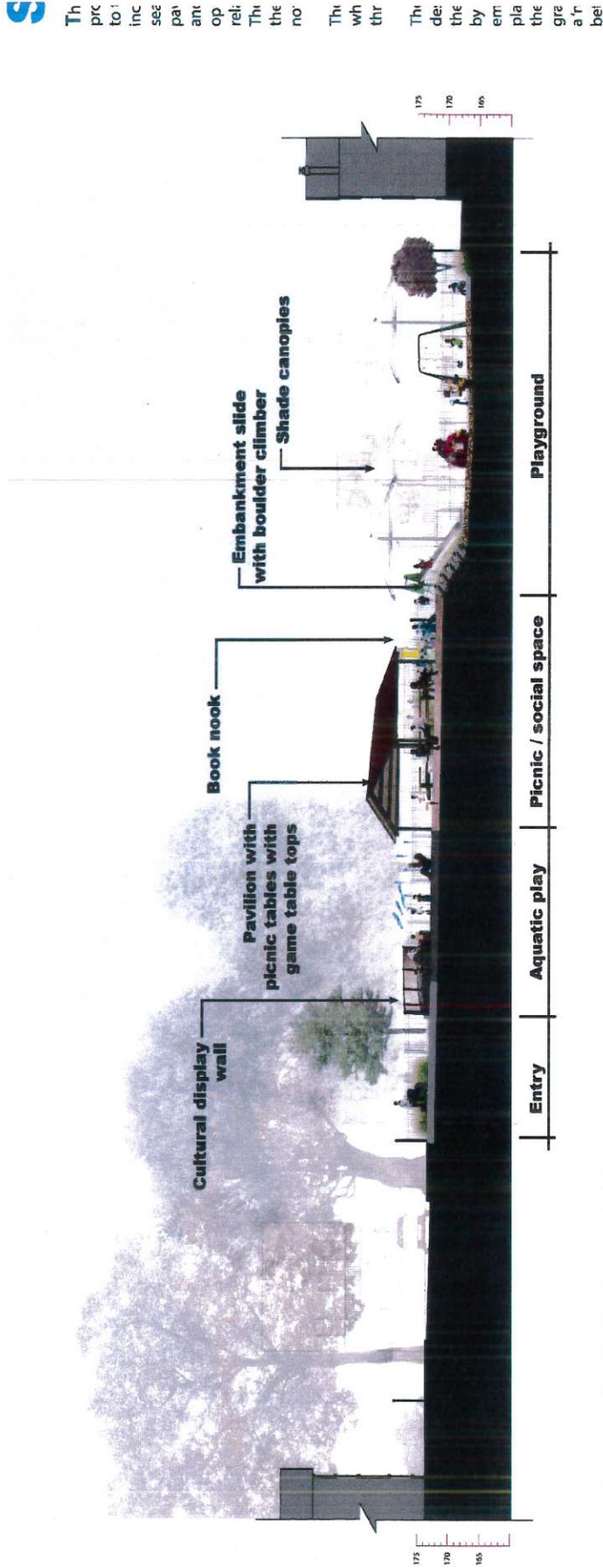
Owner

*1459 Great Road, Skillman, NJ 08558*

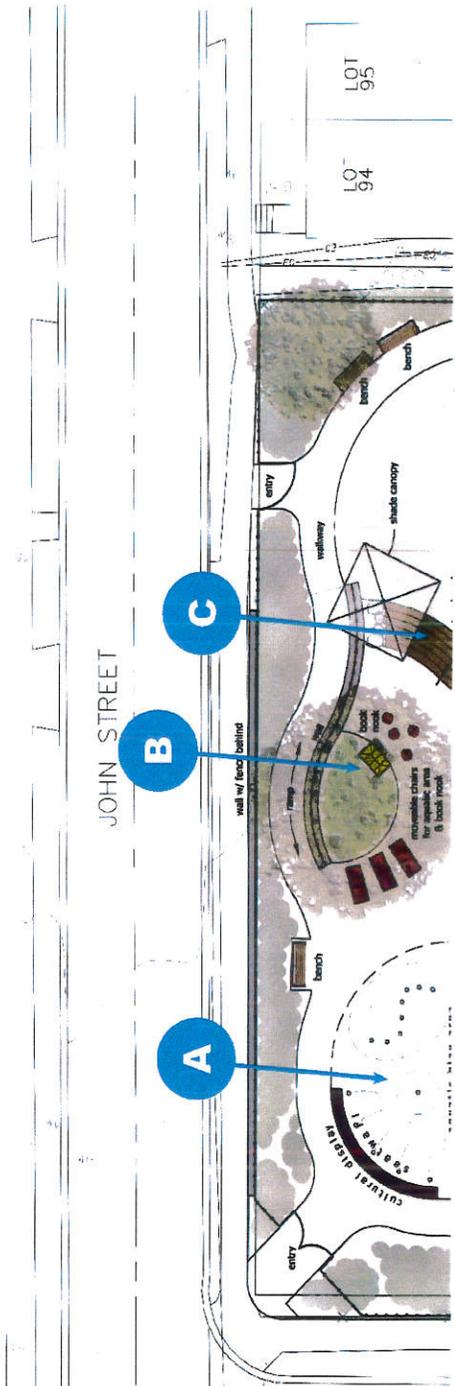
*Telephone (609) 681-2977*

# Mary Moss Playground Design

Corner of John and Lytle Streets, Princeton, NJ  
Block 15.02, Lots 36-38 & 72



The water play area is a "splash pad" that can provide a cooling, fun play experience for children





## *Municipality of Princeton*

380 Witherspoon Street  
Princeton, NJ 08540-3496

Department of Recreation  
609-921-9480  
[www.princetonrecreation.com](http://www.princetonrecreation.com)

**BEN STENTZ**  
Executive Director  
[bstentz@princetonnj.gov](mailto:bstentz@princetonnj.gov)

June 13, 2016

Jo - I've highlighted a handful of registration and attendance figures below. Please let me know if you would like additional information.

### CP Pool

**Membership:** 4,810 members. We added 625 new members in the REC office over the Memorial Day weekend. As you know, we keep the office open all three days of the weekend for the convenience of residents.

**Attendance:** We hosted approx. 4,400 visitors over Memorial Day Weekend. We had another 1,400 during the weekend of June 4 & 5. Attendance for the weekend of July 11 & 12 totaled 2,725. CP Pool opens full-time this Wednesday, June 15.

### Camps, Sports & Swim Programs

**BlueFish Swim & Dive:** 284 kids registered to date. We expect another 20-25 in the next week or two. We've never been above 300 kids in this program, so this is a big deal! The popularity of the program is why the Rec. Commission has funded swimming lane-line additions in each of the last two springs. We are hosting the Princeton Area Swim & Dive (PASDA) swim championships on July 25 & 26.

**Day Camp & Teen Travel Camp:** We have 168 and 157 children registered for the two sessions of day camp so far. Those numbers will get close to 180 eventually. Day Camp begins on June 21. As you know, for many families our day camp serves as their child care system. It is a crucial function and our program is available from 7:45 am – 5:30 pm daily.

Teen Travel Camp currently has 255 weekly registrations spread over eight weeks. This is a popular program for teens who have outgrown the traditional day camp experience.

**Swim/Dive Instruction:** We currently have registration totaling 269 swim & dive lessons. This covers Parent/Toddler classes (for 2 year olds), Parent-Toddler +, and four levels of swim instruction.

**Master Swim:** Weekday session has 58 registrants. Weekend session has 35 registrants.

**Sports:** Boys Basketball League has 71 registrants to date. Girls Basketball League has 22 registrants to date. Men's Basketball League has eight (8) teams and games begin on June 15. 40 & Over Softball is underway with 5 teams.

### **Sport Camps:**

Boys Basketball Camps: 2 weeks totaling 66 registrants

Girls Basketball Camps: 2 weeks totaling 30 registrants

Track Camp: One week with 36 registrants

Skateboard Camps: Two weeks totaling 18 registrants

**(proposed map with overlay – Linda McD handing out.)**

John Heilner, Library Place

I have been asked by the Witherspoon-Jackson Historic District Committee to explain, indeed strongly request, that this wonderful opportunity to build a second unit of affordable housing partly on the southeast border of an expanded MMP not be passed up in a rush to finalize the design. I should emphasize that the Committee has studied this, and concludes that a second unit will not in any way compromise the improvement and functionality of the playground.

You have my detailed analysis, and a site plan, of why a second unit requires so little space from the expansion and is so unintrusive. Approximately 825 sq ft out of the 5400 sq ft planned expansion. Of course this is all in addition to the current Playground footprint. So the Playground would still be expanded by 4575 sq ft. Ben mentioned the new landscaping around all the borders. From the marked up plan Linda distributed, you can see that new landscaping can still be accommodated in this corner.

This second unit will be mostly on the other 31-33 Lytle St lot already allocated to affordable housing. This one lot is just not quite large enough to accommodate two units. Since the land was very expensive, it makes ultimate sense to try hard to fit a second unit. We all need to be creative to take advantage of this economy of scale.

A very small piece of Lot 72 is required. Despite what Mr Dashield said, since Council decided to split the property 50/50, I see no reason Council could not shift this slightly. I just voted for Andy Koontz last week. I'm sure the County can decide to fund a very slightly smaller area if this will help Princeton's need for affordable housing. The land cost, funded from the Affordable Housing Trust Fund, will be only about \$89,000 which would be returned to open space funds.

Habitat for Humanity has estimated construction costs at about \$180,000 per unit. But since this will be a second unit, economies of scale should come into play. Assuming \$170,000 plus the \$89,000 for land means that the second unit can be built for only \$259,000. H for

H may be able to fundraise some of this, in addition to what they need to do for the first unit. But even if Princeton had to pay the entire \$259,000 – this would be the least expensive affordable housing in at least five years!

**The world has changed since the town purchased 31-33 Lytle Street one year ago and the agreement with the County was made. The MMP renovation has gained an additional 2700 ft.<sup>2</sup> from the PHA. This was never envisioned when 31-33 Lytle was purchased and half allocated to MMP. A hard-fought campaign was recently concluded for Town Council. All four candidates ran on platforms which included affordable housing as one of their top two priorities. Taxes are being scrutinized by the public more than ever, and a second unit for purchase will add to the ratable tax base. A second unit will also contribute to our COAH obligation.**

**Isn't affordable housing more important than adding another approximate 825 sq ft on top of the additional 4575 sq ft to Mary Moss Playground? Does the expansion really needs this last 825 square feet?**

**We have been going around in circles with Habitat because they think they have only the one lot to work with. We need to start somewhere, and a vote by Council that they want two units if at all feasible is the place to start.**

**Our request is that (a) Council so indicate, and (b) we quickly convene a mtg of all involved Princeton parties to agree on how to accommodate two COAH units, and then present that plan to Habitat for Humnity with support from all of us.**

**Are there any questions?**

**Thank you.**

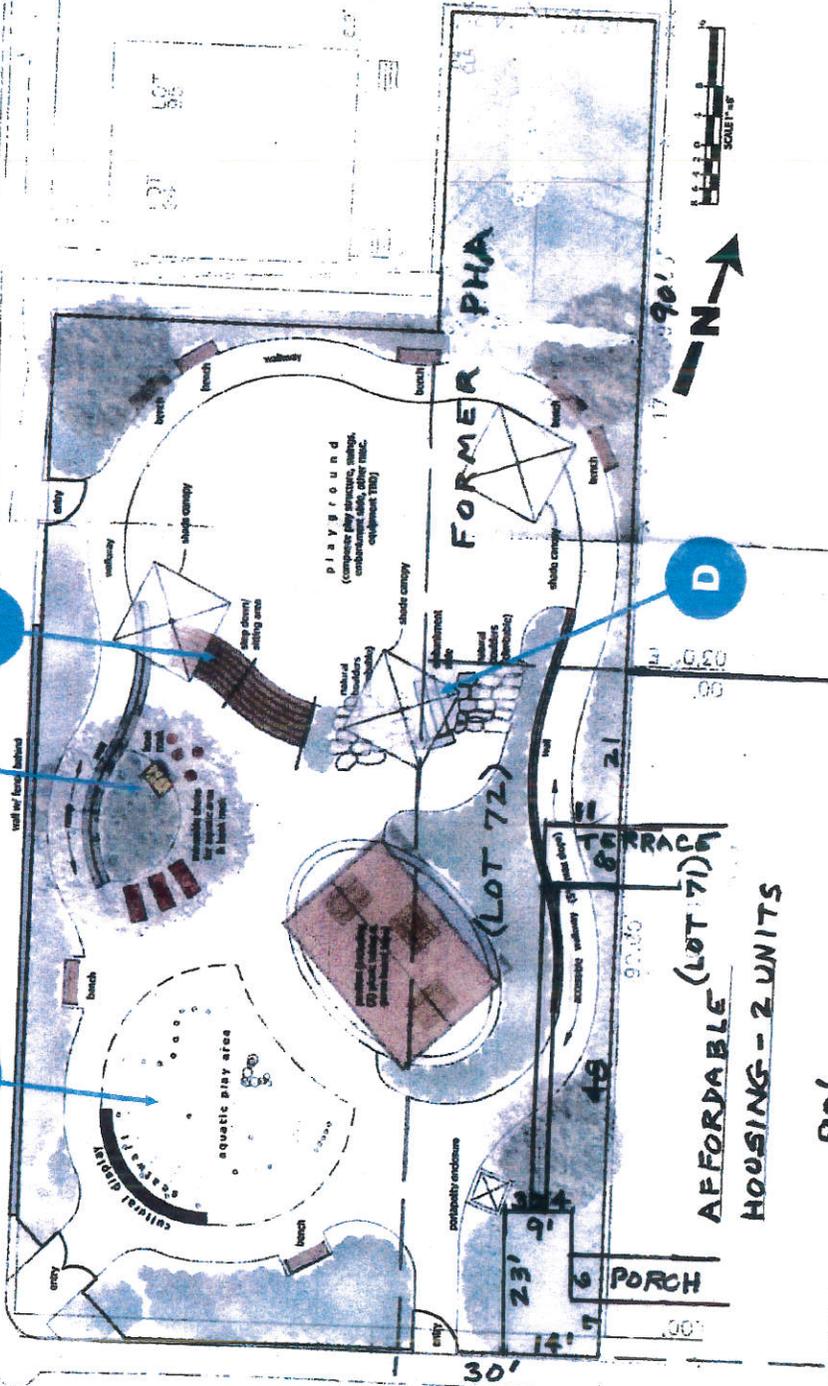
JOHN ST.

A

B

C

D



LYTLE ST.

AFFORDABLE (LOT 71)  
HOUSING - 2 UNITS

90'

FORMER PHA

90°



Daniel A. Harris, 28 Dodds Lane, Princeton  
Comments on Mary Moss Playground

I support the initiative for TWO units of affordable housing proposed by John Heilner tonight for a portion of Lot 72 (plus all of Lot 71)

The Recreation Department has now submitted a concept plan for Mary Moss Playground that disrespects the deepest wishes of the Witherspoon Jackson neighbors, as you know from memoranda recently sent to you by the Witherspoon Jackson Historic District Committee. The plan intends the demolition of the wading pool, first installed in 1946. I urge you to reject any plan that does not include a wading pool.

That pool has been a focus for segregated African American life for decades. Please do not assent to the erasing of history. Do not permit only the telling of nostalgic, or embittered, stories about "what used to be here," or "what Mrs. Mary Moss worked so hard to achieve." Do not let youngsters think, "Oh, they took something away--again--as they took away our houses for Palmer Square, and for the Great Removals of 1965." I pray that Princeton Council not court hypocrisy. It has, just two months ago, unanimously passed a signal ordinance creating Witherspoon Jackson as an Historic District. Would Council now say, "Well, that is enough--you cannot have anything more"? Or: "you cannot have, any longer, what you used to have?" Will Princeton Council elicit again the judgement, which we all hope to be imperfect, that Princeton remains the most northernmost of Southern cities?

It is said: to keep the pool, renovated according to ADA standards, would require doubling its size. But any web search will show ADA-approved chair lifts for an average cost of \$3800. It is said: a lift needs a trained operator. Yes, but would that person be so hard to find among our unemployed or under-employed youth? It is said: a wading pool would mean space wasted for all but three months of the year--but is that not now the case also? It is said: safety codes would require a 4' fence around the pool--but why should compliance with what is normative deter Princeton from creating a playground plan that provides equity, justice, and equal opportunity for a community that has been, in one of the cheap euphemisms of white racism, "historically underserved."

And it has been said: the final plan, with all its details, will surely honor Mrs. Mary Moss. But the present concept plan shows only the demolition of her legacy. Three of you heard Kahlil Gibran Muhammed speak last Thursday of the absolute necessity to enunciate African American history, black history, Negro history. You cannot do that if you approve the destruction of the artifacts themselves.

Shirley Satterfield has a photograph of Mary Moss. It should be enlarged and put in weatherproof casing, accompanied by appropriate text about Mary Moss herself. The display should be situated appropriately, not in an obscure corner. Its proper placement should be a central feature of the next concept plan. Some of you on Princeton Council

fear that such a display would help turn the playground into a museum: please rethink your positions.

Please, all of you, vote not to approve any concept plan lacking a wading pool and a stipulated position for a Mary Moss display.

## Linda McDermott

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**From:** Leighton Newlin <irvnew2@msn.com>  
**Sent:** Monday, June 13, 2016 10:12 PM  
**To:** Liz Lempert; Lance Liverman; Patrick Simon; Jo Butler; Bernard Miller; Heather Howard; Jenny Crumiller  
**Cc:** heilner4@verizon.net; Daniel Harris; Kip Cherry; Linda McDermott  
**Subject:** Affordable Housing

Mayor and Council...

In my presentation this evening on the MMP because I had taken more than my allotted time I failed to mention my support and the Affordable Housing initiative adjacent to the MMP for an additional unit at 31-33 Lytle Street.

I along with others believe that a creative solution to add additional affordable units would be in the best interest of both the municipality and potential homeowners.

Sincerely,

Leighton

Sent from my iPhone

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## MMP

Mrs. Mary Moss is a legendary Princetonian as much as Edgar Palmer, Woodrow Wilson, Albert Einstein, John Witherspoon, and Paul Robeson. On April 11<sup>th</sup> when this body voted to make the WJ neighborhood the 20<sup>th</sup> HD in Princeton, the district's architecture in the opinion of many, certainly most of those whose ancestors lived there was far secondary to the accomplishments and significant contributions of the people who lived there and were far more responsible for its living legacy.

Of those individuals arguably the most beloved, the most revered, the most precious, the most adored was Mrs. Mary Moss. She is more important and significant to the many children who grew up in the neighborhood from the 1940's through today because of the playground and especially the small wading pool that was its focal point. When the playground was built in 1946 it was the only place young African American children could gather for fun and play. From 1946 until the early 1960's it was Mrs. Moss and her pool that gave young people from the neighborhood their first and for quite some time only introduction to water. Both the playground and pool are cornerstones of the neighborhood and for young people created and maintained a sense of belonging to an otherwise Jim Crow existence. For many young African American children who were unwelcome in the stores, and restaurants on Nassau Street, and could not go into or swim at the YMCA the MMP was a safe haven, a sanctuary, a home filled and complete with nurturing love...all under the watchful eye of everyone's grandmother, Mrs. Moss.

Mrs. Moss is important to the history of WJ because she was an African American woman who remained local. She touched the lives of children providing structure at a young age and had an indelible impact by making us feel safe, secure, and loved when our parents were not around. Too many she is more important than Paul Robeson because of that fact and that we could reach out and touch her, to talk to her and be hugged by her. She is our Harriet Tubman, our Mary McLeod Bethune, our Michele Obama, our Rosa Parks.

While we are thrilled that her park is being redesigned and that there are plans to relate her significant historical contributions within the new playgrounds design, we are equally saddened to hear that the wading pool is not part of the redevelopment plan. There is a strange juxtaposition of WJ becoming an HD and one of the most important structures that speak to that history being redeveloped without its centerpiece is heartbreaking.

Many of us understand that the neighborhood is evolving and in a similar way conceptual design in playgrounds and parks are evolving as well. When I attended the Parks and Recreation meeting last week residents of the WJ neighborhood asked the board to reconsider giving the community more time with which to allow additional input to consider a very emotional plea to keep the neighborhood's cultural history intact by including a wading pool in its plans.

We want to acknowledge the wonderful work on behalf of a grateful community that Ben Stentz and his staff do on a daily basis, his extensive work and his understanding of the historical relevance in the redesign of the MMP.

We respectfully ask the Recreation Department, Mayor and Council to consider that without the wading pool the MMP will feel like another "tear down" an unsympathetic destruction of neighborhood history, and a dismissal of a piece of its heart. Even though newly designed, and refurbished, the sadness from the part that is missing will represent a painful loss that will be felt by many.

If in the end the wading pool will not be part of the new MMP...we ask that all design plans going forward continue to incorporate neighborhood input for historical continuity and parents, particularly those with very young children who as in days gone by, will be prime users of the playground.

Leighton Newlin

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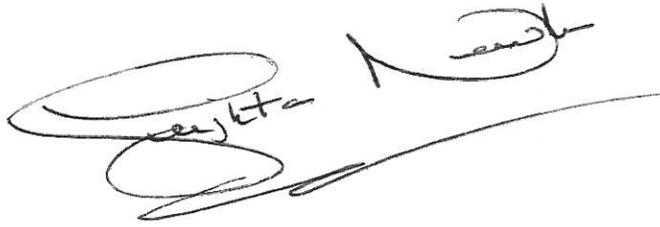
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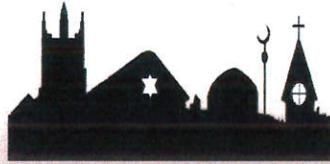
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If in the end the wading pool will not be part of the new MMP...we ask that all design plans going forward continue to incorporate neighborhood input for historical continuity and parents, particularly those with very young children who as in days gone by, will be prime users of the playground.

A handwritten signature in black ink, appearing to read "Suejta" followed by a stylized flourish or second name.



NIOT Princeton  
Not In Our Town: Princeton

9/13/16

**Not in Our Town is committed to speaking truth about “everyday racism” and other forms of prejudice and discrimination. Where there is conflict we promote reconciliation with open, honest engagement and mutual respect. Our activities and programs promote social justice, economic justice and educational equity for all. Our goal is that Princeton will grow as a town where everyone is safe and respected.**

For 19 years Not in Our Town has been honoring young people whose actions are consistent with our mission statement. Today, in the midst of the horrific tragedy that shadows all of us, on behalf of Not in Our Town, I bring us some hope and light. We recently honored 8 young people in Princeton for their courage and willingness to see past ignorance, intolerance, injustice, cynicism and apathy, to create opportunity and action for a more just and accepting community and world. We thank Mayor Lempert and Councilman Liverman for joining in honoring these students. Some were able to get here on extremely short notice and I hope they will stand when they hear their names.

Chosen by their counselors and principal at Princeton High School are Sophia Vargas, Sumaiyya Stephens, Edgar Morales, and Luis Lazo-Silva. Their activities and goals include: creating an English Language program for those new to our country, some of whom have been out of school for years; working for the freedom of those unjustly incarcerated; advocating for educational equity for students of color; and providing younger students the tools and understanding so that they can appreciate and accept each other.

This year, also, our Board chose 4 awardees. They are Princeton High School Junior, Jamaica Ponder, who stood up publicly again the trivialization of the Holocaust and who has withstood criticism and ostracism since her stand; PHS juniors, Priya Vulchi and Winona Guo who founded CHOOSE, a racial justice organization which has created a curriculum soon to be piloted in the Princeton schools that uses personal conversations on issues of race to assist classroom teachers to comfortably and honestly facilitate discussions of race and culture and Ziad Ahmed, a junior at Princeton Day School, founder of redefy, a national organization that attempts to defy seemingly unchangeable stereotypes and who has brought together students from all over the world in this quest.

We give them our gratitude and best wishes for strength in their work ahead.

On behalf of NIOT -  
Wilma Solomon  
41 Tee-Ar Place  
on behalf of Not in Our Town - Princeton

# EMERALD ASH BORER (EAB)

## PRESENTATION

### FOR PRINCETON COUNCIL



Prepared by members of the Princeton Shade  
Tree Commission

Welmoet van Kammen, Pam Machold, Alexandra  
Radbil, Sharon Ainsworth

in consultation with  
Princeton Arborist / Open Space Manager  
Lorraine Konopka

June 13, 2016

## EMERALD ASH BORER (EAB) – WHAT IS IT?

- EAB, an exotic beetle that feeds on and kills ash trees, arrived in the US in 2002
- Once EAB appears in a location, all ash trees are vulnerable and are likely to die unless treated
- “It takes 2 - 4 years for infested trees to die, but mortality is imminent.” – US Forestry Service
- “EAB will kill all ash trees within a cell [area] in 10 years after the initial detectable infestation.” – US Forestry Service
- “ ...it takes 8 years from the time EAB is discovered ... until all the untreated ash can no longer be saved with a pesticide application.” – Purdue University
- “ ... the most destructive forest pest ever seen in North America” – “has killed hundreds of millions of ash trees in North America” – EAB Information Network

## EMERALD ASH BORER – IMPACT ON STREET TREES



A tree lined-street in Toledo, OH in 2006 before arrival of EAB.



The same street in Toledo, OH in 2008 after arrival of EAB.

## EMERALD ASH BORER (EAB) – WHERE IS IT IN NEW JERSEY?

- EAB has been discovered in Berger, Burlington, Mercer, Middlesex, Monmouth and Somerset Counties (14 towns)
  - one (of two) State of NJ monitoring traps in Princeton revealed EAB presence in 2015
- State believes that Princeton is already in year 3 of the 10-year cycle for the municipality
  - once discovered, State believes EAB has been present for 2 – 3 years
- One State monitoring trap installed in Princeton this year to confirm EAB presence (not a treatment)

## EMERALD ASH BORER (EAB) – IMPLICATIONS FOR PRINCETON

- Safety
  - dead and dying ash trees pose greater danger because wood of such water-tolerant species quickly becomes brittle, likely to split and crack
- Cost – significant implications including expense of:
  - identifying and evaluating condition of ash trees
  - developing and funding a plan for removal and/or treatment, and replacement (with different species)
  - tracking and updating data as removal, treatment, replacement occur
- Environmental and Economic
  - loss of storm water mitigation, cooling / shading effect, air quality, property values, quality of life, depending on location of ash trees
  - significant visual impact on tree landscape, depending on location of ash trees

**DISTRIBUTION OF STREET ASH TREES IN PRINCETON  
BY SIZE AND CONDITION\***

SIZE	POOR, CRITICAL, DEAD	FAIR	VERY GOOD, GOOD	TOTAL
Large >30" DSH**	20	51	71	142 (7%)
Medium 12 – 29" DSH	145	394	501	1040 (50%)
Small <12" DSH	199	341	349	889 (43%)
<b>TOTAL</b>	<b>364 (17%)</b>	<b>786 (39%)</b>	<b>921 (44%)</b>	<b>2071 (100%)</b>

*\*All numbers approximate. Inventory data completed in 2010 (Borough), 2013 (Township)  
Volunteers have attempted to address some of the data backlog, but a permanent solution is needed*

*\*\*DSH = diameter at shoulder height (aka industry standard DBH, diameter measured at 4.5' above grade)*

## WHERE ARE ASH TREES IN PRINCETON?

- 18,800\* total street trees of all species in Princeton
  - 2071 (11%) are ash trees of varying size and condition (does NOT include ash trees in parks and public spaces or on private property)
- Central Business District (CBD) has surprisingly few street ash trees (~60)
- Some newer housing developments contain only ash trees and will require treatment or replacement (with different species) to retain visual appearance
- Majority of street ash trees are located away from CBD, along wooded roads
- One positive – removing many of these non-CBD street ash trees will leave relatively few visually empty areas

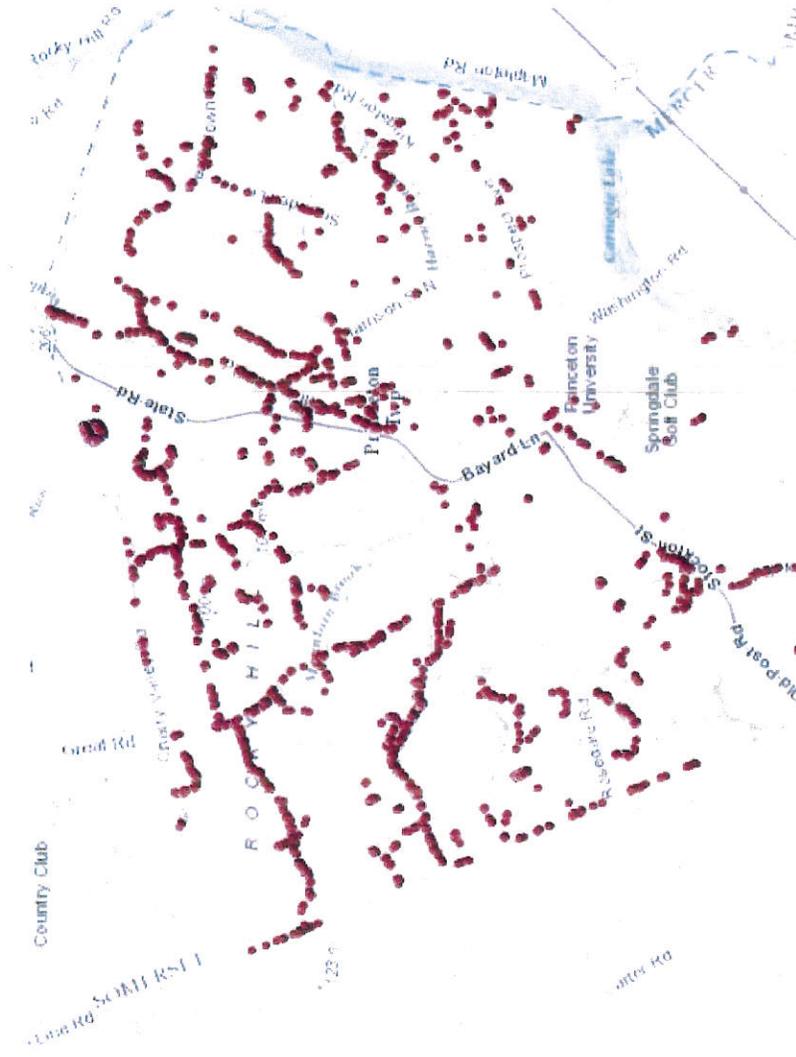
*\*All numbers approximate. Inventory data completed in 2010 (Borough), 2013 (Township)*

## DISTRIBUTION OF STREET ASH TREES IN PRINCETON

Limited number in Central Business District

Most are distributed across remainder of Princeton

**NOTE: Many additional ash trees in parks and public spaces and on private property, (number not known)**

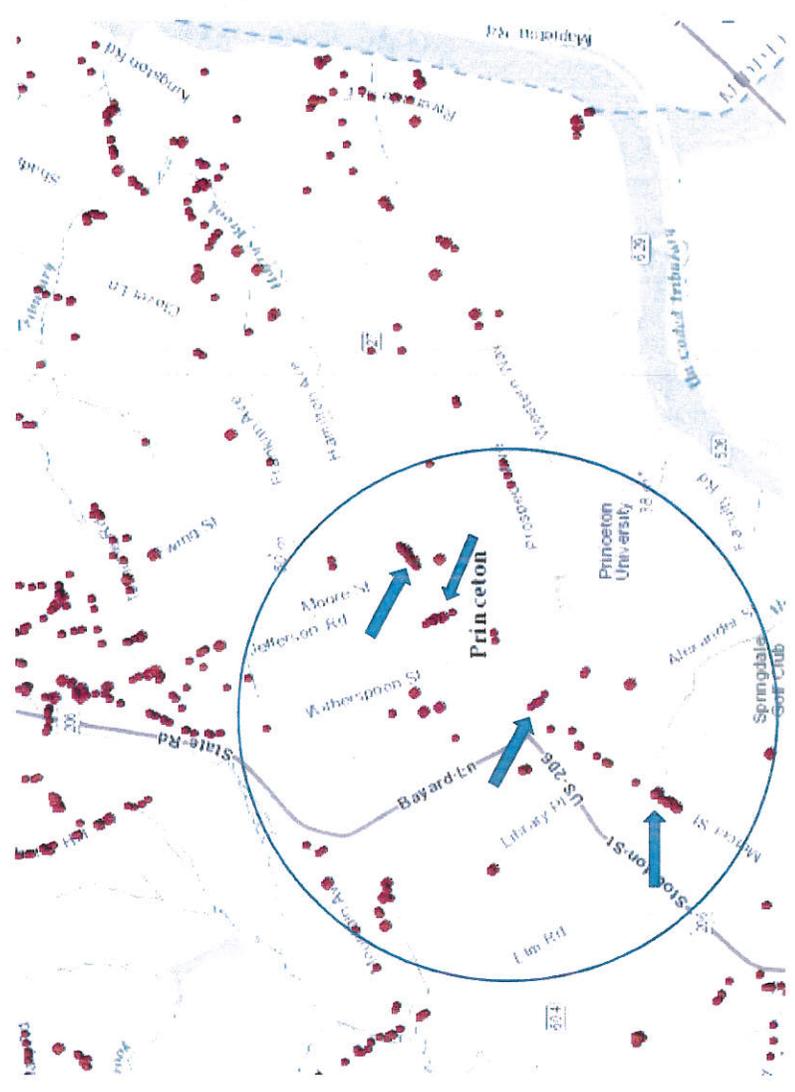


# CENTRAL BUSINESS DISTRICT – LIMITED IMPACT

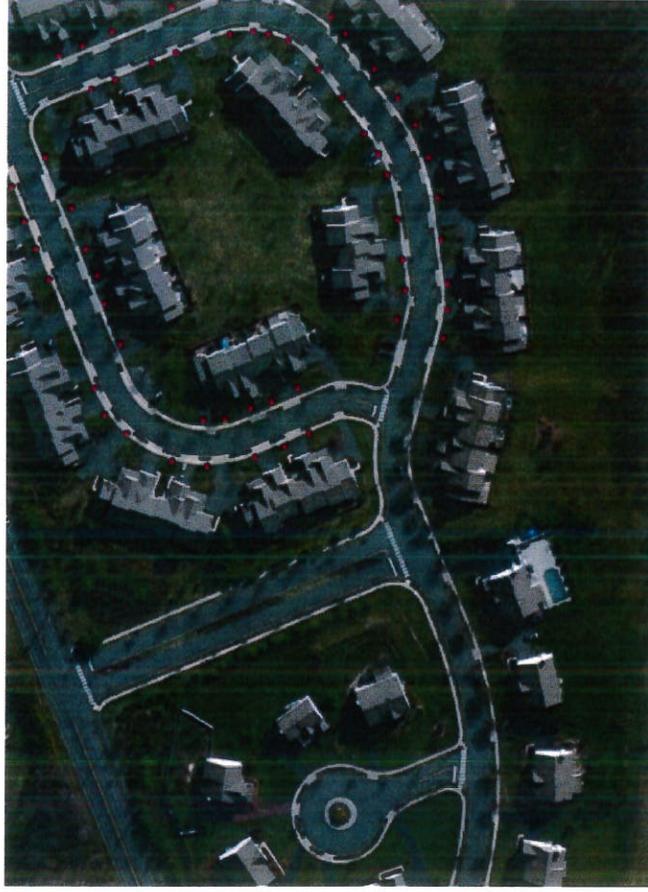
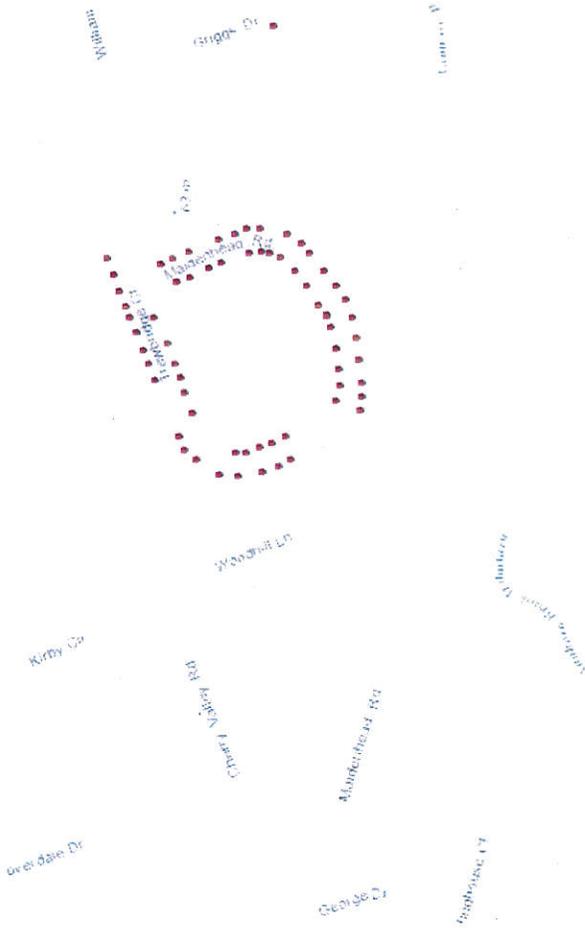


- Spruce St
- Vandeventer Ave
- Mercer St
- University Place

Removal of ash trees on some streets may change visual appearance



# ASH TREES IN A DEVELOPMENT



Of the 148 street trees on Trewbridge Court and Maidenhead Rd, nearly half (67) are ash trees.

Fieldwood of Princeton

## POTENTIAL IMPACT OF ASH TREE REMOVAL IN A DEVELOPMENT

Removal of ash trees will have significant visual impact in housing developments like this.

Replanting with other tree species will need to be considered.



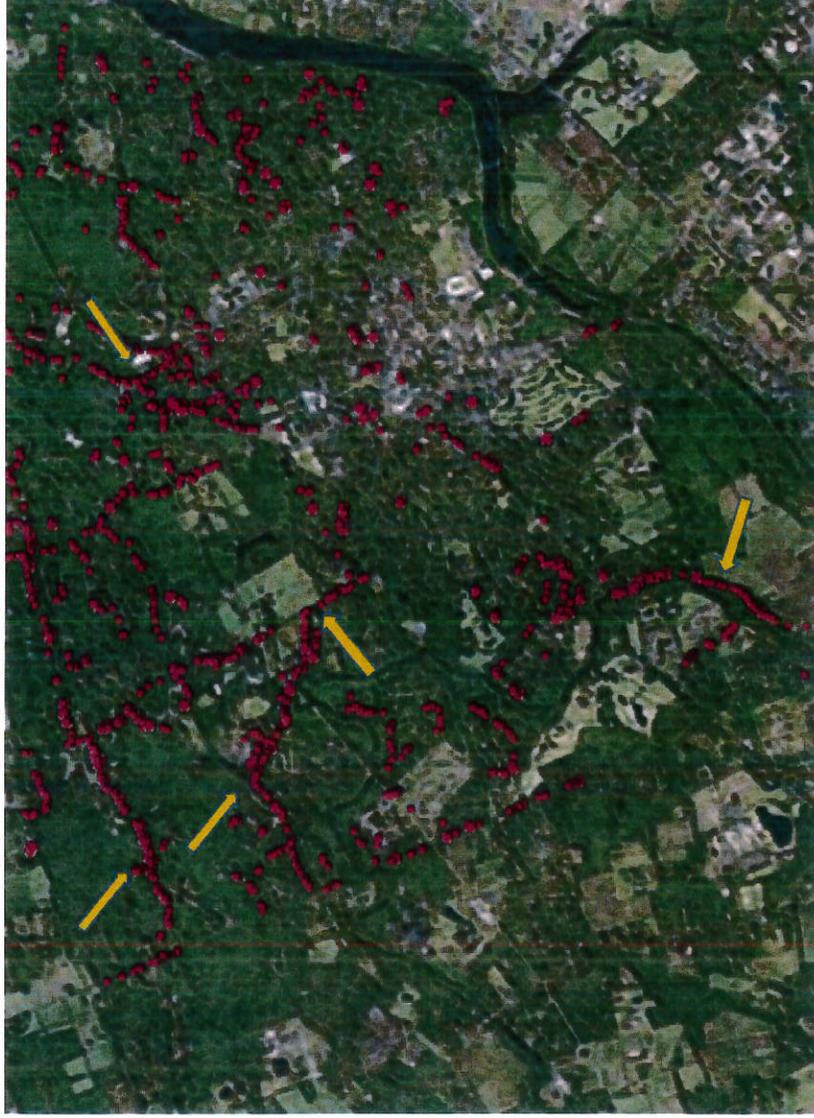
Trewbridge Court and Maidenhead Rd

## ASH TREE LOCATIONS IN RELATION TO WOODED AREAS

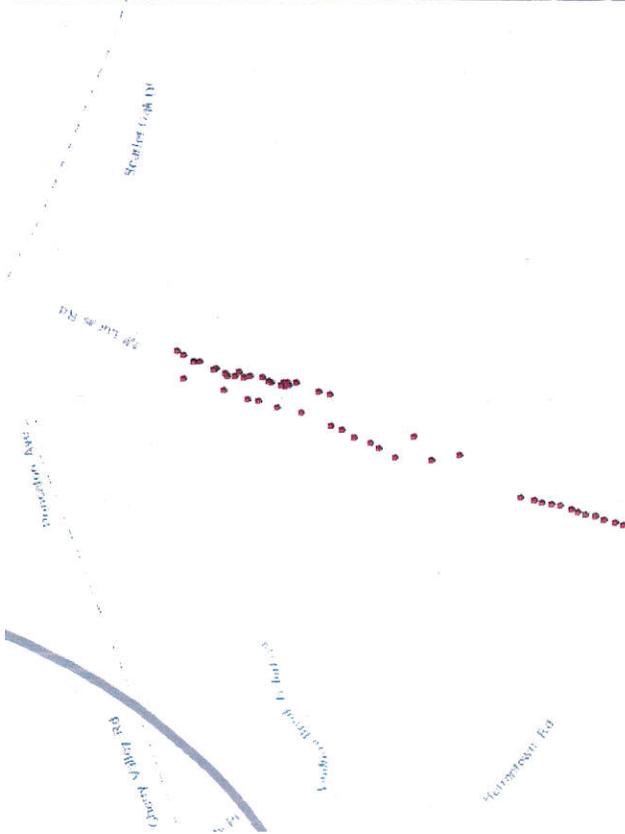
Many street ash trees are in areas with adjacent trees and shrubbery – replacement may not be necessary.



- Drake's Corner Rd
- Pretty Brook Rd
- Great Rd
- Mount Lucas Rd
- Quaker Rd



# MOUNT LUCAS RD – STREET ASH TREES WITH ADJACENT WOODED AREA



## MOUNT LUCAS RD – STREET ASH TREES WITH ADJACENT WOODED AREA

Ash trees along this stretch are small and in poor condition

Right of way (ROW) varies throughout the municipality.



## STATE RECOMMENDATIONS FOR EAB ACTION

Initially the State suggested fairly aggressive action assuming that municipal ash trees are street trees in highly visible locations (emphasis on treatment and replacement with different species).

- Remove and replace all ash trees less than 12" diameter
  - removal costs relatively low, less canopy cover lost
- Remove and replace all ash trees greater than 30" diameter
  - treatment to save will be most expensive, large trees may not have sufficient remaining life
- Treat to save all ash trees between 12 and 30" diameter

More recently, the State outlined 4 possible options from Option A – No Action to Option D – Aggressive Management with the preferred option being Option B – Selective Management

*NOTE: Some modest grants of ~\$20k have been awarded by State, PSEG; not clear if available going forward*

## PRINCETON SPECIFIC CONDITIONS

- Significant number of poor, critical, dead ash trees – 364\* – require immediate removal
- Small-sized ash trees – 690 – to be removed
- Medium-sized ash trees – 895
  - many located adjacent to wooded lots, may not need to be replaced
  - 394 fair condition – probable removal required
  - 501 good, very good condition – to be evaluated for significant status (treatment) or removal
- Large-sized ash trees – 122
  - many located adjacent to wooded lots, may not need to be replaced
  - 51 fair condition – probable removal required
  - 71 good, very good condition – to be evaluated for significant status (treatment) or removal

*\*All numbers approximate. Inventory data completed in 2010 (Borough), 2013 (Township)*

## EXAMPLE OF A SIGNIFICANT ASH TREE

Some ash trees (in key locations or of other significance) may be candidates for treatment depending on the condition and size of tree.

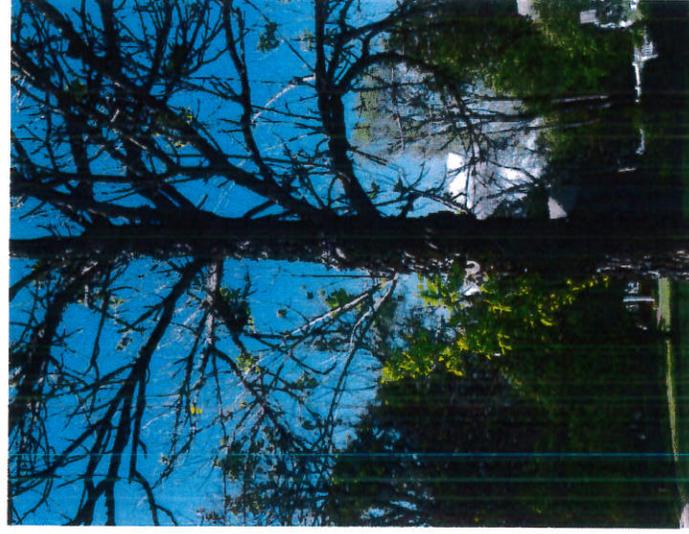
White Ash  
19 Vandeventer Ave



**MANY ASH TREES ON PRINCETON STREETS ARE ALREADY FAILING  
(EAB, ASH YELLOWS, OTHER CAUSES?)**



Christopher Rd



Decline can be rapid. All trees in this ROW recorded in good condition in tree inventory in February, 2013.

**WEAKENED ASH TREES ARE VULNERABLE TO DAMAGE  
(POWER LINES AND ROADS NEAR THESE TREES ALSO VULNERABLE)**



Start to identify ashes for immediate removal.

This is an example of damage of a weakened tree, this tree may not, however, be in the ROW.

Cherry Valley Rd  
05/15/2016

## POSSIBLE OPTIONS FOR PRINCETON

1. “Selective Management” – State recommendation, modified to reflect Princeton conditions
  - remove 100% poor/critical/dead, fair condition, and all small
  - remove 90% medium and large, good/very good condition
  - treat 10% medium and large, good/very good condition
  - replace 10% removed trees with different species
2. “Extreme” – Remove all ash trees, no treatment, no replacement
3. “No Action” – Continue “business as usual” – remove ash trees when they die (as for any other street tree)

**ESTIMATED COSTS TO REMOVE, TREAT OR REPLACE  
ONE MID-SIZED (12 – 29” DSH) ASH TREE**

ACTION	COST*
Range of costs to remove mid-sized (12 – 29” DSH) ash tree (based on Princeton contractor estimates)	\$425 - \$1,000
Range of costs to treat significant good/very good mid-sized (12 – 29” DSH) ash tree (one treatment)	\$180 - \$435
Assume 3 treatments per tree over 10 years	\$540 - \$1,305
Average cost to replace ash tree with different species (2.5 – 3” caliper nursery stock)	\$400

\*Costs based on estimates from Princeton-area contractors

## OPTIONS 1 AND 2 – ESTIMATED COSTS

ACTION	COST*
<b>1 SELECTIVE MANAGEMENT</b>	
<b>MODIFIED NJ STATE RECOMMENDATION FOR PRINCETON CONDITION</b>	
Remove 100% poor/critical/dead (364), fair (445) condition, and all small (690) ash trees (total = 1,499)	
Remove 90% medium and large in good/very good condition ash trees (513)	
Total ash tree removals: 2,012 x \$800 (weighted average)	\$1,609,600
Treat 10% medium and large significant ash trees (59 x \$308 x 3) (3 times over 6 - 10 years depending on treatment)	\$54,516
Replace 10% removed ash trees with different species (207 x \$400)	\$82,800
	<b>\$1,746,916</b>
<b>2 EXTREME</b>	
<b>REMOVE ALL ASH TREES, NO TREATMENT, NO REPLACEMENT</b>	
Total ash tree removals: 2,071 x \$800 (weighted average)	<b>\$1,656,800</b>
NOTE: Option 1 provides 266 trees, while option 2 provides none	

*\*All estimates approximate, based on inventory data completed in 2010 (Borough), 2013 (Township)*

**OPTION 1 – TIMING OF ESTIMATED COSTS PHASED OVER 6 YEARS**  
**(REMOVE MOST, TREAT SOME, REPLACE SOME)**

YEAR	ACTION	COST*
2016	Remove 100% poor/critical/dead (364), no treatment, no planting	\$291,200
2017	Remove 330 of remaining trees, treat 59 trees (1 <sup>st</sup> ), plant 41	\$298,572
2018	Remove 330 of remaining trees, plant 41	\$280,400
2019	Remove 330 of remaining trees, treat 59 trees (2 <sup>nd</sup> ), plant 41	\$298,572
2020	Remove 330 of remaining trees, plant 41	\$280,400
2021	Remove 328 of remaining trees, treat 59 trees (3 <sup>rd</sup> ), plant 43	\$297,772
	<b>TOTAL</b>	<b>\$1,746,916</b>

*Assumption: infestation is currently in year 3*

*\*All estimates approximate, based on inventory data completed in 2010 (Borough), 2013 (Township) and on cost estimates provided by Princeton-area contractors*

**OPTION 2 –TIMING OF ESTIMATED COSTS PHASED OVER 6 YEARS**  
 (REMOVE ALL, NO TREATMENT, NO REPLACEMENT)

YEAR	ACTION	COST*
2016	Remove all dead/critical/poor among large and medium ash trees (364)	\$291,200
2017	Remove 341 of remaining ash trees	\$272,800
2018	Remove 341 of remaining ash trees	\$272,800
2019	Remove 341 of remaining ash trees	\$272,800
2020	Remove 341 of remaining ash trees	\$272,800
2021	Remove 343 of remaining ash trees	\$274,400
<b>TOTAL</b>		<b>\$1,656,800</b>

*Assumption: infestation is currently in year 3*

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## WHAT ARE OTHERS LOCALLY DOING ABOUT EAB?

MUNICIPALITY	PLAN	OUTREACH	GRANTS
Township of Ewing	Rutgers EAB Rapid Survey*	Held	\$20,000 PSEG
Borough of Hopewell	Rutgers EAB Rapid Survey		
Township of Hopewell	Plan to conduct inventory in 2016	Planning	Planning PSEG
Township of Lawrence	Yes, including staggered removal of ash trees over several years	Held	Waiting State CSIP grant approval
Mercer County Parks Commission	Yes – protect healthy, remove trees that threaten park safety		
Princeton University	No – “wait and see”		
Rocky Hill	No	Held	
West Windsor	Yes – Selective Management Plan (remove, treat, replace) as budgets permit	Planned	

\*Rutgers EAB Rapid Survey – conducted for selected municipalities lacking a tree inventory

## TASKS TO ADDRESS EAB INFESTATION

WHAT	WHO	WHEN
Conduct <b>EAB awareness campaign</b> to inform residents about EAB threat to public and private ash trees and management options (property owners, neighborhood associations, real estate agents, etc.)	Arborist STC	on-going
Conduct <b>rapid assessment</b> of condition of street ash trees listed in database (especially along heavily traveled roads); also assess areas in and around playgrounds, sports fields, parks and public spaces	Arborist Outside Contractor (?)	2016
<b>Remove</b> street ash trees in poor/critical condition or dead	Arborist Outside Contractor (?)	End of 2016
<b>Develop removal / treatment plan</b> for ash trees in fair, good, very good condition	Arborist STC	2016
<b>Develop preservation plan</b> to identify and treat significant ash trees	Arborist STC	2016

## SUMMARY

- Tree inventory of street ash trees good starting point, even if data not updated since 2010 (Borough), 2013 (Township)
- No current inventory of ash trees in parks and public areas (need now)
- Many ash trees are located in areas of low visual impact
- Removal of street ash trees in most areas will not have significant visual impact due to location adjacent to wooded areas
- Municipality needs to decide preferred option for action, then plan and budget for removals, treatment, replacement (with different species)
- Public awareness campaign needed to inform residents about EAB threat to public and private ash trees and management options

## WHAT IS NEEDED FROM COUNCIL?

- Select option 1, 2, or 3 as basis for detailed plan and action
- Announce EAB initiative as high priority
- Assign clear responsibility for development and implementation of detailed action plan, including schedule
- Assign clear responsibility for communication with and response to community (residents, contractors, etc.)
- Develop funding commitment to cover internal and outside contractor costs of ash tree removal, treatment, replanting and associated data tracking
- Direct professional staff to proceed with implementing action