

PRINCETON COUNCIL MEETING
October 28, 2013

A meeting of the Mayor and Council was held on this date at 6:00 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 October 24, 2013 at 4:30 p.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Trentonian, the Town Topics, and filed with the Municipal Clerk.

ROLL CALL

The Municipal Clerk then called the roll.

Present: Mesdames Butler, Crumiller, and Messers Liverman, Miller (6:45 p.m.) and Simon and Mayor Lempert (7:00 p.m.).

Absent: Ms. Howard.

Also Present: Mr. Bruschi, Ms. Monzo Mr. Kiser, Mr. Schmierer and Capt. Sutter.

13-284 CLOSED SESSION RESOLUTION

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

Potential Litigation: Mercer County Prosecutors Office

3. 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

Angelo Onofri and Doris Galluchi from the Mercer County Prosecutors Office were present for this portion of the meeting.

The above referenced issue was discussed by the Princeton Council.

Council then returned to open session

PLEDGE OF ALLEGIANCE

The audience participated in the Pledge of Allegiance.

PROCLAMATIONS

- Supporting Small Business Saturday on November 30, 2013

Mayor Lempert read a proclamation supporting Small Business Saturday on November 30, 2013.

- Princeton Adult School

Mayor Lempert read a proclamation recognizing The Princeton Adult School.

PRESENTATION

Muni Meter Pilot Program, 13-285 Resolution endorsing program

Deanna Stockton and Jack West, Engineering, offered a power point presentation regarding the Muni Meter Pilot Program. Ms. Stockton said that this was a two year smart meter that are solar powered, wireless and multilingual. Ms. Stockton said that the fees are under state contract and that the target for installation was January at the Dinky lot. She noted that the company is located in Whippany, New Jersey and offered a response time for repairs within 2-4 hours.

Mr. Miller said that it is difficult to read the numbers on the spots in the lots when there is snow and ice on the ground. Ms. Stockton said that the University has agreed to maintain the lots.

Mr. Bruschi said that the previous revenue from the lot by the Dinky station was \$18,000. and \$67,000. for the lot at University Place.

Mr. Liverman offered a motion to approve the proposed pilot program as presented. The motion was seconded by Ms. Crumiller and carried unanimously by those present.

(Presentation appended to this set of minutes)

MINUTES: June 10 and October 14, 2013

Mr. Miller offered a motion to approve the Council minutes of June 10, 2013 as presented. The motion was seconded by Mr. Liverman and carried unanimously by those present.

Ms. Butler offered a motion to approve the Council minutes of October 14, 2013 as presented.

The motion was seconded by Mr. Simon and carried unanimously by those present.

REPORTS

Princeton University Canopy

Mr. Bruschi reviews the report with Council, noting that the site was secure the day of the incident. He said that proactive measures are being taken and that a \$2,000. Fine was assessed because they did not come in for a specific construction permit.

Ms. Crumiller said that to her the incident seemed like one of neglect. Mr. Kiser said that the primary and utmost concern is one of safety to the public.

Mr. Simon said that he still did not feel that he had a complete answer and asked if there was a state regulation. Mr. Schmierer said that we enforce the State code and that every situation is different. He said that the State code was enforced by the local construction official but cannot address every circumstance and that there is no specific checklist.

Mr. Simon then asked if the project was done in a safe and responsible way. Mr. Bruschi said that it was. Mr. Simon asked if it was both the letter and intent of the state statute. Mr. Schmierer said that we did what should have been done.

Ms. Butler asked we would have done anything different if they had applied for a permit. Mr. Schmierer said no, nothing would have been done differently

(Report attached to this set of minutes)

Tax Assessor Compliance Plan

Neal Snyder, Tax Assessor offered a power point presentation to Council regarding the compliance plan.

He said one of Assessors functions is to value real property and that the assessment status date for all real property is October 1 of the pre-tax year. Mr. Snyder said that each year semi completed newly constructed homes receive an increase on the improvement portion called a "partial" assessment. He said that today, newly constructed homes tend to sit on the market for a period of time, so a semi-completed value is placed on the home. Since homes sit on the market, finding true market value can be difficult.

Mr. Snyder said that for the 2013 tax year, there are over \$10,000,000 of partial assessments on the tax list, and a total of almost \$500,000 in tax dollars produced by added assessments

Mr. Snyder said that a Compliance Plan is a process to review sales against assessments, adjust neighborhoods “globally” up and down if out of range, and to create a uniform assessment pattern throughout Princeton based on market value.

The rules of the Compliance Plan are that they must have Mercer County Tax Board approval, cannot go over 50% total adjustments, a review of all neighborhoods and a final review and certification by the Mercer County Tax Board.

Mr. Snyder said that by utilizing the compliance plan each year, the Assessor’s office can keep values/assessments uniform, thus preventing Princeton from going through another revaluation and preventing “spikes” in assessments as witnessed during the revaluation aftermath.

Mr. Bruschi said that we implore the Assessor to be as aggressive as he can be but do not want to be perceived as subsidizing developers.

(Presentation appended to this set of minutes)

Princeton Half Marathon, Elizabeth Casparian, HiTOPS

Elizabeth Casparian, HiTOPS reviewed with Council details for the upcoming 13.1 mile Princeton Half Marathon, on November 3, 2013. She said that there were over 200 volunteers and that the event was both a fundraiser and informational.

Mayer Lempert thanked Ms. Casparian for all her hard work regarding this event.

Council Reports

Mr. Miller said that there are two Cable providers in Princeton. He said that Verizon will negotiate with the State of NJ and that Comcast will renegotiate with the municipality.

Ms. Butler noted that Corner Houses All City Dessert Competition was being held on November 8, 2013. She also said that the FreeB schedule has changed slightly and is posted on the website with ridership up.

Mr. Simon reported that the Alexander University Place Task Force Meeting is scheduled for November 9, 2013, 9 a.m. at the Carl Fields Center.

Mayor Lempert reported that Princeton received Bronze Status as a Bike Friendly City and the Smart Workplace Gold Award from the Greater Mercer TMA for flex time. She said that the Community Reads Book is Silver Linings Play Book.

Mayor Lempert made note of the new signage at Mountain Lake. She also noted that Womanspace will be celebrating "Communities of Light" on December 9, 2013.

ORDINANCE PUBLIC HEARING

Mayor Lempert read by title an ordinance entitled AN ORDINANCE AMENDING PARKING REGULATIONS ON A PORTION OF ALEXANDER STREET AND AMENDING THE "CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968".

Mayor Lempert opened the public hearing.

There being no 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 Ms. Butler and carried unanimously by those present.

ORDINANCE INTRODUCTION

Mayor Lempert read by title on first reading a proposed ordinance entitled AN ORDINANCE BY PRINCETON APPROPRIATING THE SUM OF \$125,000.00 FROM THE PRINCETON OPEN SPACE TRUST FUND AND AUTHORIZING PRINCETON'S PARTICIPATION IN THE ACQUISITION AND PRESERVATION OF BLOCK 9902, LOT 9, PRINCETON TAX MAP.

Mr. Miller offered a motion to approve the proposed ordinance on first reading. Ms. Crumiller seconded the motion, which was carried unanimously by those present. The public hearing was set for November 5, 2013.

WORK SESSION

Crosswalk Design Standards

Anton Lahnston addressed Council about Crosswalk Design Standards. He said that last week the Traffic and Transportation Committee endorsed the standards noting that the main concern was public safety.

Ms. Crumiller asked if we really needed the “ugly” white stripes. Mr. Lahnston said that he didn’t really think that the stripes were ugly and that safety is the real issue. Ms. Crumiller asked if there was a balance between safety at an important intersection. Mr. Lahnston said that there were thirteen injuries at intersections this year.

Mr. Kiser recommended that changes to intersections be done gradually. Mr. Lahnston said that bricks can be slippery when wet and dangerous. Mr. Liverman agreed.

Mr. Miller said that uncontrolled crosswalks are not well illuminated as you go away from the business district. Ms. Crumiller said that she would love to see more stations.

It was the consensus of the Mayor and Council to revisit the crosswalk design standards issue again and have a supporting resolution available for the Council meeting of November 12, 2013.

RESOLUTIONS

13-286 Resolution authorizing the purchase of two (2) SANs storage servers, Dell Computers State Contract #WN88ABZ, Not to Exceed \$93,835.02

Mr. Simon offered a motion to approve resolution 13-286 as presented. The motion was seconded by Mr. Liverman and carried unanimously by those present.

13-287 Resolution authorizing the weekly transfer of public tax records to Signature Information Solutions.

Mr. Liverman offered a motion to approve resolution 13-287 as presented. The motion was seconded by Mr. Miller and carried unanimously by those present.

13-288 Resolution Authorizing Deer Management Services with White Buffalo, Inc., for a sum not to exceed \$63,870.00.

Mr. Miller offered a motion to approve resolution 13-288 as presented. The motion was seconded by Mr. Simon and carried unanimously by those present.

13-289 Resolution endorsing application to the New Jersey Division of Fish and Wildlife and the New Jersey Fish and Game Council for a special deer management permit

Mr. Miller offered a motion to approve resolution 13-289 as presented. The motion was seconded by Mr. Simon and carried unanimously by those present.

13- 290 Resolution Authorizing the Bidding of “Stealth” Telecommunications Antenna Installations on Municipally Owned Property.

Ms. Butler offered a motion to approve resolution 13-290 as presented. The motion was seconded by Mr. Liverman and carried unanimously by those present.

13- 291 Resolution Accepting Donation for Improvements to the Mountain Lakes Nature Preserve Entrance and Parking Lot Entrance.

Ms. Crumiller offered a motion to approve resolution 13-291 as presented. The motion was seconded by Mr. Miller and carried unanimously by those present.

(Resolutions appended to this set of minutes)

CONSENT AGENDA

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

a. Bills and Claims

b. Maintenance/Performance Guarantees:

Commerce Bank (TD Bank) Rt. 206 & Princeton Avenue, Construct two additional parking spaces, completion time extension to October 31, 2015.

Princeton University Sidewalk Extension Project, Faculty Road/Fitzrandolph/South Drive, completion time extension to December 31, 2013.

c. 13-292 Resolution Opposing Bill H.R. 612 Which Proposes the Weight Increase for Trucks

d. 13-293 Princeton University Art Museum, Seven Pole Banners on Nassau Street from January 11, 2014 to May 17, 2014 to promote the upcoming art exhibit *"500 Years of Italian Master Drawings from the Princeton University Art Museum"*.

e. 13- 294 Resolution of Support: No Passing Zone on Route 206

f. 13-295 Resolution Approving Fire Department Application – Associate Member Joseph Novak

Mr. Liverman offered a motion to approve consent agenda items "a-f" without item "c" in block.

The motion was seconded by Mr. and carried unanimously by those present.

Mr. Simon offered two amendments to item "c", resolution 13-292. He asked that the resolution be modified throughout to refer to municipality instead of city, and change also change the reference to city road system to municipal road system. He also asked to change resolution paragraph to, "Now be it resolved by the Mayor and Council of Princeton, that we oppose H.R. 612, and any similar legislation which seeks to increase truck size or weight beyond the capacity of our road systems, putting New Jersey state highways, roads, and bridges at risk of increased damage and deterioration."

Mr. Simon offered a motion to approve item "c", resolution 13-292 as amended. The motion was seconded by Ms. Butler and carried unanimously by those present.

(Resolutions appended to this set of minutes.)

13-296 CLOSED SESSION RESOLUTION

Mayor Lempert did not participate during this part of the meeting.

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

BE IT RESOLVED by the Mayor and Council of Princeton:

4. 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.
5. The general nature of the subject or subjects to be discussed in said session is as follows:

Princeton University Negotiations
Litigation Update
6. 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 issue was discussed by the Princeton Council.

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

Linda S. McDermott
Municipal Clerk

Muni-Meter Pilot Program



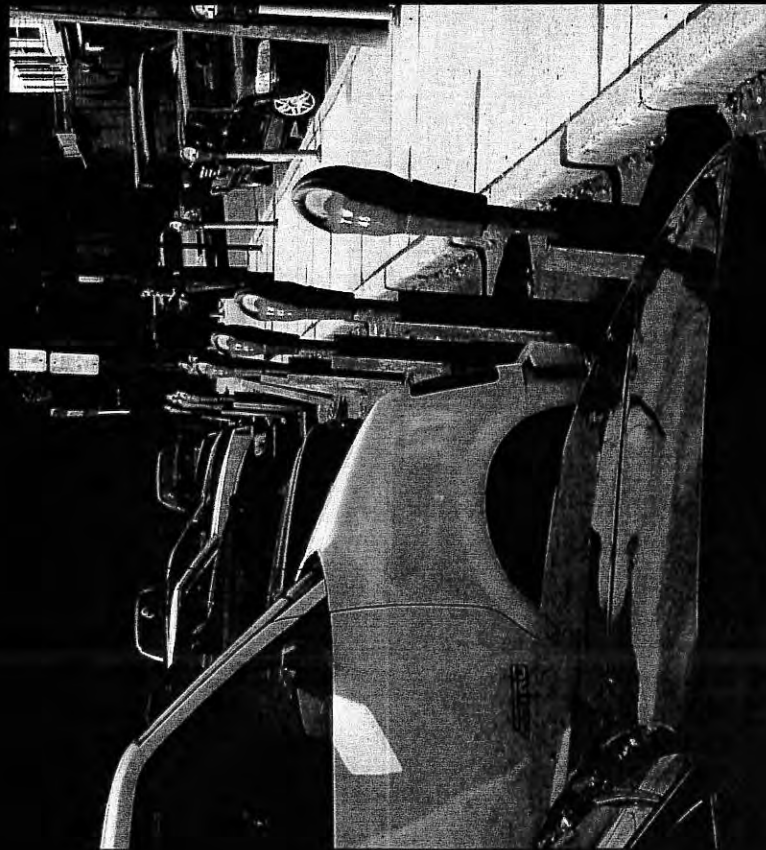
OCTOBER 28, 2013

Presented by: Deanna Stockton, P.E., Assistant Municipal Engineer

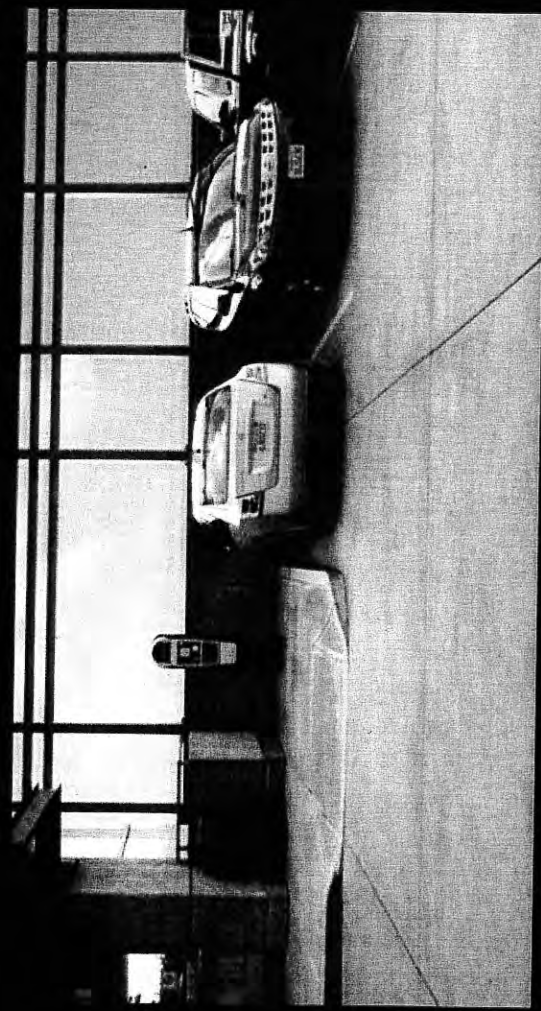
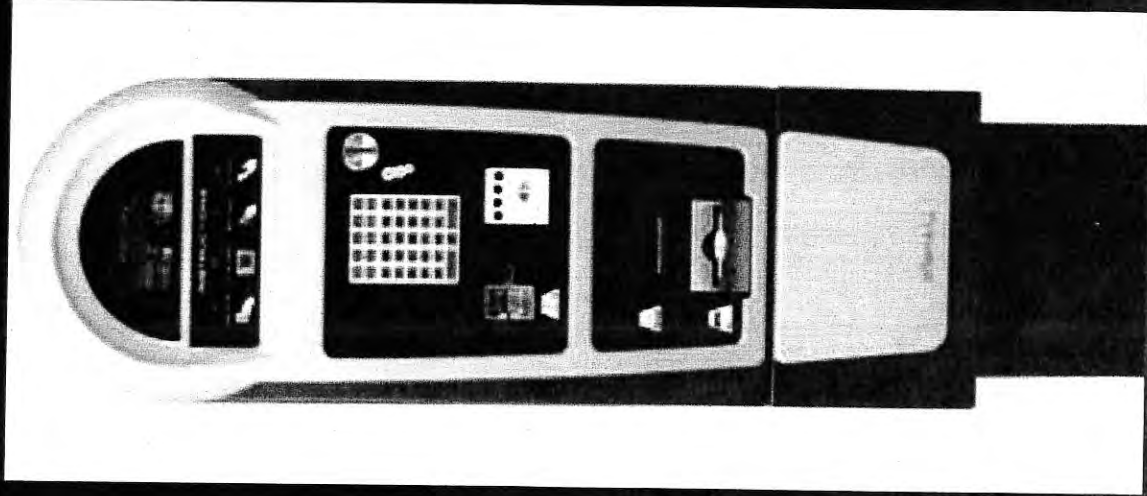
Introduction

- Study of smart meter technology and its performance in Princeton
- To determine if:
 - These meters are viable for parallel parking and municipal parking lot applications downtown
 - Parking revenue increases
 - Meter maintenance drops
 - Enforcement is more transparent
 - Princeton can embrace newer parking technology and payment options

Current Single Space Meters

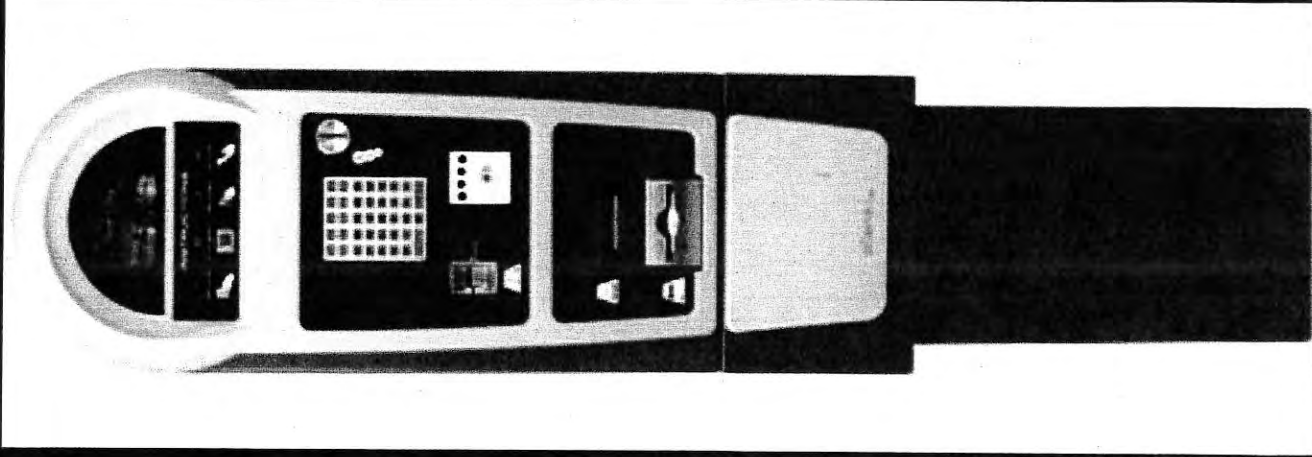


Proposed Multi-Space Pay Station





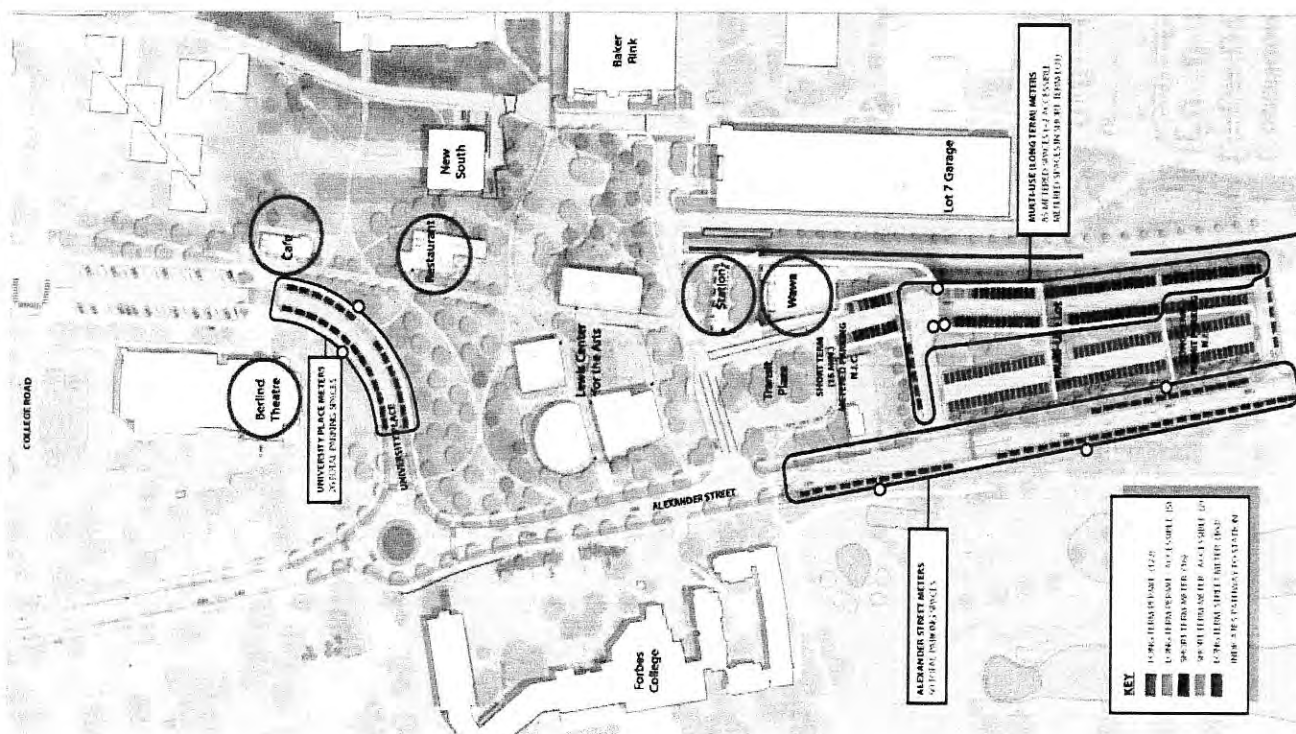
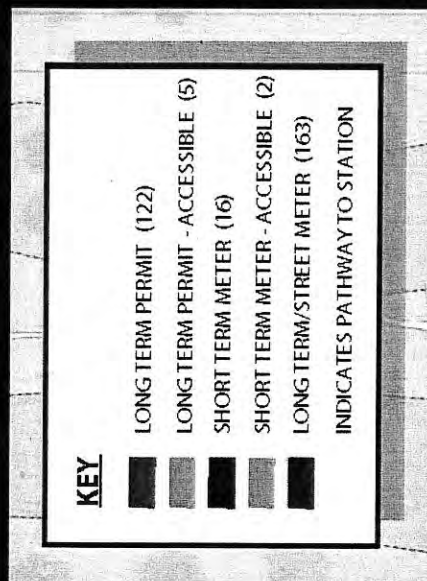
ITS Luke II



- Pay by Space
- Range of convenient payment options: coins, bills, credit cards, Smart Cards, Pay-by-Phone, coupons, custom cards, etc.
- Additional options: Extend-by-Phone
- Multilingual software
- Solar-powered
- Real-time reporting and alarming
- Wireless communication
- Black cabinet color

Study Locations

- Princeton Dinky Station
- University Place
- Alexander Street
- Possible additional locations TBD



Study Time Period

August 2014

Wawa, Train
Station & Transit
Plaza Open

Today



February 2014

Alexander Road
Roundabout
Opens

Fall 2017

Arts Building
Opens

- November 2013 – January 2014: Meter Procurement and Installation
- January 2014 – January 2016: Dinky Lot Meter Study
- February 2014 – February 2016: University Place Meter Study

Pilot Program Financial Commitments

- Princeton University proposes to donate 8 meters, at a cost of approximately \$96,000, and signage and striping in A&T neighborhood
- **Municipal Annual Cost ~ \$15,000**
 - Monthly contract for cellular service ~ \$40 per meter per month
 - Monthly contract for cloud-based back office software ~ \$55 per meter per month
 - Receipt paper ~ \$40 per meter per month
 - Cellular contracts for 3 tablets ~ \$40 per tablet per month
- **Additional Municipal Costs**
 - Annual service contract upon expiration of 1-year warranty
 - Tablet purchase for parking enforcement officers
 - Repainting of space numbers as needed in municipal rights of way

Case Histories / References

- Township of Millburn

Use Smart Cards, CC, DC, coin and bills, pay by phone

One part time meter person for a town of approximately 20,000

Only 1 meter of 8 has experienced a 24 hour down time. Other temporary outages were caused by coin jams and credit cards in the bill slot. Email and / or text messages can be sent from the meter to the appropriate staff to address the issue.

- City of Asbury Park

- Borough of Red Bank

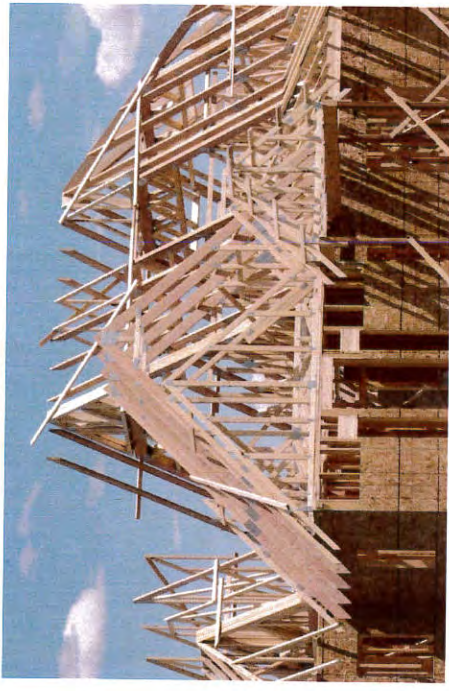
- Bloomfield, Belmar, Stone Harbor

Timeline of Approvals

- T&T Committee Endorsement received October 21, 2013
- Council Approval of Pilot Program Concept – October 28, 2013
- Council Approval of Agreement with Princeton University– November 2013
- Next Steps:
 - Meter procurement, fabrication, installation
 - Parking ordinance review
 - Training meter staff and parking enforcement personnel
 - Publicizing the new meters and educating the residents on their use

PRINCETON ASSESSOR'S OFFICE

**Partials, Added Assessments,
& Compliance Plan**



Tax List Review:

- One of the Assessor's functions is to value real property.
- The assessment status date for all real property is October 1, of the pre-tax year.
- The tax book closes in January of each year.
 - After the book closes in January, I begin preparation of assessments for the following year.
- The ratable base is certified once the book closes.
- No more changes are allowed to the tax list thereafter.



Partials:

- Each year semi completed newly constructed homes receive an increase on the improvement portion called a “Partial” assessment.
- Permits for new homes and commercial properties are reviewed and inspected to determine the percentage of completion as of October 1 of the pre-tax year.
- Sufficiently completed properties receive a partial value, and the increased assessment goes on the tax roll for the following year.

Partials:

Partial Assessments before and after 2010:

In 2010, Mayor and Council had agreed for the Assessor to place a “partial value” on sufficiently completed properties.

Prior to 2009, typically homes were built and sold quickly, usually within one year, so the value of the home was based on the sale price.

Today, newly constructed homes tend to “sit” on the market for a period of time, so a semi-completed value is placed on the home.



Partials:

- Since homes are now sitting on the market, finding true market value can be difficult.
- Placing an overly aggressive assessment on an unsold home prior to the sale, may trigger an appeal. A refund from such an appeal is 100% absorbed by the municipality.
- The goal for partials in this current market need to be fair.
- For the 2013 tax year, there are over \$10,000,000 of partial assessments on the tax list.

Added Assessments:

- Added Assessments are placed on a property once the construction is substantially complete. A Certificate of Completion or a Certificate of Occupancy may be an appropriate benchmark to determine the date of substantial completion.
- Added Assessments are prorated, starting the with the month following completion.
- Added Assessments are billed once a year, billed Oct and due Nov 1 (fourth quarter), regardless when completed.

Added Assessments:

- All Added Assessment monies are distributed only between the County and the municipality.
- For 2013;
 - A total of almost \$500,000 in tax dollars was produced by the added assessments.
 - The County portion was 29% including County open space.
 - Princeton retains the balance

Subdivisions:

- Subdivisions are created by splitting one large lot into many.
- Subdivisions are reflected on the tax list if such subdivisions were created and formulated as of Oct 1 of the per-tax year.

Example:

Parcel 1 value is \$391,000 for 2012 tax year. It becomes 2 lots per a deed filed April 1, 2012. Since the tax list is closed, it will be on the tax list for 2013 as follows;

2013 Parcel 1A value = \$331,000

2013 Parcel 1B value = \$359,000

There are no added assessments on subdivisions.

Compliance Plan:

- What is a Compliance Plan?
 - A process to:
 - Review sales against the assessments.
 - Adjust neighborhoods “globally” up or down if out of range.
 - To create a uniform assessment pattern throughout Princeton based on market value.



Compliance Plan:

The rules for Compliance Plan:

- Must have Mercer County Tax Board approval.
- Cannot go over 50% total adjustments. Adjustments over 50% are considered a reassessment or an approved revaluation.
- Review all neighborhoods.
- Final review and certification by the Mercer County Tax Board.



Compliance Plan:

- Starting with:
 - 161 neighborhoods
 - Total of 8,907 line items
 - 2014 Director's ratio 93.17%
 - Coefficient of Deviation 9.36
 - Range from 79.19% to 100%

Compliance Plan:

- **161 Neighborhoods (VCS):**
 - What defines a neighborhood?
 - Style
 - Zoning
 - Builder
 - Location
 - Analysis of each neighborhood based on:
 - Usable sales
 - Real Estate listings
 - Tax appeals
 - Settlements



Compliance Plan:

8,907 line items:

They include:

- Residences-7,038
 - Commercial-590
 - Vacant lots-538
 - Farmland-69
- Exempt properties-669

Compliance Plan:

- **Directors ratio 93.17% = 2014 average assessment to market value**
- The Assessor's office reviews all sales and preliminarily recommends if sales are usable or not usable for the sales ratio study. The Division of Taxation then reviews my preliminarily recommendations, and makes a final determination as to the usability and non-usability of each sale in the ratio study.
- The Division of Taxation annually prepares a study for each municipality in the state. The ratio is based on a complicated formula that includes a 1 year sales ratio study. For 2014, the sales included in the study date from July 1, 2012 to June 30, 2013.
- The ratio reflects the relationship between the assessment and market, (based on usable sales). The market represents the fair market value of property.
- Last year the ratio was 94.38%. Normally, when sale prices increase, which reflects an appreciating market, the ratio drops.
- , Overall, Princeton values are beginning to appreciate.

Compliance Plan:

- **9.36% Coefficient of Deviation**
- Comparing the degree of variation from one sale to another. A one year study is used for the coefficient.
- The Division of Taxation recommends that the Coefficient of Deviation stay below 15%.
- 15% plus or minus range is the recommended maximum for uniformity.

Compliance Plan:

Range 79.19 to 100.00%

- The range is the allowable spread not exceeding 100%.

The range is calculated as follows:

Lower range $93.17 \times 85\% = 79.19\%$

Upper range $93.17 \times 1.15\% = 107.15\%$

Upper range cannot exceed 100%

When in tax court, or the county tax board, the property owner has the burden to prove that the market value of the property is “outside” the noted range.

Compliance Plan:

- **Example:**
 - Neighborhood #1
 - 2 usable sales, sale A = 91%; sale B = 88%; No neighborhood correction.
 - Neighborhood #2
 - 3 usable sales, sale A = 101%; sale B = 99%; sale C=105%
- The average ratio is over 100% so the neighborhood needs a reduction.



Compliance Plan:

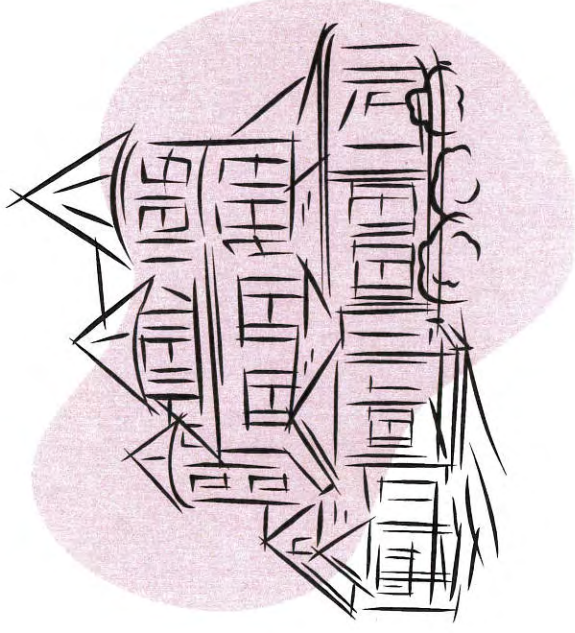
- Once completed, the plan is reviewed by the Mercer County Tax Board. Following revisions, if any, the Mercer County Tax Board approves the plan for the 2014 tax year.
- “Green Postcards” will be sent out in February, showing the new 2014 assessment, 2013 assessment, and taxes paid in 2013 for each property.



Conclusion:

- By utilizing the compliance plan each year, the Assessors office can keep the values/assessments uniform.
- This prevents from Princeton going through another revaluation.
- This also prevents “spikes” in assessments as witnessed during the revaluation aftermath.

Thank you





Turner Construction Company
300 Atrium Drive, 4th Floor
Somerset, NJ 08873
phone: 732.627.8300

Municipality of Princeton
400 Witherspoon Street
Princeton, New Jersey 08540

October 8, 2013

Attention: Mr. Robert V. Kiser, PE
Municipal Engineer

Re: Princeton University
Enabling Work
Final DINKY Canopy Incident Report Dated 10/07/13

Dear Mr. Kiser,

In the spirit of cooperation and per your request we are providing a copy of the Summary Incident Report dated 10/07/13 regarding the DINKY Canopy (2 Pages) and Photographs (8 pictures), attached. As we discussed, we are providing this information so that you and your office are aware of the pre-planning efforts that took place prior to the commencement of demolition activities on the DINKY canopy, as well as the activities of 9/19/13 and 9/20/13.

If you have any questions regarding this information please contact me at your earliest convenience.

Respectfully submitted,

TURNER CONSTRUCTION COMPANY

A handwritten signature in black ink, appearing to read "Edward M. Card".

Edward M. Card
Project Executive

Cc: A. St. Mauro; W. Zahn; G. Morris – Princeton University
J. Pettinati; J. West – Princeton Town
File

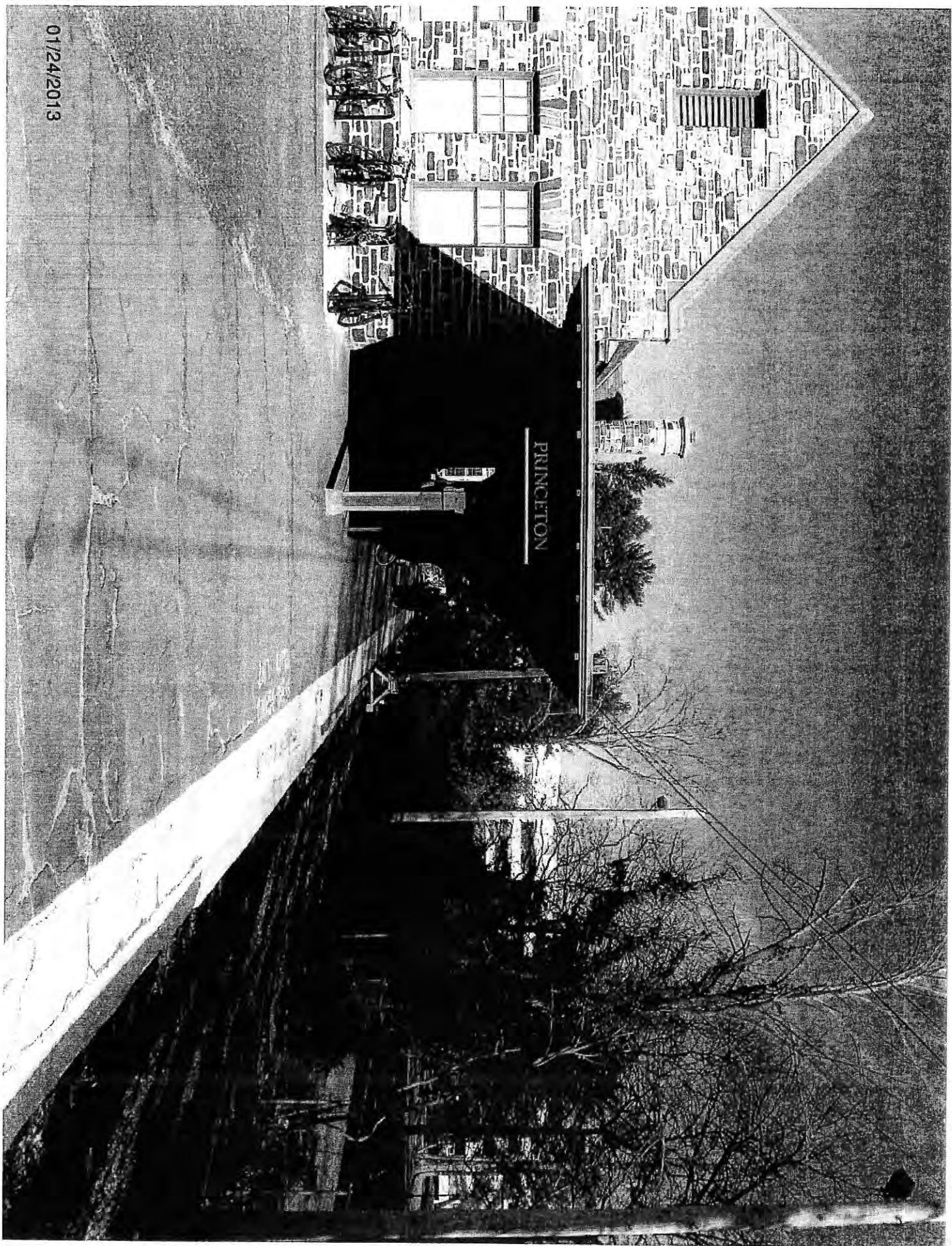
PRINCETON UNIVERSITY
ENABLING WORK PROJECT
FINAL DINKY CANOPY INCIDENT REPORT
October 7, 2013

- GENERAL INFORMATION REGARDING CANOPY DEMOLITION
 - The removal of the existing Princeton Train Station Canopy and Platform is part of the scope of the Enabling Work Project being performed by Turner Construction Company under the Guaranteed Maximum Price (GMP) contract with Princeton University.
 - Turner has subcontracted the demolition work at the existing train canopy/platform as follows:
 - Canopy Demolition is subcontracted to LVI Demolition Services Inc.
 - Platform Demolition is subcontracted to EIC Associates, Inc.
- TIME LINE ON CANOPY DEMOLITION WORK
 - On 9/5/13 Turner had a pre-planning walk thru meeting with LVI regarding the demolition of the existing train platform canopy. The plan was work from south to north in removing the canopy. There was discussion regarding the detachment of the canopy from the South DINKY Station building in order to avoid potentially damaging the building.
 - A scheme of cutting the wood rafters that attached the canopy to the South DINKY Station was developed. This work would be accomplished by having workmen in a scissor lift under the canopy that would cut the section canopy which was tied into the South DINKY Station wall.
 - In planning the sequencing of the canopy demolition, the initial step was to free up the canopy from the South DINKY Station by cutting the existing wood rafters which tied the canopy into the South DINKY Station exterior wall. This portion of the canopy needed to be removed prior to the demolition of the canopy, in order to avoid any potential damage to the DINKY Station building when demolishing the canopy.
 - All of the demolition work and debris removal was to be completed in two (2) days.
 - On 9/19/13 at 7:00 am Turner held a Pre-Task Planning meeting for the demolition of the Canopy which was scheduled to happen later that same day. This meeting was attended by representatives of Turner and LVI. The issues reviewed at this meeting included :
 - Re-installation of site fence to insure train platform area was 100% secure
 - Equipment to be utilized during the demolition
 - Sorting and loading out of Canopy debris
 - General Housekeeping and demobilization of equipment and materials

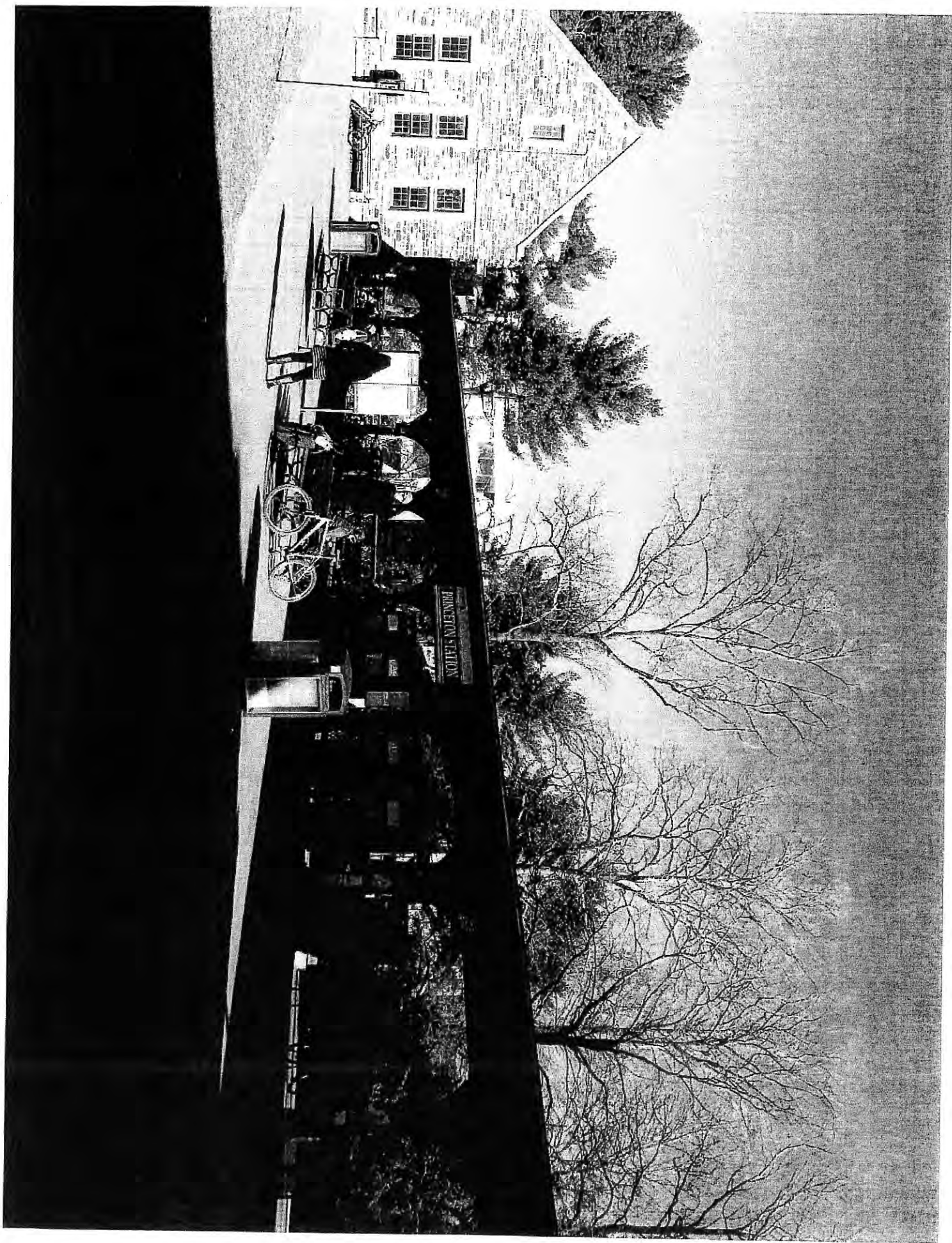
PRINCETON UNIVERSITY
ENABLING WORK PROJECT
FINAL DINKY CANOPY INCIDENT REPORT
October 7, 2013
Page 2 of 2

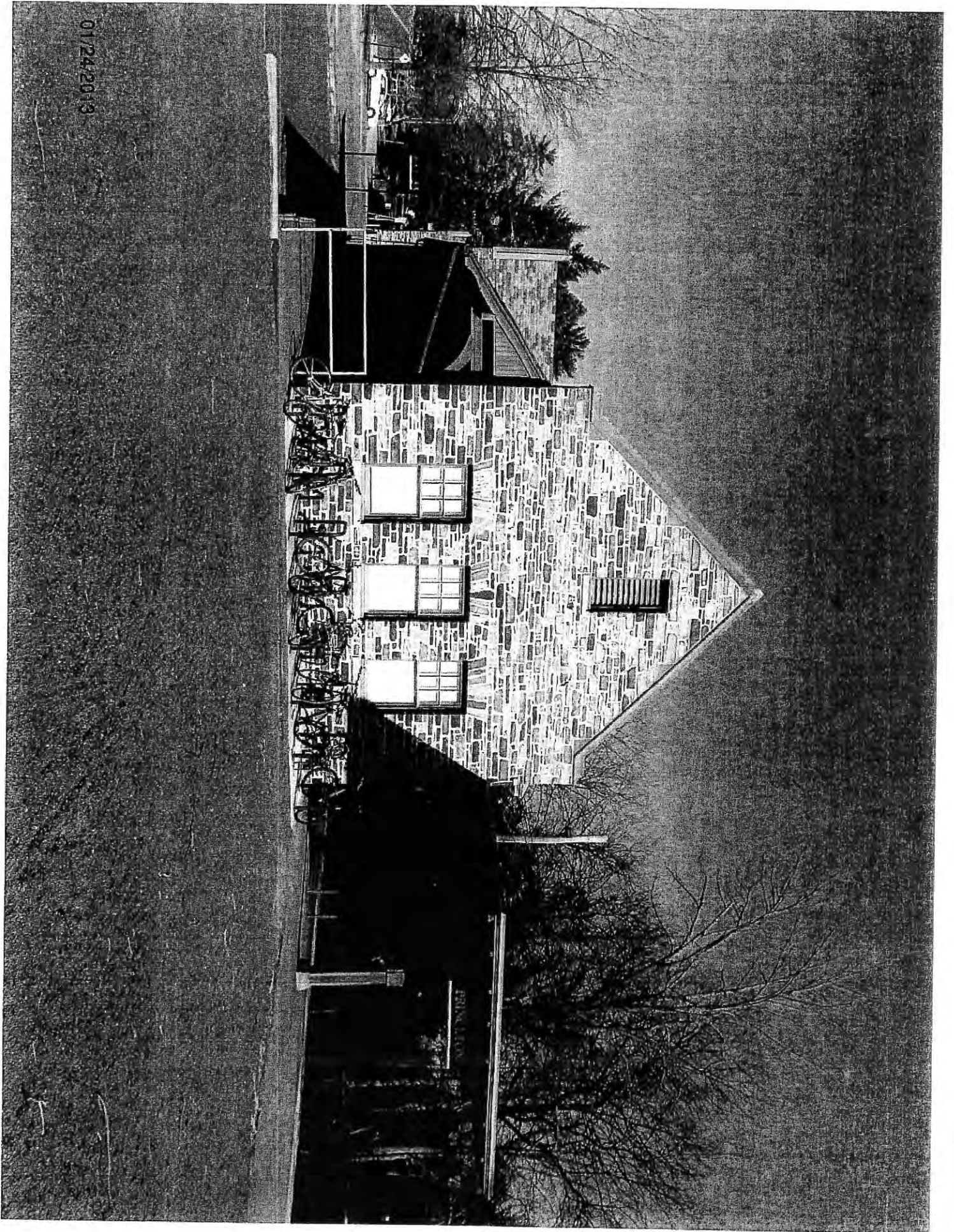
- On 9/19/13 at approximately 2:30 pm LVI had cut 2'-0 wide sections out of the canopy that was connected to the South DINKY Station, so as to avoid damaging the building when the canopy was removed. At approximately 3:15 pm LVI workers left for the day.
 - On 9/19/13 at approximately 3:45 pm a Turner Superintendent and LVI Foreman visually checked the canopy structure and found no evidence of the canopy being out of plumb or exhibiting audible stress. At approximately 4:00 pm Turner's Sr. Project Manager viewed the canopy and saw no evidence of stress being exhibited by the canopy structure.
 - On 9/19/13 at approximately 4:30 pm, after construction crews had left for the day, Turner was notified by Princeton's Department of Public Safety that the Canopy structure had fallen and that the Princeton First Aid and Rescue had been notified. Turner immediately notified LVI of the incident and moved forward to cordon off the site. Princeton Emergency Rescue teams completed their investigation at 9:30 pm and confirmed no one had been trapped under the canopy debris and that the site was being turned over to Princeton University and Turner for cleanup operations. Turner and LVI immediately commenced the removal and clean up of the canopy debris.
 - On 9/20/13 Turner a second Pre-Task Planning was held at 7:00am which was attended by representatives of Turner; LVI; PJM. The issues reviewed at this meeting included:
 - Establishment of controlled access zone
 - Reconfirm that all areas surrounding the site were 100% secure
 - Review of demolition equipment to be utilized for debris removal
 - Sorting and Load out of debris
 - General Housekeeping and clean up of the site
 - On 9/20/13 at approximately 1:30 pm all Canopy debris removal was completed by LVI
- CANOPY DEMOLITION PHOTOGRAPHIC DOCUMENTATION
 - ✓ 1/24/13 Photographs of Dinky Canopy Area 1/24/13 (3 Photographs)
 - ✓ 9/19/13 Photographs of Dinky Canopy Incident (4 Photographs)
 - ✓ 9/20/13 Photograph of Train Platform after debris removal (1 Photograph)

END OF REPORT

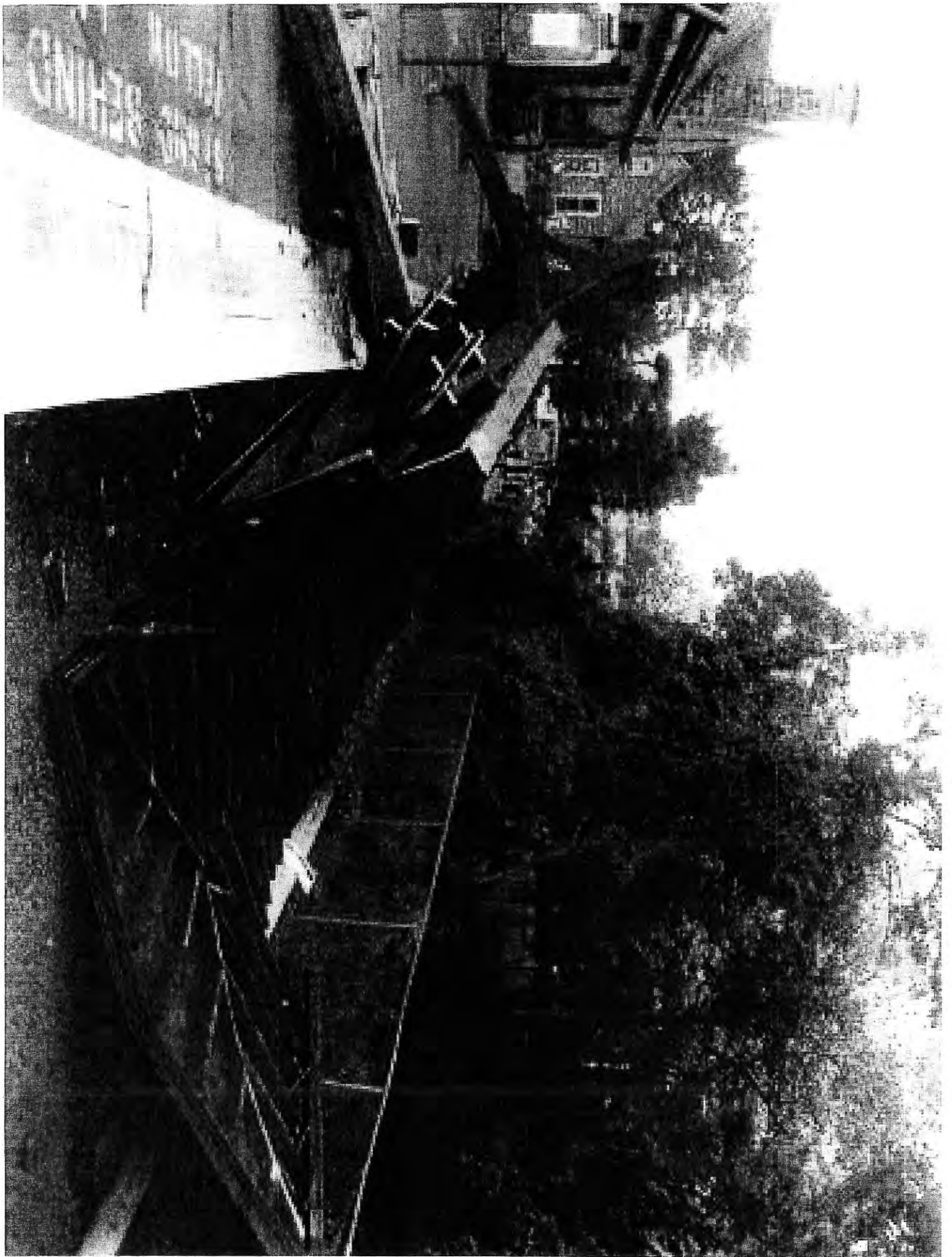


01/24/2013

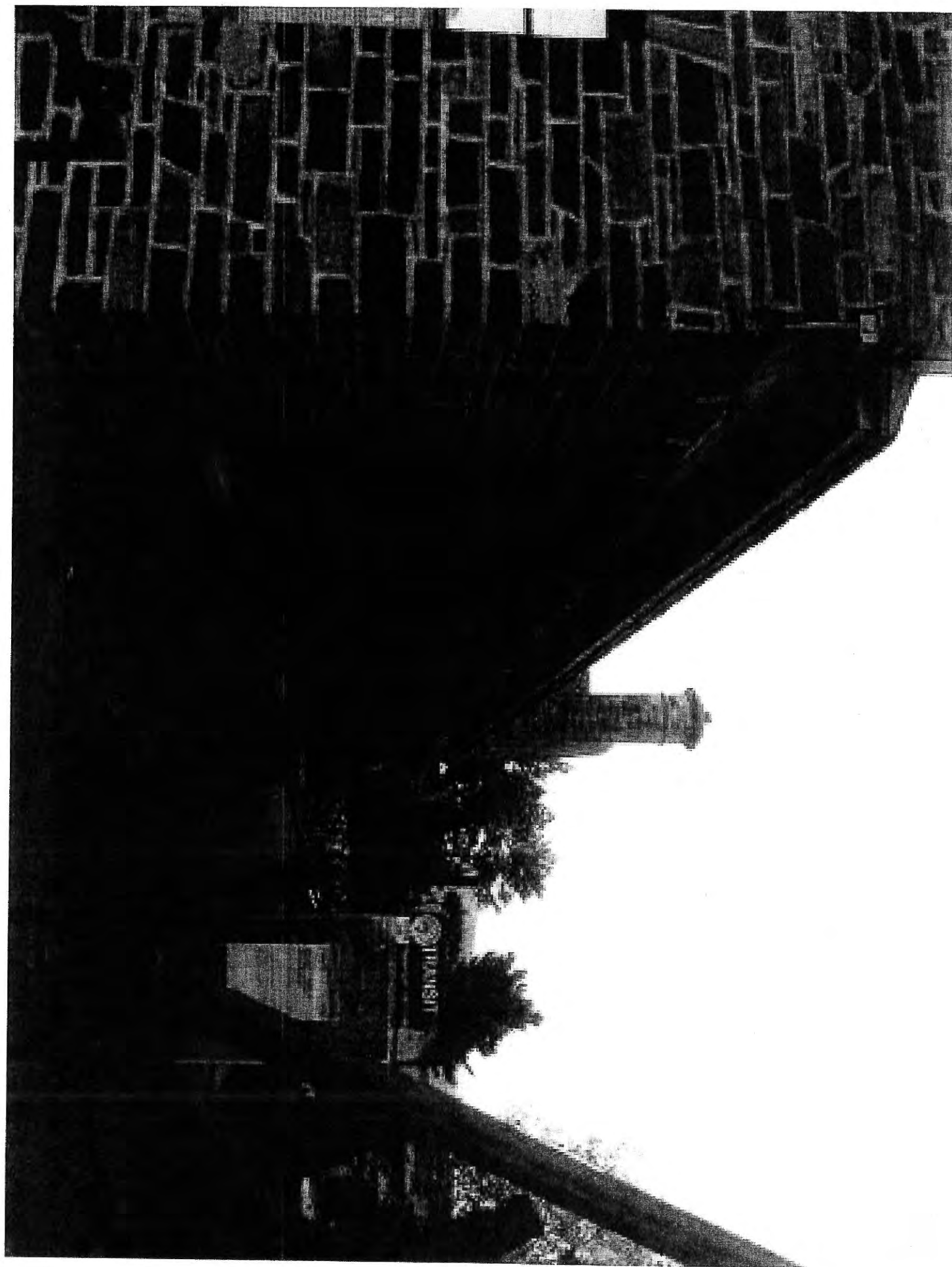


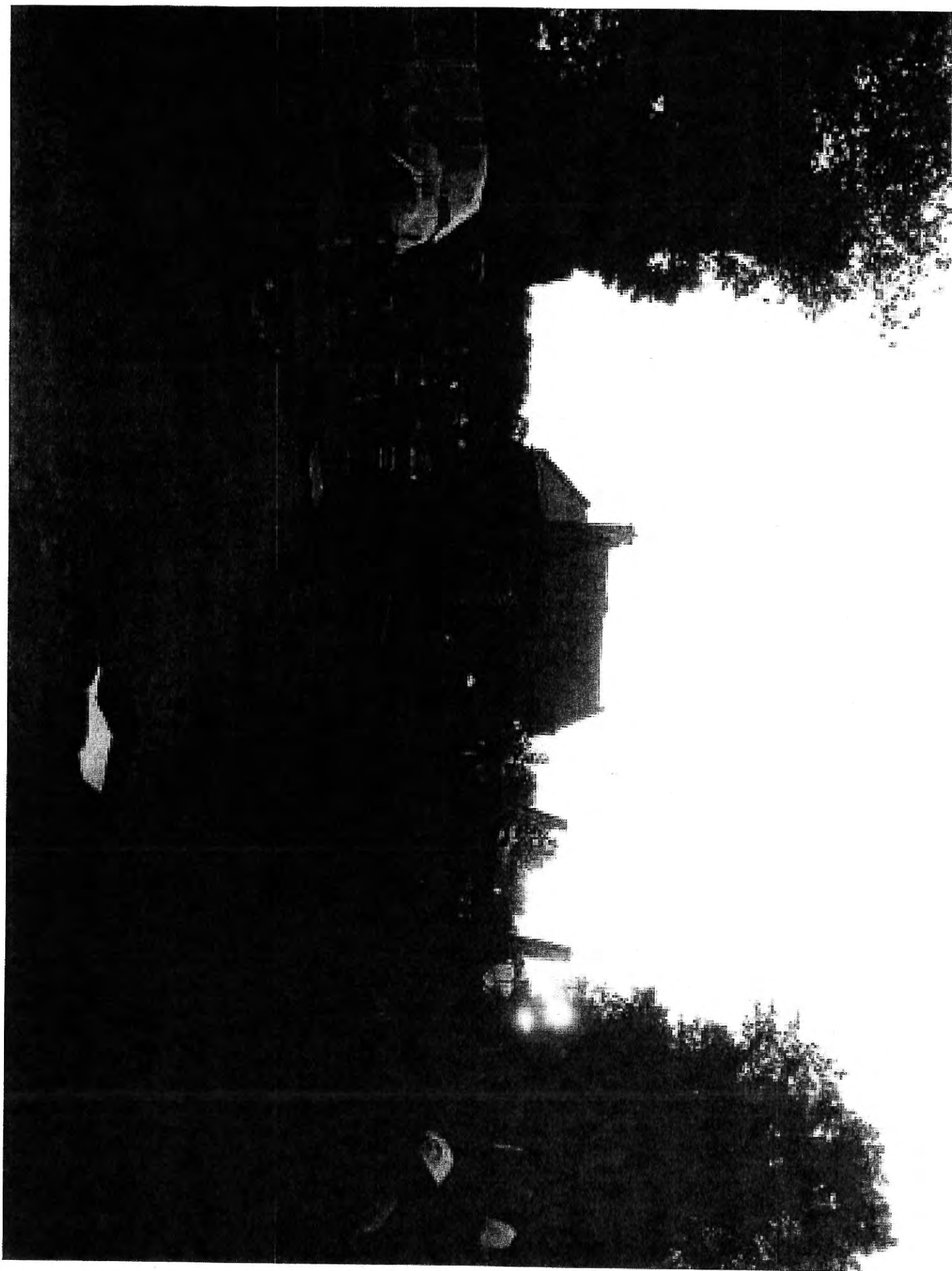


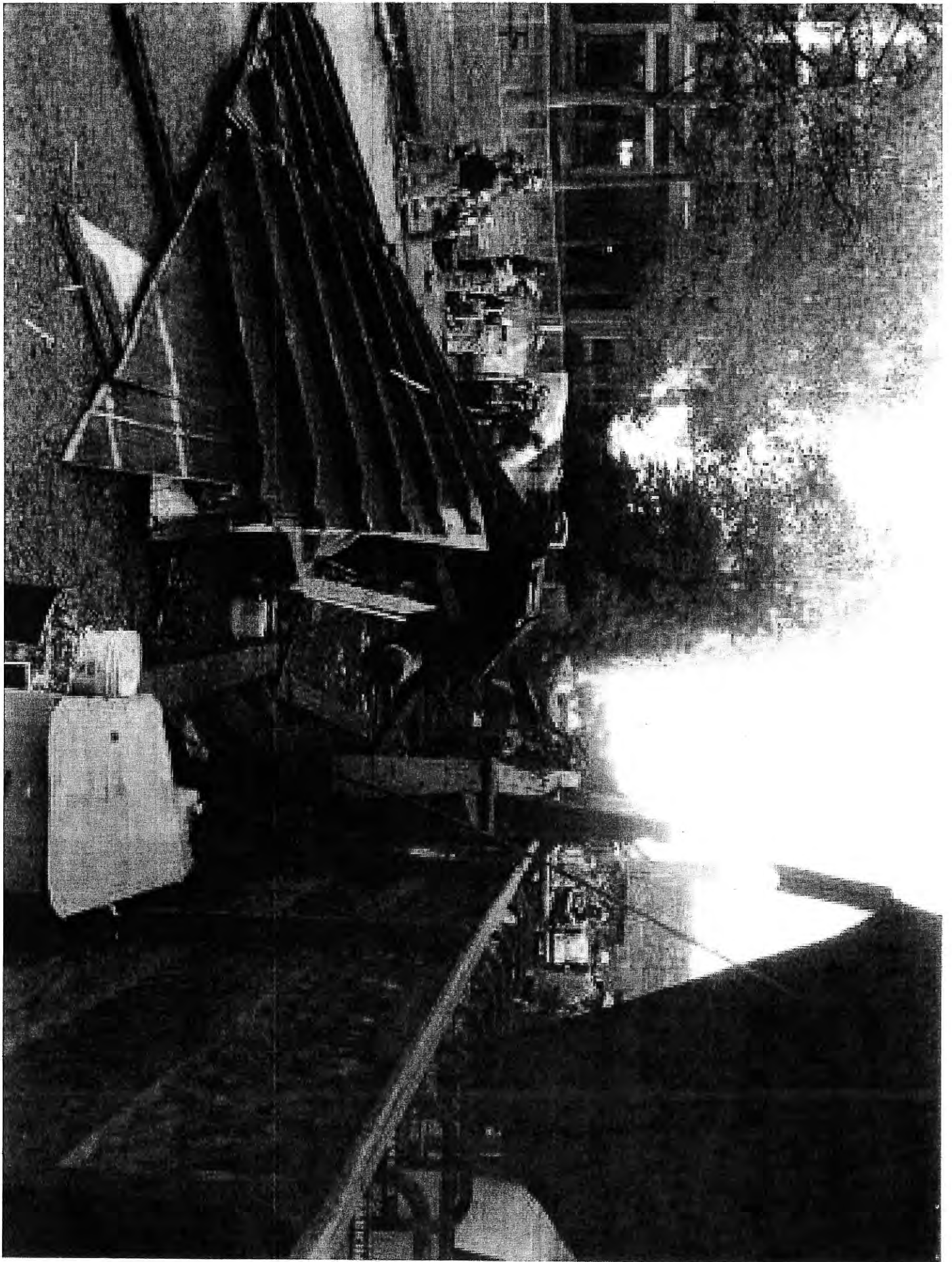
01/24/2013

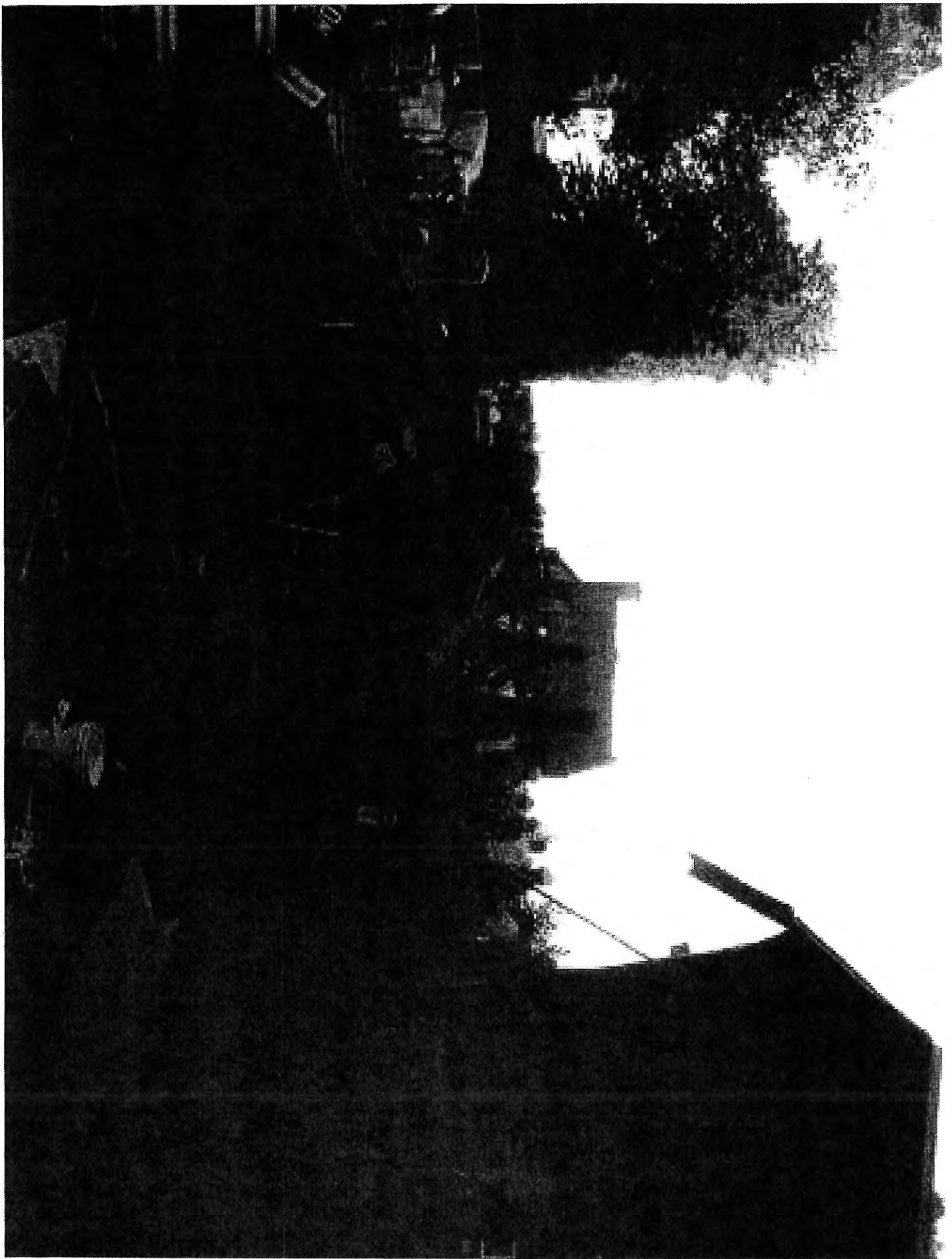












San Francisco guide for street designs,

http://www.sf-planning.org/ftp/BetterStreets/docs/Draft_BSP_5_Street_Designs.pdf

High-Visibility Crosswalks

Because of the low approach angle at which pavement markings are viewed by drivers, the use of longitudinal stripes in addition to or in place of the standard transverse markings can significantly increase the visibility of a crosswalk to oncoming traffic. However, research has not shown a direct link between increased crosswalk visibility and increased safety or an increase in motorists yielding to pedestrians. A recent comparative study in San Francisco concluded that the presence of high visibility crosswalks at school crossings does not improve safety by itself.

In San Francisco, high visibility crosswalks are striped using the “continental” pattern and have been employed only at school crossings and mid-block locations. For consistency, and to avoid the over-proliferation and eventual dilution of the marking's effectiveness, City policy has been to avoid exceptions to this rule.

Continental crosswalks cost four times standard crosswalks to install and maintain. Despite their added cost and the lack of hard evidence pointing to their safety benefits, many cities see continental or other similar high visibility markings as a relatively inexpensive way to improve the walking environment and send a message that pedestrians are present, and therefore use them at both controlled and uncontrolled crosswalks that are neither near schools nor mid-block locations yet still deserve extra attention.

High-visibility crosswalks should be used at all mid-block crossings and school crossings; they should be considered at crossings where conditions necessitate greater visibility. The City has existing crosswalk guidelines; however, these guidelines have never been formally adopted. The City should refine and adopt these guidelines.

Florida Department of Transportation, Special Emphasis on Crosswalk Marking

<http://www.dot.state.fl.us/officeofdesign/CPR/SpecialEmphasisCrosswalkMarking.shtm>

Florida DOT is doing a study, recognizing that it is uncertain that crosswalk markings improve pedestrian safety at controlled intersections. “Until the outcome of the research projects are complete, the Special Emphasis Crosswalk Markings should be used for mid-block (see Design Standard 17346), school crossings, and uncontrolled approach locations. Special Emphasis Crosswalk Markings may also be used as a safety countermeasure to address locations with high pedestrian crashes, volumes, or concentrations of children or seniors.”