PRINCETON

MAYOR AND COUNCIL OF PRINCETON

MINUTES • MARCH 23, 2015

Regular Meeting | **Main Council Room** | **7:00 PM**

400 Witherspoon Street, Princeton, NJ 08540

I. STATEMENT CONCERNING NOTICE OF MEETING

II. ROLL CALL

Attendee Name	Title	Status	Arrived
Heather Howard	Councilwoman	Present	
Jenny Crumiller	Councilwoman	Present	
Bernard Miller	Council President	Present	
Lance Liverman	Councilman	Present	
Jo Butler	Councilwoman	Present	
Patrick Simon	Councilman	Present	
Liz Lempert	Mayor	Present	

Also Present: Mr. Dashield, Ms. Monzo, Mr. Kiser, Ms. Cecil and Chief Sutter.

III. PLEDGE OF ALLEGIANCE

The audience participated in the pledge of allegiance.

IV. PROCLAMATION

Mayor Lempert read proclamations for Princeton Youth Hockey, April Walk and Bike to School Month, Autism Awareness Month, and Congratulating Vikki Caines and Jack Roberts from the Recreation Department for the contributions to the residents of Princeton.

1. Honoring Princeton Tigers Youth Hockey Team Pee Wee A

2. Congratulating Vikki Caines for Being Honored as the New Jersey Recreation and Parks Association State Employee of the Year

3. Congratulating Jack Roberts on Being Honored with the Frederick C. Sutro Award for Lifetime Service to the New Jersey Recreation and Parks Association

4. April 2015 Walk and Bike to School Month in Princeton

5. Autism Awareness Month/World Autism Awareness Day

V. COMMENTS FROM THE PUBLIC

Martha McKinnon, 91 Edgerstoune Road spoke to Council protesting the treatment of Mark Johnson. She said that Mr. Johnson had helped her on many occasions, and was very compassionate.

Mr. Dashield said that this was a very sensitive personnel issue. He said that Mr. Johnson was not severed for the deer issue.

Catherine Iref, 221 Dodds Lane also spoke on behalf of Mr. Johnson and said that she was concerned about using Montgomery to meet Princeton's needs.

Barbara Grant, 105 Longview Drive said that Mr. Johnson was very helpful and she was sorry to see him treated the way he was. She said that she wished that there was more transparancy in this issue.

Dawn Day, 99 Meadowbrook Drive said that she has had a long experience with Mr. Johnson and has appreciated his work. She questioned how the deer control program can continue.

Ms. Cecil said that she has worked with the deer program since its inception and she would make sure the duties were fulfilled. She said that we cannot discuss the issue out of privacy to Mr. Johnson.

Jim Floyd, Harris Road thanked Mr. Kiser for his oversight at the AvalonBay site.

Robert DeMartino, Princeton-Kingston Road, asked where sidewalks are placed in Princetonand how are the paid for (i.e. Poe Road). He asked how can Council force sidewalks on residents in the name of public good. Mr. DeMartino said that he believes that everyone on Council wants to do the right thing.

VI. REPORTS

Chief Sutter reviewed the January 2015 report with Council. He said that there is a dialogue between the Safe Neighborhoods Unit and the Princeton Merchants Association that has begun.

Mr. Miller reported that 250 deer were taken in this years deer harvest. He said that there was interference by those trying to lure away deer from the sites set up by White Buffalo.

Mr. Simon discussed the work of the Environmental Committee, what happens next and how to follow up on that work. He also discussed the Emergency Management Committee who will be following up on mutual aid agreements.

Mayor Lempert thanked Princeton University for their generosity during the recent snow storm. Mayor Lempert also announced The Hackathon for June 6-7, 2015.

1. Authorization to Perform Night Time Work - NJDOT Route 27 Improvement Project (Snowden Lane to Millstone River)

2. Authorization to Perform Night Time Work - Witherspoon Street (Paul Robeson Place and Spring Street)

3. Authorization to Perform Night Time Work - Mount Lucas Road Improvement Project

4. January 2015 Police Report

VII. PRESENTATION

1. Council on Affordable Housing - Shirley Bishop

Shirley Bishop discussed with Council the COAH process for this year. She said that all towns will have to go through the superior court process. She said that Princeton will request temporary immunity and ask the court to review our program. Ms. Bishop said that Princeton is in very good shape to be granted temporary immunity because of your proactive and aggressive stance on affordable housing.

Ms. Crumiller asked if there were other ways to provide affordable housing before building new.

Ms. Bishop said that yes, AvalonBay, Merwick/Stanworth, Copperwood, would all be credited to affordable housing units.

VIII. WORK SESSION

1. 2015 Municipal Budget

Mr. Dashield reviewed with Council through a power point presentation, the 2015 Municipal Budget.

2. Ordinance Introduction: Princeton Calendar Year 2015 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 4-45.14) (Public Hearing April 27, 2015)

RESULT:	**INTRODUCED [UNANIMOUS]**	**Next: 4/27/2015 5:00 PM**
MOVER:	Jo Butler, Councilwoman	
SECONDER:	Jenny Crumiller, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

3. 15-94Resolution for Self Examination of Municipal Budget

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

4. 15-95Resolution to Introduce 2015 Municipal Budget

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Jo Butler, Councilwoman
SECONDER:	Lance Liverman, Councilman
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon

IX. ORDINANCE PUBLIC HEARINGS

1. An Ordinance Establishing a Rate of Hourly Pay for Police Extra Duty and Amending the "Code of the Township of Princeton, New Jersey, 1968"

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

2. An Ordinance by Princeton Appropriating the Sum of $600,000.00 from the Princeton Open Space Trust Fund and Authorizing the Acquisition of Block 15.02, Lots 71 and 72, Princeton Township Tax Map Pursuant to the Provisions of the New Jersey Local Land and Buildings Law, N.J.S.A. 40A:12-1 Et Seq.

Mr. Dashield said that we are looking for a policy decision from Council and whether open space funds should be used for historic preservation or will it be setting a precedent. Could the property then be turned over to a third party. Ms. Cecil said yes, by adding a historic easement to the property. She said that if you use open space funds you can convey the property to a non-profit organization. The use of County open space funds are more restrictive. This ordinance is an initial step in funding.

Ms. Crumiller said that there was almost unanimous opposition to a park, however, if we can't do an affordable housing unit on the property, would you still be opposed to a park.

Mayor Lempert opened the public hearing.

Kip Cherry, 24 Dempsey Avenue said that she has an email from Habitat from Humanity asking that the municipality continue to work on the concept. Mr. Dashield said that he did speak with Habitat for Humanity and there are some concerns.

Daniel Harris, 28 Dodds Lane asked Mr. Dashield to share the Habitat for Humanity report so that we may move forward together. He urged Council to table to ordinance.

Wendy Mager, Cherry Hill Road said that she was not here to discourage people. She said that she believed that she heard that you could not use open space funds to buy the house. She thought that that was the wrong way to go about it. Ms. Butler asked how many often Ms. Mager has purchased a property with open space funds that had a structure that needed preserving. Ms. Mager said Mountain Lakes was such as property.

Shirley Satterfield, Quarry Street, showed Council a picture of a house similar to the one we're discussing. The family was here for six generations and always fighting for our rights in a "Jim Crow" town.

Hendricks Davis, 232 John Street, asked what was the greatest public good. The expansion of Mary Moss Park was not. He encouraged Council to think carefully about how we use tax money and said that it should be used for housing.

Heidi Fichtenbaum, Carnahan Place said to take cultural resources and make them

sustainable too by preserving them and rehabilitating them.

Stephanie Chorney said that she thinks that the parks is adequate as is and thinks we should maintain the current house.

Paul Driscoll, Harris Road said that he noticed that a window is missing on the house, and supports saving the house.

John Heilner, Library Place, said that he was in favor of housing that is affordable and suggested that Council table the ordinance until April 27, 2015.

Jim Floyd, Harris Road said that he was in favor of affordable housing.

Yina Moore, Green Street said that the priority was to preserve the neighborhood and to provide affordable housing.

Mayor Lempert closed the public hearing.

Ms. Crumiller said that she was surprised and thought everyone would like a park. In favor of tabling the ordinance.

Mr. Liverman said that he felt Ms. Satterfield's pain. He said he is the first to support affordable housing but as a tax payer it is not worth it.

Mr. Miller said that he didn't think that it was necessary to table the ordinance as it is just putting the funds in place.

Ms. Butler said that she agreed with a lot that has been said. Affordable housing is simply not an option if you are using open space money. If the house is torn down the preference is to have a park.

Mr. Simon said that the discussion saddens him because Council cannot deliver what they are being asked to deliver. He said that he agreed with Mr. Liverman, that the proposal to save the house for historical preservation, renovate it, and use it for affordable housing is not cost effective. He added that Council is not responsible for the gentrification of this neighborhood, and has very limited tools to combat that gentrification. He said that the neighbors would have to negotiate with Mr. Barsky.

After the vote, Mr. Simon explained that he voted against the ordinance because he would have a hard time justifying to taxpayers throughout town a vote to spend $600,000 to expand the park, when there was so much opposition to doing so coming from the neighborhood.

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

X. ORDINANCE INTRODUCTIONS

1. Bond Ordinance Authorizing as a Local Improvement the Repair or Replacement of Sidewalks Along a Portion of Prospect Avenue by the Municipality of Princeton, Appropriating the Sum of $17,000.00 Therefor, Providing for the Financing of Said Appropriation by the Making of a Down Payment and Issuance of Bonds and Notes of Said Municipality and Further Providing for the Special Assessment of Fifty (50%) Percent of the Cost Thereof (Public Hearing April 27, 2015)

RESULT:	**INTRODUCED [5 TO 1]**	**Next: 4/27/2015 5:00 PM**
MOVER:	Heather Howard, Councilwoman	
SECONDER:	Lance Liverman, Councilman	
AYES:	Howard, Crumiller, Liverman, Butler, Simon	
NAYS:	Miller	

2. Bond Ordinance Authorizing as a Local Improvement the Repair or Replacement of Sidewalks Along a Portion of Hamilton Avenue by the Municipality of Princeton, Appropriating the Sum of $17,000.00 Therefor, Providing for the Financing of Said Appropriation by the Making of a Down Payment and Issuance of Bonds and Notes of Said Municipality and Further Providing for the Special Assessment of Fifty (50%) Percent of the Cost Thereof (Public Hearing April 27, 2015)

RESULT:	**INTRODUCED [UNANIMOUS]**	**Next: 4/27/2015 5:00 PM**
MOVER:	Heather Howard, Councilwoman	
SECONDER:	Jenny Crumiller, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

3. BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING $9,175,865 THEREFOR AND AUTHORIZING THE ISSUANCE OF $8,472,007 BONDS OR NOTES OF PRINCETON TO FINANCE PART OF THE COST THEREOF (Public Hearing April 27, 2015)

RESULT:	**INTRODUCED [UNANIMOUS]**	**Next: 4/27/2015 5:00 PM**
MOVER:	Bernard Miller, Council President	
SECONDER:	Jo Butler, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

4. Ordinance Appropriating $488,000 from the Sewer Trust Fund for Various Sewer Improvements in and by Princeton, in the County of Mercer, New Jersey (Public Hearing April 27, 2015)

RESULT:	**INTRODUCED [UNANIMOUS]**	**Next: 4/27/2015 5:00 PM**
MOVER:	Jenny Crumiller, Councilwoman	
SECONDER:	Jo Butler, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

5. Bond Ordinance Providing for Improvements to the Parking Utility in and by Princeton, in the County of Mercer, New Jersey, Appropriating $495,000 Therefor and Authorizing the Issuance of $495,000 Bonds or Notes of Princeton to Finance the Cost Thereof (Public Hearing April 27, 2015)

RESULT:	**INTRODUCED [UNANIMOUS]**	**Next: 4/27/2015 5:00 PM**
MOVER:	Jo Butler, Councilwoman	
SECONDER:	Jenny Crumiller, Councilwoman	
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon	

XI. RESOLUTIONS

1. 15-96Shared Service Agreement Between the Municipality of Princeton and Montgomery Township for Animal Control Services through June 30, 2015 for an Amount Not to Exceed $15,000.

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

2. 15-97Resolution in Support of Grant Application to NJDOT Office of Bicycle and Pedestrian Programs for Bicycle Master Plan Assistance

RESULT:	**APPROVED AS AMENDED [UNANIMOUS]**
MOVER:	Jo Butler, Councilwoman
SECONDER:	Jenny Crumiller, Councilwoman
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon

3. 15-98Resolution Authorizing Use of New Jersey State Contract # 87720 - Dyntek Services, Inc. for a Meraki Wi-Fi Solution in the Amount of $43,820.04

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

4. 15-99Bid Award 2015 Mowing Contract Pt. 1, Custom Care Services, $38,394.

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

5. 15-100Bid Award 2015 Mowing Contract Pt. 2, US Athletic Fields, Inc., $12,150.

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

6. 15-101Bid Award 2015 Turf Management Contract, US Athletic Fields Inc, $8,385.

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

7. 15-102Public Hydrant Maintenance and Repair Agreement with Avalon Princeton, LLC

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

XII. CONSENT AGENDA

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

1. Bills & Claims

2. 15-103Appointments: Boards, Commissions & Committees

3. 15-104Resolution Authorizing Duplicate Tax Sale Certificate

4. 15-105Request to NJDOT to Exclude Mercer Road / Mercer Street / Princeton Pike from the New Jersey Large Truck Access Network

5. 343 Snowden Lane Minor Subdivision - Extension of Time to August 1, 2015 Contingent Upon All Topsoiling and Seeding on the Property Being Completed by May 15, 2015

6. 15-106Nassau Street Pole Banner Request by the Arts Council of Princeton, Announcing Communiversity, April 1 to April 27, 2015

7. 15-107Washington Road Banner Request by Homefront, Announcing Run for Hope 5K Run/Walk, April 13-20, 2015

8. 15-108Washington Road Banner Request by Voices, Announcing Mozart Requiem Performance, April 27 to May 4, 2015

9. 15-109Washington Road Banner Request by Big Brothers Big Sisters, Announcing Run for One 5K Run, September 14-21, 2015

10. 15-110Resolution to Support New Jersey Transit Bus Route 655

11. 15-111Resolution Approving Firefighter Membership Application for Christian Krueger

XIII. CLOSED SESSION

The referenced issues were discussed by the Mayor and Council.

1. 15-112Negotiations - Land Acquisitions

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Lance Liverman, Councilman
SECONDER:	Jo Butler, Councilwoman
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon

XIV. ADJOURNMENT

There being no further business the meeting was adjourned at 11:50 p.m.

Linda S. McDermott
Municipal Clerk

Two Residents Disagree With the Decision To Dismiss Animal Control Officer Johnson

To the Editor:

Longtime Princeton residents, my husband and I have called upon Mark Johnson a number of times and he has always come through for us — a dead fawn on the yard, baby raccoons in the chimney, once bats in the attic, another time a bat in our office. Other town residents I know have had similar positive experiences. I now learn to my dismay that, according The Town Topics, "Mark Johnson Is No Longer Town's Animal Control Officer" [page one, March 11].

How could this happen? It turns out that our relatively new Town Administrator Marc Dashield has offered Mr. Johnson, the animal control officer for Princeton for more than two decades, a separation agreement. Why?

Is it possible that Mr. Johnson is being punished for doing his job, implementing a controversial deer control program that nonetheless has the support of the majority of Princeton residents? What in fact caused this ridiculous forced departure?

It turns out that very shortly before Mr. Johnson's employment problems began he gave two tickets for sabotaging Princeton's deer control program to Mr. Edward Linky, an individual who appears to be well-connected to both the Princeton government and Mr. Johnson's immediate employers in the Princeton government.

I think Mr. Johnson is owed an apology and immediate reinstatement. His forced departure is an insult to him and an affront to the many Princeton residents who have been grateful for his professional help over many years.

From my personal point of view, Mr. Johnson's arranged departure is potentially expensive to Princeton taxpayers as well. Who is now overseeing to the deer control program? Where will Princeton find someone as competent and well trained and experienced as Mr. Johnson? How expensive would the search be? What competent person with options would be willing to work for a city that lets years of good service be ignored?

If it has not already been done by the time this letter is published, I recommend that those Princeton government employees involved in Mr. Johnson's departure reinstate him and write him letters of apology.

If Mr. Edward Linky has not already done so, I recommend that he apologize to animal control officer Mark Johnson for having caused Mr. Johnson embarrassment and an unpleasant and inappropriate review process.

I recommend that the Princeton Council take up the question of whether any improper pressure was applied in securing Mr. Johnson's ridiculous, harmful, and costly departure.

Finally, I recommend that the deer bait station near Mr. Linky's property be moved. There is no point in continuing to annoy a person who seems to anger easily and apparently has, from my point of view, excessive and inappropriate influence on Princeton government personnel decisions.

DAWN DAY
Meadowbrook Drive

Town Topics
March 18, 2015

The author of the other letter was Lindy Eiref of Dodds Lane

Remarks to Princeton Council, 3/23/15: Lytle Street
Daniel A. Harris, 28 Dodds Lane, Princeton, NJ

As you have heard, the Witherspoon Jackson citizens' group has assurances from Tom Caruso, Executive Director of Habitat for Humanity, that they will take on the rehabilitation of the Lytle Street house for affordable housing; they will do the fundraising. This is wonderful news for Princeton, and much credit goes to Kip Cherry and the many others who have worked so hard on this project. The meeting on 3/19/15 showed abundantly that neighbors and others wish both historic designation for this site and affordable housing units within—not an expansion of Mary Moss Park.

We have significant issues outstanding, however. First, **open space funding can be used for purposes of historic designation**. You all know this from documentation sent you earlier today, with citations from both Mercer County and from the Princeton Master Plan. (Such funding has already been used for the historic Veblen House in Herrontown Woods.) On this matter, please consult also the memorandum dated 3/19/15 prepared by Council attorney Trishka Cecil, p. 3, as I have written you all by email. I will return to this point.

Second, Mayor Lempert has questioned as follows in an email to Kip Cherry: "If we purchase the property with open space money, we are restricted in how the property can be used. For example, I'm not sure we have the option of turning the property over to Habitat. I will try to get clarity on this before tonight." [yes, no????][We also ask: when may we know the dates on which the appraisals will be received????]

Third, Roman Barsky needs to be informed of the work Habitat for Humanity intends to do if given clearance. A citizens' group has made a date to meet with Mr. Barsky this coming Thursday; we cannot predict the upshot. But it is certain that Mr. Barsky continues to hold all the cards, and it is in our best interests to include him as an interested party in further discussions. We (generally) appeal, as now, to his good word and his honor not to retract his commitment to sell the property to Princeton. But Princeton has some significant issues to determine and should not be entirely rushed on a matter which involves the potential gain of three affordable housing units (assuming an addition to the existing structure). And Mr. Barsky should not be left afloat wondering what the people on shore are thinking about.

I therefore propose that early next week, a meeting be held among all principal parties: Princeton municipality, Mr. Barsky, and the ad hoc citizens' group which is currently securing firm commitments from Habitat for Humanity.

I thus urge Princeton Council to table for three weeks (until your next meeting) the ordinance introduced 2/10/15 concerning Mary Moss Park and the Lytle Street property. This will allow time for deliberations and time for appropriate legal documents to be signed.

The public use of the Lytle Street house in a way that will satisfy the requirement that open space funding be used for public purposes—we have envisaged as follows, and the vision is one with which Habitat has already stated it is comfortable: the elegant porch of 31-33 Lytle can be used as the site for periodic celebrations and exhibitions concerning the immigrant experience in Princeton, with the African-American experience at the core, but also including that of Caucasian and Latino groups that have come semi-voluntarily, and not as slaves or freed-men and freed-women. Specific days and weekends such as July 4th, Labor Day weekend, and even New Year's Day, when in 1863 President Abraham Lincoln promulgated the Emancipation Proclamation. We have spoken with Shirley Satterfield, indefatigable historian of the African-American community, about ways in which a portable display might be assembled for such occasions. Appropriate outdoor signage and a plaque on the building itself will indicate the high points of this experience.

The ad hoc Witherspoon Jackson group believes that through co-operation between all parties and a staunch willingness to question an area of law which Ms. Cecil has called "grey," as there is no case law, we can achieve an outcome satisfactory to all interested parties.

Once again, I urge you to table the pending ordinance to allow time for mutual exploration and cooperation for an outcome which the Witherspoon Jackson community, and its allies, devoutly wish.

First, I would like to address the condition of the house at 31-33 Lytle Street. About 10 days ago, I took a picture of the back of this house (photo attached) and it appears that the window on the second story is completely missing, allowing for water from rain and snow to cause permanent damage. If there is any intention of saving this house, that window should be sealed off to better protect the existing structure.

In recent years, we have seen numerous cases, where a smaller and comparatively affordable market rate house has been torn down and frequently replaced by a much larger and more expensive home, which is frequently out of size and scale with the neighborhood. Most importantly, the newer homes are no longer affordable to working class/middle class neighborhoods. The house at 31-33 Lytle Street with its beautiful front porch and in terms of its size, scale, and affordability is very much in character the rest of the Witherspoon-Jackson neighborhood.

Is there any reason why affordable housing should necessarily be confined to larger housing projects, some which *may* be completely out of size and scale with the surrounding neighborhoods? The house, lot, and location at 31-33 Lytle Street is perfectly suited for affordable housing. I am not a financial expert, but I believe that Princeton has the resources to convert this house into affordable units. I also believe that if Council really wants to find a way to convert number 31-33 to affordable units, they will manage to achieve this goal.

About a year ago, I came before Council and asked if there was an effective way to actively include residents in the decision making process. At that time, it was generally agreed that this was a good question. Too often a project is presented to the residents after it has been fully developed. In the case of Mary Moss Park, the groundwork has been done, the funds have been allocated by the county, and it appears that Council may have been influenced to embark on a specific plan of action. Unfortunately, residents were not made aware of the project until recently making it most difficult for them or for the town to modify or change course.

Of all the Council meetings I have attended in the past 2 years, I have never once heard a resident demand that the Mary Moss playground be upgraded. So why would we work on a project where there is no need.

I would like to request that Council reconsider the scale for redeveloping the Mary Moss Playground and make every possible effort to save the house at 31-33 Lytle Street to be converted to affordable housing. At the very least, it is a beautiful example of an older historical home that must be preserved.

Thank you for your consideration.

Paul Driscoll
Harris Road

(Leave w Mun Clerk)

John Heilner, Library Place

I ask you to table the proposed ordinance until April 27 to allow time to (a) be sure we all understand the regulations regarding use of "Open Space Funds" – both County and Town – for historic preservation. My understanding is that both list historic pres as a permitted use, and And (b) allow us to work on all the costs involved.

Preserving the House at 31-33 Lytle St achieves two goals – (a) maintaining lower cost housing stock in an area of Princeton where families and children can walk to work, schools, shops and to our cultural institutions; and (b) preserving the physical and visual history of a proud and important part of Princeton's history.

We are not against upgrading Mary Moss Park. We understand it can and will be done with a separate grant from the County, the Mercer at Play Fund.

Addressing Ms Cecil's very good legal analysis, specifically footnote 6. Not only has the entire W-J neighborhood been declared eligible for listing on the National and State registers, but 31-33 Lytle St was specifically mentioned with a separate survey sheet in the 1980 NJ SHPO review.

The economics are yet to be determined. Three units could come from using the small additions already on the back of the house, or maybe replacing them with a more functional larger addition. The result would be three 1 BR apartments, or perhaps two 1 BR plus a studio apartment. May or may not be possible – but we should be creative before throwing out the idea. We will have an architect look at this. Now that

Habit for Humanity has volunteered to do the rehab, we are only talking about the property acquisition cost amortized over 2-3 units, thus could be under $200K/unit. Even this will be recouped through the rental revenue income stream.

In terms of how Open Space Funds can be used for historic preservation, and the house be used for affordable housing, we have some ideas. The front porch can be used periodically for "history lessons," plus the fact that folks just walking by the house every day will enjoy/learn about the 1870 historic architecture, read a sign or plaque, etc.

When thinking about this and the cost per unit, please remember the benefit is not just housing that's affordable, but also preserving history and culture.

Everyone talks about the horror of gentrification destroying the Princeton we all know and love – but no one does anything about it.....as if nothing can be done. Well here's an opportunity if we can all work together and be creative. This is something we can do to enable our low - middle income residents and their children to stay in town. Something the governing body could take a lot of pride in!

Let's start from the premise, with a positive attitude, that this is our objective. If it can't work, then so be it. But let's not start by thinking the train has already left the station and there's nothing to be done about it.

In summary, I strongly support an ordinance for the Town to purchase this property, but **not demolish** the structure. To do so let's table the ordinance until April 27 – or introduce one without demolition.

THE DEMISE OF THE WITHERSPOON-JACKSON COMMUNITY PRINCETON, NEW JERSEY

The Witherspoon-Jackson neighborhood has historically been the area in Princeton, New Jersey for a lively and strongly bound African-American community as well as for Italian immigrants who came to Princeton to work mainly as stonecutters.

This vital community dates back to the 18th century when European colonist brought their slaves - many slaves were owned by the early Princeton University presidents and trustees.

Princeton was a "Jim Crow" town where racial segregation involved many public facilities, schools, shops, restaurants. housing and the YW/MCA until the early 1950's.

The area known as the Witherspoon-Jackson community span from Jackson Street, now Paul Robeson Place, to Birch Avenue and from Witherspoon Street to John Street. It was a self-organized and proud community that had its own school for colored children as well as its own businesses, stores and restaurants. The neighborhood also had its own churches, playgrounds, Fraternal and social clubs.

In the 1930's, the African-American community was forcefully relocated from their historic residences on Baker Street to make space for the construction of Palmer Square. In the 1960's Jackson Street was demolished to provide for a thoroughfare that extended from Wiggins Street to Route 206 (Bayard Lane). Over the years the Witherspoon-Jackson neighborhood has been continuously reduced and pushed increasingly farther away from central Nassau Street.

Every block along Witherspoon Street starting at the corner of Nassau and Witherspoon Streets as well as the streets from Hulfish Street to Birch Avenue are Black history sites.

Presently the African-American community residing in what is left of the historic Witherspoon-Jackson neighborhood represents far less than half of the entire neighborhood population. Many families have been forced to sell the homes that they owned for generations in order to accommodate commercialized gentrification. This has already brought irreversible changes in the neighborhood along with increasing fear that even the memory of it will disappear with its living witnesses.

Unless this unique community in Princeton is deemed an Historic District all that we will be left with are the thoughts: "I remember"…"I will never forget"…"I reminisce"…"

Submitted by
Shirley A. Satterfield
March 29, 2015