

APPROVED: October 24, 2011

WEST WINDSOR TOWNSHIP COUNCIL  
SPECIAL WORK SESSION  
September 17, 2011

CALL TO ORDER: President Khanna called the meeting to order at 10:03 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 Special Work Session 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 September 13, 2011.

ATTENDEES: President: Khanna; Vice President: Ciccone; Council: Borek, Geevers, Morgan; Business Administrator: Hary; Township Attorney: Cayci; Township Clerk: Young

SALUTE TO THE FLAG

Ms. Young led the salute to the flag.

PUBLIC COMMENT

Mr. John Church, 11 Princeton Place, noted the need for an independent fiscal analysis study to be done for the Township. He asked for a stay on the vote for the InterCap ordinances scheduled for September 19, 2011. Mr. Church discussed his data and reviewed the graphs presented to the Council with regard to the Redevelopment Plan.

Mr. Morgan asked for an extension of time to the three-minute public comment restriction.

Mr. Mike Baxter, 6 Landing Lane, spoke about the prediction of the number of school-aged children the Transit Village could generate. He suggested holding InterCap responsible for the fiscal impact numbers that were provided in their report.

Mr. Andy Bromberg, 24 Providence Drive, suggested that Council extend the public comment time limitation.

FOR DISCUSSION:

Special Work Session - For the Continuation of Reviewing the  
Financial Analysis from Tischler Bise

Mr. Khanna outlined the information that was provided for the creation of the fiscal impact study by Tischler Bise. He noted that School Board representatives and the Township Engineer spoke at a public meeting with regard to issues related to the Transit Village.

Mr. Hary advised that Mr. Kevin McManimon and Mr. Gerry Muller prepared a study that developed a formula for the collection of fees for areas of redevelopment within the Township. He noted that the information presented in a memo to Council is confidential and proceeded to list the reasons for the confidentiality.

Council suggested going into closed session to discuss the information provided in the memo.

Ms. Cayci suggested holding a closed session at the end of the work session.

Mr. Morgan noted the lack of expenses listed on the redevelopment cost analysis provided by Administration.

Ms. Ciccone inquired about the incompleteness of numbers provided in the redevelopment cost analysis especially for the years 2004 and 2005. She advised that Council needs to work with the information provided because a vote on the ordinances will be required on Monday, September 19.

Discussion ensued over the legal costs for the Transit Village.

Mr. Khanna asked Administration to provide consultant and Planning Board costs for 2004 and 2005 as they relate to the Transit Village development. He also asked Administration to tie in the redevelopment costs provided into the formula created by Mr. McManimon and Mr. Muller.

Ms. Geever spoke about the increase in costs for the building of the Transit Village.

Ms. Cayci noted that an escalation clause was written into the Settlement Agreement to cover the increase of development costs.

Ms. Geever spoke about the cost of the housing units sold in the Transit Village and the change in the selling price during the preparation of the fiscal impact study. She also noted that the Tischler Bise fiscal impact study does not satisfy the Council request for the completion of a financial study because it was not prepared by Township consultants but rather by a consultant hired by InterCap Holdings.

Mr. Hary reviewed several areas where Township's costs will increase such as the cost of utilities and the increase in manpower for both the Police Division and Public Works. He noted that these increases were provided for in the fiscal impact study.

Mr. Morgan spoke about the various levels of services which will need to be maintained including emergency services and fire fighters, both paid and volunteers. He asked Mr. Borek for his input on these issues.

Mr. Borek advised that the experts in the Township that would be able to better answer these questions would be the Chief of Police and the Director of Emergency Services. He noted that the Township should have enough equipment to handle the additional development. Mr. Borek told Council that these types of discussions have begun to take place at the Emergency Management meetings to include adding a sub-station in the Transit Village area.

Ms. Ciccone explained that to maintain the current level of services in the Transit Village, the area will need to generate enough tax funds to pay for this cost.

ADDITIONAL PUBLIC COMMENT:

Mr. John Church, 11 Princeton Place, spoke about the numbers provided by Administration and whether the numbers were audited.

Mr. Mike Baxter, 6 Landing Lane, advised that InterCap should be held responsible for the numbers they provided in their fiscal impact study especially any losses the development will generate. He outlined several other topics and advised that a financial committee of volunteers should be formed to analyze the numbers.

Mr. Wesley Mostello, 168 Penn Lyle Road, addressed several conceptual issues with the Redevelopment Plan.

Mr. Andy Bromberg, 24 Providence Drive, acknowledged and spoke about various comments made by several Council members.

Mr. Greg Harris, 16 Piedmont Drive, addressed the potential loss of revenue in the Transit Village. He noted that residents need to be better informed of the special meetings held to discuss important topics. Mr. Harris addressed several other topics of concern as it related to the Transit Village.

Mr. Wesley Mostello, 168 Penn Lyle Road, noted that the InterCap project will not be tax positive and it will not supply the needs of the community.

Mr. Greg Harris, 16 Piedmont Drive, asked why the Mayor or the Chief Financial Officer was not present at today's meeting.

Council made several additional closing comments.

CLOSED SESSION

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 future contract negotiations with developers.

Motion to go into closed session at 12:14 p.m.: Ciccone

Second: Morgan

RCV: aye Ciccone

aye Geevers

aye Morgan

aye Borek

aye Khanna

MEETING RECONVENED

Meeting reconvened at 12:39 p.m.

ADJOURNMENT

Motion to adjourn: Borek

Second: Ciccone

VV: All ayes

The meeting was adjourned at 12:39 p.m.

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Sharon L. Young  
Township Clerk  
West Windsor Township