

APPROVED: November 24, 2014

WEST WINDSOR TOWNSHIP COUNCIL

WORK SESSION

October 20, 2014

CALL TO ORDER: President Maher called the meeting to order at 8:41 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 October 9, 2014.

ATTENDEES: President: Maher; Vice President: Geevers; Council: Borek, Mendonez (arrived at 8:48 p.m.), Samonte; Business Administrator: Schmid; Township Attorney: Goodell; Redevelopment Attorney: McManimon; Township Planner: Madden; Manager of Land Use: Surtees; Township Clerk: Young

PUBLIC COMMENT

Ms. Alison Miller, 41 Windsor Drive, spoke again about the moving of the Vaughn Drive bus shelter.

FOR DISCUSSION:

Mayor/Administration

RP-7 District Discussion

Mr. Surtees suggested that Council adopt a resolution authorizing the Planning Board to conduct a "needs analysis" for the expansion of the RP-7 Redevelopment District.

President Maher asked why the resolution was needed.

Mr. McManimon explained that the redevelopment law requires the adoption of a resolution requesting the Planning Board to analyze the criteria for the redevelopment of the area. He further explained that the Planning Board will take the necessary steps to create the study which is subject to redevelopment and eminent domain.

President Maher asked why the parcels need to be included in the redevelopment area.

Mr. McManimon advised that the owner could obtain a zoning variance approval which could be subject to legal challenge. He noted that it is better to have the parcels included in the RP-7 Redevelopment District.

Ms. Geevers asked why the parcels were not included in the district prior to this discussion.

Mr. Surtees explained that the property owners chose to seek a "use variance" through the Zoning Board process, rather than seek a re-zoning of the two designated properties.

President Maher inquired about the costs of the project and a timeline.

Mr. Surtees suggested twenty thousand dollars should be sufficient to move forward on the process which should begin in early 2015. He noted that ultimately the cost of the project would be paid for by all the property owners within Princeton Junction redevelopment area when they seek redevelopment on their property through a developer's agreement

Council gave consensus to move forward with the preparation of the resolution.

COUNCIL MEMBER/CLERK

Review of the Township's Soliciting Ordinance

Ms. Geevers addressed several concerns including the days and hours of operation for solicitors.

Ms. Young advised that the days of operation are Monday through Saturday with the exception of mobile food vendors which are permitted to operate on Sundays. She noted for consistency all soliciting, whether for profit or non-profit, would end at 8:00 p.m.

President Maher inquired about the exception for children selling items and the need to supply a vehicle description when soliciting.

Ms. Young explained that an exemption for school-aged children was added to the ordinance. She spoke about the clause in the ordinance requesting a vehicle description, which was listed only under "non-profit organizations".

President Maher suggested some language and formatting changes.

Ms. Geevers asked if the ordinance included election candidates and realtors.

Ms. Young advised that election candidate rules were covered under Title 19, and realtors were not addressed in the current ordinance.

Discussion Regarding Temporary/Election Signage

Ms. Geevers commented that the Township needs to continue to be business friendly.

President Maher summarized that certain conditions that Council had wanted in the sign ordinance were overruled by the Planning Board the last time the ordinance was reviewed.

Mr. Surtees reported that he researched for the Planning Board several sign ordinances pertaining to political signs from various townships. He explained that he met with Council to review the details of the ordinance in the fall of 2012 and he was unable to get three votes for an introduction.

President Maher inquired about the location of where political signs can be placed. He noted that in the last Municipal Election many campaign signs were removed. He spoke about the time frame for the placement of political signs and advised that the rules in the ordinance were not being enforced during the last Municipal Election.

Mr. Borek asked about the plywood sign that Black Rock has in front of their building advertising vacancies at other office locations.

President Maher noted concerns with the overall enforcement of the sign ordinance.

Mr. Surtees spoke about the enforcement of the sign ordinance, and advised that Public Works removes most of the illegal signs during the week and a part-time employee that works over the weekend assists with illegal sign removal. He discussed the difficulty in determining where the public right-of way ends. Mr. Surtees commented on residents approving the placement of signs on their property regardless of whether the location is permissible.

Discussion ensued over the placement of temporary signage.

Ms. Schmid advised that Public Works provides a list of signs that they remove and dispose of weekly.

Mr. Borek suggested defining more clearly in the ordinance the costs the offenders will have to pay.

PUBLIC COMMENT

Mr. John Church, 11 Princeton Place, addressed questions regarding the current sign ordinance.

Mr. Surtees asked Mr. Church to give him a phone call so that he could address his questions regarding the sign ordinance.

Ms. Alison Miller, 41 Windsor Drive, advised that in the sign ordinance there is prohibition about flashing lights on signs in residential areas.

ADJOURNMENT

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

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

Sharon L. Young
Township Clerk
West Windsor Township