

APPROVED: November 10, 2014

WEST WINDSOR TOWNSHIP COUNCIL
WORK SESSION
September 22, 2014

CALL TO ORDER: President Maher called the meeting to order at 6:07 p.m.

STATEMENT OF ADEQUATE NOTICE

This is to advise that the notice requirement provided for in the "Open Public Meetings Act" has been satisfied. Notice of this meeting was properly given and transmitted to The Times and Princeton Packet; filed with the Clerk of the Municipality; and posted in the West Windsor Township Municipal Building at North Post and Clarksville Roads on September 10, 2014. Closed Session was noticed on September 12, 2014.

ATTENDEES: President: Maher; Vice President: Geevers; Council: Borek, Mendonez, Samonte; Business Administrator: Schmid; Township Attorney: Herbert; Bond Counsel and Redevelopment Attorney: McManimon (7:00 p.m. - 8:25 p.m.); Land Use Manager: Surtees: (6:07 p.m. - 7:00 p.m.); Landscape Architect: Dobromilsky (6:07 p.m. - 9:40 p.m.), Director of Public Works: Drummond (8:35 p.m. - 8:55 p.m.); Township Clerk: Young

PUBLIC COMMENT

None.

CLOSED SESSION

Motion to go into closed session: Borek

Second: Geevers

RCV: aye Borek

aye Geevers

aye Mendonez

aye Samonte

aye Maher

Ms. Young read the closed session resolution into the record:

Whereas, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

Whereas, the Township Council of West Windsor Township has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

Whereas, the regular meeting of this Township Council will reconvene; and

Whereas, the below stated subject matter shall be made available at such time as the issues discussed therein are resolved and its disclosure would not subvert any particular exception for convening a closed session.

Now, therefore, be it resolved that the Township Council of the Township of West Windsor will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: For the discussion of open space acquisitions and contract negotiations.

Meeting reconvened at: 7:00 p.m.

President Maher asked that following the presentation by Howard Hughes Corporation, discussions regarding yard waste and energy aggregation be added to the agenda.

President Maher advised that Council Members will not be giving feedback this evening regarding the presentation.

FOR DISCUSSION:

COUNCIL MEMBER/CLERK

PRESENTATION FROM THE HOWARD HUGHES CORPORATION

Mr. John Simon, Executive Vice President, Strategic Planner for Howard Hughes Corporation, spoke about the facts of the 658 acre property. He discussed the Howard Hughes Corporation legacy, and informed Council that they have been holding public meetings with the residents to begin to formulate a vision for the property.

Mr. Chuck McMahon, Project Director of the West Windsor Township Property for Howard Hughes Corporation, spoke about the public water and sewer infrastructure, and traffic and pedestrian connections to the property.

Mr. McMahon outlined the vision for a mixed-use development on less than half of the existing property which would require a change in zoning. He noted that currently they have full-time security services to oversee the property. Mr. McMahon addressed the Corporation's case for redevelopment and discussed the PILOT (Payment in Lieu of Taxes) program. He explained how PILOT programs worked and their fiscal benefits.

Mr. McMahon spoke about the redevelopment designation process and the criteria required to qualify for the designation. He advised that the project would be a multi-year phased development. Mr. McMahon spoke about the next step in the process.

Mr. Borek advised that he was aware of how a PILOT program worked because they were utilized in Jersey City. He thanked them for their presentation.

Ms. Samonte thanked the Howard Hughes Corporation for walking Council through the redevelopment process.

Mr. Mendonez spoke about having public studies done about the PILOT programs that have been utilized and their effectiveness.

Mr. McManimon gave a brief explanation of PILOT programs that were used in redevelopment.

Ms. Geevers affirmed that there would be explosive residential development and that careful consideration should be given to changing the zoning of the property.

President Maher thanked Howard Hughes Corporation for their presentation and noted that he hoped to learn more, and also gain feedback from the community. He advised that Council will discuss and decide how to proceed.

PUBLIC COMMENT:

Mr. Marshall Lerner, 3 Sapphire Drive, advised that redevelopment has not worked in this town and noted that it was "pie in the sky". He spoke about the impact this project would have on the Township.

Mr. McManimon spoke about the tax impact a PILOT program would have on the Township.

Ms. Veronica Mehno, 41 Galston Drive, spoke about the quality of education being reduced with the increase of the number of school children. She noted that this was the first time she had heard of the land being developed.

President Maher advised that there has been a lot of information in the press and Howard Hughes Corporation has been giving presentations throughout the Township since the beginning of this year.

Ms. Alison Miller, 41 Windsor Drive, asked about the segregation of the different uses in the project and the need for a walkable development.

Ms. Virginia Manzari, 28 Berkshire Drive, noted her concerns about traffic, the school system, examples of successful PILOTS, and the loss of control the Township would have regarding this project.

Ms. Beth Feehan, 429 Clarksville Road, advised that the Township Council does not act quickly on anything. She explained that the Township will end up paying for the cleanup of the property if the Township Council does not act.

Ms. Debbie Hepler, 10 Dean Court, explained that this is a win for Howard Hughes Corporation and a loss for the Township if this project moves forward. She noted that she was not in favor of redevelopment.

Mr. Kelvin Werth, 1 Courtney Drive, noted his concerns about transportation issues and inquired about the number of proposed parking spaces for the project.

Mr. Dan Rappoport, 300 Bunn Drive, expressed concerns with the development and the traffic issues that it will bring.

Mr. Bob Murray, 20 Lorrie Lane, explained that the size of the community does not dictate the quality of the school system.

Yard Waste Ordinance 2014-19

Mr. Kurt Bower, 65 Southfield Drive, explained that property size determines how much yard debris will be collected. He asked that exceptions be made in March and November, and also during major storms.

Mr. Ernie Rich, 13 Springwood Drive, addressed questions and concerns about the yard debris pile size.

Ms. Virginia Manzari, 13 Berkshire Drive, addressed questions pertaining to the ordinance such as what if DPW comes early, prior to the scheduled pickup date, to pick up the debris.

Mr. Drummond advised that there are times DPW does try to work ahead to stay on schedule in the event something arises. He noted that they always inform the residents of a change in schedule.

Mr. Bob Murray, 20 Lorrie Lane, expressed concerns on how the ordinance was to be enforced.

Mr. Drummond affirmed that DPW has been handing out more violation notices to step up enforcement.

President Maher explained that the feedback from the public has been consistent, expressing concerns with the pile size, enforcement, and the ordinance being too complicated.

Council discussed several changes including elimination of the size of the pile. Amendments will be made at the time of introduction and the ordinance will be posted on the website.

Ms. Samonte agreed that the ordinance as amended creates a balance for everyone.

President Maher again spoke about the need for the Township to have a compost facility.

Mr. Herbert reviewed the changes to the ordinance which will be read into the record at the time of introduction.

Ms. Veronica Mehno, 41 Galston Drive, advised Council that trees were cut down in her Jefferson Park neighborhood. She asked if the neighbors were given any notice. Ms. Mehno spoke about an incident with an employee of the tree service company who was performing the work.

Mr. Dobromilsky explained that the trees were cut down to allow the resurfacing of the road and the repair of the sidewalks. He also noted that several trees were ready to fail. Mr. Dobromilsky confirmed that residents were sent a letter informing them of the removal of the trees. He also noted that contractors are informed not to have any interaction with the residents, and that if there is an issue, they are to contact the Township immediately.

Gabel Associates - Resolution 2014-R197

President Maher commented on the community energy aggregation public information session he attended which only created more questions because of the amount of information to be absorbed.

Ms. Samonte confirmed that West Windsor was a member of the Middlesex Cooperative.

Ms. Schmid spoke about the Middlesex County Cooperative Pricing System (MCCPS). She noted that the discussion of aggregation of utilities for municipalities began earlier this year so West Windsor is locked out of the present contract until 2015.

Mr. Dobromilsky outlined the difference between the various co-ops and noted that one does not have a green component to the cooperative. He did advise Council that Administration is not currently seeking a cooperative but rather a consultant to assist.

President Maher asked for more facts and needs additional questions answered so that he can analyze what low fees can be achieved before he can make a commitment.

Mr. Dobromilsky reiterated the need to hire a consultant to assist with some of the questions Council had and help the Administration to make the best decision for the Township.

Ms. Geevers voiced her concerns with the term of the contract.

Mr. Borek suggested having a contract with a six-month term.

Language amendments were discussed including the term of the agreement.

Ms. Samonte expressed concerns with the Council's role in the process. She noted that Council does not have the expertise in energy aggregation.

Mr. Borek affirmed that this is a newly evolving issue and the goal is to save the Township money.

PUBLIC COMMENT

Mr. Mike Hornsby, 978 Alexander Road and Chair of the Environmental Commission, offered suggestions to aid in the energy aggregation process.

Mr. Kurt Baur, 65 Southfield Road, spoke about blighted properties across from the Southfield Shopping Center.

President Maher noted that the Township was aware of the blighted area and the property owner was put on notice about the Township's dissatisfaction.

Ms. Debbie Hepler, 10 Dean Court, inquired about the status of the GPS system for Township vehicles. She also addressed concerns about the snow removal contract which is listed on the Business Agenda.

Mr. Mendonez advised that the Department of Public Works did a pilot program using the GPS system. He noted that the results of the program will be addressed in the budget meetings.

ADJOURNMENT

Motion to adjourn: Borek
Second: Geevers
VV: All approved

The meeting was adjourned at 9:40 p.m.

Sharon L. Young
Township Clerk
West Windsor Township