

APPROVED: December 29, 2008

WEST WINDSOR TOWNSHIP COUNCIL
BUSINESS SESSION
November 10, 2008

CALL TO ORDER:

President Morgan asked for a motion to defer the Board of Health meeting scheduled for 7:00 p.m. until after the close of the Business Session.

A motion to defer the Board of Health Meeting until after the close of the Business Session was approved and the Board of Health meeting will commence at the close of this adequately noticed Business Session.

President Morgan called the meeting to order at 7:06 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 July 4, 2008

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Anklowitz, Borek, Geevers; Township Attorney: Herbert; Business Administrator: Marion; Chief Financial Officer: Louth (left at 8:20 p.m.); Coordinator of Community Development: Ward (left at 8:20 p.m.); Director of Human Services: Hary; Township Clerk: Young

FLAG SALUTE

Ms. Young led the salute to the flag.

ORDER OF AGENDA AMENDED

President Morgan asked that the order of the agenda be amended to discuss redevelopment and for the review of Resolution 2008-R280 prior to Public Comment.

Motion to approve the amendment to the agenda: Kleinman

Second: Geevers

RCV: NAY Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

2008-R280 Authorizing the Appointment of the Township Engineer

Mr. Marion explained that Mr. Guzik came highly recommended. He noted that Mr. Guzik would be a good fit for the Township Engineer position, and recommended the approval of his appointment.

Mr. Francis Guzik introduced himself to Council and outlined his work history and his credentials.

Motion to approve: Borek

Second: Kleinman

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

REDEVELOPMENT DISCUSSIONS

President Morgan asked for a summary of Mr. Muller's redevelopment costs for the creation of the redevelopment ordinances.

Mr. Muller spoke about the work he would need to do in the design standards for the Redevelopment Plan. He advised that he started drafting ordinances after Wednesday's Work Session with

Council and the consultants. Mr. Muller noted that he would have them available before December 10th for Council review.

President Morgan noted that two members of Council still needed to provide input into the draft plan. He suggested setting up another meeting for all five members of Council and the consultants.

Mr. Muller suggested moving forward with the districts where the information is complete then, as the plan evolves, continue to revise the ordinances for the outstanding district. Mr. Muller also spoke about resolving the Township's obligation to its Fair Share and COAH requirements.

Ms. Kleinman asked Mr. Muller to provide an outline of the funding sources and how this will influence some of the redevelopment planning decisions.

Mr. Muller noted that there are three funding sources. He outlined each source and their availability to provide funds. Mr. Muller advised that currently there is not a realistic view on how to fund the sixty COAH units that the Township is responsible for.

Mr. Muller also noted the importance of having the base ordinance in place for the redevelopment zone.

Mr. Anklowitz advised that he does not support the large housing component.

Mr. Herbert advised that no commitment has been made to any developer.

President Morgan noted that Mr. Goldin of InterCap Holdings had offered to assist the Township with their COAH obligation. He noted that refining the housing numbers is a painful process, but guaranteed that Council will work through this thoroughly.

PUBLIC COMMENT

Mr. Marshall Lerner, 3 Sapphire Drive, spoke about the confidence the residents have in their public officials. He noted a concern that Mr. Goldin and Ms. Kleinman had worked together in the past on another project.

Ms. Kleinman confirmed that she has worked with Mr. Goldin in the past on the Beth Chaim Temple project. She advised that she was very active in understanding what all the redevelopment stakeholders want for their properties. Ms. Kleinman spoke about the need to satisfy the Township's COAH obligation, and noted that all the redevelopment work was done in open session.

Ms. Janet Lerner, 67 Rainflower Lane, congratulated Council on their hard work, and spoke about the housing for the project.

Mr. Guy Pierson, 241 Fisher Place, inquired about how the number of housing for the redevelopment zone got back up to a thousand. He also spoke about spot zoning.

Mr. Alvin Lerner, 67 Rainflower Lane, spoke about the core areas of the redevelopment and the Township's COAH and traffic obligations.

MAYOR/ADMINISTRATOR COMMENTS

Mr. Marion noted that the contracts for Muller, Maser, and Madden will be on the December 8th Business Agenda.

COUNCIL MEMBER COMMENTS

Mr. Anklowitz noted that he had wanted a referendum listed on the Election Ballot but was unable to get a second to allow the discussion to continue. He explained his concerns of how the COAH rules affect the build out of the redevelopment zone.

Ms. Geevers commented on the many varying opinions with reference to the redevelopment. She noted that the project must be sustainable.

CHAIR/CLERK COMMENTS

Ms. Young announced the Veteran's Day Ceremony events.

President Morgan commented on the need for everyone to do their homework, and get their facts straight so that the information being presented by residents about the redevelopment is correct.

PUBLIC HEARINGS

2008-45 AN ORDINANCE AUTHORIZING THE ACQUISITION OF AN
EASEMENT FROM THE NEW JERSEY STATE DEPARTMENT OF
TRANSPORTATION LOCATED ON BLOCK 8, LOT 15 FOR THE
PURPOSES OF ROAD IMPROVEMENTS, SIDEWALKS AND DRAINAGE

President Morgan opened the public hearing for ordinance
2008-45.

Motion to close public hearing: Anklowitz

Second: Geevers

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

Motion to adopt: Anklowitz

Second: Kleinman

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

2008-46 AN ORDINANCE AUTHORIZING THE ACQUISITION OF AN
EASEMENT FROM JOAN S. PARRY LOCATED ON BLOCK 8, LOT 53
FOR THE PURPOSES OF ROAD WIDENING, UTILITY AND
DRAINAGE

President Morgan opened the public hearing for ordinance
2008-46.

Motion to close public hearing: Anklowitz

Second: Geevers

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

Motion to adopt: Geevers

Second: Anklowitz

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

2008-47 AN ORDINANCE AUTHORIZING THE ACQUISITION OF AN
EASEMENT FROM UMBERTO AND GIOVANNINA PIRONE LOCATED ON
BLOCK 8, LOT 50 FOR THE PURPOSES OF ROAD WIDENING,
UTILITY AND DRAINAGE

President Morgan opened the public hearing for ordinance
2008-47.

Motion to close public hearing: Anklowitz

Second: Geevers

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

Motion to adopt: Anklowitz

Second: Kleinman

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

CONSENT AGENDA

RESOLUTIONS

2008-R277 Authorizing the Refund of Overpaid Property Taxes

2008-R278 Authorizing the Cancellation of Second Half of 2008
Sewer Rent Billing

2008-R279 Authorizing the Appointment of Jenny Lee to the
Human Relations Council with a Term to Expire on
December 31, 2009

MINUTES

September 8, 2008 - Special Agenda Session
October 6, 2008 - Business Session as amended

BILLS & CLAIMS

Motion to approve: Kleinman

Second: Geevers

RCV: aye Anklowitz

aye Borek*

aye Geevers

aye Kleinman

aye Morgan

* Mr. Borek abstained from voting on the October 6, 2008
minutes.

RECOMMENDATIONS FROM DEPARTMENT HEADS AND/OR DIVISION MANAGERS

ADMINISTRATION

2008-R281 Authorizing a Budget Transfer within the 2008
Municipal Budget

COMMUNITY DEVELOPMENT

2008-R282 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Remington, Vernick & Arango Engineers for the Project Known as the Bike Lanes Extension Program

2008-R283 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Remington, Vernick & Arango Engineers for the Project Known as the Emergency Vehicle Pre-Emption Equipment at Penn Lyle and Clarksville Roads Project

HUMAN SERVICES

2008-R284 Authorizing the Mayor and Clerk to Execute a Contract with NetQ Multimedia Company to Provide Cabling Services for the Department of Human Services Division of Senior and Social Services

PUBLIC SAFETY

2008-R285 Authorizing the Rejection of Bids Received for the Project Known as Provide One 100 Foot Arial Platform Apparatus for the Division of Fire Services

Motion to approve 2008-R281 through 2008-R285: Borek

Second: Geevers

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

RECOMMENDATIONS FROM COUNCIL AND/OR CLERK

2008-R286 Approving the Activation of the Hotel/Motel Liquor License for The Palmer Inn Restaurant L.L.C.

Ms. Young outlined the history with the liquor license for the Palmer Inn. She noted that the restaurant would like to open for business, and the Police Division have done a thorough review and approve activation of the liquor license.

Motion to approve: Anklowitz

Second: Borek

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

2008-R287 Supporting the Request for an Extension of Time for the Submission of the Municipal Housing and Fair Share Plans until after the Submission for Municipalities to File their Waste Water Management Plan

President Morgan explained that the Stony Brook Millstone Watershed Association requested a deferral until April of 2009 for adoption of the COAH regulations until municipalities have time for further review of their waste water management plans.

Mr. Herbert recommended the adoption of the resolution.

Motion to approve: Anklowitz

Second: Geevers

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

INTRODUCTION OF ORDINANCES

2008-48 AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 82,
"FEES", SECTIONS 82-4, 82-5, 82-6, 82-7, 82-8 AND 82-9
OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR TO
INCREASE FEES

Motion to introduce: Anklowitz

Second: Borek

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

Public Hearing for Ordinance 2008-48 is scheduled for the
December 8, 2008 Business Session.

COUNCIL REPORTS/COMMENTS

Ms. Geevers advised that Acting Township Engineer, Mr. Rob Korkuch reviewed the Alexander Road Bridge plans with the Emergency Management Council. She also spoke of the speed bumps that Windsor Ponds would like to install, and noted that the Township expressed some concerns with their installation. Ms. Geevers noted that on Monday, November 24th at noon the Police Building will be dedicated to former Chief Cox.

President Morgan noted that he will be attending the Parking Authority meeting this week.

ADDITIONAL PUBLIC COMMENT

Ms. Janet Lerner, 67 Rainflower Lane, congratulated Ms. Kleinman on the success of her GroWW Environmental Fair.

ADJOURNMENT

Motion to adjourn: Anklowitz

Second: Kleinman

VV: All approved

The meeting was adjourned at 8:40 p.m.

Sharon L. Young
Township Clerk
West Windsor Township