

APPROVED: October 24, 2011

WEST WINDSOR TOWNSHIP COUNCIL
AGENDA SESSION
September 12, 2011

CALL TO ORDER: President Khanna called the meeting to order at 7:00p.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 January 7, 2011.

ATTENDEES: President: Khanna; Vice President: Ciccone; Council: Borek, Geevers, Morgan; Mayor: Hsueh; Business Administrator: Hary; Township Attorney: Cayci; Township Engineer: Guzik (left at 8:30 p.m.); Township Clerk: Young

SALUTE TO THE FLAG

Ms. Young led the salute to the flag.

PUBLIC COMMENT

Ms. Lisa Weil, 19 Wright Place, thanked the Police Division and Emergency Services for the assistance they provided during Hurricane Irene. She noted that she was elected President of the Arts Council and advised that the Arts Council will be celebrating their one year anniversary.

Mr. Gary Zohn, 42 Hawthorne Drive, inquired about the fiscal impact study prepared by Tischler Bise. He also addressed several questions concerning the environmental impact of the redevelopment area.

Mr. John Church, 11 Princeton Place, spoke about the fiscal impact study he had prepared for the redevelopment area. He reviewed his study with Council.

Ms. Emily Epstein, 42 Lake Shore Drive, inquired about the status of the Animal Control officer for East Windsor. She asked about the rescue of animals and the number of calls received by the Township in the past five months.

Ms. Kim White, 54 Montgomery Street, inquired about the incident involving an injured cat and asked questions about the report on the incident generated by the Police Officer.

Ms. Nancy Bennett, 29 Fieldston Road, spoke about the incident in Princeton regarding the Animal Control Officer. She advised that the Police Officers handling the ACO responsibilities are not properly trained.

Mr. Pete Weale, 144 Fisher Place, noted that items not listed on the agenda should not be discussed. He applauded the efforts of the Police, EMS and Public Works during hurricane Irene.

Mr. Eduardo Garcia, Executive Director West Windsor Arts Council, spoke about the incredible first year the Arts Council had. He expressed appreciation to Administration, the Mayor, and the Council.

Mr. Greg Harris, 16 Piedmont Drive, advised that he filed an objection with the Clerk's Office and spoke about the Council candidates' petition process handled by the Clerk's Office.

Mr. Bryan Maher, 135 Penn Lyle Road, spoke about the fiscal impact study for the redevelopment area which he prepared and the variable costs associated with the project.

FOR DISCUSSION

President Khanna advised that the order of the agenda would be amended to accommodate the Township staff and guest speakers. He also requested that the discussion of Stormwater Management Policy be added to the agenda.

MAYOR/ADMINISTRATOR

Review of Stormwater Management Policy

Mr. Francis Guzik, Township Engineer, spoke about the current Municipal Stormwater policy dated March 2005. Mr. Guzik advised that the plan gives a broad outline of the stormwater requirements and practices for the municipality. He spoke about the Municipal Stormwater Pollution Prevention Plan.

Mr. Guzik reviewed improvement coverage permitted by the Redevelopment Plan and spoke of the stormwater management measure incorporated into the plan including the proposed acquisition of most of the lot making up District RP-5 for stormwater management as well as other environmental features.

Mr. Guzik spoke about stormwater specific to the InterCap site and the flood mitigation expectations. He noted that the majority of the land that makes up the redevelopment area is located within the Little Bear Brook Watershed. He spoke of the flood profiles for the Little Bear Brook and Millstone River included in the FEMA Flood Insurance Study.

Council Members and Mayor Hsueh made comments about the stormwater reports and addressed several questions.

School Board Addresses Fiscal Impact Study Prepared by Tischler Bise

Mr. Robert Johnson, Vice-President, Board of Education, made comments pertaining to the fiscal impact study. He noted that he was reasonably confident that additional students could be accommodated without building another school or creating additional classrooms. Mr. Johnson advised that he agrees with Mr. Katz's assumptions which were prepared in a report several years ago. He did note that student enrollment is up.

Ms. Ciccone inquired about the availability of data pertaining to the age of students generated from a transit type village. She also asked what would be the student population of Princeton Terrace and Princeton Gardens at full build-out.

Mr. Hemant Marathe, President, Board of Education, advised that the size of elementary school classes is decreasing.

Animal Control Officer Update

Mr. Hary spoke about the report provided by the Police Division pertaining to animal control calls. He noted that even though the ACO for East Windsor is no longer working for the Township, the West Windsor Police have been able to handle the animal control calls and issues.

Discussion ensued over the number of calls generated the past few months and the total costs to date.

Ms. Ciccone asked to have a report prepared that provided information concerning the number of calls answered by the former ACO for the Township versus the calls handled through the shared services agreement.

Fiscal Impact Analysis Update

Ms. Ciccone spoke about the decrease in costs for the purchasing of housing at the Transit Village. She advised that Administration needs to have better numbers versus the assumptions that were given in the analysis.

Mr. Hary explained that Administration will not have those numbers until the Transit Village is built and a sale price for the units is determined.

Ms. Geevers noted that the retail space was reduced to 70,000 square feet. She inquired about the infrastructure costs and wanted to know who would be responsible for paying those costs. Ms. Geevers also pointed out that the demand for the housing units was reduced in the revised fiscal impact study.

Ms. Ciccone noted that Council needs time to review the additional information received today and asked that another meeting be set up for further discussion.

Mr. Khanna suggested that Council review the data and submit questions to Administration.

Ms. Geevers suggested that an independent consultant for the Township only, prepare a separate fiscal impact study.

Mr. Khanna suggested that a meeting be held this Saturday for further discussion of the fiscal impact study. He advised that all questions should be directed to Administration and himself.

Mr. Morgan asked to have a break-even scenario added to the impact study.

Mr. Hary clarified what Tischler Bise was charged to prepare for the fiscal analysis and the Township because the Township does not have the professional staff to prepare the study.

Ms. Ciccone asked for the redevelopment costs from 2004 to 2011. She asked that all additional questions be submitted by Wednesday for a response by Friday. Ms. Ciccone asked that the Clerk make copies of the documents for distribution for Saturday's meeting.

Planning Board Resolution Discussion

Ms. Cayci advised that Mr. Muller reviewed the comments made by the Planning Board on Ordinances 2011-16 and 2011-17, and prepared a memo with the recommendations from the Board. She reviewed each of the Planning Board recommendations and advised that a resolution must be approved if the Council decides not to accept the recommendations.

Ms. Geevers asked for confirmation that the 12.2% affordable housing set aside is in the ordinance for adoption. She would also like to know that the wording "at least" was removed.

Ms. Ciccone noted that Council has a consensus that the ordinance must read that there will be a 12.2% affordable housing set aside. She advised that she disagrees with the Planning Board's recommendations and outlined her reasons. Ms. Ciccone noted that she will vote in favor of adopting the InterCap ordinances.

Ms. Geevers discussed the allotment of parking spaces in the Transit Village.

Mr. Khanna noted that three of the five Council members were not in favor of the Planning Board recommendations.

COUNCIL MEMBER/CLERK

Ordinance Discussion Pertaining to Political Signs

Mr. Morgan spoke about the 18-inch political sign not exceeding its size and also about the locations allowed for the placement of such signs. He advised that the signs should not be placed in the Township prior to October 1st before the Election and must be removed within seven days after the Election.

Mr. Borek spoke about uniformity for all Election signs including the School Board Election.

Ms. Ciccone noted that this amendment will not affect the current Municipal Election.

Mr. Morgan noted that he would circulate the ordinance for further discussion and introduction in October.

Capital Improvement Goals and Policy Discussions

This discussion topic was deferred until the October Agenda Session.

COUNCIL REPORTS/COMMENTS

Ms. Geever's outlined the Planning Board discussion regarding signage at the Wells Fargo Bank.

Mr. Borek spoke about the well-attended 9/11 Memorial.

Ms. Ciccone advised that the Shade Tree Commission is considering a barrier-free trail at the Arboretum. She spoke about disaster recovery pricing for tree replacement and the discussions about Sustainable New Jersey. Ms. Ciccone urged Council to adopt a definition of "a bedroom" to avoid conflict in future developments within the Township.

PUBLIC COMMENT

Mr. John Church, 11 Princeton Place, advised that he is unable to determine if the Transit Village will be tax positive. He spoke about the 95% maximum improvement coverage in the InterCap ordinances. Mr. Church urged Council to seek an independent fiscal impact analysis.

Mr. Greg Harris, 16 Piedmont Drive, inquired about handicap accessible housing at the Transit Village. He suggested that a census at another housing development be conducted to determine the number of school-aged children the development produced to have an understanding of the potential at the Transit Village.

ADJOURNMENT

Motion to adjourn: Borek
Second: Ciccone
VV: All ayes

The meeting was adjourned at 10:25 p.m.

Sharon L. Young
Township Clerk
West Windsor Township