



179 Spruce Circle, Princeton, NJ 08540

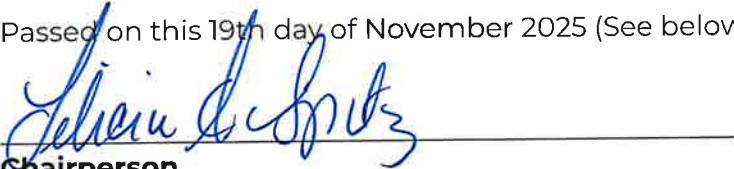
Phone: (609) 924-3448
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VII. Resolutions ([Return to Agenda](#))

2025-28: Consent Agenda

- a. October Minutes
- b. Resolution Authorizing and Approving Payment of Bills for the Month of October

Passed on this 19th day of November 2025 (See below Vote Box)


Chairperson


Vice Chairperson

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			/			
GILLETTE			/			
PINÉ			/			
OAKMAN			/			
SIPPRELLE	/		/			
VELAZQUEZ		/	/			
CHAIR SPITZ			/			



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RESOLUTION 2025-29

Resolution Accepting the Substantial Amendment between the Municipality of Princeton and the Princeton Housing Authority for the Community Development Block Grant Entitlement funds for Program Year 2023

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, the Princeton Housing Authority wishes to cancel the project to make outdoor recreation improvements at Redding Circle and create a project to create a playground and walkway at the Henry F. Pannell Learning Center on Clay Street; and

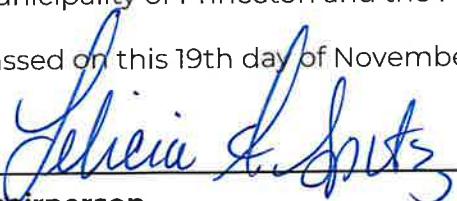
WHEREAS, an in-person public hearing was conducted by the Municipality of Princeton on April 30, 2025 to solicit feedback and comments from the community; and

WHEREAS, the Mayor of the Municipality of Princeton was authorized to submit a Substantial Amendment to the 2023 Community Development Block Grant Program Annual Action Plan to the U.S. Department of Housing and Urban Development; and

WHEREAS, the Mayor was authorized to sign an amended Subrecipient Agreement with the Princeton Housing Authority to reflect the change in use and extend the period of performance through June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby accept the attached amended agreement between the Municipality of Princeton and the Princeton Housing Authority.

Passed on this 19th day of November 2025 (See attached Vote Box)


Chairperson


Vice Chairperson



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RESOLUTION 2025-29

Resolution Accepting the Substantial Amendment between the Municipality of Princeton and the Princeton Housing Authority for the Community Development Block Grant Entitlement funds for Program Year 2023

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			/			
GILLETTE		/	/			
PINÉ			/			
OAKMAN			/			
SIPPRELLE			/			
VELAZQUEZ			/			
CHAIR SPITZ	/		/			



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RESOLUTION 2025-30

Resolution Approving Write Offs for FYE 6/30/25 totaling \$55,721.60 Deemed to be Uncollectible by Staff and Personnel of the Princeton Housing Authority

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, certain rents as set forth in the Rent Write Offs for July 2024 through June 2025 totaling \$55,721.60 have been determined to be uncollectible according to the methods and procedures for collection available to the staff and personnel of the Princeton Housing Authority; and

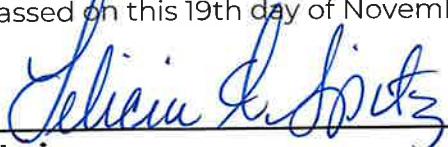
WHEREAS, such uncollectable rents have occurred due to tenants who have died, evictions of tenants from Housing Authority dwelling for non-payment of rent (or for discovered unreported income) and/or tenants who have vacated dwellings without notice;

WHEREAS, pursuant to acceptable accounting procedures, it is necessary and proper to write off rent as uncollectible; and

WHEREAS, notwithstanding the aforesaid necessity for writing off these rents as uncollectible, efforts may continue through agencies, the courts, and other sources outside of the Housing Authority to collect these rents on behalf of the Housing Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve that certain rents, as set forth on the attached Rent Write offs for June 2025 totaling \$55,721.60 to be written off as uncollectible by staff and personnel of the Princeton Housing Authority.

Passed on this 19th day of November 2025 (See attached Vote Box)


Chairperson


Vice Chairperson



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RESOLUTION 2025-30

Resolution Approving Write Offs for FYE 6/30/25 totaling \$55,721.60 Deemed to be Uncollectible by Staff and Personnel of the Princeton Housing Authority

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			/			
GILLETTE			/			
PINÉ			/			
OAKMAN		/	/			
SIPPRELLE			/			
VELAZQUEZ	/		/			
CHAIR SPITZ			/			



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RESOLUTION 2025-31

**Resolution Approving and Adopting the 2026 Meeting Schedule of the
Princeton Housing Authority**

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law"); and

WHEREAS, the Housing Authority is in need of an Annual Meeting Schedule for its 2026 Board of Commissioners Meetings.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve and adopt the 2026 Meeting Schedule as detailed below.

BE IT FURTHER RESOLVED all Board Meetings will take place via ZOOM technology and be advertised and accessible to the public.

January 21, 2025 at 6:15pm

July 15, 2025 at 6:15pm

February 18, 2025 at 6:15pm

September 16, 2025 at 6:15pm

March 18, 2025 at 6:15pm

October 21, 2025 at 6:15pm

April 15, 2025 at 6:15pm

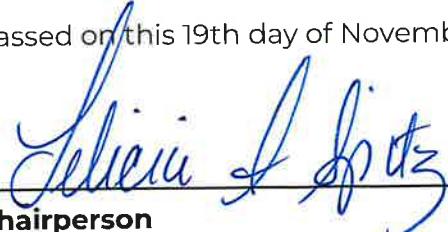
November 18, 2025 at 6:15pm

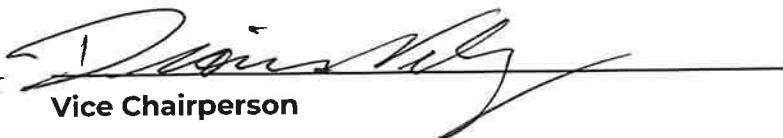
May 20, 2025 at 6:15pm

December 16, 2025 at 6:15pm

June 17, 2025 at 6:15 pm

Passed on this 19th day of November 2025 (See attached Vote Box)


Chairperson


Vice Chairperson



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RESOLUTION 2025-31
Resolution Approving and Adopting the 2026 Meeting Schedule of the
Princeton Housing Authority

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER	✓		✓			
GILLETTE			✓			
PINÉ		✓	✓			
OAKMAN			✓			
SIPPRELLE			✓			
VELAZQUEZ			✓			
CHAIR SPITZ			✓			



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RESOLUTION 2025-32

Resolution Ratifying and Approving the Award of Contract for Snow and Ice Removal with COOMBS FENCING LLC DBA RELIABLE INDUSTRIES and the Princeton Housing Authority for an amount not to exceed \$75,000

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, the Housing Authority is in need of a snow and ice removal company to remove snow and ice from the Clay Street, Spruce Circle and Karin Court properties owned and managed by the Princeton Housing Authority; and

WHEREAS, in accordance with procurement regulations and requirements, the Princeton Housing Authority publicly bid for snow and ice removal services; and

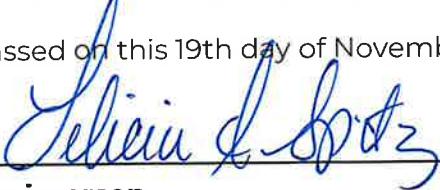
WHEREAS, the RFP was advertised, 1 party requested the RFP, and one (1) bid response was received; and

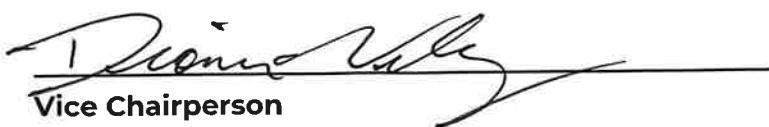
WHEREAS, the responses were received and scored in accordance with procurement requirements and the lowest responsive bidder was COOMBS FENCING LLC DBA RELIABLE INDUSTRIES and it is being recommended for award of this contract; and

WHEREAS, funds are available for this contract within the Princeton Housing Authority current operating budget for FYE 6/30/26.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby authorize and approve the award of a contract for Snow and Ice Removal Services with COOMBS FENCING LLC DBA RELIABLE INDUSTRIES for the Princeton Housing Authority in an amount not to exceed \$75,000 dollars.

Passed on this 19th day of November 2025 (See attached Vote Box)


Chairperson


Vice Chairperson



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RESOLUTION 2025-32

Resolution Ratifying and Approving the Award of Contract for Snow and Ice Removal with COOMBS FENCING LLC DBA RELIABLE INDUSTRIES and the Princeton Housing Authority for an amount not to exceed \$75,000

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			/			
GILLETTE			/			
PINÉ			/			
OAKMAN		/	/			
SIPPRELLE	/		/			
VELAZQUEZ			/			
CHAIR SPITZ			/			



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RESOLUTION 2025-33

Resolution Authorizing and Approving a Contract for Fee Accountant Services for the Princeton Housing Authority with David W. Ciarrocca, CPA, LLC, in an amount not to exceed \$42,000

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, in accordance with procurement regulations and requirements, the Princeton Housing Authority publicly bid for fee accountant services; and

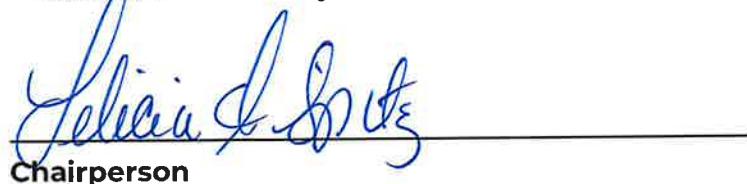
WHEREAS, the RFP was advertised, 2 parties requested the RFP, and one (1) bid response was received; and

WHEREAS, the responses were received and scored in accordance with procurement requirements and the lowest responsive bidder was David W. Ciarrocca, CPA, LLC, and it is being recommended for award of this contract; and

WHEREAS, funds are available for this contract within the Princeton Housing Authority current operating budget for FYE 6/30/26.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby accept and approve a contract for Fee Accountant Services with David W. Ciarrocca, CPA, LLC, in an amount not to exceed \$42,000 dollars.

Passed on this 19th day of November 2025 (See attached Vote Box)



Chairperson



Vice Chairperson



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RESOLUTION 2025-33

**Resolution Authorizing and Approving a Contract for Fee Accountant Services
for the Princeton Housing Authority with David W. Ciarrocca, CPA, LLC, in an
amount not to exceed \$42,000**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			✓			
GILLETTE			✓			
PINÉ			✓			
OAKMAN			✓			
SIPPRELLE		✓	✓			
VELAZQUEZ			✓			
CHAIR SPITZ	✓		✓			



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RESOLUTION 2025-34

Resolution Ratifying and Approving a Change Order Not to Exceed 20% for the Current Contract for General Legal Services for the Princeton Housing Authority with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC

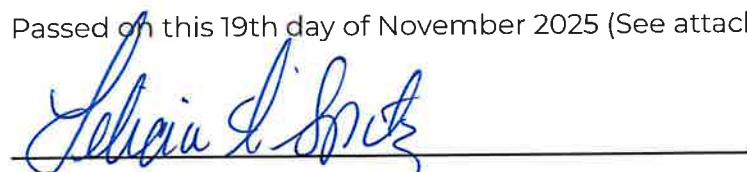
WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, in accordance with procurement regulations and requirements, the Princeton Housing Authority is in need of a 20% Change Order to the existing contract between the Housing Authority and its General Legal Services with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC; and

WHEREAS, this Change Order will allow the firm the ability to continue to work on general legal services while the public solicitation for services is completed.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby ratify and approve a Change Order for the existing contract with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC not to exceed 20% of the contract value with the Princeton Housing Authority.

Passed on this 19th day of November 2025 (See attached Vote Box)


Chairperson


Vice Chairperson



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RESOLUTION 2025-34

**Resolution Ratifying and Approving a Change Order Not to Exceed 20% for the
Current Contract for General Legal Services for the Princeton Housing Authority
with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			/			
GILLETTE			/			
PINÉ			/			
OAKMAN		/	/			
SIPPRELLE			/			
VELAZQUEZ			/			
CHAIR SPITZ	/		/			



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RESOLUTION 2025-35

Resolution Approving the Appointment of an Executive Director and Authorizing a One Year Contract for the Princeton Housing Authority

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, the Housing Authority has issued an advertisement and solicited for a full time Executive Director for the Princeton Housing Authority; and

WHEREAS, an Executive Director Search Subcommittee was created and tasked to review responses to the solicitation for a full time Executive Director; and

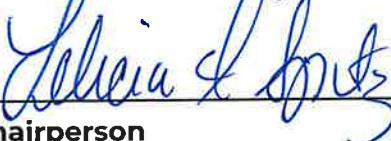
WHEREAS, the Search Subcommittee received all responses and ranked respondents, contacted references and completed Zoom interviews and in person interviews to determine the most qualified respondent; and

WHEREAS, the General Counsel completed a full background check on the top candidate, Tyler L. Martin, and all reports came back clear.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve the appointment of Mr. Tyler L. Martin as the full time Executive Director for the Princeton Housing Authority pending the Department of Community Affairs (DCA) concurrence and approval.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve a one year contract for the Executive Director with full benefits in the amount of \$125,000 dollars.

Passed on this 19th day of November 2025 (See attached Vote Box)



Chairperson



Vice Chairperson



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RESOLUTION 2025-35

**Resolution Approving the Appointment of an Executive Director and
Authorizing a One Year Contract for the Princeton Housing Authority**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			/			
GILLETTE			/			
PINÉ			/			
OAKMAN		/	/			
SIPPRELLE			/			
VELAZQUEZ			/			
CHAIR SPITZ	/		/			



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RESOLUTION 2025-36

Resolution Awarding and Approving Princeton Housing and Community Development Corporation as Nonprofit Development Partner for the Redevelopment of Lloyd Terrace, Hageman Homes and other potential Princeton Housing Authority or Municipal Sites

WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

WHEREAS, on October 7, 2025 the Princeton Housing Authority issued a Request for Proposals (RFP) entitled "Nonprofit Development Partner – Redevelopment Services for Lloyd Terrace, Hageman Homes, and Other Possible Sites", soliciting proposals from qualified nonprofit organizations to provide comprehensive redevelopment services; and

WHEREAS, the highest scoring responsive proposal from Princeton Housing and Community Development Corporation (PHCDC) is being recommended for award of contract.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby approve a contract for a Nonprofit Development Partner for the Princeton Housing Authority with Princeton Housing and Community Development Corporation (PHCDC).

Passed on this 19th day of November 2025 (See attached Vote Box)

2nd Vice Chairperson

Trustee



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RESOLUTION 2025-36

Resolution Awarding and Approving Princeton Housing and Community Development Corporation as Nonprofit Development Partner for the Redevelopment of Lloyd Terrace, Hageman Homes and other potential Princeton Housing Authority or Municipal Sites

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			X			
GILLETTE			X			
PINÉ			X			
OAKMAN	X		X			
SIPPRELLE		X	X			
VELAZQUEZ					X	
CHAIR SPITZ					X	

RESOLUTION 2025-37

Resolution Approving a Shared Services Agreement with the Princeton Housing and Community Development Corporation

WHEREAS, the Princeton Housing Authority ("PHA") is a public body corporate and politic organized under the laws of the State of New Jersey and empowered pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) to operate and manage affordable housing programs; and

WHEREAS, the Princeton Housing and Community Development Corporation ("PHCDC") is a New Jersey nonprofit corporation organized under N.J.S.A. 15A:1-1 et seq., whose mission is to provide affordable housing opportunities and supportive services to residents of the greater Princeton community; and

WHEREAS, both organizations share a common mission to expand, preserve, and improve affordable housing, and recognize that collaboration through shared services will promote efficiency, cost-effectiveness, and improved coordination of operations and development activities; and

WHEREAS, the PHA and PHCDC desire to enter into a Shared Services Agreement in accordance with N.J.S.A. 40A:65-1 et seq., the Uniform Shared Services and Consolidation Act, to formalize collaboration and the joint use of certain personnel and professional resources; and

WHEREAS, the Shared Services Agreement shall provide for the coordinated use of the Executive Director, senior management staff, vendors, consultants, and/or other service providers as mutually agreed upon by both parties, with appropriate cost allocation, indemnification, and conflict-of-interest provisions to ensure compliance with all applicable state and federal laws, including HUD regulations; and

WHEREAS, the Board of Commissioners finds that entering into such an agreement is in the best interest of the Authority and consistent with its public purpose to promote administrative efficiency and enhance service delivery to residents.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Princeton Housing Authority that:

1. The Board hereby approves and authorizes the execution of a Shared Services Agreement between the Princeton Housing Authority and the Princeton Housing and Community Development Corporation for the shared use of the Executive Director, senior management, vendors, and/or other service providers as outlined above.



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2. The Chairperson and/or Executive Director are authorized to negotiate, finalize, and execute the Shared Services Agreement consistent with the terms described herein and subject to review by legal counsel.
3. The Board further authorizes the Executive Director to implement the agreement and to report periodically on its performance, financial implications, and compliance with applicable laws and HUD guidance.
4. A certified copy of this resolution shall be maintained in the official records of the Authority and provided to the Princeton Housing and Community Development Corporation.

Passed on this 19th day of November 2025 (See below Vote Box)

2nd Vice Chairperson

Trustee

RESOLUTION 2025-37
Resolution Approving a Shared Services Agreement with the Princeton Housing
and Community Development Corporation

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			X			
GILLETTE			X			
PINÉ	X		X			
OAKMAN			X			
SIPPRELLE		X	X			
VELAZQUEZ					X	
CHAIR SPITZ					X	