

APPROVED: July 9, 2012

WEST WINDSOR TOWNSHIP COUNCIL
BUSINESS SESSION
May 29, 2012

CALL TO ORDER: President Khanna called the meeting to order at 7:00 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 January 6, 2012.

ATTENDEES: President: Khanna; Vice President: Geevers; Council Members: Borek, Maher, Samonte; Mayor: Hsueh; Business Administrator: Hary; Township Attorney: Herbert Jr.; Township Clerk: Young

SALUTE TO THE FLAG

Ms. Young led the salute to the flag.

PUBLIC COMMENT

Ms. Debbie Hepler, 10 Dean Court, spoke about her disappointment with the potential demolition of the Grover House.

Ms. Toni Frenzke, 33 Sycamore Drive, and Ms. Beth Kason, 15 Morningside Drive, informed Council of the relay race on June 9th at Mercer County Park to raise funds for the American Cancer Society.

Ms. Toby Shor, 39 Grande Boulevard, inquired about the status of the performance guarantees released by the Township for Village Grande.

Mr. Charles Morgan, 24 Murano Drive, asked Mr. Herbert for insight on a statute regarding the responsibility of the Mayor and Administration to provide answers and information to Council in a timely manner.

Ms. Kim White, 54 Montgomery Street, asked for the reinstatement of the Animal Control Officer and spoke about the waste of funds in the Municipal budget.

Ms. Ellie Gardner, 61 Coneflower Drive, discussed issues with the street and driveway aprons in the Village Grande development.

Mr. Marvin Gardner, 61 Coneflower Drive, spoke about the accidental return of performance guarantee funds and the responsibility of D.R. Horton.

Mr. Richard Campbell, 388 S. Post Road, inquired about the status of the courtesy review for the Mercer County Community College Solar Project.

Mr. John Church, 11 Princeton Place, noted his concerns with the managing of the Grover Farmstead. He advised that the Community College was holding a meeting this week to continue the discussion about the solar fields.

Mr. Marshall Lerner, 3 Sapphire Drive, noted that the Planning Board Chair, Mr. Marvin Gardner, is also a trustee for Mercer County Community College.

Ms. Rodica Perciali, 114 Washington Road, addressed her concerns with the demolition of the Grover House.

Mr. Guy Pierson, 241 Fisher Place, addressed questions about the repaving of Wallace Road, traffic on Route One, and the Penns Neck Bypass.

Mr. Pete Weale, 144 Fisher Place, spoke about the Grover House and addressed other issues including the lack of information provided to the residents of the Township.

Mr. Gary Zohn, 42 Hawthorne Drive, suggested that the Township invest in funds for rebuilding the Grover House.

Mr. Jonathan Word, 16 Eastern Drive, spoke about the Memorial Day Parade, and the Grover House and its preservation.

MAYOR/ADMINISTRATOR COMMENTS

Mayor Hsueh spoke about the following:

- Schenck Farm Estate
- Approval of the Affordable Housing Spending Plan
- Route One Improvements
- Energy Tax Receipts
- Stonybrook Regional Sewer Authority and DEP
- West Windsor Bike Fest and the Bronze Recognition
- MCCC Solar Farms Update
- Grover House Chronological Order of Events

Discussion ensued between the Mayor, Mr. Hary, and Council about the potential demolition of the Grover House, the items removed from the house, and the process of hiring a contractor for the demolition of the house.

Mr. Hary reviewed projects in progress throughout the Township.

COUNCIL MEMBER COMMENTS

Mr. Maher noted his concerns with the demolition of the Grover House. He outlined several items that Administration did not follow up on as requested by Council including the installation of a guardrail on Penn Lyle Road.

Ms. Samonte spoke about her concern with Administration placing the resolution and contract for the demolition of the Grover House on the agenda after Council asked to have it deferred until further discussion is held on the project.

Mr. Borek addressed traffic issues.

Ms. Geevers noted that she had a meeting to review the sign ordinance. She advised that she participated in a meeting for the review of candidates for the Business Administrator's position.

Mr. Khanna asked to have the Village Grande discussions moved forward on the agenda.

DISCUSSIONS

Village Grande

Mr. Herbert noted that the agreement was sent to D.R. Horton for review. He noted that he wanted to have the agreement signed within the next two weeks.

Mr. Maher addressed questions.

Mr. Herbert suggested having a closed session to discuss the details of the agreement and to discuss Mr. Maher's concerns.

CONSENT AGENDA

RESOLUTIONS

2012-R137 Refund of Overpaid Taxes

2012-R138 Authorizing the Mayor to Make Application for the 2013 Recreational Opportunities for Individuals with Disabilities Grant -\$18,000

2012-R139 Authorizing the Mayor and Clerk to Execute an Easement Modification Agreement-5 Oxford Court

MINUTES

April 16, 2012 - Business Session

Motion to approve as amended: Borek

Second: Samonte

RCV: aye Borek

aye Geevers

aye Maher

aye Samonte

aye Khanna

ITEMS REMOVED FROM CONSENT AGENDA

BILLS & CLAIMS

Ms. Geevers inquired about Mr. Muller's invoices. She asked that the invoice be pulled for payment until her questions are addressed.

Mr. Maher inquired about several invoices for Allen's Tree Service, Karl Meys and Green Scene. He asked that those invoices also be removed for payment until his questions have been answered.

Motion to approve Bills and Claims as amended: Maher

Second: Borek

RCV: aye Borek
aye Geevers
aye Maher
aye Samonte
aye Khanna

RECOMMENDATIONS FROM ADMINISTRATION

2012-R134 Authorizing the Mayor and Clerk to Execute an Amendment to the Professional Services Agreement with Van Cleef Engineering Associates for Engineering Services for the Penn Lyle Road Phase II Project-\$12,000

Mr. Maher inquired about the reason for the additional costs.

Mr. Hary explained that the costs were for additional sidewalks, curbing and roadway reconstruction.

Motion to approve: Borek

Second: Samonte

RCV: aye Borek
aye Geevers
aye Maher
aye Samonte
aye Khanna

2012-R140 Authorizing the Mayor and Clerk to Execute a Contract with Gary Kubiak & Son Electric for an Emergency Back-up Generator Located at the West Windsor Township Senior Center-\$54,568.00

Mr. Maher inquired about the reasons for the importance of purchasing the generator.

Mr. Hary advised that the generator would be used in the event of an emergency so that individuals could use the Senior Center until power is reestablished.

Motion to approve: Borek

Second: Samonte

RCV: aye Borek
aye Geevers
aye Maher
aye Samonte
aye Khanna

2012-R141 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with BANC3, Inc. for the Wallace Road Resurfacing-Construction Observation Project-\$8,330.00

Mr. Maher asked if the Township Engineer could provide this service.

Mr. Hary explained that the Engineer has other internal responsibilities.

Motion to approve: Borek

Second: Samonte

RCV: aye Borek
aye Geevers
NAY Maher
aye Samonte
aye Khanna

2012-R142 Authorizing the Business Administrator to Execute Change Order No. 1 with Halecon, Inc. for Final Quantities Adjustment and Project Closeout for the Community Park Parking Lot Expansion-\$56,936.20

Mr. Maher asked if the Township was responsible for the full cost of the parking lot expansion.

Mr. Hary confirmed that the total cost was being paid by the Township.

Motion to approve: Borek

Second: Samonte

RCV: aye Borek
aye Geevers
aye Maher
aye Samonte
aye Khanna

2012-R143 Authorizing the Mayor and Clerk to Execute a Contract with Arawak Paving Co. Inc. for the Wallace Road Resurfacing Project-\$268,709.20

Motion to approve: Borek

Second: Samonte

RCV: aye Borek
aye Geevers
aye Maher
aye Samonte
aye Khanna

2012-R144 Authorizing the Mayor and Clerk to Execute a Contract with George Dapper, Inc. for the Project known as Provide School Bus Transportation Services for the Township Division of Recreation and Parks-\$31,574.10

2012-R145 Authorizing the Mayor and Clerk to Execute a Contract with Suburban Trails, Inc. for the Project known as Provide Motor Coach Transportation Services for the Township Division of Recreation and Parks-\$14,096.00

Motion to approve resolutions 2012-R144 and 2012-R145: Geevers

Second: Samonte

RCV: aye Borek

aye Geevers

aye Maher

aye Samonte

aye Khanna

2012-R135 Authorizing the Mayor and Clerk to Execute a Contract with Robert T. Winzinger, Inc. for the Demolition of Township Owned Structures at the Grover Farmstead-\$60,000

Each Council Member noted their concerns with the demolition of the Grover House and discussed alternatives.

Ms. Geevers advised that Council needs to make a determination of how to save the house because of the significant deterioration. She urged that the decision be made quickly.

Ms. Samonte suggested a community effort to rehabilitate the site because it should not be fully funded by the Township.

Mr. Maher asked for an accounting of the items that were removed from the house.

Mr. Hary outlined the issues with preserving the house and noted the concern with the open space regulations placed on the property through Green Acres.

Mr. Maher suggested that a group of Township volunteers, some who spoke at the meeting tonight and were opposed the demolition, set up a committee to discuss the restoration of the house.

Discussion ensued over forming a committee to review the site, and establish funds for the Grover House preservation.

ADDITIONAL PUBLIC COMMENT

Mr. Pete Weale, 144 Fisher Place, outlined his concerns including the issues with the Grover House demolition.

Ms. Toby Shor, 39 Grand Boulevard, would like answers in two weeks about her concerns with the Village Grande issues.

Mr. Alvin Lerner, 67 Rainflower Lane, spoke about the need for a generator for the Senior Center.

Mr. Jim Solloway, 5 Monroe Drive, asked for an accounting of the items removed from the Grover House.

Mr. John Church, 11 Princeton Place, volunteered to assist with the Grover House restoration.

Ms. Marilyn Mangone Stoddard, 404 S. Post Road, shared her sentiment about the demolition of the Grover House, and noted concerns with the Mercer County Community College solar fields project.

Mr. Marshall Lerner, 3 Sapphire Drive, advised that Administration should have been watching over the Grover House before the deterioration of the home occurred.

Ms. Rodica Perciali, 141 Washington Road, asked for an investigation into the neglect of the Grover House.

Mr. Tom Sullivan, 416 S. Post Road, advised that he was interested in the preservation of the Grover House. He also addressed his concern with the MCCC solar fields project.

Mr. Jonathan Word, 16 Eastern Drive, offered suggestions in preserving the Grover House.

Ms. Debbie Hepler, 10 Dean Court, urged Administrations to provide answers to the residents' questions and concerns.

CLOSED SESSION

Motion to go into closed session at 9:50 p.m.: Borek

Second: Maher

RCV: aye Borek

aye Geevers

aye Maher

aye Samonte

aye Khanna

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 D.R. Horton settlement agreement - Village Grande.

MEETING RECONVENED

Meeting reopened at 10:05 p.m.

ADJOURNMENT

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

The meeting was adjourned at 10:05 p.m.

Sharon L. Young
Township Clerk
West Windsor Township