

APPROVED: March 31, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL SESSION
February 23, 2008

CALL TO ORDER: President Anklowitz called the meeting to order at 11:15 a.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 February 1, 2008.

ATTENDEES: President: Anklowitz; Vice President: Borek; Council: Geevers, Kleinman, Morgan; Mayor: Hsueh; Deputy Township Clerk: Huber

SALUTE TO THE FLAG

Ms. Huber led the flag salute.

COUNCIL/MAYOR COMMENTS

President Anklowitz acknowledged that Assemblyman Wayne DeAngelo was in the audience and welcomed everyone for coming. He reviewed the agenda for the meeting.

Mayor Hsueh thanked everyone for coming out and advised that the Township's consultants are working with InterCap Holdings' consultants to insure that the proper data is being obtained and reviewed. He advised that even though the Township is working with InterCap Holdings there are no preconceived ideas. Mayor Hsueh thanked InterCap for working with the Township.

Ms. Geevers welcomed everyone for coming and getting re-engaged in the redevelopment discussions. She reported that the Council's Redevelopment Finance Committee is looking into the feasibility of financing options to include private funding for this project. Ms. Geevers noted that Council is committed to keeping this project tax positive for residents.

Ms. Kleinman advised that everyone has different views on the redevelopment project. She noted that the Council is reviewing all the elements of the redevelopment project and no decisions will be made until all the facts are presented. Ms. Kleinman advised she looks forward to hearing from all the landowners on their views of the redevelopment project.

Mr. Borek thanked everyone for attending and noted he looks forward to a lively discussion after Mr. Goldin's presentation.

Mr. Morgan thanked everyone for coming and wanted to reiterate what Ms. Geever's said about the Council's Redevelopment Finance Committee. He advised that this Committee was formed to help ensure that the financing of this project will not come from the taxpayers but from private investors. Mr. Morgan noted that the Township is leading this project and not the redevelopers.

President Ankowitz introduced Mr. Steve Goldin, President of InterCap Holdings.

LAND OWNERS PRESENTATIONS AND COMMENTS

InterCap Holdings, LLC Presentation

Mr. Steve Goldin, President of InterCap Holdings, thanked everyone for coming and thanked the Mayor and Council for holding this meeting. He noted that InterCap Holdings currently does not own property in the area along Route 571 between Alexander Road and Wallace Road/Cranbury Road intersection, but is in negotiations with the owners of Windsor Plaza. Mr. Goldin advised that their focus for today was the Route 571 area from Alexander Road to Wallace Road/Cranbury Road. He introduced his traffic and transportation consultant, Mr. Paul Eng-Wong of Eng-Wong, Taub & Associates and his architect Mr. Jim Constantine of Looney Ricks Kiss (LRK) who will be giving the presentation.

Mr. Jim Constantine and Mr. Paul Eng-Wong, gave a slide presentation on the Route 571 downtown area of West Windsor. This included slides showing the existing conditions of Route 571 between Alexander Road and Wallace Road/Cranbury Road intersection.

The next part of the presentation showed two scenarios of what could be done with the existing areas. The first showed the addition of sidewalks and bike lanes along Route 571. It was noted under this plan that the existing right-of-way would be sufficient to accomplish the improvements. The second scenario showed a two-lane Route 571 with an access roadway along each side to access the businesses. This plan included bike lanes, sidewalks, a tree-lined median between the main portion of Route 571 and the access roadways. It was noted that under this plan additional right-of-way would be needed. InterCap Holdings' representatives also showed two different scenarios to help block the power station on Wallace Road from the view of residents.

Question and Answer for InterCap Holdings' Presentation

Mr. Goldin and members of his team answered several questions from the audience.

MAIN STREET MERCHANTS' ASSOCIATION

Mr. Patrick Galager, Branch Manager, PNC Bank, advised that his group would like to see a viable downtown area, which is both bicycle and pedestrian friendly. He thanked Council for allowing him to speak today and for holding this meeting. Mr. Galager noted that he and his Association look forward to working with the Township.

NEIGHBORHOOD ORGANIZATIONS

Ms. Julia Rhodes, Berrien City Neighborhood Association, spoke on behalf of the organization and thanked the Council and InterCap Holdings for having this meeting. She advised that her organization developed guides as a community and have shared these with the Council and Mayor and copies are available from members of their organization.

Ms. Meg Chicco, 6 Lancashire Drive, advised that Sherbrooke does not have a Homeowners' Association. She expressed her views on the redevelopment process and advised that residents of the area are concerned with some of the improvements to Route 571. Ms. Chicco advised that a walk was scheduled to show Municipal, County, and State officials the hazards for pedestrians and

bicyclists along Route 571. She advised that she supports the current plan for Route 571. Ms. Chicco noted that the Council has already approved an Overlay ordinance for this area.

Ms. Susan Conlon, 98 Harris Road, representing the Princeton Junction Neighborhood Coalition and the West Windsor Bicycle and Pedestrian Alliance, spoke first on the behalf of the West Windsor Bicycle and Pedestrian Alliance and the improvements needed for the intersection of Route 571, Wallace Road, and Cranbury Road. She advised that this intersection is governed by the State, County, and Municipality and that a walk was conducted to show the officials of these three entities the problems in the area.

Ms. Conlon advised that the Princeton Junction Neighborhood Coalition is a group of residents who felt they were stakeholders and that they have been working with both the Township and the local businesses with regard to local issues to include the redevelopment project. She encouraged residents to view the web-site of both organizations.

Motion to take a fifteen minute break at 1:00 p.m.: Kleinman
Second: Borek
VV: All approved

Meeting reconvened at 1:15 p.m.

PUBLIC COMMENT

Mr. Al Lerner, 67 Rainflower Lane, expressed his views on the presentation given today and encouraged Council to continue to move forward with the entire 350-acre redevelopment area.

Mr. David Siegel, 17 Berrien Avenue, voiced his concern regarding the Township working with developers at this stage of the redevelopment process.

Mr. Wes Mostello, 168 Penn Lyle Road, expressed his opinion on the cost of the Vaughn Drive improvements and felt that the roadway should be four lanes wide. He also noted that the cost of improvements for the Vaughn Drive connector seems excessive.

Mr. Farrell Delman, 102 Bear Brook Road, thanked both the Council and Mr. Goldin for the meeting and advised that he is glad to see that the Finance Committee is active in the redevelopment process. Mr. Delman encouraged the Mayor to allow the Council to choose the redevelopment attorney.

Mr. Frank Modica, 241 Varsity Avenue, expressed his opinion that the community is still not sold on the redevelopment process. He noted that the train station is a natural resource that needs to be utilized.

Mr. Dave Schmetterer, 124 Washington Road, Apt. 1, expressed his views that the Township needs to explore its past, present, and future. He expressed his views on the redevelopment area.

Ms. Susan Abbey, 5 Scott Avenue, noted that the improvements for Meadow Road need to be completed to help with the flow of traffic. She also encourages the Planning Board during their review of the Master Plan to look at how to handle the increased commuter traffic not only to the train station but the entire Township.

Ms. Nantanee Koppstein, 7 Suffolk Lane, expressed her opinion on the proposed Route 571 improvements and that pedestrian safety should be in the forefront. She noted that the plan presented today sounds great; however, financial and traffic analyses need to be conducted and reviewed.

Mr. Joe Conlon, 98 Harris Road, advised that if the size of the project can be determined then redevelopment can happen. He noted that the already approved three-lane Route 571 needs to fit into the plan not the plan into the road.

Mr. Tom Tonon, 11 Bolfmar Avenue, expressed his views on the presentation and that the residents want the area to be pedestrian and bicycle friendly. He noted that this project has to start from the ground and work its way up.

Mr. Guy Pierson, 241 Fisher Place, advised that the plan proposed today is one of the nicest he has seen and includes some good ideas. He advised that he sat on the Penns Neck EIS panel and that the State advised that improvements to Vaughn Drive had to go hand in hand with improvements to Route One.

Mr. Pierson inquired where these improvements stand with the State.

Mr. Eduarado Garcia, Executive Director, West Windsor Arts Council, noted his approval of Mr. Goldin's anticipated lower rents for businesses and advised that the Arts Council is willing to help where they can. He announced that the "Cabin Fever Cabaret" will be held this evening at RMJM Hillier and will start at 6:30 p.m.

MAYOR/COUNCIL COMMENTS

Mayor Hsueh expressed his appreciation for everyone's opinion on the redevelopment process. He noted that the Redevelopment Finance Committee meetings conducted by Mr. Morgan have been very productive.

Mayor Hsueh advised that the first phase of the Meadow Road improvements is anticipated to start this summer. He noted that improvements were scheduled to begin for Vaughn Drive during 2008, and that improvements to Route One are scheduled to start in 2009. He thanked President Anklowitz for working with him to try and get the nineteen million dollars reinstated to West Windsor Township. Mayor Hsueh advised that he has been working with the Deputy Commissioner of the New Jersey Department of Transportation and is encouraged that funding will be reinstated.

Mayor Hsueh thanked InterCap Holdings for their presentation and noted that Mr. Madden and Mr. Davies are working with representatives of InterCap to ensure that the appropriate data is being collected. Mayor Hsueh advised that the Township is only using the technical information gathered by InterCap Holdings.

Ms. Geever's noted that the Township Planner is working with InterCap Holdings to ensure that the correct methodology is being used in the collection of data. She noted that she supports keeping Route 571 as previously approved by the County and the Township. Ms. Geever's expressed her view on the plan presented and reminded everyone that whatever plan is finally selected it will still need to be reviewed by both the Zoning Board of Adjustment and the Planning Board. She noted that a

meeting with Township Consultants is scheduled for March 3, 2008 at 7:00 p.m.

Ms. Kleinman noted that she continues to support the open process the Council has followed with regard to the Redevelopment Plan and encouraged residents to attend the March 3rd meeting with Mr. Madden and Mr. Davies.

Mr. Morgan noted that this is not an easy project to complete and that the Council is seeking help in finding out what the community wants. He noted that Council's task is to hear from both landowners and residents as to what they feel is appropriate. Mr. Morgan advised that the Mayor and Council will continue to listen and work with residents.

Mr. Borek thanked everyone for coming out today and noted that no decisions have been made with respect to the Redevelopment Plan and that further discussion is needed. He encouraged everyone to continue to bring their ideas forward to the Council.

President Anklowitz thanked everyone for coming and looks forward to seeing the complete picture of the 350-acre redevelopment project. He thanked everyone who made this meeting possible.

President Anklowitz announced that Mayor Hsueh will be presenting his State of the Township Address at the Council meeting to be held on Monday, February 25, 2008 at 7:00 p.m. He noted, as was previously announced, a meeting is scheduled with Mr. Madden and Mr. Davies with regard to the Redevelopment Plan and that a meeting will be scheduled with representatives of Hillier in the near future.

Motion to adjourn: Borek
Second: Morgan
VV: All approved.

ADJOURNMENT

The meeting was adjourned at 2:05 p.m.

Sharon L. Young
Township Clerk
West Windsor Township