



RESOLUTION 21-267

Resolution Authorizing a Use Agreement with Palmer Square Station, LLC for Restoration of the Former Princeton Post Office

WHEREAS, Princeton owns certain real property situate in the Municipality of Princeton, which has been designated as Green Acres encumbered property, said property being designated as Block 20.02, Lot 71, on the Princeton Municipal Tax Map, (the “Princeton Property”); and

WHEREAS, Palmer Square Station is the owner of certain real property situate in the Municipality of Princeton, being designated as Block 20.02, Lot 70, on the Princeton Municipal Tax Map, (“PSS Property”) and the former Princeton Palmer Square Post Office Building (“Building”); and

WHEREAS, the Building was listed in the National Register of Historic Places on June 27, 1975 as a part of the Princeton Historic District (NR number 75001143); and

WHEREAS, the Building is subject to a Historic Preservation and Conservation Easement with the New Jersey Historic Trust (“Preservation Easement”) dated September 21, 2017, which Easement is recorded in the Office of the Mercer County Clerk in Deed Book 6302, Page 1228, to preserve the historic, cultural and aesthetic features of the Building; and

WHEREAS, the Preservation Easement requires PSS to preserve and maintain the protected features of the Building in good condition; and

WHEREAS, PSS has received approval to redevelop the Building which necessitates completion of the historic preservation work on the Building; and

WHEREAS, to protect the Building and its structural integrity, parts of the basement of the Building need to be waterproofed from the exterior of the Building, the brickwork on the

Building's façade needs to be repaired and repointed, and the stairs and handicap ramp need to be rebuilt; and

WHEREAS, in order to complete the aforementioned basement waterproofing repairs to the Building, PSS needs access to and use of a portion of the Princeton Property during August and September, 2021 to excavate a trench along portions of the west side of the Building; and

WHEREAS, in order to complete the aforementioned façade repointing and repairs and to rebuild the steps and handicap ramp, PSS needs access to and use of the north and west sides of the Building from October through December, 2021 to install scaffolding; and

WHEREAS, Princeton desires to give PSS access to the Princeton Property to facilitate the completion of the preservation work on the Building; and

WHEREAS, PSS has agreed to comply with the requirements of the New Jersey Department of Environmental Protection, Green Acres Program ("Green Acres") in accordance with the requirements of N.J.A.C. 7:36-25.1 et seq.; and

WHEREAS, Green Acres has reviewed and approved the temporary access and use agreement; and

WHEREAS, Princeton and PSS desire to enter into this temporary access and use agreement in accordance with the terms set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Princeton Council as follows:

1. The preamble to this resolution is hereby incorporated as if more fully set forth herein.

2. Princeton is hereby authorized to enter into an access and use agreement with Palmer Square Station, LLC to allow for use of a twenty-two (22) foot strip of land along the westerly side of the Building and an eight (8) foot strip of land along the northerly side of the Building from August through December, 2021 as depicted on Exhibits "A" and "B", attached hereto and made a part hereof.

3. The Mayor and Clerk are hereby authorized to execute the temporary use agreement on behalf of Princeton, or such other substantially similar agreement, the terms and form of which shall have been reviewed and approved by the Municipal Attorney.

Councilperson	Absent	Present	1 st	2 nd	Yea	Nay	Abstain	Disqualified
Mr. Cohen	X							
Ms. Fraga		X	X		X			
Ms. Pirone Lambros		X		X	X			
Ms. Niedergang	X							
Ms. Sacks		X			X			
Mr. Williamson		X			X			
Mayor Freda		X						

I, Delores A. Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held on August 9, 2021.



Delores A. Williams, RMC, Municipal Clerk

ATTACHMENTS:

- Memo to Council re temporary access easement (DOCX)
- Use and access agreement final 08 03 21 (DOC)
- 41793-EXHB A temporary construction use (PDF)
- 41793-EXHB B temporary construction use (w callouts) (PDF)