

APPROVED: December 8, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL WORK SESSION I - Draft Redevelopment Plan
October 28, 2008

CALL TO ORDER: President Morgan called the meeting to order at 10:05 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 October 24, 2008.

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Borek (left at 3 p.m.), GeEVERS (left at 2:45 p.m.); Coordinator of Community Development: Ward; Township Clerk: Young

ABSENT: Anklowitz

PUBLIC COMMENT

None.

DRAFT REDEVELOPMENT PLAN

Mr. Morgan explained that this Special Work Session was for Township Council, Mayor, and Township Officials to provide suggestions and revisions to the Draft Redevelopment Plan prepared by RMJM Hillier.

Ms. Kleinman suggested beginning the review with the land use portion of the plan which started on page 42 of the draft plan. She recommended that each district be discussed separately.

Districts 1 and 3: Mixed Residential Use, Affordable Housing, Retail, Commercial and Civic Space

- District 1 should incorporate District 3 to continue the same character and continuity of the development
- Same rules for District 1 apply to District 3

- Delete District 3
- Reinforce retail on 1st floor

- Four to one ratio of affordable housing should be integrated into District 1
- Project Freedom - special consideration taken to possibly incorporate into district
- Development Regulations: add public community civic space to include: electricity/storage/water & restrooms for use at public events
- Minimum square footage to be determined for civic/public space
- Some percentage of retail has to be 1,000 feet or less to encourage smaller businesses - John Madden/Eric Jaffe to formulate wording for such uses as bakeries, floral shop, boutiques, and art gallery
- Township Emergency and Municipal sub-office should be considered
- Public space incorporated in Phase 1 of development
- Height/setbacks/number of stores is a function to be reviewed by the Planning Board
- Phasing of District to be determined by Developer's Agreement
- Construction of housing units will be timed to prevent the need for building of additional schools

District 2: Retail/Office/Parking

No changes or amendments were made to this district.

District 4: Commuter Parking with Office/Retail

No changes or amendments were made to this district.

District 5: Public Park and Retail

- Strike numbers 2 and 3 - Alternative Permitted uses and Development Regulations from the document
- District 5 is for Public Park use only

Districts 6 and 7: Commuter Parking with Office and Service Trail

- Add numbers 2 and 3 from District 5 (Public Park and Retail) into District 6 and eliminate "a" in Development Regulations
- Merge District 7 into District 6 and eliminate District 7
- Parking to be located primarily near the railroad line
- Building Height is negotiable based upon use
- Consider the transfer of development rights from Sarnoff to District 6. Density change for potential Hotel Conference Center
- Retail uses: Restaurants/Hotel/Parking/Offices/BRT & Train Station
- Princeton Junction overlay ordinance needs to be applied
- Township Emergency and Municipal sub-office should be considered for District 6
- Cul-de-sac Little Bear Brook Road to preserve the neighborhood

District 8: Retail and Professional Office

- Discussion of an easement through Acme Woods for pedestrian utilization
- Discussion ensued about potential ways to upgrade the Acme Shopping Center

Districts 9 and 10: Station and Surface Parking

- Add screening to power station: trees/art project to improve aesthetics
- Consideration for West Windsor residents' daily parking lot
- NJ Transit opinion on core station area to define needs
- Sidewalks along Wallace toward Route 571 needed
- Re-aligning of Scott Avenue with Circle Drive
- Continue to improve pedestrian circulation
- Improve bicycle and pedestrian safety over bridge on Route 571

Topics of Discussion

- Discussion ensued over roads and traffic flow
- Parking garages - location/size/height and number of levels. Elevation discussed, and would want to keep the garages below tree height. Cooperation with NJ Transit for the building of garages
- Accepted the general layout of roads with the exception of roads near parking garages and Road "A" (to be called Vaughn Drive) to be moved further west.
- Sarnoff Zoning - transfer of development rights for a hotel conference center - preserve Sarnoff property for green space
- Temporary replacement parking was reviewed
- Kiss and Ride - needs to be identified on map
- Vaughn Drive needs to be moved and housing incorporated below Vaughn Drive to prevent pedestrian crossing
- Discussion of the location of a fire house or emergency services substation needs to be addressed. Hazmat equipment storage location potentially in District 6 per recommendation of our emergency services professionals
- Demonstrate environmental leadership through green technology in District 1
- Increase of .28 schoolchildren projected for redevelopment area. The schools should not be adversely affected. Discussion of phasing should be a Planning Board function and should include discussions with the School Board
- Requested that Gerry Muller review and determine appropriate number of housing and the phasing of the units

PUBLIC COMMENT

None.

ADJOURNMENT

Motion to adjourn: Kleinman

Second: Morgan

VV: All approved - Anklowitz, Geevers and Borek absent

The meeting was adjourned at 3:08 p.m.

Sharon L. Young
Township Clerk
West Windsor Township