

APPROVED: June 24, 2013

WEST WINDSOR TOWNSHIP COUNCIL
BUSINESS SESSION
May 13, 2013

CALL TO ORDER: President Borek called the meeting to order at 7:09 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 8, 2013.

ATTENDEES: President: Borek; Vice President: Samonte; Council Members: Geever, Khanna, Maher; Mayor: Hsueh (left at 9:10); Business Administrator: Schmid; Township Attorney: Herbert; Township Clerk: Young

SALUTE TO THE FLAG

Ms. Young led the salute to the flag.

CEREMONIAL MATTERS AND/OR TOPIC FOR PRIORITY CONSIDERATION

Grover Farm Restoration Committee Discussion

Mr. Rocky Procaccini, Chairman, Mr. Pete Weale, Vice Chairman, and Ms. Debbie Hepler, Secretary were in attendance to discuss the restoration of the farmhouse.

Mr. Maher asked for confirmation on the amount of funds the Committee was requesting for the restoration of the house. He also discussed the items that were taken from the house and sold.

Mr. Procaccini confirmed that the Committee is requesting \$53,000 for the replacement of the windows, doors, and repairs to the roof of the house.

Mr. Herbert advised that permission was granted to have items removed from the house. He noted that the vendor who took the items acknowledged that it was an even swap for items the vendor provided for the Schenck Farmstead.

Mr. Maher asked if Mr. Surtees could be responsible for overseeing the reconstruction of the project, and asked for a commitment from Administration.

Mr. Khanna asked if there were any conditions of sale for the property and the buildings on it.

Mr. Herbert confirmed that the property was purchased from the Grover family for 3.2 million dollars and there was not a condition of sale once the property was vacated.

Mr. Procaccini advised that a \$400,000 bond was not asked for by any member of the Committee.

Ms. Geevers asked for detailed estimates because Council needs answers to their questions on how the house was going to be repaired. She noted that a lot of work needs to be done to the house.

Mr. Procaccini explained that estimates are not needed at this time and advised that Mr. Goldstein of AMBIC Building Inspection Consultants provided an inspection of the home.

Ms. Geevers advised that residents have expressed concern with the potential of needing additional taxpayer funds to repair the house if fundraising falls short.

Mr. Maher noted that a tenant should have been allowed to rent the house as soon as the Township gained the property.

Mr. Weale spoke about the deterioration of the house, the Police investigation, and the use of taxpayer funds by Administration for the boarding up of the house.

Ms. Samonte asked for a timeline for the completion of the restoration.

Mr. Procaccini advised that it would be several years before completion. He explained that volunteers and the donation of time and material from contractors would assist in the restoration.

Ms. Samonte explained that a "break even" analysis would assist in making a decision.

Mr. Maher noted that everything earned after the "break even" would be profit.

Ms. Samonte asked for a list of volunteer commitments for the repair of the house. She inquired about the liability risks, and asked if the volunteers should sign waivers before working on the property.

Mr. Procaccini informed Council of several fundraising opportunities to include the sale of a piece of art, a benefit concert, donations, and discounts from local vendors for materials.

Mr. Borek explained that leasing was an option at the time the house was vacated, although the house would require a lot of repairs and updating with taxpayer funds before it could be rented. He also noted that the kitchen has mold and the basement has asbestos.

Mr. Procaccini advised that a company could come in to resolve both the issues for around \$2,000. He noted that the kitchen cabinets would need to be removed regardless of the mold.

Mr. Borek informed the Committee that a determination on whether to save the house will be made on June 10, 2013. He noted that the next few weeks will allow Council the opportunity to get answers to their questions.

Mr. Maher commented that the Grover Farm is a focal point for the community and the Township.

Mr. Procaccini noted that the house has historical value and that there should be no driving force to demolish the home.

Mr. Goldstein of AMBIC Building Inspection Consultants and Mr. Ted Grover made comments.

Mr. Herbert advised that the public bidding process would need to be followed.

Mr. Maher asked the community to weigh in on the decision to save the house.

PUBLIC COMMENT

Ms. Alison Miller, 41 Windsor Drive, commented on the ordinance on the agenda which restricts parking on Wheeler Way.

Ms. Young informed Council and the residents that the ordinance was being pulled for further consideration before introduction.

Mr. Kuvan Goldstein, 23 Dunbar Drive, spoke about the need to save the Grover House because it is a symbol of West Windsor history.

Mr. Greg Strawn, 21 Sherbrooke Drive, advised that if it is decided to preserve the Grover House, then private funds should be used and not taxpayer dollars.

Ms. Donna Bevensee, 3 South Mill Drive, reminded Council that the Grovers were paid 3.2 million dollars for their property. She noted that if the house was so important then the Grovers should have put something in the agreement for the sale of the property.

Mr. Roy Conover, 1235 Windsor Drive, noted that he was in favor of saving the house.

Ms. Debbie Hepler, 10 Dean Court, advised that over \$800,000 was used to restore the Schenck Farm.

Mr. Alvin Lerner, 67 Rainflower Lane, noted that the farm was purchased to preserve open space and reduce residential and commercial building. He inquired about the Township's liability for the property.

Mr. Pete Weale, 144 Fisher Place, spoke about the other projects in town that were paid for by taxpayers' money including the helicopter lessons and the redevelopment project.

MAYOR/ADMINISTRATOR COMMENTS

Ms. Schmid informed Council that the Township received \$206,000 grant from the Department of Transportation to resurface Emmons Drive. She also noted that the Department of Public Works is on schedule for debris pickup and removal. Ms. Schmid advised that the Roszel Road project is underway and will take approximately thirty days for completion.

COUNCIL MEMBER COMMENTS

Mr. Maher asked Administration to make a better consideration of the placement of "No Parking" signs in the Township. He also suggested that there should be better communication between Mr. Cyzner and the Township with regard to the "Acme Woods".

Ms. Geevers asked for the Letter of Interpretation for the "Acme Woods".

CHAIR/CLERK COMMENTS

President Borek thanked the PBA for the cleanup of their property.

Mayor Hsueh spoke about the procedures that would be followed for the sale of the "Acme Woods".

Ms. Young advised the community of the Municipal Election and the availability of petitions packets.

PUBLIC HEARING

2013-08 CAPITAL IMPROVEMENT ORDINANCE PROVIDING FOR VARIOUS
CAPITAL IMPROVEMENTS AND OTHER RELATED EXPENSES IN OR
FOR THE TOWNSHIP OF WEST WINDSOR, COUNTY OF MERCER,
STATE OF NEW JERSEY APPROPRIATING THE AMOUNT OF
\$610,000.00

President Borek opened the public hearing.

Mr. John Church, 11 Princeton Place, addressed questions regarding the maintenance of the detention basins

Motion to close the public hearing: Khanna

Second: Geevers

RCV aye Geevers

aye Khanna

aye Maher

aye Samonte

aye Borek

Motion to adopt: Geevers

Second: Khanna

RCV aye Geevers

aye Khanna

aye Maher

aye Samonte

aye Borek

2013-09 BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE TOWNSHIP OF WEST WINDSOR, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING THE AGGREGATE AMOUNT OF \$3,609,900 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,438,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

President Borek opened the public hearing.

Ms. Alison Miller, 41 Windsor Drive, noted that there are a lot of important projects which are essential to keeping West Windsor in good shape.

Motion to close the public hearing: Geevers

Second: Samonte

RCV aye Geevers

aye Khanna

aye Maher

aye Samonte

aye Borek

Motion to adopt: Geevers
Second: Khanna
RCV aye Geevers
aye Khanna
aye Maher
aye Samonte
aye Borek

CONSENT AGENDA

RESOLUTIONS

2013-R111 Approving the Request from DARE New Jersey Inc. for
Fireworks Displays at Mercer County Park on May 25,
2013 (Rain date - May 26, 2013) and June 1, 2013 (Rain
date - June 2, 2013)

MINUTES

April 2, 2013 - Business Session
April 15, 2013 - Business Session

Motion to approve consent agenda as amended: Samonte
Second: Maher
RCV aye Geevers
aye Khanna
aye Maher
aye Samonte
aye Borek

ITEMS REMOVED FROM THE CONSENT AGENDA

BILLS & CLAIMS

Ms. Schmid advised that the check number 50156 for Herbert, Van
Ness, Cayci and Goodell is removed from the bills list for
consideration.

Mr. Maher suggested that Administration review the quarterly
payments for the Township library because they are too high and
"out of control".

There was Council consensus for Administration to review the County Library costs.

Motion to approve Bills and Claims as amended: Maher

Second: Samonte

RCV aye Geevers

aye Khanna

aye Maher

aye Samonte

aye Borek

RECOMMENDATIONS FROM ADMINISTRATION AND COUNCIL/CLERK

2013-R112 Authorizing the Emergency Repairs for the Sanitary
Sewer Force Main Located on South Post - \$22,949.21

Motion to approve: Samonte

Second: Geevers

RCV aye Geevers

aye Khanna

aye Maher

aye Samonte

aye Borek

INTRODUCTION OF ORDINANCES

2013-10 AN ORDINANCE TO AMEND AND SUPPLEMENT
CHAPTER 168, "TRAFFIC AND PARKING,"
SCHEDULE XIV, "No Parking Anytime",
OF THE REVISED GENERAL ORDINANCES
OF THE TOWNSHIP OF WEST WINDSOR - Wheeler Way

This ordinance was deferred from introduction and will be considered at a later date.

2013-11 AN ORDINANCE AMENDING CHAPTER 4
"ADMINISTRATION OF GOVERNMENT," ARTICLE VIII
"DEPARTMENT OF PUBLIC SAFETY" PERTAINING TO SECTIONS
4-34 THROUGH 4-36 DIVISION OF FIRE AND EMERGENCY
SERVICES

Motion to introduce: Samonte

Second: Khanna

RCV aye Geevers

aye Khanna

aye Maher

aye Samonte

aye Borek

The Public Hearing will be held on May 28, 2013.

COUNCIL REPORTS

Ms. Geevers advised that at the last School Board meeting, the four candidates for the School Board Election were discussed.

Ms. Samonte spoke about the COAH funds that are committed to be utilized for the community.

ADDITIONAL PUBLIC COMMENT

Mr. John Church, 11 Princeton Place, spoke about the water company not flushing all the fire hydrants and the need to paint many of them in the Township. He advised that the Township is being charged for these services which are not being provided.

ADJOURNMENT

Motion to adjourn: Maher

Second: Geevers

VV: All approved

The meeting was adjourned at 9:23 p.m.

Sharon L. Young
Township Clerk
West Windsor Township