



Municipality of Princeton

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IMPROVEMENT OF BANK STREET NEIGHBORHOOD MEETING February 7, 2018

Meeting Notes

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1. Welcoming Remarks and Introductions Liz Lempert, Mayor

 2. Project Overview and Schedule Deanna Stockton, P.E.
 - This project includes the following:
 - Replacement of the sanitary sewer main and laterals
 - Replacement of the water main and services by New Jersey American Water Company
 - Potential undergrounding of electrical utility lines (see 3d. below)
 - Additional storm drainage if it can be accommodated, including piping to capture runoff from the roof downspouts
 - Granite curbing on the north-south portion of Bank Street and concrete on the east-west portion
 - Concrete sidewalks
 - Roadway asphalt paving
 - New signage and striping
 - New pedestrian improvements at Nassau Street, similar to the image below (upon approval by the State Historic Preservation Office)



Simulated view of raised pedestrian crossing over cobblestone alley.

- The construction contract shall be awarded by May 2019 in accordance with the New Jersey Department of Transportation Municipal Aid grant requirements.

- It is anticipated that construction could take 3-4 months to complete. Construction work hours are typically Monday – Friday 7 am to 4 or 5 pm.
- Residents would be able to park on the street after 5 pm in the evening, and on weekends. If this parking is removed during construction for some reason, Princeton would endeavor to provide alternative overnight parking locations such as at One Monument Drive or the Spring Street garage for permit holders.

3. Utility Work

- a. Sanitary sewer main and lateral replacement Robert Hough, P.E.
 - The sanitary sewer mains will be replaced by the open trench method. Because of the tight working conditions and the numerous underground utilities, we anticipate that a contractor could only replace about 100 feet of pipe a day. Each night, the trenches will be backfilled with stone and possibly covered with steel plates.
 - The sanitary sewer laterals will be television inspected by the Sewer Operating Committee's contracted plumber before construction begins. The estimated cost, which is assessable, is approximately \$200 per lateral.
 - While the laterals are the property owner's responsibility, Princeton will replace the portion of the sanitary sewer laterals within the public right of way, which extends about 4 feet behind the curbs. The remaining portion on private property will not be replaced unless repairs are needed and the property owner requests it.
 - If the owner requests it, Princeton has to assess that cost against the property. This requires that an ordinance be passed by Princeton Council to establish the assessments and the 10-year repayment period. The assessment will not be levied until the entire construction project is complete and Council confirms it; we estimate that it would be late 2020 or 2021 when the assessment will be levied.
 - Owners also have the option to replace the lateral on private property with their own plumber in coordination with the municipal project.
 - Owners are advised that the extent of the sanitary sewer lateral replacement may vary based upon its location relative to existing porches, stairs and the building foundation. For all of the work proposed on this project, we are cognizant of the age and condition of the existing stairs and foundations; we intend to do no harm and leave them as-is.
 - Some of the halves of homes are separately owned, but only have one sewer lateral. Only if requested will Princeton provide a second sanitary sewer lateral. It is the private owner(s) responsibility to indicate where the new lateral should be installed, to re-plumb the sewer within the home(s), and to connect to the new sanitary lateral. The Sewer Operating Committee will not levy a connection fee unless additional bedrooms are added at the time of connecting to a new lateral.
- b. Water main and services replacement
 - This work will be completed by New Jersey American Water Company's contractor. We have not been given a schedule for this work. We will provide more information as we receive it.

- Concerned property owners can have a plumber or the water company evaluate the condition of their private water service between the valve in the sidewalk and their home prior to work taking place. It is recommended that any replacements be completed before the new sidewalks are installed.
- c. Storm sewer extension
- If there is an alignment in the roadway or under the sidewalk, Princeton is proposing to extend the storm sewer south to two new inlets near 22 and 23 Bank Street. From this location, smaller pipes would extend to 10 and 11 Bank Street and connections would be made at the roof downspouts that current discharge under the sidewalk or on top of the sidewalk.
- d. PSE&G Electric
- In an email from C. Crider, Princeton was advised that the residents would like further consideration of undergrounding the electrical lines. The communications lines would remain aboveground, as it is anticipated that they will become obsolete within the assessment period.
 - As such, we revised the conceptual plans to show the electrical lines under the sidewalks. PSE&G has advised that four 4" ducts, concrete-encased are required, as well as 3" ducts for each individual service and 2" ducts for street lights. Four individual services will be fed from 28"x60"x38" handhole boxes. These boxes have a steel grated lid.
 - Residents, and Princeton staff, are concerned about the steel grated lids. We will pursue an alternate type with PSE&G.
 - The sidewalk space is already taken up with gas valves and water valves for each property. It will be a challenge to also include electrical ducts and boxes within this space.
 - The estimated cost to install the electrical underground is approximately \$685,000, not including the cost for an electrician to reconnect the house service from an underground feed.
 - If there are 26 properties that benefit, and the cost for an electrician is \$5,000 per property, then each of the 26 properties would pay roughly \$31,350.
 - We cross-checked unit prices for the various items of work to underground the electric and the contractor advised that our unit prices were 20% higher than his. Using his unit prices, the overall cost would be \$628,500 compared to our cost of \$685,000.
 - The estimated cost is relying on PSE&G costs quoted in late 2016. If the project is to move ahead, PSE&G will update their costs.
 - **Property owners have been given until April 1, 2018 to advise the municipality regarding their desire to carry an estimated \$31,350 assessment for this work. These minutes will be distributed to all owners by certified mail and email.**
 - Owners are advised that in May 2016, Princeton estimated the cost of undergrounding all of the utilities to be approximately \$75,000 per property. The electrical portion of this estimate was \$844,000, excluding the cost of an electrician to reconnect the house

- service from an underground feed. This translates to approximately \$34,000 per property.
- One owner requested that decorative street lights, like those used by Princeton University, be installed instead of the utility pole-mounted lights that are currently in place. This can be considered, but it means that more poles will be located in the tight sidewalk areas.
 - If the electrical lines are placed underground, there will be no locations for planting new trees.
- e. Communication / data lines
- Per the C. Crider email, it is requested that the utility poles be replaced by cast iron poles, and that the remaining utility lines be cleaned up with antiquated wires being removed.
 - Prior to the meeting, Princeton staff advised that there will be a cost for the replacement of the utility poles, even with new wood poles.
 - Princeton staff will be reaching out to the communications utilities to complete this clean up. As of 2/12/18, Verizon and Comcast have been contacted.
 - Regarding the new box that has appeared on a utility pole, Princeton staff subsequently followed up with Comcast. It is needed to power their system. We have requested consideration for a relocation of this box to the pole near 10 Bank Street.
4. Landscaping and trees
- All of the existing trees along the roadway are proposed to be replaced. The Princeton Arborist has identified four potential locations for new trees (if the electrical lines are not located under the sidewalks):
 - In front of the Gund parking lot
 - Gund's representative is supportive of this location. This location will be planted regardless of the utility situation.
 - Next to the driveway for 20 Nassau / near 11 Bank
 - Between 13 and 15 Bank
 - Between 21 and 23 Bank
 - The tree planting areas, behind the curb, will require the use of lower growing species. The Arborist suggests hedge maples, Armstrong red maples, Canada red cherry and Japanese tree lilacs.
 - An owner suggested creating a bumpout of the curb in front of 35-37 Bank Street to formalize the "No Parking" condition and provide a place for 2 new trees. As the "No Parking" was established to provide maneuvering space for larger vehicles including fire trucks, Princeton staff will have to determine whether this is feasible.
 - An owner advised that he is planning to buy large planters to provide planting opportunities. Princeton supports this as an ideal way to introduce green vegetation without creating other possible issues. Neighbors may want to consider using the same planters, and vary the color of the planters as desired.
 - The fronts of the homes provide niches for the placement of planters. We had investigated the removal of some concrete in these areas to provide planter beds at the front of homes, but determined that this could create unintended

consequences of water migration into basements. Planters on top of concrete should not create this type of issue.

5. Parking

- Princeton completed a parking study and the report is available at <http://princetonnj.gov/parking-study/princeton-parking-council-012218.html>. The report does support establishing residential parking zones.
- Princeton Council will be focusing efforts this year on the replacement of the existing parking meters with new technology that uses credit cards and a parking app for payment. Smartcards will be phased out in advance of the meter replacement planned for fall 2018.
- Residential parking will be considered in 2019.
- Parking will be discussed at many Council meetings this year. Council meeting agendas are available at <http://princetonnj.gov/council-agendas.html>.

Prepared by: Deanna Stockton, P.E., C.M.E., Municipal Engineer

IMPORTANT CONTACT INFORMATION

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Nixle alerts (for emergency notifications only) <https://local.nixle.com/register/>
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