

APPROVED: February 17, 2009

WEST WINDSOR TOWNSHIP COUNCIL
AGENDA SESSION
January 5, 2009

CALL TO ORDER: President Morgan called the meeting to order at 6:10 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. Closed Session was noticed to the Princeton Packet and the Trenton Times on December 30, 2008 to discuss open space acquisition strategies.

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Anklowitz, Borek, Geevers; Mayor: Hsueh (left at 6:30 p.m.); Business Administrator: Marion; Township Attorney: Herbert; Manager of Land Use: Surtees; Coordinator of Community Development: Ward; Township Engineer: Guzik; Township Planner: Madden; Township Planning Board Attorney: Muller; Township Clerk: Young

CLOSED SESSION

Motion to go into closed session at 6:10 p.m.: Borek

Second: Kleinman

RCV: aye Anklowitz

aye Borek

aye Geevers

aye Kleinman

aye Morgan

Ms. Young read the closed session resolution into the record:

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

WHEREAS, the Township Council of West Windsor Township has deemed it necessary to go into closed session to discuss certain matters which are exempted from the public; and

WHEREAS, the regular meeting of this Township Council will reconvene; and

WHEREAS, the below stated subject matter shall be made available at such time as the issues discussed therein are resolved and its disclosure would not subvert any particular exception for convening a closed session.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12: For the discussion of open space acquisition strategies.

MEETING RECONVENED

Closed session ended at 6:50 p.m. and the agenda session reconvened at 7:00 p.m.

SALUTE TO THE FLAG

Ms. Young led the salute to the flag.

President Morgan announced that members of Boy Scout Troop 66 and Cub Scout Troop 66 were in attendance at this evening's meeting.

PUBLIC COMMENT

Mr. Franc Gambatese, 3 Lanark Drive, advised that he is a local business owner within the Township and expressed his views on the proposed sign ordinance for review by Council this evening.

Ms. Kleinman requested that Mr. Gambatese forward his ideas regarding the ordinance to Council members.

Mr. Anklowitz inquired if there are other organizations that the Township staff/professionals should contact to receive their views on this ordinance.

ORDER OF AGENDA AMENDED

President Morgan requested that the order of the agenda be amended to move the redevelopment discussion forward after the consent agenda.

Motion to amend the order of the agenda: Anklowitz

Second: Borek

VV: All approved

FOR ACTION

CONSENT AGENDA

RESOLUTIONS

2009-R001 Authorizing Temporary Budget Appropriations for 2009

2009-R002 Authorizing Cancellation of Any Refund or Delinquency
Less than \$10.00

2009-R003 Establishing the Rate of Interest Charged on
Delinquent Taxes and 6% Year End Penalty

BILLS AND CLAIMS

Motion to approve consent agenda: Anklowitz

Second: Borek

RCV: aye Anklowitz

aye Borek

aye Geever

aye Kleinman

aye Morgan

REDEVELOPMENT DISCUSSION

Status of Redevelopment Plan and Related Documents for
Submission to the Planning Board

Mr. Muller briefed the Council on the status of the redevelopment plan. He noted that the amendments as approved by the Township Council have been incorporated into the plan and that RMJM Hillier is currently updating the corresponding maps within the documents. Mr. Muller advised that Mr. Madden is

working with representatives of RMJM Hillier and that the final plan should be submitted for Council review by this Friday.

Mr. Madden advised that he and Mr. Davies have reviewed the maps and have various changes to include legends for all maps. He noted that a memorandum will be submitted to Mr. Jaffe, RMJM Hillier representative, incorporating Mr. Muller's text changes and map changes.

After a short discussion it was decided that if necessary an additional resolution would be placed on the January 20th, 2009 Business Session agenda for transmittal of the redevelopment plan to the Planning Board. Staff advised that Planning Board meetings have been scheduled to review the redevelopment plan and that these meetings will be televised.

FOR DISCUSSION

Mayor/Administrator

DRAFT TEMPORARY SIGN ORDINANCE

Mr. Muller gave a brief overview of the draft temporary sign ordinance. He noted that one of the main issues addressed in the ordinance was commercial leasing signs. Mr. Muller advised that staff and professionals have drafted a program whereby leasing availabilities will be placed on the permanent monument signs for each office complex, and that once the ordinance has been approved the temporary leasing signs would have to be removed within six months of the effective date of the ordinance. He advised that leasing signs on vacant property would still be permissible.

Mr. Madden noted that the Planning Board also placed a height limitation on temporary signs, which is limited to six feet per site plan ordinance. He advised that temporary non-commercial signage must be approved by the Department of Community Development and that these signs have to be removed within seven days after an event. Mr. Madden reviewed various other changes made by the Planning Board to the ordinance.

Mr. Anklowitz inquired if any signs will be "grandfathered" and how the Township will be addressing these items. He also

inquired about what organizations were contacted for input on this subject.

Mr. Surtees advised that the ordinance states that any real estate sign will need to be removed within six months of this ordinance taking effect.

Mr. Madden advised that he has spoken with representatives of the Commercial Realtors and that they advised that at least twenty percent of their business comes from prospective leasers seeing the signs around the Township. He noted that other Townships have also required uniformity with this type of signage.

Ms. Geevers inquired if contractor signs on private property are addressed under this ordinance.

Mr. Surtees advised that he rarely receives calls regarding contractor signs throughout the Township and that these signs were also reviewed by the Planning Board.

Ms. Geevers suggested that the realtors within the Township be notified once this ordinance becomes effective.

Ms. Kleinman inquired about how lease/sale signs for vacant land that do not have an application before a Township Board would be handled.

Mr. Madden advised that this would fall under the sale/lease of vacant property and a variance would have to be considered by the Zoning Board of Adjustment.

Ms. Kleinman requested that staff and professionals review Mr. Gambatese's comments heard earlier this evening.

Mr. Madden advised that under the revised ordinance most of Mr. Gambatese's concerns have been addressed.

President Morgan inquired if monument signs on established buildings can or will need to be redone.

Mr. Surtees advised that existing signs could be renovated or rebuilt as long as they stay within the forty square feet.

PROPOSAL FOR CELL TOWER AT COMMUNITY PARK - American Tower Corporation

Mr. Surtees gave a brief review of the proposal received from American Tower Corporation. He noted that American Tower Corporation would like to use one of two types of cell towers at Community Park, the first being a "flag pole" and the second being the cell tower "tree" approach which could blend into the current tree line within the park.

Discussion ensued between members of Council and Mr. Surtees about the type of tower and location within the park. Council approved moving forward with this project.

COUNCIL MEMBER/CLERK

TRAFFIC CONTROL BILL DISCUSSION

Mr. Guzik distributed a memorandum outlining what safety improvements can be done by the Township without State approvals under the new legislation. He advised that the Township still has to follow the rules and regulations prescribed in the State of New Jersey Manual on Uniform Traffic Control Devices for Streets and Highways.

MANEELY LAND ORDINANCE SETBACK REVIEW

Ms. Kleinman advised that several meetings have been held between residents of this area and the property owner. She noted that the residents would like to have the same setbacks as existing homes on Old Bear Brook Road, and requested that all setbacks be set at thirty feet on Bear Brook Road and fifty feet on Old Bear Brook Road.

After a brief discussion members of Council agreed with Ms. Kleinman's request.

Mr. Herbert advised that he would forward the requested changes to Mr. Muller.

COUNCIL REPORTS

Mr. Anklowitz advised that the Affordable Housing Committee will meet tomorrow to review rent control.

Mr. Borek advised that he has spoken with the Superintendent of Schools regarding Penn Lyle Road residents and parking issues at West Windsor-Plainsboro High School, South.

Ms. Geevers reported that the West Windsor Parking Authority met on December 10th to discuss raising the parking application fee to \$100.00. She advised that the first \$50.00 would go towards the first month rental or returned if the application is withdrawn. Ms. Geevers noted that a meeting has been scheduled between Parking Authority officials and New Jersey Transit regarding parking garage sites and noted that the 2009 West Windsor Parking Authority Budget has been approved.

COUNCIL COMMENTS

Mr. Borek acknowledged the passing of Dennis McClenahan, volunteer fire fighter at the Princeton Junction Volunteer Fire Company for the past 36 years.

Ms. Kleinman inquired about when the street lighting will be installed at the new Alexander Road Bridge and roundabout.

Mr. Marion advised that a memorandum will be forthcoming to Council.

PUBLIC COMMENT

Mr. Al Lerner, 67 Rainflower Lane, inquired about the 45-day referral date of the redevelopment plan to the Planning Board, and voiced his concern that drivers are failing to yield appropriately on the Alexander Road Bridge roundabout and suggested that fines should be imposed.

Mr. Herbert advised that the day of referral is the date the plan is officially transmitted to the Planning Board. He noted that this is mandated by Municipal Land Use Law.

Ms. Janet Lerner, 67 Rainflower Lane, advised she is glad that cell companies are trying to fix dead zone areas within the Township.

ADJOURNMENT

Motion to adjourn: Borek

Second: Anklowitz

VV: All approved

The meeting was adjourned at 9:32 p.m.

Sharon L. Young
Township Clerk
West Windsor Township