

APPROVED: July 7, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL SESSION
June 9, 2008

CALL TO ORDER: President Anklowitz called the meeting to order at 6:00 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 June 6, 2008 and was for the purpose of discussing the Hillier Contract for the redevelopment at the train station.

ATTENDEES: President: Anklowitz; Vice President: Borek; Council: Geevers, Kleinman, Morgan; Mayor Hsueh; Business Administrator: Marion; Township Attorney: Herbert; RMJM Hillier
Representatives: Walters and Jaffe; Township Clerk: Young

PUBLIC COMMENT

None

Hillier Contract Discussions

Mr. Herbert explained the purpose for the special session and noted that this meeting did not fit the criteria for a closed session. Mr. Herbert advised that RMJM Hillier will complete the redevelopment plan under this new contract. He proceeded to outline the terms of the agreement.

Ms. Kleinman inquired about the time needed to complete the plan and noted that the timeline and the milestones for the project did not coordinate.

Mr. Marion discussed a memo from Mr. Madden involving a required timeline and the statutory requirements.

Mr. Walters noted that based upon a start date, it would take four dedicated weeks of effort to complete the plan.

Mr. Herbert noted that the InterCap Holdings' material would be available to Hillier. He advised that once a plan has been approved then InterCap would have to adhere to the Township's plan for redevelopment.

Ms. Geevers explained that the Township is receiving InterCap's reports and proposals but verified that all landowners' ideas and information were being considered by the Township.

Mr. Herbert noted that the redevelopment plan would go to the Planning Board for review and then to the Township Council for approval. He advised that InterCap can participate in the open review process.

Mr. Walters noted that he would be meeting with NJ Transit, NJDOT, Urbitran, Madden Associates, and the Township to discuss the redevelopment plan and to pool the best ideas into the plan. He suggested that InterCap's report be reviewed and studied through the planning process.

Ms. Geevers asked that the Parking Authority be engaged in the process.

Mr. Walters noted that it was important to have key meetings with Mr. Madden and Mr. Davies at the beginning of the process. He advised that Hillier will review InterCap's traffic study but also expected Mr. Madden and Mr. Davies to do a full study on the report

Ms. Geevers advised that it may take more than one meeting to review the plan presented and inquired if the extra cost for the meeting should be budgeted.

Mr. Herbert outlined the meeting process as laid out in the timeline.

Ms. Kleinman noted that the redevelopment plan would be distributed in advance of the meetings to allow for Township review similar to how Planning Board handles their applications.

Mr. Walters explained that future development agreements will affect the redevelopment plan which will take place after Hillier has assisted in the development of the land use plan.

Ms. Geevers noted that a large turnout to the meeting could affect the meeting location for the plan presentations. She asked what the fee would be for an additional meeting.

Mr. Jaffey commented that the fee would be for time and material. He noted that he would provide Council with a schedule of fees.

Mr. Morgan addressed concerns about potential scope expansion and the uncertainties of the meeting timeframes.

President Anklowitz advised that the Hillier contract appears to be a compatible middle ground for both the Township and Hillier.

Mr. Walters noted that the redevelopment plan is a tool to start with and will provide direction as the plan expands.

President Anklowitz inquired about the effect the new COAH rules will have on the redevelopment plan

Mr. Walters explained that flexibility will be built into the plan with ranges to meet the COAH obligations.

Mr. Morgan inquired about Hillier providing the Township with a written notice if extra services would be required.

Mr. Marion noted that this request could be reflected in the contract.

Mr. Herbert suggested a letter of understanding.

Mr. Walters noted that there was existing wording in the contract to reflect this request by Mr. Morgan.

President Anklowitz advised that the resolution and contract for RMJM Hillier would be added to the Business Agenda for a vote. He noted that it was time to move the redevelopment process forward.

ADJOURNMENT

Motion to adjourn: Kleinman

Second: Borek

RCV: aye Borek

aye Geevers

aye Kleinman

aye Morgan

aye Anklowitz

The meeting was adjourned at 6:57 p.m.

Sharon L. Young
Township Clerk
West Windsor Township