

**PRINCETON SPECIAL MEETING**  
**November 9, 2016**

A special meeting of the Mayor and Council of Princeton was held on this date at 7:00 p.m. in the Monument Main Meeting Room, Monument Hall, 1 Monument Drive, Princeton, New Jersey.

**NOTICE OF MEETING**

The Assistant to 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 **September 28, 2016 at 10:40 a.m.**, said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Town Topics, and filed with the Municipal Clerk.

Mayor Lempert called the meeting to order at 7:00 p.m., and asked the Assistant to the Clerk to call the roll.

**WELCOME**

Mayor Lempert introduced Princeton University President Eisgruber and asked members to introduce themselves: Councilman Bernie Miller (arrived 7:06 p.m.), Councilwoman Jo Butler, Councilwoman Jenny Crumiller, Council President Lance Liverman, Councilwoman Heather Howard, Councilman Patrick Simon, Municipal Administrator Marc Dashield, Princeton University President Chris Eisgruber and Princeton University Vice President and Secretary Robert Durkee.

Mayor Lempert stated that the Governing Body has invited the President of Princeton University to come and speak and it has become a tradition. Mayor Lempert stated that the meeting is a chance for the Governing Body and the Princeton University President to come together to have a public dialog with each other and an opportunity to explore areas of mutual interest, to anticipate areas of possible friction and to better understand what the issues are that might arise in the horizon. She also stated that having these discussions and maintaining an open channel of communication is important for building trust and to maintaining a productive relationship between our two institutions.

**COMMENTS FROM THE PUBLIC**

Mayor Lempert opened the meeting and asked if anyone from the public would like to speak.

Leonard Berlik, 156 Springdale Road, stated that he has been a resident of Springdale Road for the past 20 years. He is speaking to Council on behalf of a number of Springdale Road residents who are very concerned about the possibility that Princeton University will include the development of the Springdale golf course property as part of their long-term plan. The residents recognize that this will be a long-term plan and nothing will happen tomorrow but the intention to develop the property will be immediate and potentially irreversible. Mr. Berlik stated that the first concern is the impact on the property, which for decades has been consider one of the jewels of Princeton. The Springdale golf course is quiet, green and borders the Rogers Wildlife Refuge and the Institute Woods, which provides both a haven for wildlife and recreation for the citizens of Princeton and surrounding communities. Mr. Berlik respectively ask the University to consider fulfilling their important educational mission without developing Springdale, and asked Council to consider the concerns of the Springdale citizens as they decide whether to support the long-term plan of Princeton University. (Report attached)

## November 9, 2016 Special Meeting

Jim Varney, Springdale Institute, stated that the Springdale Golf Course is enjoyed all year round. Mr. Varney stated the input from residents of Springdale is urgent. He stated that the traffic was addressed in March 1966 and again in 1980 when Princeton Township requested the IAS grant a section of land to permit the construction of a long-planned extension of Springdale Road to Alexander Road. The Battle Park area residents united and petitioned against this for reasons of irreversible damages to the area, endangering children, changing the character of the neighborhood and adversely affecting property values. Mr. Varney stated that the Director of the IAS, Harry Woolf, in May 1980 wrote a letter to the Township stating that it is obvious that we all have to monitor closely traffic circulation plans for the Princeton area so as not to destroy this unique neighborhood which has become a community resource. To open up Springdale Road would create a throughway to Route 1 that would jeopardize the lives of the many children of institute members who live there and radically alter the peace and tranquility of the Institute's campus. Mr. Varney stated that Mayor Gail Firestone, Princeton Township, wrote in April 1987 that we are quite opposed to that (Mount Laurel) project entering or exiting Springdale Road and will try our best to keep the lovely, semi-rural character of the roadway. Movement of the Springdale Golf Course clubhouse and construction of graduate student housing again raised the issue of opening up Springdale Road to Alexander Street and thus Route 1. Mr. Varney stated in conclusion that the fairness by the University to its neighbors, not breaking trust and assurances built over decades, is what is expected.

Lynn Durkee, 148 Springdale Road, stated that the neighbors of Springdale Road are very concerned about the considered development of the Springdale Golf Course. She stated that they are very apprehensive about Princeton University's communication on the next expansion that would cross Lake Carnegie or include developing the golf course, which on April 2016, President Eisgruber stated that it would not cross. President Eisgruber also stated in September 2016 on the update of the development of the 2026 Campus Plan, which pointed out that the Springdale lease runs for another 10 years and that the long term use of the land would be to support the University's educational mission. Ms. Durkee stated that it is known that Princeton University wants to complete Phase 3 by the end of December 2016, including decision about circulation. Ms. Durkee would like to be sure that Princeton Council members understand and acknowledge the concerns, before anything critical is decided. A few of the related points about Springdale Road is that it is designated a "biking recommended quiet street network". The Springdale Golf Course is use for recreation and they are doing a good job maintaining a beautiful open space close to the center of town that the neighbors, bikers and pedestrians, as well as, the Club members enjoy.

Linda Gecha stated that she lived in the neighborhood for twenty-seven years and her first concern is that Springdale and Olden will become a thorough fare along with Newlin Road, Ober Road, Haslet Road and Springdale Road. These will become roads that people will use as short cuts to get to Springdale Road. Then Springdale Road to Alexander Road to Route 1 will become a thorough fare. The traffic will put pedestrian and children safety in jeopardy since there are no sidewalks.

Mayor Lempert seeing no one further closed the portion of the public comment.

### **PRINCETON UNIVERSITY UPDATE BY PRESIDENT EISGRUBER**

Mayor Lempert thanked President Eisgruber for being present tonight and having the conversation. There is much to talk about with the campus plan underway, the implications to the community, and in the news, the settlement of the tax lawsuit, and again the implications to the municipality and the broader community. There is also some positive development with the ongoing collaboration with the University on cycling and transit and working with entrepreneurship groups. Mayor Lempert introduced President Eisgruber and asked for any introductory comments, answers to any of the comments that were heard and then questions from Council.

President Eisgruber stated that he does have some introductory comments and then will take the opportunity to respond to some of the heartfelt concerns that were expressed. President Eisgruber

thanked the Mayor and Council for giving him the opportunity to appear and talk and agrees that it is important to have these conversations for Council, the University and the town. President Eisgruber congratulated the reelection of members of Council, the new appointment to Council, Tim Quinn and thanked Councilman Simon on the work he had done over the years and with the relationship to Princeton University. Mr. Eisgruber stated that he was contemplating as he looked at the election results the visions of the society at large and on how much is shared between the University and town at a time when civic values matter and felt it was worth identifying some of the places where shared ground really matters. Mr. Eisgruber stated that we share a commitment to civil liberties, decency and civil exchange and a belief that people be respected regardless of their background, their identity and status within society. We share a belief to hand down to our children a world and environment that is good or better than one we inherited from the past. We share a commitment to education and higher education and education of young people in the community. Mr. Eisgruber stated that there may be times of friction between the University and town but the University and town needs to come from a common core of values; with the University willing to help the town and the town willing to help the University, both will continue to grow together. Mr. Eisgruber provided a context on what the University is doing with the Strategic Planning and Campus Planning and articulated the distinction between the two. The Strategic Plan process are conceptual and will be on the University's website. The Campus Plan focus more on the questions of where the University will build and that what will improve the campus in some way in order to accommodate the purposes and programs of the University. The Campus Plan is a plan explicitly understood to be a 10-year plan in a 30-year context. The 10-year plan is where University might build buildings in the foreseeable future and the 30-year plan is the options where the University might go way beyond what is discussed in the current Strategic plan. Mr. Eisgruber stated that there is no expectation that the University will build on the Springdale Golf Course or begin developing on the Springdale Golf Course within that 10-year window but acknowledges that it could very possibly happen in the near future. Mr. Eisgruber stated to identify some areas of common shared interest with Council that is a priority would be socio-economic diversity on the campus and the town. Mr. Eisgruber stated that he is proud that the University has increased the representation of students of less well-off families in the country on Princeton's campus by tripling the number over a 12-year period, with 21% of the entering class PAL eligible, which also tripled in percentage from a decade ago. Over time the town and University have worked together to seek ways to maintain the diverse community that Princeton is proud. The University contributed by settling their lawsuit the settlement of the case is a better way of spending the funds instead of on attorney and litigation fees. The character of the settlement will help ensure that a wide variety of people from a wide variety of income brackets to continue to live in the town and continue to extend the commitment that the University has made to the town in terms of the voluntary payment. The other areas are the entrepreneurship where there is a real opportunity to continue the partnership with the town, and the commitment to sustainability for a walkable environment in Princeton.

Mayor Lempert stated that one area that the town and University can collaborate on is the University's creation of a CO2 task force, that will look into the University's carbon footprint and adopt innovate approaches. The municipality is about to work on a climate action plan. Mayor Lempert asked if there were any suggestions on ways the municipality can piggyback off the work that the University has done, any opportunities to show some of the technologies explored and if it can be implement in other areas. President Eisgruber stated that a task force of faculty asked what the University needed to run a fiscal plant that was fully sustainable and eventually reach carbon neutrality.

Council President Liverman commenting that over the summer a group of University students participated in a program called the "Tiger Challenge". The challenge for the University was affordable housing. They helped by making recommendations on how to stream line the application process. Some of the students stated that they were the first to go to college in their family, they had no money and that this was the greatest opportunity they received. It was an excellent program and Council President Liverman thanked the University. Council President Liverman asked if the University would be willing to have community driven forums with a suggestion box that Princeton

community members can suggest a topic that the University could feature speakers on once or twice a year. Mr. Eisgruber stated it was a great suggestion and the University would be willing to do it and this and would get the students engaged outside of campus.

Councilwoman Crumiller asked President Eisgruber in regards to his response to the way that the Princeton Police handled the arrest of University Professor Imani Perry earlier this year. Ms. Crumiller stated that in a letter published in the newspaper from President Eisgruber, he called for an investigation, but then did not acknowledge that the investigation found no wrongdoing. She asked why he did not acknowledge that the police department was following good procedures and was blameless. Mr. Eisgruber countered that he has great regard for the Princeton Police Chief and respected the way he carried out duties in the case but also respected the pain that Professor Perry went through and the reaction she had. He also stated that his comments at the time were inspired by sympathy for Professor Perry, who is genuinely beloved by the students.

Councilwoman Howard stated that the town was considering body cameras for the Princeton Police Department and asked if the University would be willing to collaborate with the effort on obtaining body cameras. President Eisgruber said that the University would be open to the idea of collaborating in the effort and getting to a proposal we could support.

Mayor Lempert followed up on Councilwoman Crumiller to state that Professor Perry was not pulled over for disparate treatment but for speeding. Mayor Lempert stated that she gets many complaints from residents of that area of cars speeding.

Councilman Miller thanked President Eisgruber for pointing out that entrepreneurship was an area where the University and the town might cooperate. Mr. Miller commented that student interest in entrepreneurship has resulted in an emerging program at the University involving undergraduate and graduate students, faculty and some local advisors. Mr. Miller pointed out that the town had started an effort to explore possible avenues for economic development with the goal of maintaining a healthy balance between business, office and residential properties. He further suggested that the University entrepreneurship program could result in start-up enterprises, and that it might be to the advantage of the start-up, the town and the University for these enterprises to remain in the town, in proximity to resources on campus. Mr. Miller then asked if President Eisgruber would consider a cooperative effort between the University and the town to explore how we might work together to help make it attractive for start-up enterprises that evolve from the University program to remain in the town. President Eisgruber responded positively and said that this was an area where we could work together to explore what might be possible.

Councilwoman Butler commented that not only was Professor Perry speeding, she was driving without a valid license. Ms. Butler stated by handcuffing her to a rail and not behind her back or both hands in front was an accommodation for her to use her phone and text people. Handcuffing individuals while being processed is for the protection of the police, and that is equal treatment done to everyone. President Eisgruber stated that when instances unfold in a country like ours there are times that we need to recognize the complexities of the story but also recognize good people like Professor Perry, the town and police department. President Eisgruber stated that he respects what the town does but also appreciates what the members of the University community go through. Ms. Butler stated that she never believed that the relationship between the Town and Gown were fractured even though some have alleged it was. The Princeton and University staff have always worked well together, even when it was the former Borough and Township, even when there is a lot that goes on. Ms. Butler appreciates the dialogue at these types of meetings and at times it has felt a little forced conviviality and sometimes not convivially at all, but at the same time everyone is willing to go along in hopes that when a major issue arises it gives us a foundation to deal with issues in a better fashion than before. Ms. Butler stated that to pivot back to the situation with Professor Perry, the town did not feel supported. Then it was stated that the University did not feel supported during the lawsuit but during the settlement of the lawsuit the University's attorney prevented the town's participation in the settlement discussion, which the pilot was discussed with a third party instead of the town. Ms. Butler



questioned: if these meetings are beneficial, if we are making progress, or is there something more we can do to make progress. President Eisgruber stated that he feels that these meetings are both beneficial for the University and the town even though there may be times that there are disagreements.

Councilman Simon stated he was a little surprised by the comment that President Eisgruber did not feel supported about the tax case. Mr. Simon struggled with President Eisgruber comment about the tax case, which was frame in a peculiar self-serving way. There is a legitimate question whether the activity of the University has crossed the line in what should have been taxable and that was the heart of the litigation, even though the University's position was not the case. The University chose to settle the lawsuit with a very large sum of money to defend itself and it was not a slam-dunk for the University but a way to carry through. President Eisgruber stated that there would not have been any doubt that the University would have won the lawsuit at the end of the day and at the end of day, the University would have spent a lot of money on lawyer fees and felt there were better ways to spend the money. He stated that there were a set of issues on specific properties and a question on whether the University was a non-profit research university under New Jersey law. Mr. Eisgruber stated that the town was codefendant in the lawsuit and it was entirely possible for the town's attorney to participate and support the University in that particular proposition. He stated that he would have appreciated an affirmative statement from the town. Mr. Simon stated that the entire question of the lawsuit is whether the sum totals of the University activities will force the University to be taxable under New Jersey law. The question pertaining to the settlement is very clear; there was a sizable set of funds set aside for assistance to around 5% to 10% of property owners in Princeton. The remaining property owners (taxpayers) in Princeton may read the settlement as perverting the University's commitment to the existing agreement. The University chose not to publish some things on the website that are in the agreement, but there are strings attached to the commitment of the agreement published on the website. There is potential that the University might opt to take under certain circumstances taxable property off the tax roll under the term of the prior agreement, to reduce the voluntary payment, which neither were discuss with Council. Mr. Eisgruber stated that it does not pervert the University's commitment to the town under the agreement negotiated several years ago. The University makes voluntary payments to the town, leaves voluntarily properties on the tax roll in the total amount of 5.2 million dollars paid in taxes and paid an overall amount of 9.2 million dollars in taxes making the University the largest taxpayer in Princeton, even before the voluntary payment. The strings attached to the agreement will not affect the voluntary payments to the town in any way. However, there is an extension tender of voluntary payment to the town that goes beyond the current agreement. The town is not obligated to receive the voluntary payment if tendered to the town and he does not regard it damaging to the town's interest. Mr. Simon stated that the agreement does not just mention the activities of the University, or plaintiffs, or municipality, it also reduces the actions of third parties or other third parties of other counties. It seems like a big technicality when parties to the contract or agreement agree to the action of an agreement. It is another thing when parties to a contract or agreement agree to actions of other parties that they have no control over, which seems like an escape clause. Mr. Eisgruber stated that the settlement between the two parties is just that of the two parties and does not bind the town or changes the agreement. There will be no negative impact on the remaining taxpayers by the agreement.

Mayor Lempert thanked President Eisgruber for attending and stated that this was a vigorous meeting but part of having a healthy discussion. She wants residents to know that the town and University are collaborating on issues with exciting initiatives, but there may still be some friction.

President Eisgruber appreciated the opportunity on having these conversations and looks forward to any other channels to have better conversations. He states that welcomes any exchanges for both the town and University or individually. There are many ways that Princeton University makes the town a wonderful place to live, and a good place to work and study. He stated that the common grounds far exceed areas of disagreement but to talk about disagreements is a way to a healthy relationship.

November 9, 2016 Special Meeting

Glenn Franz, Princeton architect, proposed that President Eisgruber should leave as his legacy making Springdale forever an open space and take it off the Planning Board map.

Laura Berlick, 20-year resident of Springdale Road, suggested that the graduate school combine with the undergraduate school.

Tom Davidson, President of Springdale golf course, stated he was hardened to hear the statement on Springdale. The golf course is a life-blood for new members and retaining current members and is a private club. Some of the statements made over the last six weeks have given the community the impression that the golf course lease ends in 10-year. In fact, there is a licensing agreement that goes to 2036 with a clause that the University can displace. Mr. Davidson stated that meetings like these emphasis reassurance that the golf course will be around for a while.

Lisa Shersoll, resident of the Springdale Institute, recent member of Springdale golf club, and member of the Pedestrian and Bike Advisory Board, questioned in the interest of understanding slide #21 on the campus plan shows that there are pedestrian and bike paths that will go across Springdale. If there is no plan to build on Springdale, not sure how the pedestrian and bike path is in the 10-year plan. Mr. Durkee stated that the pedestrian and bike path is not within the 10-year plan.

Bill Crane, resident of Princeton, questioned if the senior administration and board of trustees are aware of an independent founding on how the land was obtain by Princeton University.

Mayor Lempert thanked President Eisgruber again and closed the meeting. There being no further business the meeting adjourned at 8:30 pm.

Delores A. Williams  
Assistant to the Clerk