

**These minutes not yet  
Approved by the Princeton Council**

**PRINCETON COUNCIL MEETING  
August 25, 2014**

A meeting of the Mayor and Council was held on this date at 6:15 p.m. in the Main Meeting Room in the municipal complex, 400 Witherspoon Street, Princeton, NJ 08540.

**NOTICE OF MEETING**

The Clerk read the following statement.

The following is an accurate statement concerning the providing of notice of this meeting and said statement shall be entered in the minutes of this meeting. Notice of this meeting as required by Sections 4a, 3d, 13 and 14 of the Open Public Meetings Act has been provided to the public in the form of a written notice. On August 20 2014 at 2:40 p.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Torontonion, the Town Topics, and filed with the Municipal Clerk.

**ROLL CALL**

The Municipal Clerk then called the roll.

Present: Mesdames Butler, Crumiller, Howard and Messer Liverman, Miller, Simon  
And Mayor Lempert.

Absent: None.

Also Present: Mr. Bruschi, Ms. Monzo, Mr. Kiser, and Ms. Cecil.

6:15 p.m.

14-229 CLOSED SESSION

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

BE IT RESOLVED by the Mayor and Council of Princeton:

1. This body will now convene into a closed session that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7B of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed in said session is as follows:

Personnel: Teamsters/AFSCME  
Police Staffing

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

Within 90 days or upon settlement of litigation, if applicable

The above referenced issues were discussed by the Princeton Council.

7:00 p.m. Regular Session

#### PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

Mayor Lempert introduced Kalina Honczarenko as "Mayor for the Day".

#### MINUTES

The minutes of June 23, 2014 were tabled until a future meeting.

Mr. Liverman offered a motion to approve the minutes of July 14, 2014 as presented. Ms.

Howard seconded the motion which was carried by five affirmative votes. Mr. Simon abstained from the vote.

Ms. Crumiller offered a motion to approve the minutes of July 21, 2014 as presented. Mr. Miller seconded the motion which was carried unanimously.

#### COMMENTS FROM THE PUBLIC - Regarding Items Not on the Agenda

Paul Driscoll, Harris Road discussed with Council the demolition of the hospital site. Mayor Lempert said that it was one of the most difficult votes any of Council had to take. Ms. Crumiller said that she felt reassured by the experts and that they were not ignoring the environmental risks. She said that in the end that she thought that they got good protections. Ms. Howard said that she thanked everyone and that we are in a much better place than we would have been. She said that hospital sites are treated differently and the municipality was pushed to do more than the state law requires.

Mr. Kiser said that there will be a meeting with Avalon Bay on September 3, 2014 at 6:30 p.m.

Linda Auerbach asked again to have the signage on Lytle Street fixed. She said that the sign going into Lytle Street is completely whited out and that the municipality should protect itself.

Steve Mariotti, new resident, writer for the Huffington Post spoke to Council regarding bicycle helmet law promotion.

## HEARING ON COMCAST APPLICATION FOR RENEWAL OF MUNICIPAL CONSENT

Steven Goodell, Esq, said on July 14, 2014 the municipality began its hearing to consider Comcast's application for renewal of municipal consent. The hearing was scheduled to be concluded at this evenings meeting and any correspondence or public comment regarding the application would be entered into the record.

Mayor Lempert then opened the public hearing. Being no further public comment, the public hearing was closed but negotiations would continue and comments would be extended until September 1, 2014. Any further written public comment could be sent to Mr. Miller for the record.

## PRESENTATIONS

**Princeton Community Housing, Ed Truscelli**

Ed Truscelli, Princeton Community Housing, offered a power point presentation to Council that discussed accomplishments and goals. He said that the need for affordable housing in Princeton is tremendous.

Mr. Truscelli reported that PCH owns and manages 466 affordable rental units in Princeton, providing homes to about 1,000 residents in 4 communities and several neighborhood locations. He said that they currently serve as administrative agent for Princeton's affordable rental program.

Mr. Truscelli said that the goals are to continue to advocate for new affordable housing; to collaborate with the Task Force, the municipality and the Princeton community to provide opportunities to address the significant need for more affordable housing; to continue to exercise sound stewardship in the management of its properties and enhancement of its supportive programming.

Mr. Miller asked Mr. Truscelli what he needed from Council. Mr. Truscelli said the potential for continued financial support.

Ms. Crumiller asked if PCH was involved in the new Merwick/Stanzworth. Mr. Truscelli said they are certifying applications and that there are about 200 applications for those units. Ms. Butler asked if the eligibility requirements were clear. Mr. Truscelli said that they were.

Mr. Simon thanked Mr. Truscelli, saying that the backlog was eye opening and noting that we were working toward diversity in Princeton.

(Power Point Presentation Attached)

**Princeton Public Schools, Steve Cochrane**

Steve Cochrane, Superintendent, Princeton Public Schools provided an update on the schools to Council. Mayor Lempert said that Mr. Cochrane has done a tremendous job and has been one of the greatest and happiest surprises to come to Princeton.

Mr. Cochrane spoke about three issues: partnership; demographics; and strategic planning.

**Partnership:**

He thanked Chief Sutter and the Police Department and the Department of Public Works for their help this past winter. He said that the police have been in the schools make presentations on issues such as online safety. He thanked the Recreation Department for sharing athletic fields, coaching, student athletes, biking and walking trails and the Municipality for reexamination of hazardous routes busing, sustainability, and interviewing of the network engineer.

Mr. Cochrane said that there has been no discussion about the use of 369 Witherspoon Street, but hoped that there is a way we can use the site for the greater good.

**Demographics:**

Mr. Cochrane said that they have commissioned a study to assess general demographic trends and particularly the impact of new housing (Avalon Bay, Merwick/Staworth, Lakeside Graduate Housing, IAS) on the Princeton Public Schools. The study included a five year forecast from 2014-2019. The conclusions were that prek-5 were generally flat and redistricting was not necessary; grades 6-8 in year three of 723 then decline – decrease of 48; grade 9-12 rise in first four years to peak of 1611 – a capacity study has been commissioned to look at how to address enrollment bubble.

**Strategic Planning:**

Mr. Cochrane said that they have teachers, students, parents, administrators, board members, and community members coming together to define the direction for the district.

Mr. Cochrane said that the key areas included vision and mission; student achievement, facilities and finance, communication, climate and culture; and wellness – physical, social/emotional.

Ms. Howard said that she was proud of so many collaborations, and mentioned the Send Hunger Packing program.

**Princeton Ridge Coalition, Barbara Blumenthal**

Barbara Blumenthal offered a power point presentation to Council.

Ms. Blumenthal reported that the wetlands in Princeton Ridge are mapped correctly due to a study commissioned by Princeton; two reports documenting threatened and endangered species on the Princeton Ridge have been filed with the NJDEP; a safety report was commissioned by the Princeton Ridge Coalition and was filed with FERC.

Ms. Blumenthal said that Transco will fill the existing natural gas pipeline with water for the rock hammering phase estimated to be 3 to 6 weeks, and will perform safety tests. Pipeline right of way will be 50 feet wide rather than 105 feet on the Princeton Ridge, lessening environmental damage.

Ms. Blumenthal said that in the FERC Environmental Assessment issued on August 11, 2014, minimal data was used for environmental review, not showing familiarity with the local habitat; FERC ignored expert submissions other than by Transco and performed no independent analysis; and Princeton and the Princeton Ridge Coalition will challenge the findings of the Environmental Assessment with comments to FERC. Ms. Blumenthal said that after September 10, 2014 no new issues can be raised and submitted to FERC.

Mayor Lempert thanked Ms. Blumenthal saying that the Princeton Ridge Coalition has been amazing.

Ms. Crumiller asked if the main goal was to eliminate horizontal drilling. She asked if the PRC had support of other environmental groups. Ms. Blumenthal said that they did and that they also had amazing support from Mr. Kiser and Ms. Stockton.

(Power Point Presentation Appended to Minutes)

**WORK SESSION****Traffic & Transportation Council Liaison**

Mr. Liverman offered a motion appointing Ms. Crumiller as liaison to the Traffic and Transportation Council. The motion was seconded by Ms. Howard and carried unanimously.

Mr. Liverman offered his thanks and those of Council to Ms. Butler for her service on the Traffic and Transportation Council.

**REPORTS****Police Report, Chief Sutter**

Chief Sutter reviewed the monthly police report with Council. He said that there were no major highlights this month. Ms. Butler asked if Chief Sutter could review the process by which we got the canine unit. Chief Sutter said that we were approach by Homeland Security for a grant about the number of times we called out resources. He said that Princeton University was a big factor and that the grant was free of charge. Ms. Butler said that she was afraid that we militarize resources of the police force every time it's offered. Chief Sutter said that we do not possess any military based platforms and if we need resources in an emergency we could get them. He said that the dog is a resource and beneficial to community policing. Mayor Lempert said that the canine unit did go through public safety.

Ms. Howard said that Ferguson has given us a chance to reflect on public safety priorities and we are going in the right direction. She said that we have a model police department and diversity is our strength. Chief Sutter said that Ferguson and events like that are a chance for reflection and to look at best practices. He said that he felt that our police department has the perfect balance to respond in a certain way. Mayor Lempert said that Canine Officer Harris is excellent and can find missing people which is a plus for the police department. Mr. Simon offered his praise for the community policing effort.

**Council Reports:**

Ms. Howard said that there have been reports of five rabid bats in Princeton. Ms. Howard recognized how scary rabies is and asked people to call the police department and not to touch the bat. She asked that people not shoo the bat in question out the window so it can be tested.

Mr. Miller said that the COMCAST Franchise Negotiating Team, chaired by Peter Thompson, met on 24 Jul 2014, and prioritized the issues to be negotiated with COMCAST. The issues considered included: Franchise term, Upgrade of the PEG channels to HD, Upgrade of set top boxes at public locations to HD, Maintenance of the Institutional Fiber Network (I-Net), Connection of the Charter

School to the I-Net, Installation of fiber between Community Park School and Witherspoon Hall, and between the Learning Center and Housing Authority, Technology Grant, Information concerning subscriber accounts, Number of PEG channels. He said that the negotiating team met with Rob Clifton, Senior Director of Government Affairs for COMCAST on 20 Aug 2014. Mr. Clifton presented a proposed draft Franchise Ordinance and Offer Sheet, which included a technology grant that would be based on the length of the franchise. The negotiating team will obtain information from the NJ State office of Cable TV on other COMCAST franchises, and will review the terms, conditions and legality of the proposed ordinance prior to meeting again with Mr. Clifton and making a recommendation to the Mayor and Council.

Mr. Miller also reported that the Animal Control Advisory Committee, consisting of volunteer members Steve Frakt, Bill Enslin, Donna Schneider, with Bernie Miller ( Council Liaison ) and Kathy Monzo, Deputy Administrator, and the municipal Animal Control Officer, Mark Johnson met on 21 Jul 2014. Legal Counsel to the Committee, Trishka Cecil participated for part of the meeting by telephone. The purpose of the meeting was to review the deer cull for 2013, and the road kill data for 2013 and preceding years, and to reach a consensus on a recommendation to Council for the 2015 deer cull program. It should be noted that, at the time of the meeting the 2014 road kill data was complete only through May and consequently was not considered by the Committee in reaching a consensus.

Mark Johnson provided the road kill data which is summarized here as the total road kill per year:

Year:	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Total Road Kill:	342	245	170	128	127	100	94	62	90	74	69	83	108	99

Mr. Miller said that our Animal Control Officer, Mark Johnson, reported that in 2014 White Buffalo harvested 127 deer and that UBH NJ took a total of six deer. Mr. Johnson reported that the White Buffalo cull was less than in previous years because adverse weather reduced period of the cull by about four to five days. In reviewing the above data Dr. DeNicola of White Buffalo commented that the road kill data (which we tend to use as a surrogate for the deer population) had decreased had shown a steady decrease from 2000 to 2010. No professional culling was conducted in 2011, and as a result the road kill has started to increase. A remote deer population sampling conducted by White Buffalo as a part of the 2013 program provided an estimate of deer population density of about 45 per square mile. Our historical

objective for the deer population density has been about 25 per square mile. These numbers indicate that, unless the deer harvest is increased in 2015 and successive years until the target population density is reached, the population density and road kill will continue to increase in future years. It was noted that the year-to-year reduction in road kill from 2012 to 2013 was considered to be somewhat anomalous. In order to begin the process of reversing the population trend towards the goal of 25 per square mile, it will be necessary to increase the harvest in 2015 to about 250 deer. In order to reach this goal efficiently; Dr. DeNicola said the White Buffalo will require a longer cull period and more access. Dr. DeNicola has provided a budgetary estimate of \$93,800 for a 2015 professional deer cull program to achieve a cull of about 250 deer. The value of the contract with White Buffalo in 2014 was \$63,870. It is the recommendation of the Animal Control Advisory Committee that Council direct Administration to include \$93,800 in the 2015 budget for the purpose of conducting a professional cull of about 250 deer in 2015.

Ms. Butler said that the Community Park Pool would be open for two extra weekends after Labor Day.

Mr. Simon said that on behalf of the Public Works Committee, in the July 500 tons of garbage were picked up and 40 tons of organic waste. He also said that all maintenance for DPW will be going through the Harrison Street facility.

## RESOLUTIONS

### 14-230 Approving AFSCME Contract

Mr. Miller offered a motion to approve resolution 14-230 as presented. The motion to approve the resolution was seconded by Ms. Crumiller and carried unanimously.

### 14-231 Approving Teamsters Contract

Ms. Crumiller offered a motion to approve resolution 14-231 as presented. The motion to approve the resolution was seconded by Mr. Miller and carried unanimously.

### 14-232 Approving Police Hires

Ms. Howard offered a motion to approve resolution 14-232 as presented. The motion to approve the resolution was seconded by Mr. Liverman and carried unanimously.

### 14-233 Place to Place Liquor License Transfer #1110-33-005-002, Astons Jazz, LLC, d/b/a Mistral/elements

Ms. Crumiller offered a motion to approve resolution 14-233 as presented. The motion to approve the resolution was seconded by Mr. Liverman and carried unanimously.

14-234 Professional Services Agreement for Miller Porter & Muller for Rafael & Sara Segal vs. Princeton Planning Board \$25,000.00

Ms. Crumiller offered a motion to approve resolution 14-234 as amended. The motion to approve the resolution was seconded by Mr. Miller and carried unanimously.

14-235 Mamoun's Princeton, LLC: 20 Witherspoon Street License Agreement

Ms. Howard offered a motion to approve resolution 14-235 as presented. The motion to approve the resolution was seconded by Ms. Crumiller and carried unanimously.

14-236 Rejecting Bids and Authorizing Rebid, Telecommunications Antennas, Municipal Building

Mr. Simon offered a motion to approve resolution 14-236 as amended to just reject the bid. The motion to approve the resolution was seconded by Mr. Liverman unanimously.

14-237 Rejecting Bids and Authorizing Rebid, Telecommunications Antennas, Fire Station

Mr. Simon offered a motion to approve resolution 14-237 as amended to just reject the bid. The motion to approve the resolution was seconded by Mr. Liverman and carried unanimously.

14-238 2014 Sewer Adjustment for First Baptist Church of Princeton

Ms. Howard offered a motion to approve resolution 14-238 as presented. The motion to approve the resolution was seconded by Ms. Crumiller and carried unanimously. Mayor Lempert recused herself from the discussion.

14-239 2010 Sewer Refund

Mr. Liverman offered a motion to approve resolution 14-239 as presented. The motion to approve the resolution was seconded by Mr. Simon and carried unanimously.

14-240 Traffic Signal Agreement, Route 27 & Washington Road, Vandeventer Avenue

Ms. Howard offered a motion to approve resolution 14-240 as presented. The motion to approve the resolution was seconded by Mr. Liverman and carried unanimously.

14-241 Professional Services Agreement, Maintenance of Tax Maps, Gregory Sandusky, P.E., P.L.S., \$14,000.

Mr. Liverman offered a motion to approve resolution 14-241 as presented. The motion to approve the resolution was seconded by Ms. Crumiller and carried unanimously.

14-242 Professional Services Agreement, Community Grants, Planning & Housing, CDBG Grant Application, \$10,653.

Mr. Simon offered a motion to approve resolution 14-242 as presented. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-243 Professional Services Agreement, Community Grants, Always Safe Sidewalks \$12,998.75

Mr. Simon offered a motion to approve resolution 14-243 as presented. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-244 Birch Avenue Grant Application Resolution authorizing application.

Mr. Simon offered a motion to approve resolution 14-244 as presented. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-245 Birch Avenue Grant Application Resolution identifying CDBG Officer.

Mr. Simon offered a motion to approve resolution 14-245 as amended adding Ms. Peacock to the resolution. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-246 Birch Avenue Grant Application Resolution adopting citizen participation plan

Mr. Simon offered a motion to approve resolution 14-246 as presented. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-247 Birch Avenue Grant Application Resolution approving grant management plan.

Mr. Simon offered a motion to approve resolution 14-247 as presented. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-248 Professional Services Agreement, Accredited Environmental Technologies Inc., Asbestos Inspection 472 Stockton Street, \$1,520.

Mr. Simon offered a motion to approve resolution 14-248 as presented. The motion to approve the resolution was seconded by Ms. Howard and carried unanimously.

14-249 Approval of Sidewalk Replacement Contract; T. Fiotakis Construction, \$33,418.00

Ms. Howard offered a motion to approve resolution 14-249 as presented. The motion to approve the resolution was seconded by Mr. Simon and carried unanimously.

(Resolutions appended to this set of minutes)

## ORDINANCE PUBLIC HEARINGS

### **Salary Ordinance and Resolution**

Mayor Lempert read by title an ordinance entitled ORDINANCE # 2014- OF THE MAYOR AND COUNCIL OF PRINCETON CONCERNING SALARIES AND COMPENSATION OF CERTAIN PERSONNEL OF THE MUNICIPALITY OF PRINCETON.

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

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

14-250 Salary Resolution

Ms. Crumiller offered a motion to approve resolution 14-250 as presented. The motion to approve the resolution was seconded by Mr. Liverman and carried unanimously.

### **No Parking Zone**

Mayor Lempert read by title an ordinance entitled AN ORDINANCE AMENDING NO PARKING ZONE EXCEPT WITHIN DESIGNATED STALL MARKINGS IN THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968".

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

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

**Vacation of Sanitary Sewer Easement**

Mayor Lempert read by title an ordinance entitled AN ORDINANCE AUTHORIZING ABANDONMENT OF A SANITARY SEWER LINE AND VACATION OF A SANITARY SEWER EASEMENT ON BLOCK 28.03, LOTS 47.01, 47.03, 74, 76, 77, 78, 82, 83, 89, 100 AND 102 OF THE TAX MAP OF PRINCETON, AND MANDATING CONNECTION TO REPLACEMENT AND NEW SEWER LINES.

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

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

**No Parking Zone, Markham Road**

Mayor Lempert read by title an ordinance entitled AN ORDINANCE CREATING A NO PARKING ZONE ON A PORTION OF MARKHAM ROAD AND AMENDING THE "CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974".

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

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

**Bond Ordinance Spring Street Garage**

Mayor Lempert read by title an ordinance entitled BOND ORDINANCE PROVIDING FOR GENERAL PARKING UTILITY REPAIRS AND THE SPRING STREET GARAGE EMERGENCY POWER SYSTEM IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$95,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$95,000 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF.

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

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

#### **Noise**

Mayor Lempert read by title an ordinance entitled AN ORDINANCE BY PRINCETON CONCERNING LOUD, CONTINUOUS OR EXCESSIVE NOISE AND AMENDING THE "CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974" AND THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968

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

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

#### **Parks**

Mayor Lempert read by title an ordinance entitled AN ORDINANCE BY PRINCETON CONCERNING RECREATION AND PARKS AND SIMILAR PUBLIC PLACES, AND AMENDING THE "CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1974" AND THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968."

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

Mayor Lempert said that the proposed ordinance will be carried until the Council meeting of September 22, 2014.

#### **ORDINANCE INTRODUCTION**

##### **Mid Block Crosswalks**

Mayor Lempert read by title on first reading a proposed ordinance entitled AN ORDINANCE CONCERNING MID-BLOCK CROSSWALKS WITHIN PRINCETON AMENDING THE "CODE OF THE BOROUGH OF PRINCETON, NEW JERSEY, 1972".

Ms.Crumiller offered a motion to approve the proposed ordinance on first reading. Mr. Simon seconded the motion, which was carried unanimously. The public hearing was set for September 22, 2014

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

- a. Bills and Claims
- b. Maintenance/Performance Guarantees
  - Hall Building Corporation, Princeton Community Park Pools & Recreation Facility, Release of Performance Guarantee and waiver of Maintenance Guarantee.
  - Princeton University, Sidewalk Extensions Project, Completion time extension to October 31, 2014.
  - J. Robert Hillier, Olden House, 70 William Street, Release of Performance Guarantee contingent receipt of acceptable 2 year maintenance guarantee in the amount of \$21,709.98
- c. 14-251 Resolution: Additional Newspaper Vending Machines, The Princeton Sun.
- d. 14-252 Resolution: Appointment, Boards & Commissions, Danita Ishibashi, Corner House
- e. 14-253 Shared Services Agreement, County of Mercer and Princeton, Public Health Preparedness and Response To Bioterrorism, Outbreaks of Infectious Disease, and Other Public Health Threats and Emergencies

Mr. Simon offered a motion to approve consent agenda as presented. The motion was seconded by Ms. Crumiller and carried unanimously.

(Resolutions appended to this set of minutes.)

There being no further business the meeting was adjourned at 10:15 p.m.

Linda S. McDermott  
Municipal Clerk

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## Questions Regarding Potential Adverse Effects Of Hospital Demolition Have Not Been Addressed

To the Editor:

With regard to the decision of Princeton Council to settle the lawsuit with AvalonBay, allowing the demolition of the hospital site to proceed, there were questions asked that still have not been completely answered.

It remains uncertain as to who would be sued and who would pay in the event that someone becomes ill. Is it the Council's position that the municipality, including its citizens, are held harmless in the event of future litigation involving any adverse effect that may result from demolition and construction of the project?

Most compelling is the concern for workers on the site, citizens living nearby, children, teachers, and staff who will be at Community Park School, Henry Pannell Center, and Princeton High School. As the hospital site is in the center of town, many students will be walking past it on their way to and from local schools.

Many citizens lack financial resources and may not understand how to proceed with filing a lawsuit against a national developer. Imagine if something goes wrong or if in the long term someone develops an illness resulting from possible contamination. Will AvalonBay defend itself simply by saying that they complied with the Developers Agreement authorized by the municipality?

Did anyone consult with the NJ Department of Community Affairs Board of Professional Engineers and Land Surveyors to review the specific clauses in the licensing laws as to the ethical responsibilities that our engineering staff has regarding their rights to refuse to sign a Demolition Permit that in their opinion is potentially harmful to the health and safety of the public?

In advance of their decision to settle, did the mayor or any Council member obtain the Summary Judgment documents and then actually read them?

Did Council confer with the LSRP (Licensed Site Remediation Professionals) Board to review the testimony provided by AvalonBay's environmental expert in their surprising request for Summary Judgment? Shouldn't the validity of their statement that they followed ASTM (American Society of Testing Materials) standards be questioned, given the fact that they did not file an Open Public Records Act request with the NJ Department of Environmental Protection during the Phase I analysis, thus failing to ascertain the existence of incinerator use on the site?

Has Princeton Council been in contact with NJDEP Division of Remediation Management to discuss the plan for soil located under the second incinerator room to be moved to another location onsite without testing and the fact that the site of the original incinerator is being ignored altogether?

Considering that demolition of the hospital site is the largest in Princeton's history, with unknown levels of contamination, members of Council, in their effort to do everything that they can to protect the health and safety of all citizens, should have carefully weighed each of the aforementioned concerns, strived diligently to obtain additional information, and not been cajoled into rushing.

Respectfully submitted,

Jim Floyd, Paul and Yoshie Driscoll,

Marco Gottardis, Jean Myer

Harris Road

Linda Auerbach

Lyle Street

Eric and Minnie Craig

Witherspoon Street

Stephen Griffies

Maple Street

Ken Gumpert

Leigh Avenue

Bernadine Hines

John Street

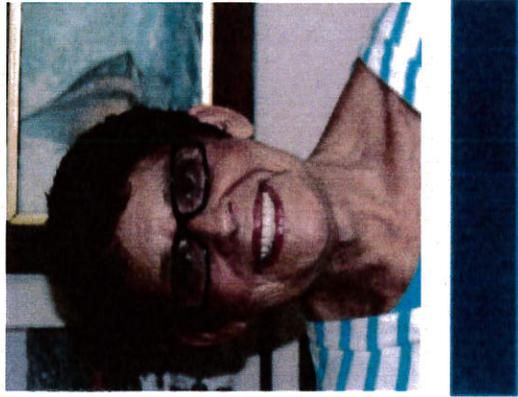
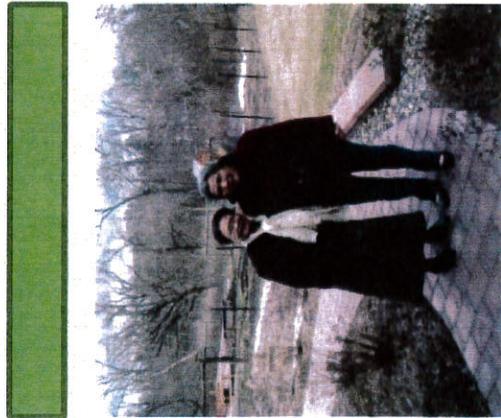
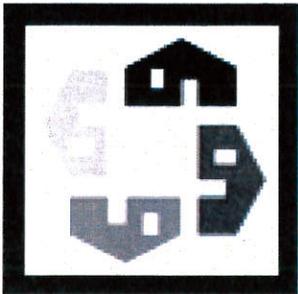
Howard and Rita Levy

Knoll Drive

Audrey and James Mack

Camahan Place

# Princeton Community Housing





# Princeton Community Housing



Princeton Community Housing (PCH) is a non profit organization established in 1967 by a group of concerned citizens and supported by 18 local sponsoring organizations to **provide, manage and advocate for affordable housing.**

## **PCH MOVED IN 2013!**

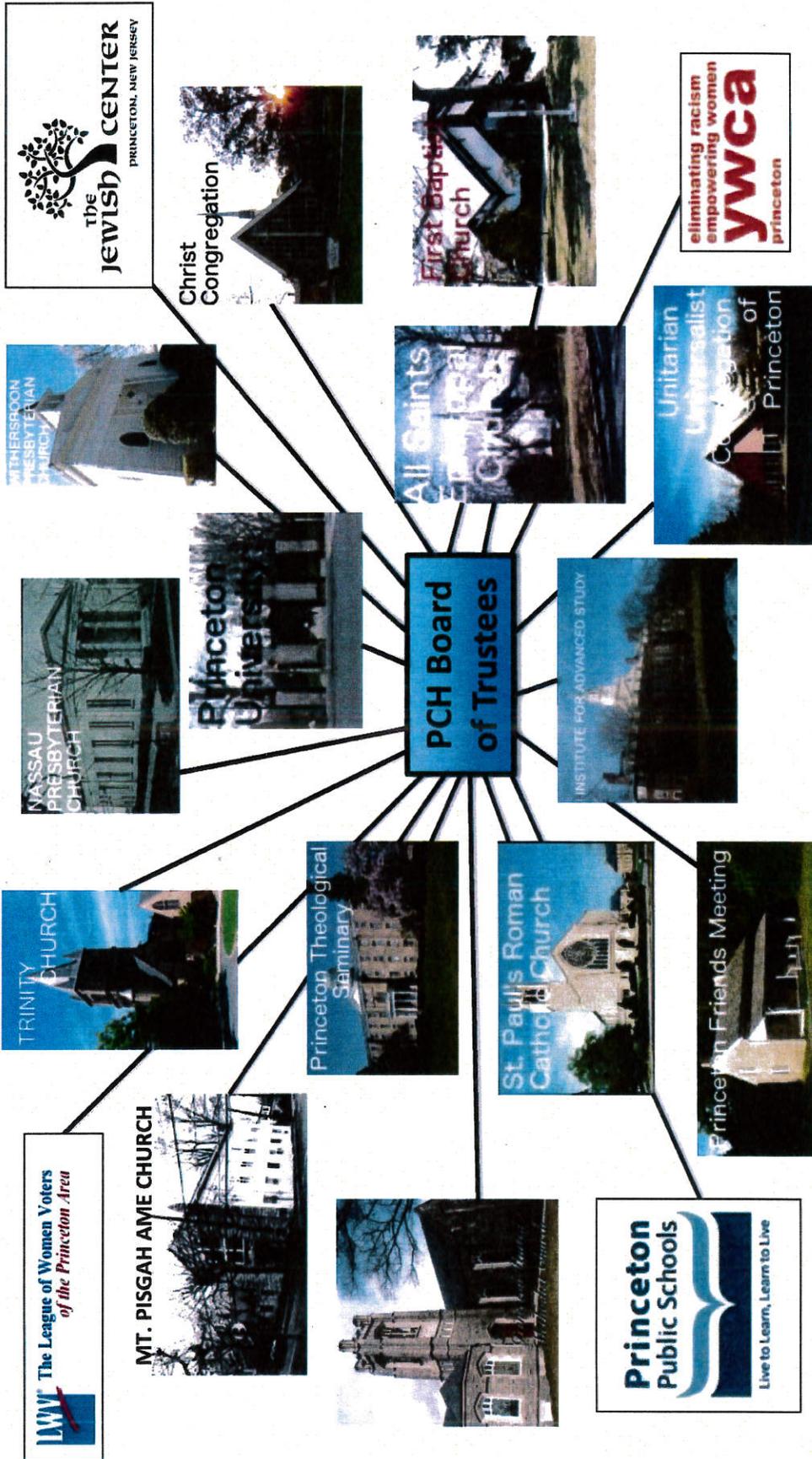
PCH is now located in Monument Hall along with community partners such as Princeton Affordable Housing, the Dept. of Human Services, Corner House and Princeton Community Television.

**PCH provides opportunities - to help foster the potential of individuals and strengthen the fabric of the community.**

PCH owns and manages 466 affordable rental units in Princeton, providing homes to about 1,000 residents in 4 communities and several neighborhood locations.



# PCH Sponsoring Organizations





# Recent Accomplishments- Neighborhood Homes



## 5 & 6 Shirley Court

In 2012, joint ventures between PCH and Princeton Borough resulted in the purchase of two units on Shirley Court and one unit on John Street. PCH renovated and now manages the two Shirley Court moderate income rentals and the one John Street low income rental .



## 246 John Street



# Recent Accomplishments – Community Enrichment



## Elm Court & Harriet Bryan House

Community Garden; Inter-generational Gardening Program; Life Stories with Princeton Community Television

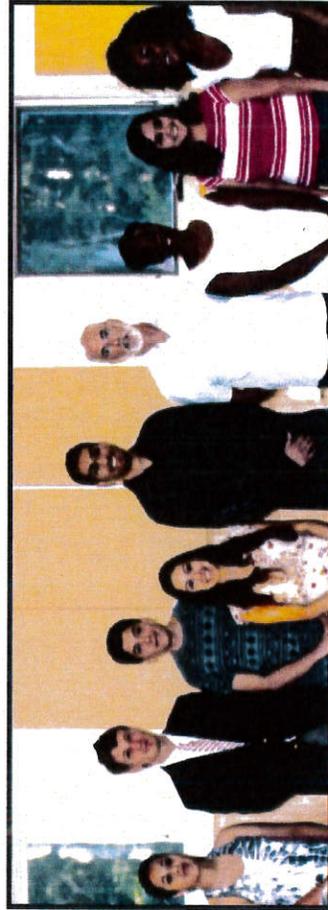
## Princeton Community Village

Marcy Crimmins Learning Center; Princeton Young Achievers (YMCA) Program; partnering with Corner House



## Ongoing Support and Services PCH Provides to Residents

- Food Pantry
- Congregate Services Program (EC, HBH)
- Supplemental Transportation (EC, HBH)
- Recreation scholarships (PCV, GF)
- College scholarship assistance (PCV)
- Financial fitness seminars
- Health & meditation classes
- Art classes & concerts





# Recent Accomplishments – Municipal Support & Collaboration



100 Leigh Avenue

PCH also currently serves as Administrative Agent for Princeton’s **affordable rental program**. These units are located on privately owned properties and are part of Princeton’s complete **Affordable Housing Inventory**. These include a total of 39 “neighborhood” rental units.

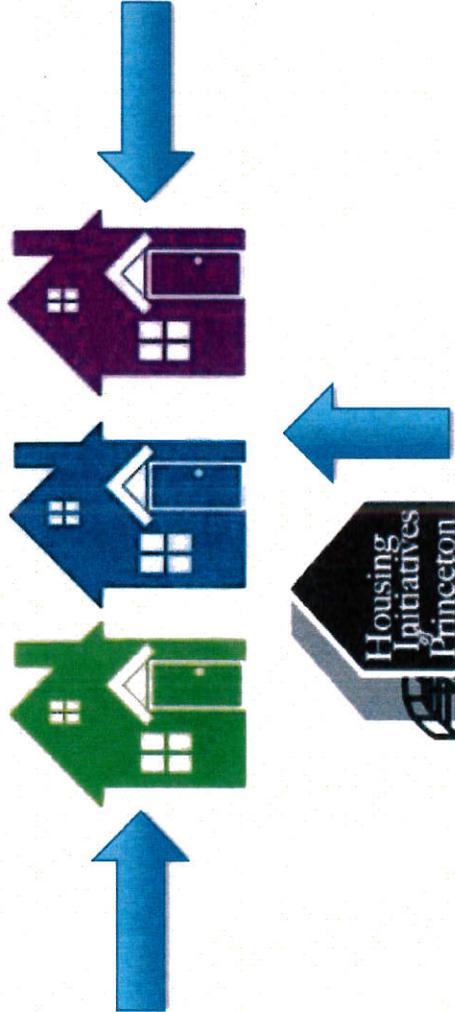
Working with the Municipal Housing Liaison, the Administrative Agent establishes and enforces affordability controls, markets units and ensures that units are rented to eligible households.

# Collaboration - Affordable Housing Task Force

**Princeton Affordable Housing (PAH)**;  
 municipal entity that manages 165 sales units.  
 Also, oversees 57 rental and 10 sales units.



**Princeton Housing Authority (PHA)**;  
 governmental, public corporation, owns 236 rental units.

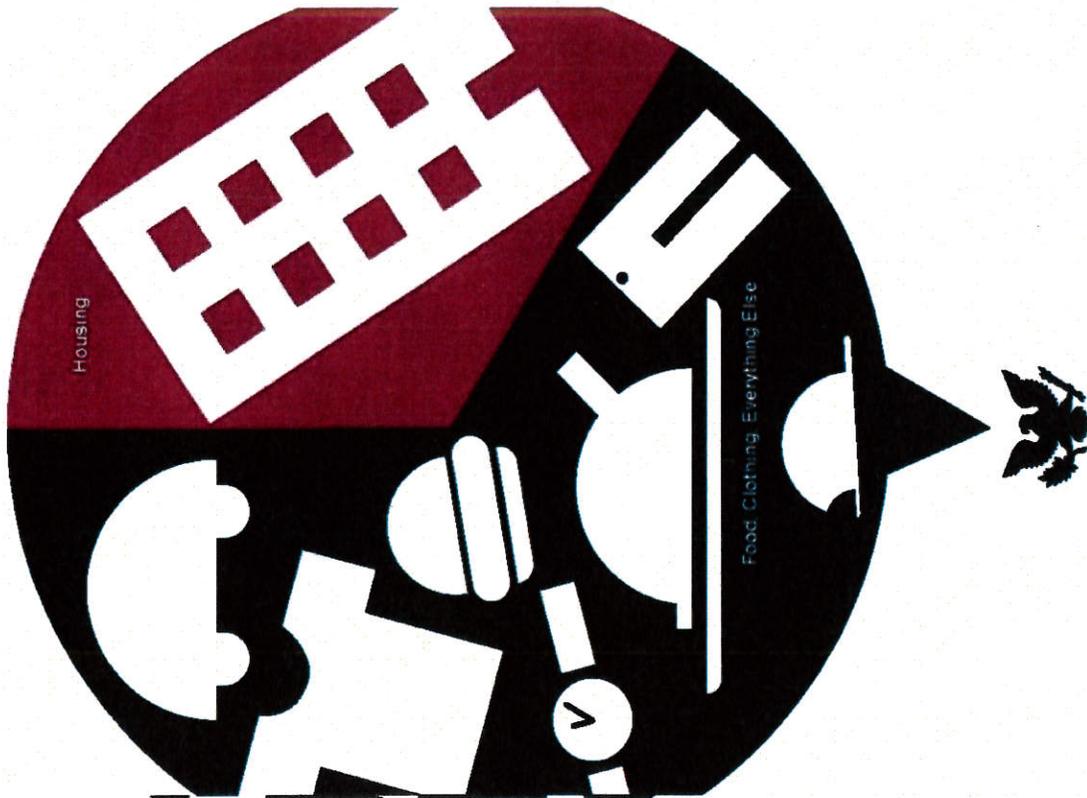


**Princeton Community Housing (PCH)**;  
 non-profit corporation, owns 466 rental units.

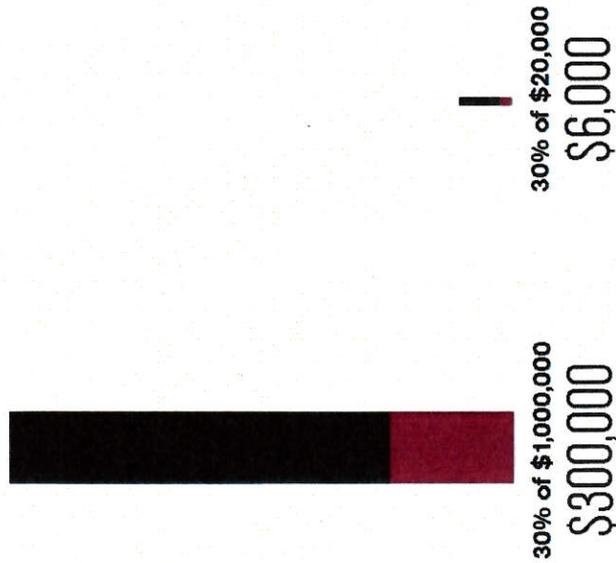
**Housing Initiatives of Princeton (HIP)**; non-profit corporation that owns one unit and manages another municipally owned unit.

# What is Affordable Rental Housing?

Data and graphics source: The Urban Center for Pedagogy.

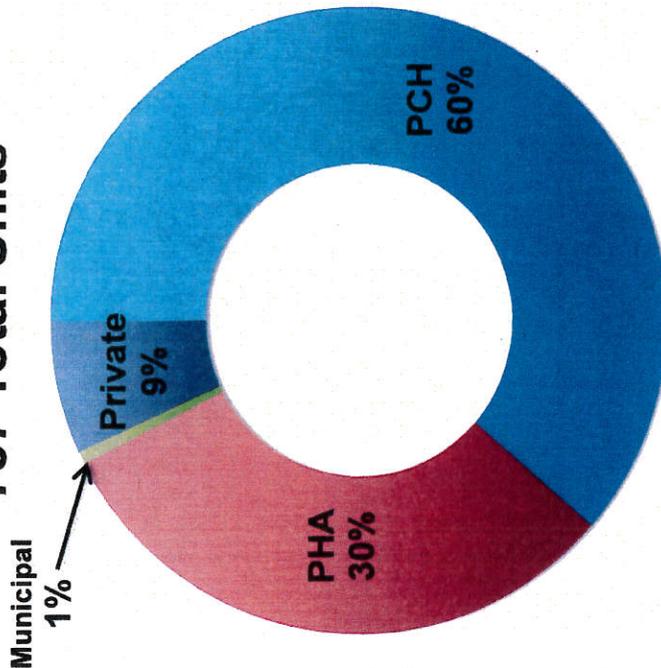


The government says housing is "affordable" if a family spends no more than 30% of their income to live there. This threshold is called "affordable rent burden." But 30% of \$1 million is very different from 30% of \$20,000.

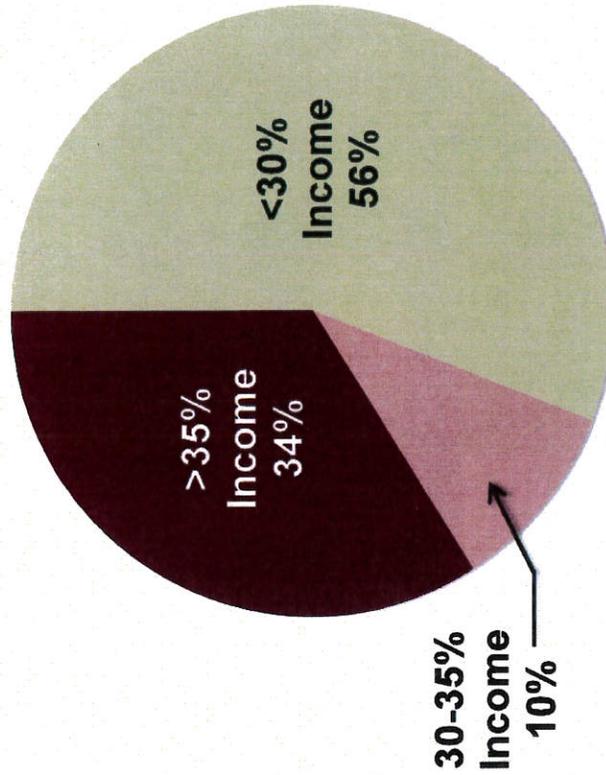


# Rental Housing Challenges...in Princeton

**Landlords of Affordable Rentals  
787 Total Units**



**Rent as % of Income –  
All Rentals**



**44% of Princeton renters  
spend 30% or more on  
housing costs.**

Source: David Kinsey, PP, 2013; PCH internal data, 2014

Source: American Community Survey 2008-2012

**Affordable Housing in Princeton –  
Waiting Lists**



**Princeton Affordable Housing**

**Approximately 300 households**



**Princeton Community Housing**

**Approximately 1,200 households**



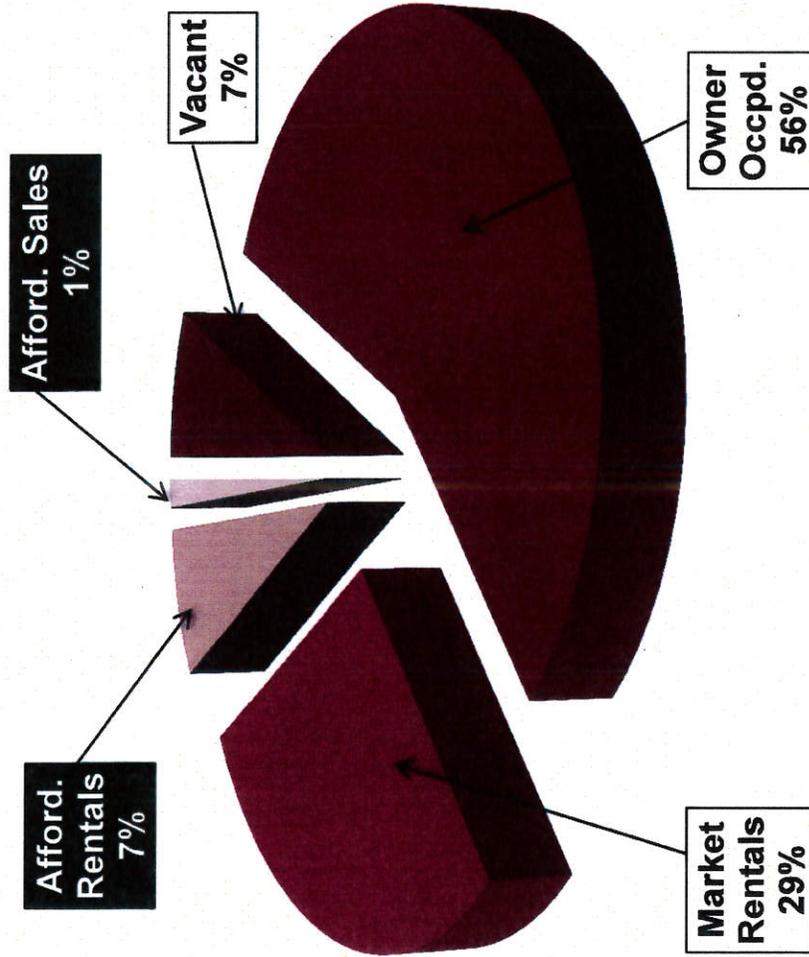
**Princeton Housing Authority**

**Approximately 400 households**

# Princeton, NJ

Approx. 30,000 Residents

## All Housing Units



Source: David Kinsey, PP, 2013; PCH internal data, 2014

Attachment: Minutes August 25 2014 (1231 : Minutes August 25 2014)

# Affordable Housing Need - Potential Inclusionary Opportunities



**Franklin Avenue - Parking Lot**



**North Harrison Street – PFARS Property**

Images courtesy of Bing.com



## PCH's Goals:

- PCH will continue to **advocate** for **new affordable housing** to ensure a balance of housing that is essential to the community's socioeconomic livelihood and cultural diversity
- PCH will continue to collaborate with the Task Force, the municipality and the Princeton community to **provide opportunities** to address **the significant need for more affordable housing**, including strategies for inclusionary zoning with a minimum of a 20% set aside as well as adaptive re-use and neighborhood infill in the downtown area and in areas accessible to public transit
- PCH will continue to exercise **sound stewardship** in the **management** of its properties and enhancement of its supportive programming

## Princeton Public Schools

## Presentation to Municipal Council

1. Points of Partnership
  - Police
  - Department of Public Works
  - Recreation Department
    - Shared fields
    - Shared philosophy of coaching?
  - Biking/Walking
    - Grant for new traffic lights
    - Review of hazardous bus routes, e.g, Karin Court, Lawrence Apts. Hibben-Magie
  - Sustainability
    - Recycling
    - Farm to Table
    - Solar?
  - Technology
    - Shared Phone System
    - Negotiating Support of Shared Fiber through Comcast
    - Upgraded Internet with Redundancy
    - Shared Network Engineer (Interviewing)
    - Electronic Access for All (Researching)
  - 369 Witherspoon
    - The board's Facilities Committee is awaiting the results of an asbestos abatement report related to the possible demolition of the building. We will review that report shortly to gauge the scope and cost of the work. The ultimate hope is to work with the town to use the site of the Valley Road School, and perhaps some portion of the facade of the building, in a way that is meaningful to the community.
2. Demographic Study
  - Commissioned to assess general demographic trends and particularly the impact of new housing (Avalon Bay, Merwick/Stanworth, Lakeside Graduate Housing, IAS) on the PPS
  - Five-year Forecast: 2014-15 – 2018-19
  - Bottom Line:
    - PreK-5 generally flat – increase of 21 (1268 to 1289); redistricting not necessary
    - 6-8 peak in year three of 723 then decline – decrease of 48 (687 to 639)
    - 9-12 rise in first four years to peak of 1611; overall gain of 72 (1471 to 1543)
      - We have commissioned a capacity study to look at how to address enrollment bubble. JW may present a viable option.
3. Strategic Planning
  - Teachers, students, parents, administrators, board members, community members coming together to define the direction for the district
  - Key areas:
    - Vision and Mission: *Preparing Every Child to Change the World*
    - Student Achievement, Facilities and Finance, Communication, Climate and Culture
    - Wellness – Physical, Social/Emotional

# Update on Skillman Loop of Transco's Leidy Southeast Gas Pipeline Expansion

Princeton Ridge Coalition (PRC)

August 20, 2014



Contacts:  
Barbara Blumenthal ([barblumen@gmail.com](mailto:barblumen@gmail.com), m: 609-865-7958)  
Adam Irgon ([adamirgon@gmail.com](mailto:adamirgon@gmail.com), m: 908-616-8107)



## Current Status – Princeton Ridge Portion of the Skillman Loop

- PRC Activities:
  - Wetlands in Princeton Ridge mapped correctly due to study commissioned by Princeton
  - Two reports documenting Threatened and Endangered species (T&E) on the Princeton Ridge filed with NJ DEP
  - Safety report commissioned by PRC and filed with FERC
  
- Transco Concessions:
  - Transco will fill the existing natural gas pipeline with water for the rock hammering phase estimated to be 3 to 6 weeks, and will perform safety tests
  - Pipeline right of way (ROW) will be 50 feet wide rather than 105 feet on the Princeton Ridge, lessening environmental damage
  
- FERC Environmental Assessment (EA) issued on August 11, 2014
  - Minimal data used for environmental review; does not show familiarity with local habitat
  - FERC ignores expert submissions other than by Transco; performs no independent analysis
  - Princeton and PRC will challenge the findings of the EA with comments to FERC

# Safety

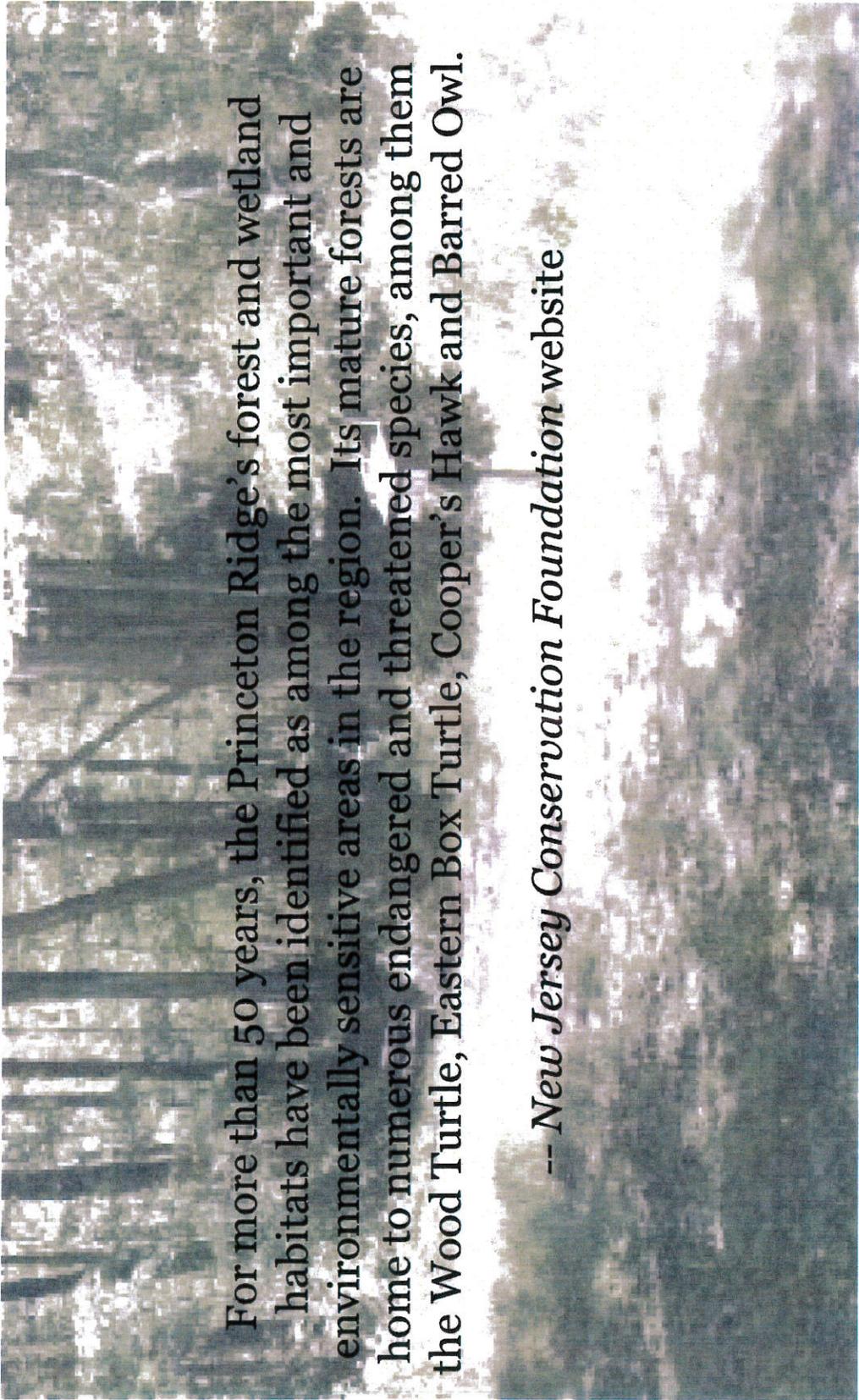
- Transco's current plan is to run a 60-ton side-boom (pipe-layer) above the existing (1958) 36" pipeline to install the new 42" pipeline. Wooden matting is supposed to "bridge" the existing pipeline, but their calculations show it has little effect.
- The conditions here are unusually treacherous. The existing pipeline lies in a boulder field; boulders are likely to be in contact with the pipeline; in many areas the soil is saturated wetlands.
- The stress calculations by Transco assume dry soil and no boulders above the pipeline – both false.
- Independent safety engineer Richard Kuprewicz concludes that the plan poses **"high threat of dents with stress concentrators and gouges causing rupture and ignition."**
- Transco's contractor Henkels and McCoy is responsible for a fatal explosion in Ewing from 2" low-pressure pipeline. Princeton Ridge's existing pipeline is 36" with high pressure.





For more than 50 years, the Princeton Ridge's forest and wetland habitats have been identified as among the most important and environmentally sensitive areas in the region. Its mature forests are home to numerous endangered and threatened species, among them the Wood Turtle, Eastern Box Turtle, Cooper's Hawk and Barred Owl.

-- *New Jersey Conservation Foundation website*





# Threatened and Endangered Species (T&E) on and near the sensitive Princeton Ridge



Red-shouldered hawk (endangered)



Barred owl (threatened)



Bald eagle (endangered)

Wood turtle (threatened)



*Numerous other bird species of interest and other threatened bird species habitat*



## NJ DEP Roles



- NJ DEP issues permits under the Clean Water Act (delegated by Army COE). For this project:
  - Section 404: Individual Freshwater Wetlands Permit
  - Section 401: Water Quality Certificate, Individual Flood Hazard Permit
- NJAC 7:7A-7.1, *General provisions for individual permits*, requires that there be no practicable alternative to the proposed project which would have less impact on the aquatic ecosystem
- Transco provided very little environmental data to FERC for the EA. Specific information will be contained in the permit applications; it appears that Transco delayed filing to avoid a meaningful environmental assessment by FERC.
- Transco may assume that DEP will expedite the permitting process so that they can stay on schedule.



## Horizontal Directional Drilling (HDD) is a *practicable alternative* that resolves safety and environmental concerns

- Bore and pull through pipe about 75' below the surface
- PRC has refuted many of Transco's technical objections to HDD through the Princeton Ridge. While a challenging project, cost and time seem to be the company's primary concerns
- Estimated additional cost to the public: 1/20 of 1% (\$15M) of the NPV of the gas which will flow through the pipeline (\$30B).



# Timeline

**FERC EA issued**

- August 11, 2014

**NJ DEP**

LOI to be issued Aug '14?

Transco to apply for NJDEP

Freshwater Wetland and Flood Hazard in Sept '14?

**FERC**

certificate for Leidy Southeast Expansion

Nov '14 to Feb '15 or later?

**NJDEP issues permits**

These permits take time to review; unclear when they will issue

**Construction and mitigation**

Construction and mitigation

PRINCETON POLICE  
DEPARTMENT  
CHIEF'S MONTHLY REPORT



JUNE  
2014

Attachment: Minutes August 25 2014 (1231 : Minutes August 25 2014)

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## **Princeton Police Department**

**1 Valley Road, Princeton, NJ 08540**

**Detective Annette Henderson**

**Phone: (609)921-2100 x1818**

**Fax: (609)688-2047**

### **Juvenile Report-June 2014**

#### **Juveniles Petitioned in Family Court**

A seventeen year old juvenile was found in possession of Marijuana and a small utility knife within Princeton High School. The juvenile was charged and referred to the Mercer County Family Court.

#### **Juveniles Afforded a Station House Adjustment**

Two Juveniles, fifteen and fourteen years old, were taken into custody after being detained by Rite-Aid employees for taking approximately \$19.00 in property from the store. Both juveniles were issued Station House Adjustments.

**Attachment: Minutes August 25 2014 (1231 : Minutes August 25 2014)**

## **SAFE NEIGHBORHOODS BUREAU ACTIVITY REPORT**

### **JUNE 2014**

**June 4<sup>th</sup>**- SNB went to the Ying Hua International School to view a lockdown drill.

**June 12<sup>th</sup>**- SNB did a drug/alcohol presentation at the Johnson Park Elementary School.

**June 19<sup>th</sup>**- SNB did a station tour for an organization called, "young moms of Mercer County".

**June 26<sup>th</sup>**- SNB organized a meeting with the Committed and Faithful Princetonians, where a station tour was provided for the group and they later gathered for pizza.

**June 20<sup>th</sup>**- SNB conducted a station tour for the YWCA foreign visitor group.

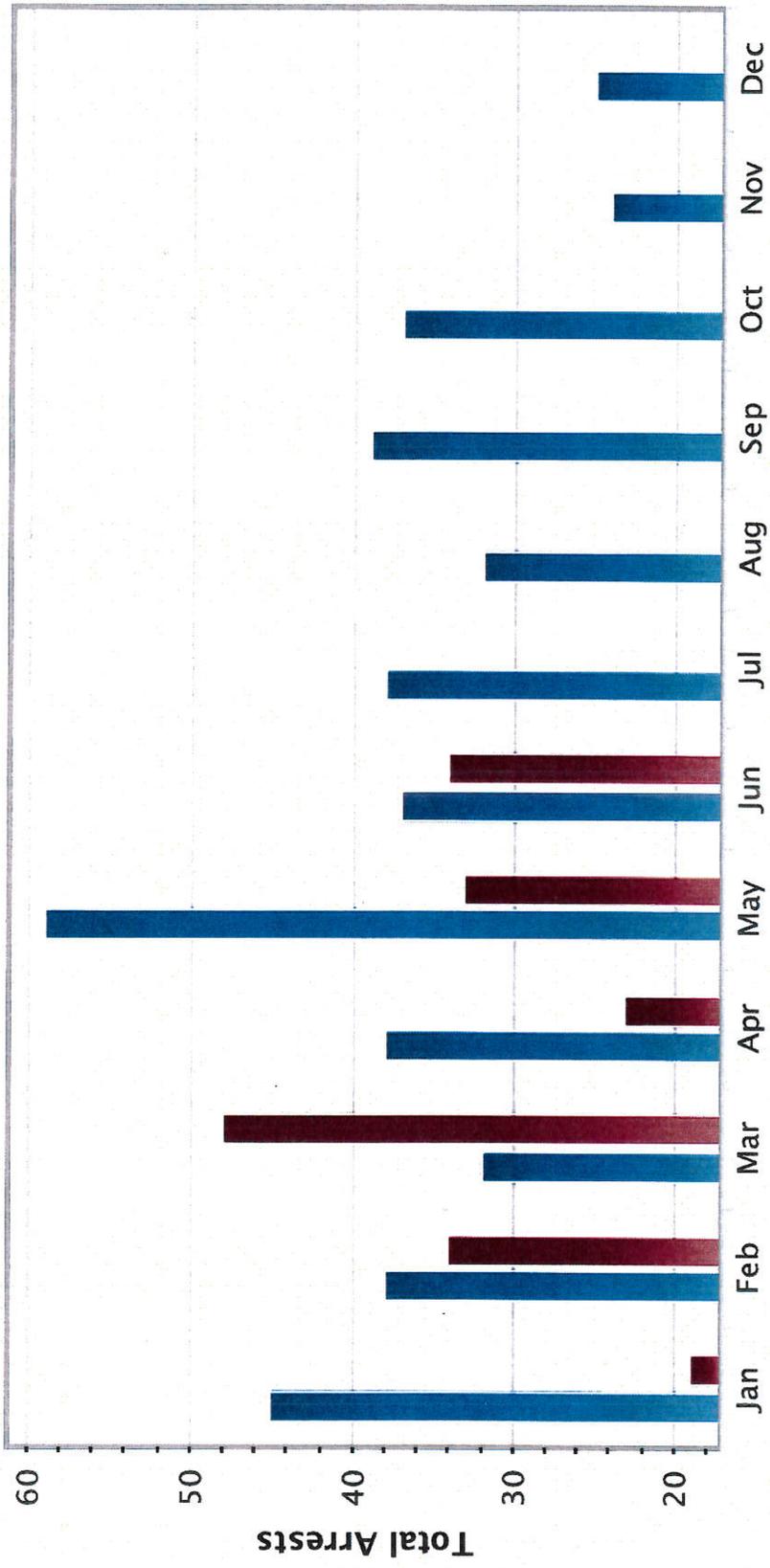
**June 28<sup>th</sup>**- SNB attended the Witherspoon-Jackson neighborhood meeting.

**Between 6-16-14 and 6-20-14 SNB was present for the Special Olympic events that were held at the Hun School in Princeton.**

**Foot patrol-** During the month of June SNB generated 12 cases for foot patrol in various locations.

Attachment: Minutes August 25 2014 (1231 : Minutes August 25 2014)

# Total Arrests 2014



■ Total Arrests 2013 ■ Total Arrests 2014

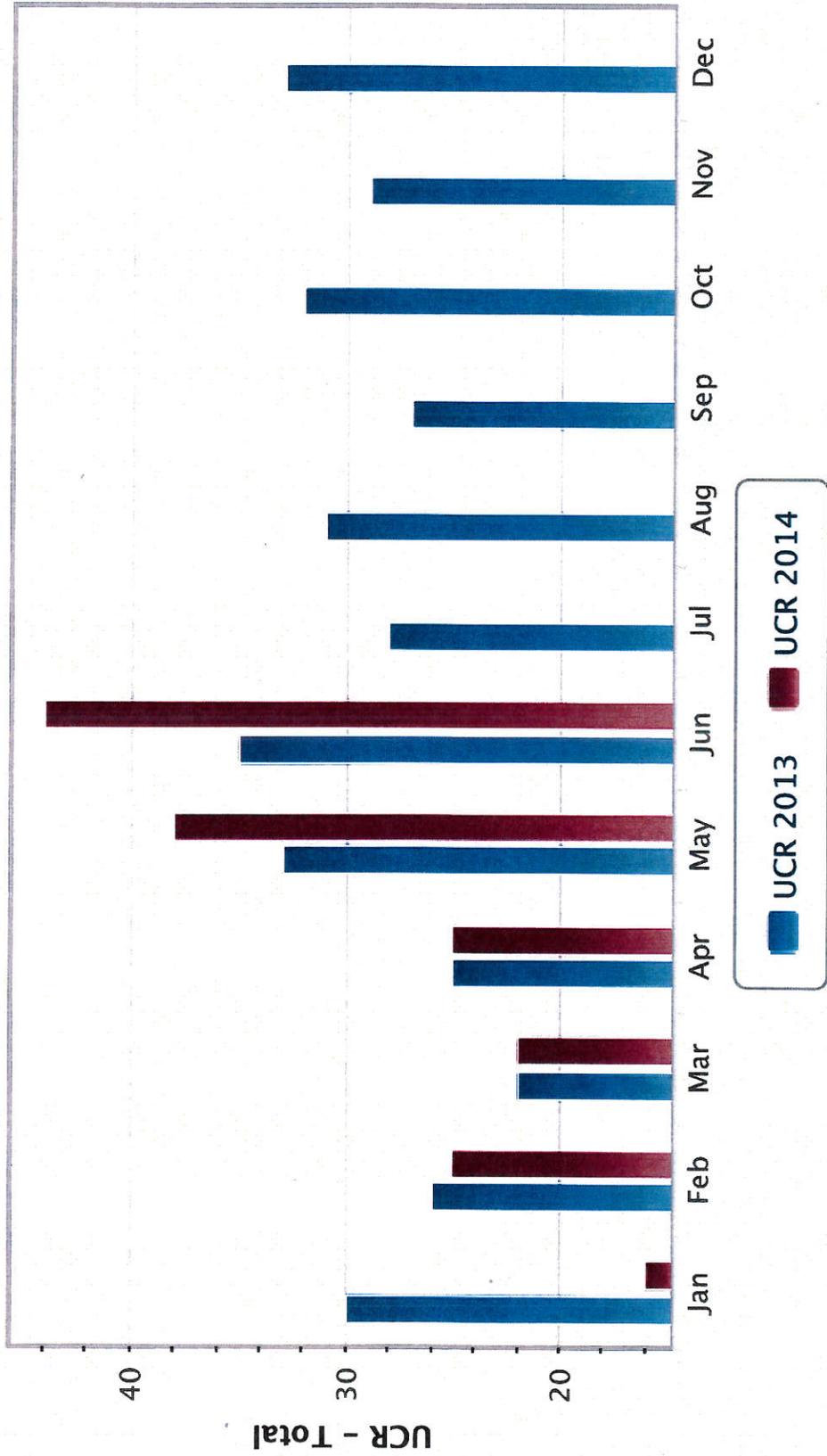
**2014 Total Arrests**

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD 2014
<b>Arrests</b>	19	34	49	23	33	34							192

**2013 Total Arrests**

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
<b>Arrests</b>	45	38	32	38	59	37	38	32	39	37	24	25	444

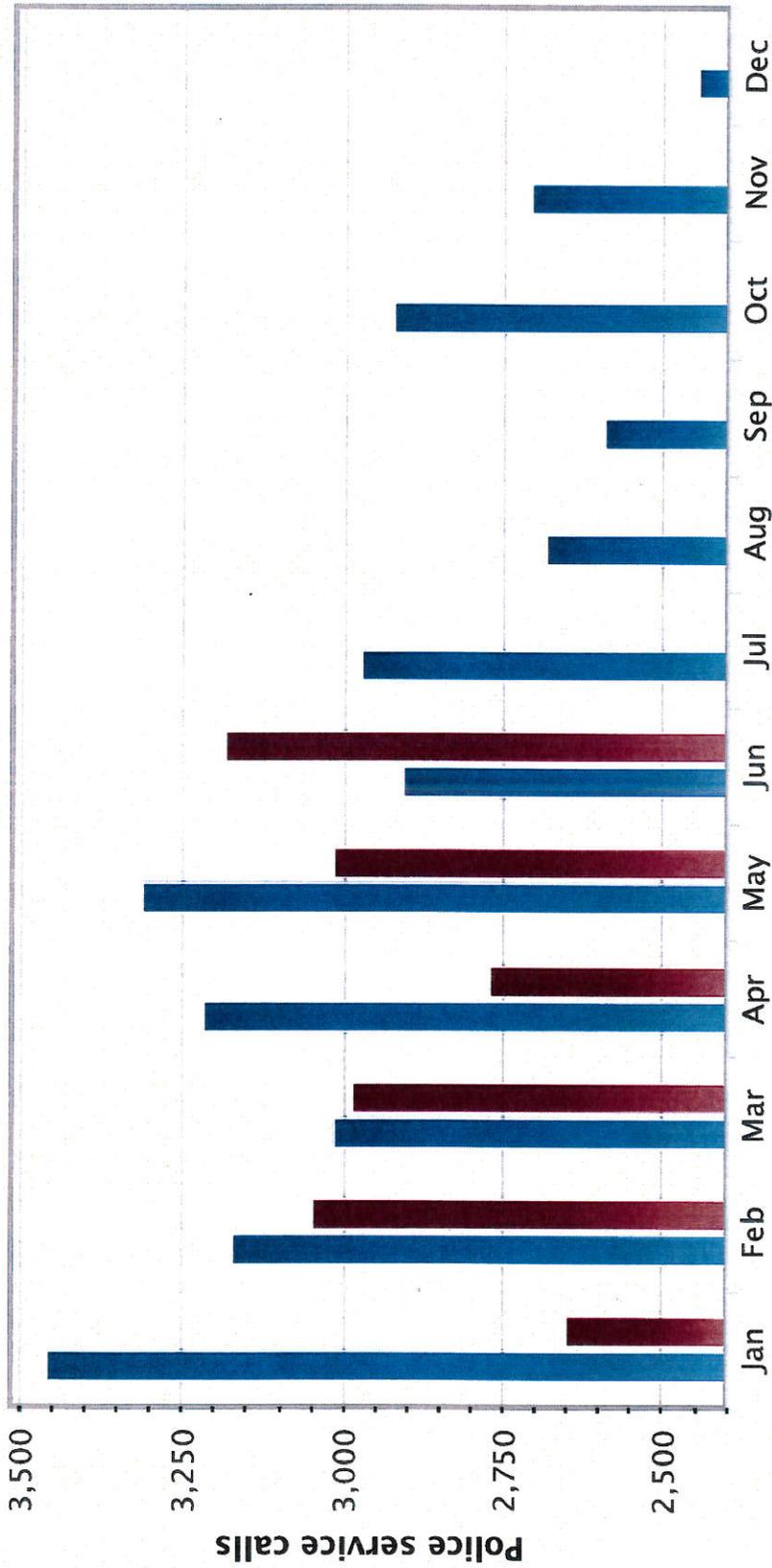
# UCR - Total 2014



## JUNE UCR

UCR TYPE	JUNE 2013	JUNE 2014	YTD 2014
Arson	0	0	0
Assault	5	12	38
Burglary	7	5	30
Homicide	0	0	0
Larceny	18	26	98
Motor Vehicle Theft	0	0	1
Rape	1	0	1
Robbery	2	1	3
<b>TOTAL</b>	<b>33</b>	<b>44</b>	<b>171</b>

# Police service calls 2014

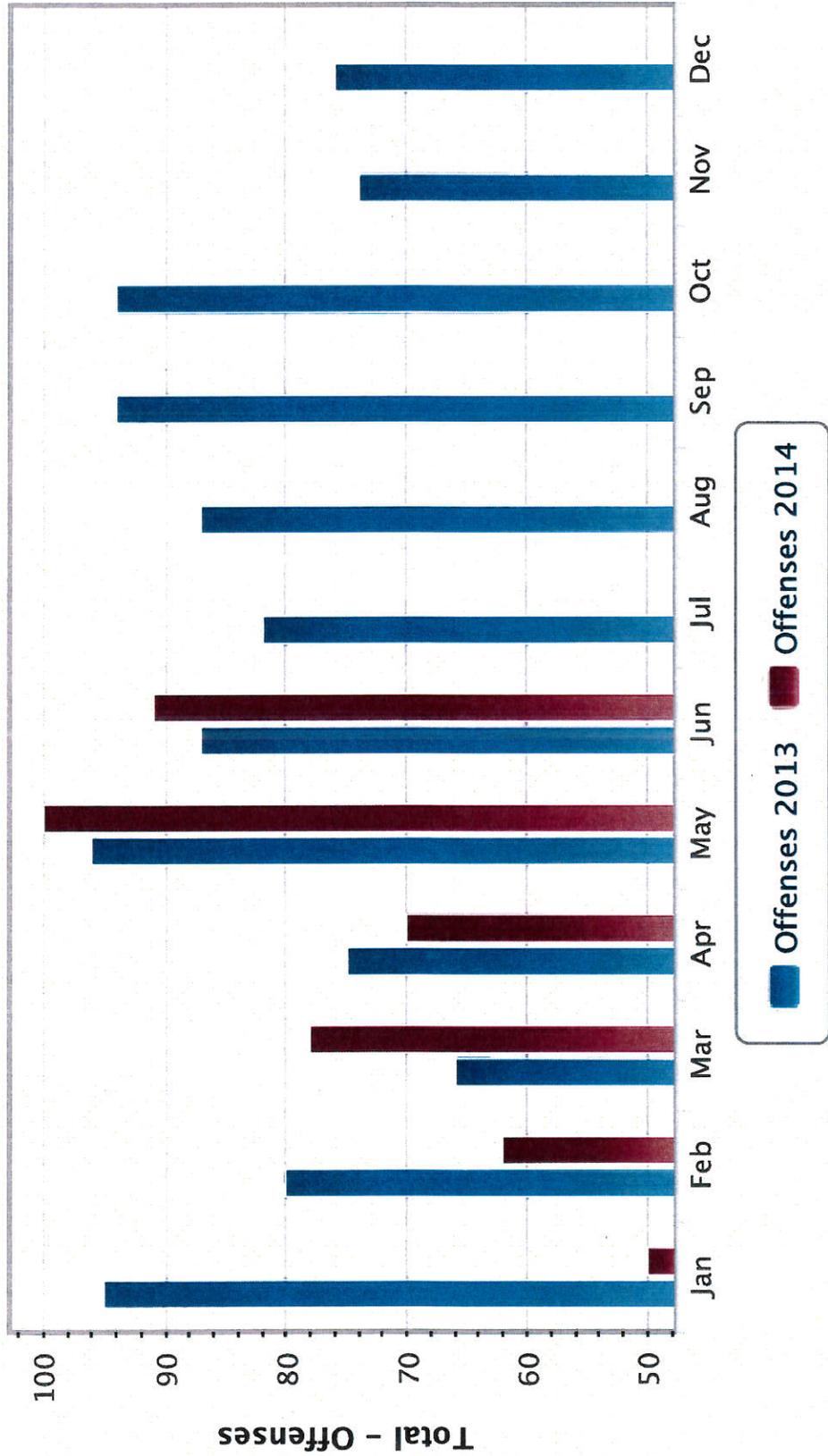


Service Calls 2013    Service Calls 2014

### Service Calls

Service Calls	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2014	2,653	3,049	2,987	2,769	3,017	3,185						
2013	3,459	3,172	3,015	3,220	3,314	2,907	2,975	2,685	2,591	2,926	2,707	2,449

### Total - Offenses 2014

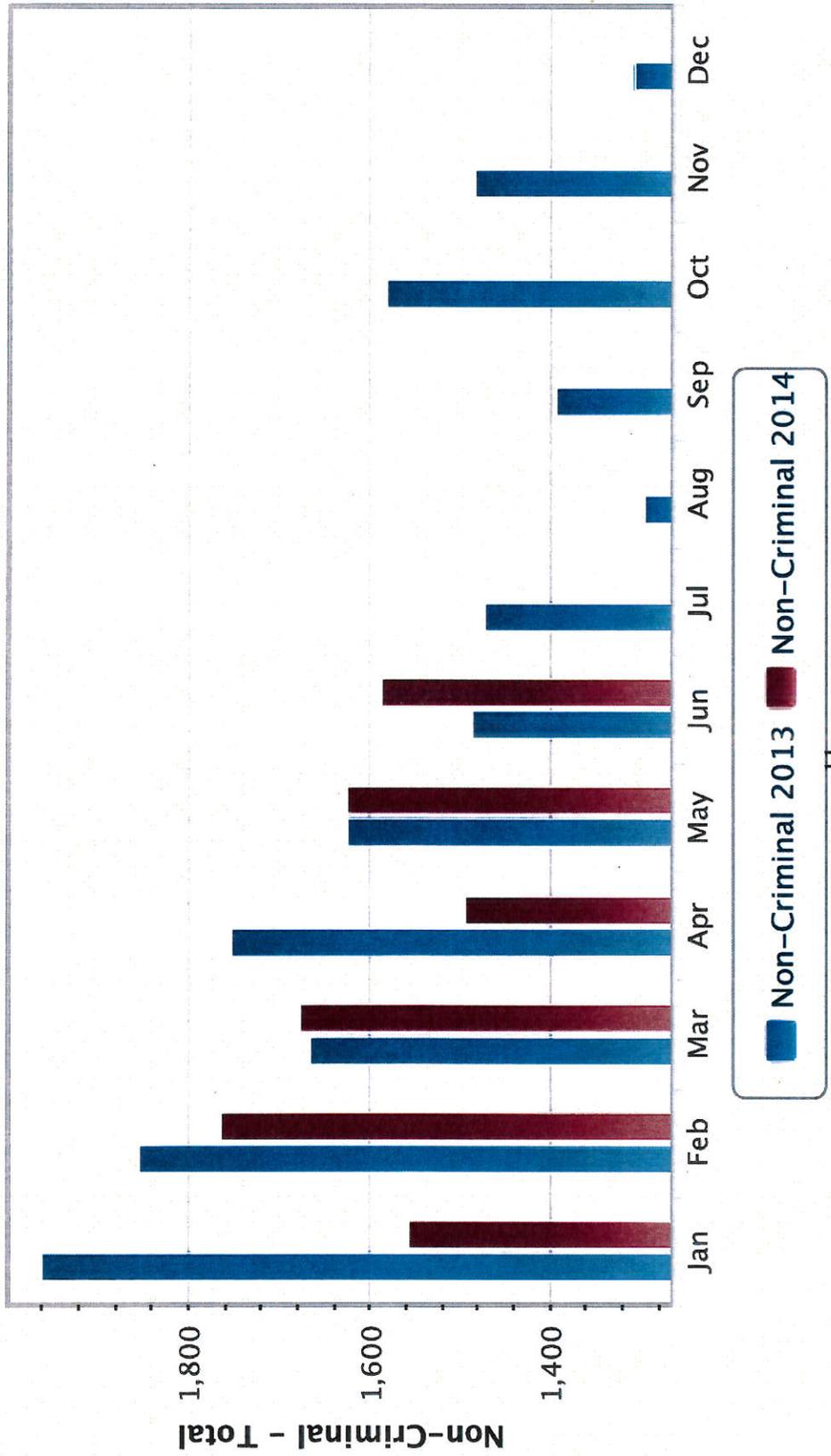


## JUNE OFFENSES

OFFENSE TYPE	JUNE 2013	JUNE 2014	YTD 2014
Assault/Aggravated	1	1	5
Assault/Simple	3	10	38
Burglary	3	5	29
Criminal Mischief	9	7	39
DUI	7	2	18
Fraud	2	2	23
Harassment	14	14	61
Juvenile Family Crisis	4	2	10
Motor Vehicle Theft	1	0	2
Robbery	1	1	3
Sexual Assault	1	1	7
Shoplifting	3	2	19
Soliciting W/Out Permit	1	3	5
Theft	23	27	95
Theft by Deception	1	0	8
Threat/Improper Influence	1	0	3
Warrant Arrest	12	14	86
<b>TOTAL</b>	<b>87</b>	<b>91</b>	<b>451</b>

10

### Non-Criminal - Total 2014



11

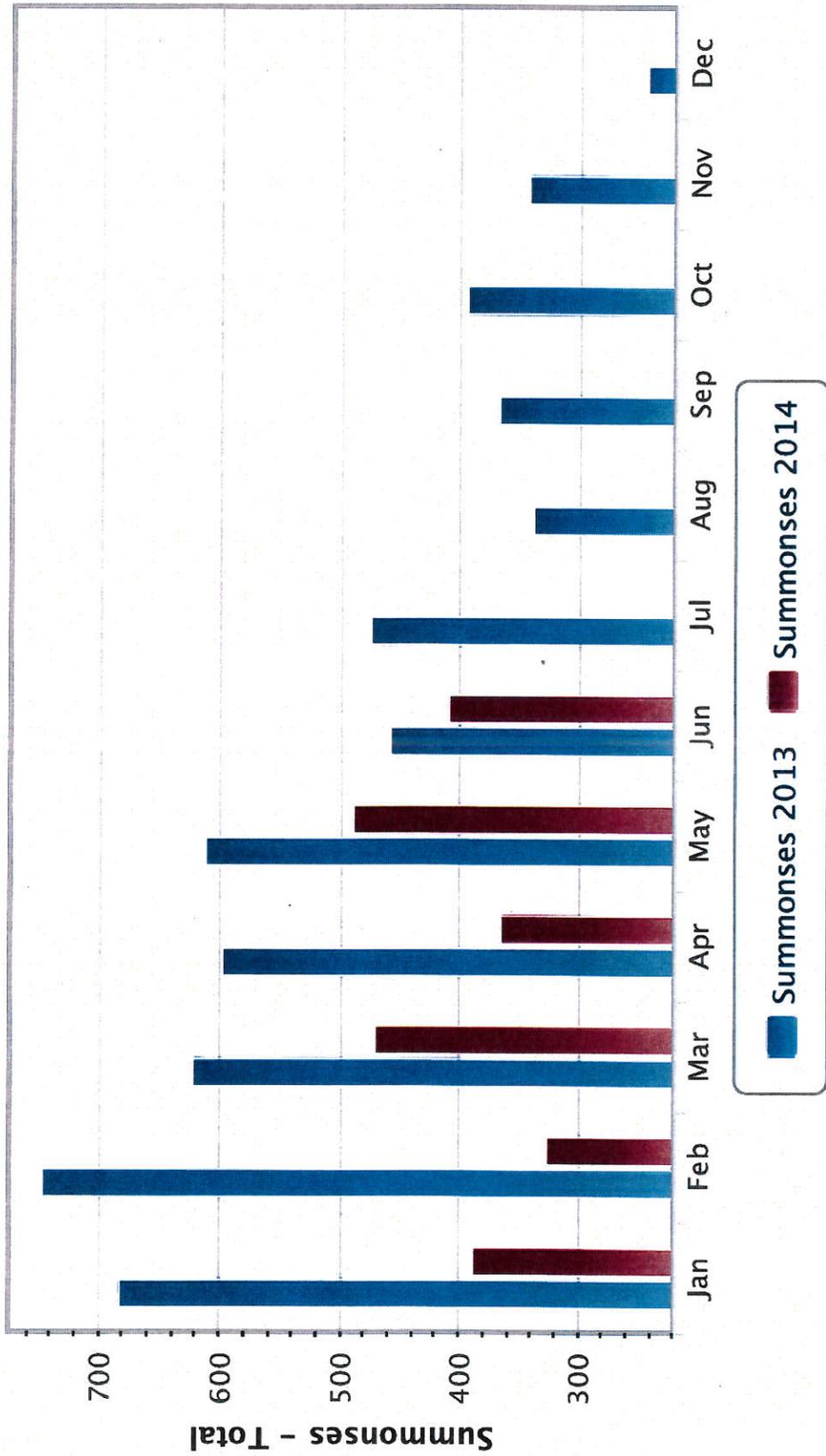
## JUNE 2014 NON-CRIMINAL INCIDENTS

NON-CRIMINAL INCIDENTS	JUNE 2013	JUNE 2014	YTD 2014
Alarms Auto	0	1	6
Alarms Burglary	5	0	5
Alarms Commercial Burglary	37	26	202
Alarms Commercial Fire	20	26	145
Alarms Fire	0	6	12
Alarms Maintenance	12	0	4
Alarms Medical	2	3	18
Alarms Other	13	8	33
Alarms Panic	4	14	46
Alarms Residential Burglary	66	71	393
Alarms Residential Fire	14	15	99
Animal Complaints	41	98	425
Building Check	20	1	26
Business Disputes	2	8	14
Disabled Vehicle	24	28	280
Emotionally Disturbed Person	6	7	36
Escorts Traffic	1	0	1
Fingerprints	6	7	48
Fire (Other) Odor of Smoke	1	2	16
Fire Commercial	2	1	8
Fire Dwelling	1	2	9
Fire False	0	0	0
Fire Vehicle	0	0	2
Firearms Background	5	2	22
Foot Patrol	13	25	98
Found Bicycles	1	1	3
Found Property	7	16	86
Gas Leaks/Explosion	3	5	24
Intoxicated Person	5	2	22
Landlord/Tenant	2	0	10
Littering	0	0	2
Lockout/MV	13	18	107
Lockout/Residence	0	3	9
Lost Property	7	7	36
Medical Call	116	153	1,108
Missing Person	5	7	24

## JUNE 2014 NON-CRIMINAL INCIDENTS

NON-CRIMINAL INCIDENTS	JUNE 2013	JUNE 2014	YTD 2014
Motor Vehicle Complaint	11	8	55
Motor Vehicle Incident	2	11	45
Motor Vehicle Stop	587	515	3,196
MVA	4	0	0
MVA Involving Injury	11	19	50
MVA No Injury	69	88	447
MVA No Report	7	4	32
MVA With Bicycle	2	1	3
MVA With Deer	1	2	18
MVA With Pedestrian	0	0	11
Noise Complaint	47	21	107
Notifications	11	15	90
Parking Complaints	58	76	404
Prisoner Transport	3	0	10
School Crossing	20	100	857
School Detail	26	3	47
Service of Subpoena	3	0	0
Suspicious Incidents	53	39	208
Suspicious Package	2	0	0
Suspicious Person	8	29	105
Suspicious Vehicle	18	30	101
Traffic Hazard	23	15	101
Tree Down	11	4	91
Unattended Death	0	2	5
Unwanted Person	3	11	52
Urinating in Public	0	3	27
Vacant House Check	7	1	45
Welfare Check	18	17	94
Wire/Pole Down	10	11	122
Non-Criminal - TOTAL	1,463	1,588	9,702

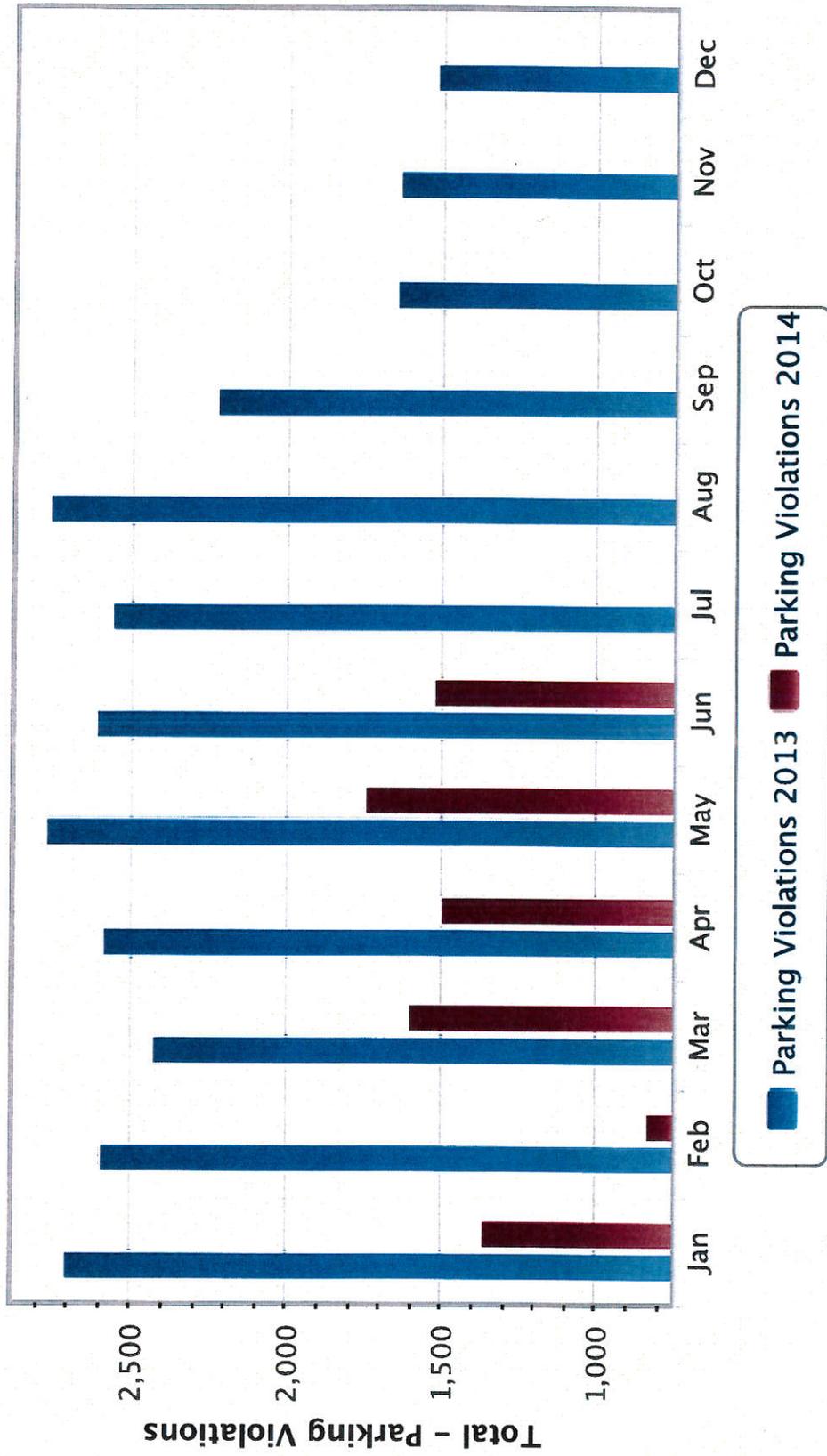
# Summonses - Total 2014



## June 2014 Summonses

SUMMONS TYPE	JUNE 2013	JUNE 2014	YTD 2014
All Other	112	135	723
Careless Driving	43	51	228
Cell Phone	37	21	162
Driving While Intoxicated	7	2	18
Driving While Suspended	23	22	119
Failure to Exhibit Documents	16	15	75
Failure to Inspect	47	22	195
Failure to Wear Seatbelt	21	19	89
Failure to Yield to Pedestrian in Crosswalk	4	8	26
Maintenance of Lamps	18	4	59
Speeding	57	57	314
Uninsured Motorist	7	5	52
Unlicensed Driver	10	11	62
Unregistered Vehicle	55	36	323
Total Summonses	457	408	2,445

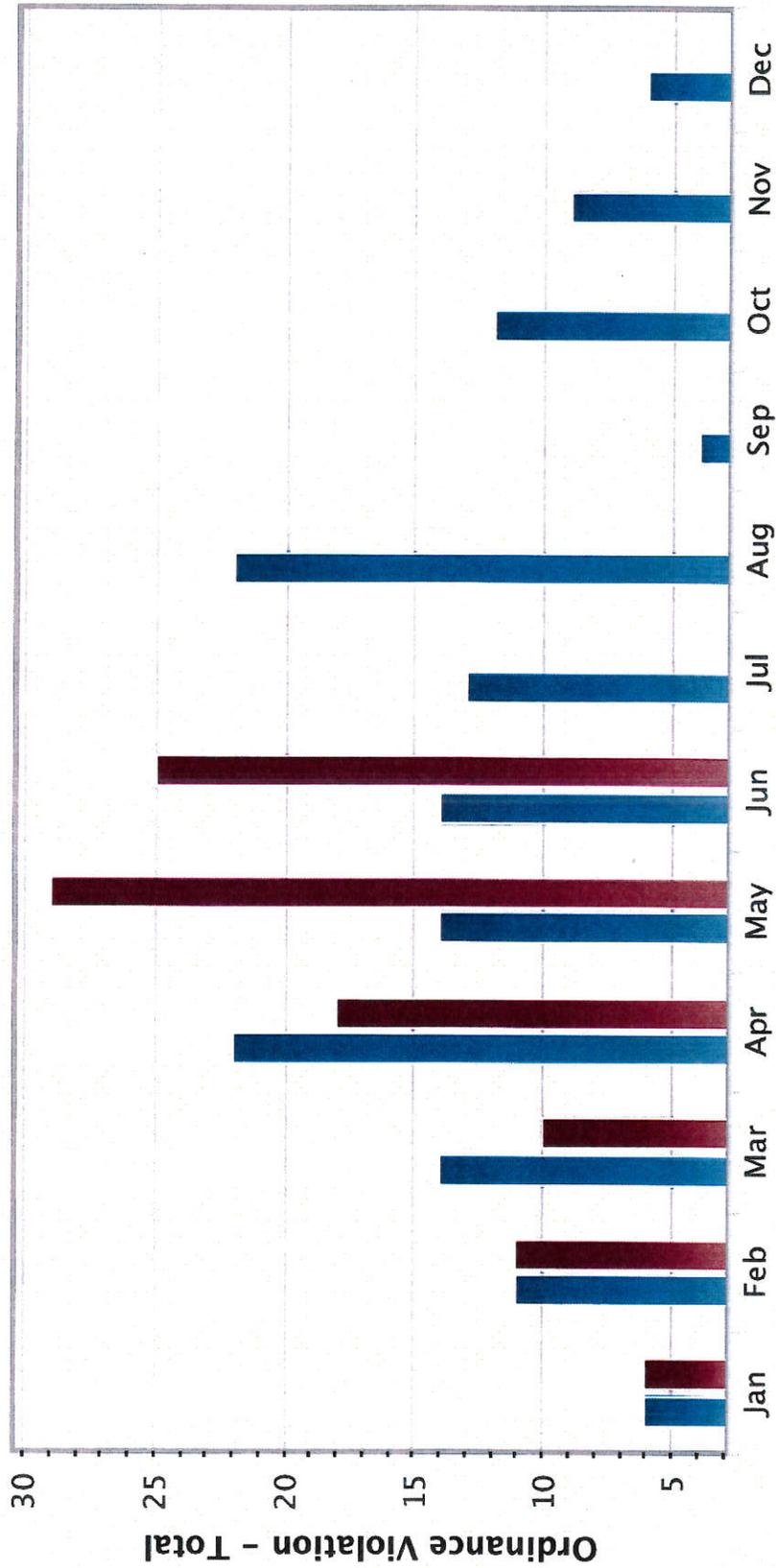
### Total - Parking Violations 2014



### June Parking Violations

PARKING ORDINANCE	JUNE 2013	JUNE 2014	YTD 2014
All Others	99	131	626
Bus Zone	0	1	5
Loading Zone	10	13	65
Meter Feeding	95	0	60
Meters	1,922	1,035	6,207
No Parking Zones/Anytime	46	10	112
Park Between 2AM & 6AM in Municipal Yard	9	8	39
Parking Limit 2 hrs Between 8AM & 6PM	179	99	385
Parking in Handicapped Space	1	0	3
Parking Between 2AM & 6AM 1hr Limit	158	173	880
Parking Within Designated Parking Stalls	98	56	206
<b>Total - Parking Violations</b>	<b>2,617</b>	<b>1,526</b>	<b>8,588</b>

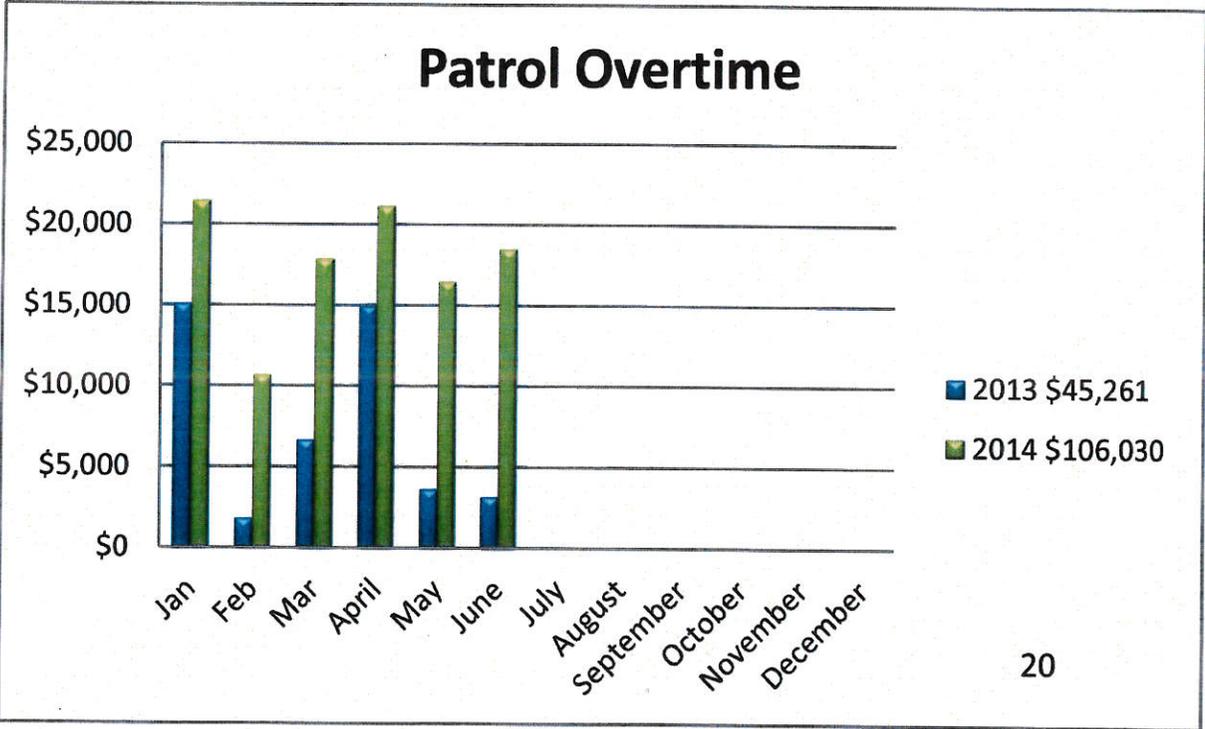
# Ordinance Violation - Total 2014



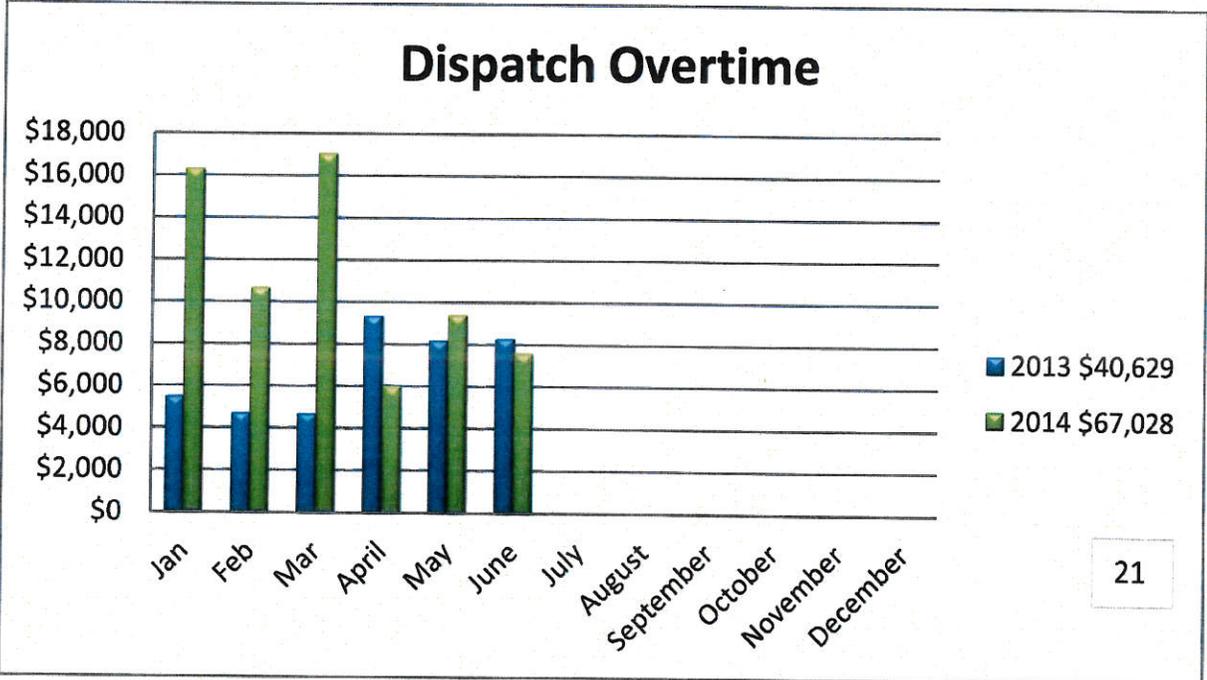
■ Ordinance 2013 ■ Ordinance 2014

### June Ordinance Violations

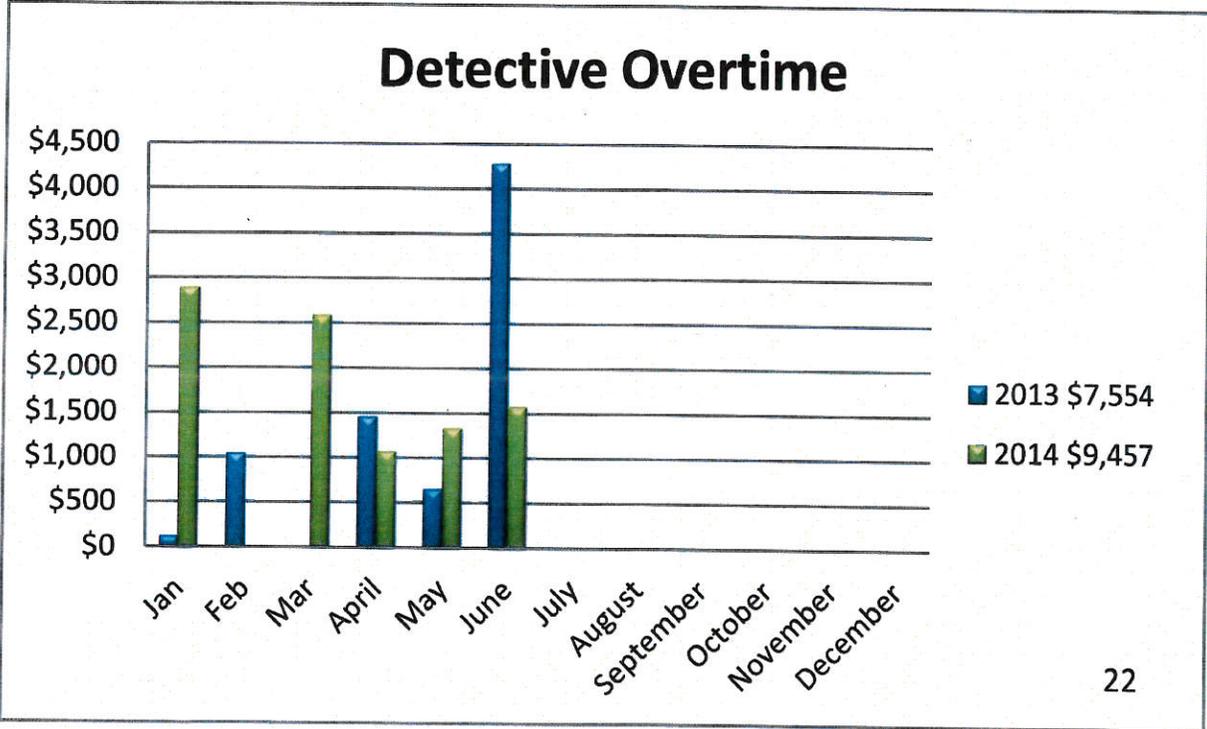
ORDINANCE VIOLATION	JUNE 2013	JUNE 2014	YTD 2014
Bicycles/Skateboards Prohibited	0	0	2
Consumption Alcohol in Park	0	2	2
Disorderly Conduct	1	0	4
Dog Without a Leash	0	0	1
Failure to Remove Snow	0	0	8
In Park After Hours	0	2	3
Left Turn Prohibited	0	1	1
Littering	0	1	3
No U-Turn	0	1	3
Noise Complaint	3	2	6
Open Container	3	3	11
Overweight Vehicle	2	1	10
Temporary Road Closed	0	0	1
Urinating in Public	1	12	44
<b>Total - Ordinance Violations</b>	<b>14</b>	<b>25</b>	<b>99</b>



Attachment: Minutes August 25 2014 (1231 : Minutes August 25 2014)



Attachment: Minutes August 25 2014 (1231 : Minutes August 25 2014)



# OFFICER AVAILABILITY JUNE 2014

■ OFFICER AVAILABILITY



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