

APPROVED: December 29, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL WORK SESSION IV - Draft Redevelopment Plan
November 12, 2008

CALL TO ORDER: President Morgan called the meeting to order at 10:09 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 November 10, 2008.

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Geever; Mayor Hsueh (left at 11:30 a.m.); Township Attorney: Herbert (left at 2:10 p.m.); Planning Board Attorney: Muller; Township Planner: Madden; Township Traffic Planner: Davies; Township Clerk: Young

ABSENT: Borek and Anklowitz

PUBLIC COMMENT

None.

COUNCIL PRESIDENT STATEMENT

President Morgan advised that this is the fourth session of the Township Council to work through the Hillier Draft Redevelopment Plan. He explained that the Council and the Consultants are drafting comments and amendments on the redevelopment plan. President Morgan strongly confirmed that no decisions or votes have been taken on the plan.

FAIR SHARE HOUSING AND COAH OBLIGATION

President Morgan reviewed documents before Council, and provided an update of the Council's activities over the past few work sessions.

Mr. Muller spoke about growth share generated by redevelopment and outlined the Township's COAH obligations.

Mr. Madden also spoke about the Township's need to satisfy their COAH obligations.

The following topics were discussed:

- 60 affordable units crucial
- The number of affordable units driven by Hillier proposal and/or redevelopment plan
- All housing assumptions need to be tested
- Growth share generated by redevelopment should be satisfied by the plan
- Growth in core area (west-side) generated the 60 affordable units
- Non-residential development generates 120 affordable units but with after credits earned through the redevelopment process and the demolition credits the obligation of affordable units was reduced to 60
- InterCap has 30 demolition credits assigned to non-residential area
- Redevelopment area: 1.33 credits is the bonus for every affordable housing located in the designated area
- Negotiate a higher percentage for the affordable housing fee paid by the developers
- Total of 314-406 affordable units for full build out of redevelopment plan
- Suggestion of adding a chapter to the redevelopment document that addresses as of right assumptions

President Morgan advised that applying judgment to risk would generate the assumptions for the likelihood of the risk happening.

Ms. Kleinman asked Mr. Muller to outline the facts discussed about the housing component of the redevelopment plan in a memo.

NJ TRANSIT MEETING UPDATE

Mr. Davies highlighted the discussion topics of the meeting he attended with NJ Transit:

- NJ Transit brought on a consultant for recommendation in the visual access from station into core area
- NJ Transit noted doubts on viability of promenade which also becomes a barrier to train station access
- NJ Transit wants a strong access from train station to InterCap property
- As a gathering space, promenade is an amenity that everyone agrees upon - NJ Transit suggested another access
- NJ Transits' suggestions can be reviewed - design details could be revised during site plan review
- Need a clear understanding of what component is more important in the planning process, the maps or the written documents
- Site plan process: substantive road configuration & public space need to be set
- NJ Transit discussed preparing a model of their vision
- Township needs validation for primary road infrastructure
- NJ Transit will try to accommodate as much as possible to the Township redevelopment goals
- December 10th deadline cannot be met without NJ Transit information
- NJ Transit next meeting to be held in three weeks
- NJ Transit has garages on their plan but the office locations have not been permanently identified
- Wetlands is an issue in reference to where the offices and garages will be constructed
- Permitting office buildings on wetlands through DEP could be difficult
- New Jersey Department of Transportation will upgrade Highway 64 and bridge which connects both sides of the train station
- Township consultants noted the "Planning Rule" requiring 120 feet for pedestrians to access both sides of retail along the promenade

- Township consultants suggested five-story buildings to enclose promenade space
- Township consultants advised the need to promote traffic to go through core area to keep vibrant
- Traffic meeting scheduled for the week of Thanksgiving
- Outlined some of NJ Transit's suggestions & visions for their property
- NJ Transit did not provide a timeline for the building of their garages
- NJ Transit concerned about the need for the increase in the level of transportation service to have a parking garage near Route 1

REDEVELOPMENT DISCUSSION

Mr. Muller advised that a comfort level in road infrastructure and range of housing and office development, especially for Districts 6 & 7, must be obtained. He noted that the Conference Center has a different requirement for COAH obligation.

Mr. Davies outlined each of the road infrastructure scenarios:

- Maximum State involvement
- State involvement avoiding wetlands
- No State involvement

Township Council discussed various scenarios of funding the roadway infrastructures.

Mr. Davies advised that the developers' agreements need to focus on roadways through the redevelopment area.

District 1: Mixed Residential, Retail, Commercial and Civic Space

- Without State funding District 1 cannot be developed
- Each district will have an outline with necessary improvements and a statement as to what cost the developer is expected to bear

- Infrastructure development and financing structure must be in place to service this district
- Proposed smaller square footage space so that retail is not all larger components
- Outlined several concerns with office space, storage, setbacks and height of the buildings
- Five stories makes District 1 unique - add to the quality of the project
- Township consultants will review for the necessity of five stories to make the project viable
- Noted concerns about the .28 school children per unit
- Still negotiating with number of housing units to make the project successful
- Create fixed zoning for District 1
- Concern noted that the document is becoming too detailed and beginning to read like a developers' agreement
- Once plan is approved, issue RFP for a master redeveloper or have individual developers as long as they follow the redevelopment plan
- Prepare a general parameter of development for the plan
- Mr. Muller offered suggestions for revised language for District 1
- If housing numbers are written in the plan, make a note that this is a work in progress, and not a plan negotiation

PUBLIC COMMENT

Mr. George Martch, 30 Woodhollow Road, spoke of integration of the Dinky, Kiss & Ride, and the potential for traffic congestion.

Mr. Marshall Lerner, 3 Sapphire Drive, stated that residents' concerns and their input have not been totally addressed. He suggested revisiting public comments during previous redevelopment meetings. He also quoted information from a policy manual about a potential conflict of interest.

Mr. Anklowitz asked the Township Attorney to make an official decision with regard to the conflict of interest.

Mr. Herbert advised that there is no financial or professional relationship between Ms. Kleinman and Mr. Goldin and, therefore, there is not a conflict of interest associated with the redevelopment project.

Ms. Kleinman stated there was never a donation or financial gain when working with Mr. Goldin on the Beth Chaim project and noted that it was a volunteer position.

Mr. Herbert explained that a "personal relationship" means member of a family; there is no proof of a hypothetical relationship, and has no relevance to the redevelopment process.

REDEVELOPMENT DISCUSSION (cont'd)
District 2: Retail/Office/Parking

- Inquiry about the possibility of building a garage on NJ Transit's daily lot
- NJ Transit daily lot under present conditions is limited and would lose Kiss & Ride opportunities
- Vision for a garage in the daily lot is in conflict with the look of the area. Small retail and public/private parking. Inquiry about the square footage derived for retail and offices
- Footage was driven by parking needs on a 1.59 acre lot
- Reduce to 9,000 feet of retail to reduce COAH obligation & adjust building height
- Garages should not have blank walls; suggestion made for some form of artwork

District 3: Retail and Professional Office

- Suggested additional language amendments and add extension of public space from District 1 through District 3 up to Route 571

District 4: Commuter Parking with Office/Retail

- All buildings come up to the street front with the same "Main Street" amenities
- Increase square footage for retail, goods and services

- First building: three-story building with possible affordable units above
- Second building: five stories with retail on lower level and other four stories for parking
- Overall goal is to ensure West Windsor Township residents that there will be an ample number of parking spaces required to accommodate needs
- No office space

District 5: Public Park

- Existing building will be encouraged to be removed

District 6: Commuter Parking, Office and Service Retail/Transfer of Development Rights Zone Receiving

- Transfer of building height requirement in exchange for purchase of Sarnoff Woods
- All buildings should create a "Main Street" feel
- Cliff note should be added that shows a summary of changes in zoning in all the districts
- Continue with merging Districts 6 & 7
- Goal: Commercial office will not be in the core areas

District 7: Retail/Professional Office and Residential

- Include paths for Crawford Woods

District 8: Station, Surface Parking and Retail

- Remove "e" in reference to increased parking for residents
- Remove "f" in reference to paths in Crawford Woods

District 9: Park and Public Facilities

- On-site hourly parking for shops

District 10: Sarnoff

- No changes or amendments were made to this district.

GENERAL REDEVELOPMENT NOTES

- Page 32, #3 - add "proposed art work will be reviewed also by the Township Art Council"
- Page 42 change type of light on #21 to be determined by Site Design
- Ask RMJM Hillier to update maps to show revisions

PUBLIC COMMENT

Ms. Mary Ann Pedee-Siegel, 17 Berrien Ave., suggested making the public aware that the plan is an attempt to lower the housing component.

ADJOURNMENT

Motion to adjourn: Kleinman
Second: Geevers
VV: All approved - Anklowitz and Borek absent

The meeting was adjourned at 3:17 p.m.

Sharon L. Young
Township Clerk
West Windsor Township