

APPROVED: September 17, 2007

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL SESSION
July 30, 2007

CALL TO ORDER: President Anklowitz 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 July 24, 2007. This meeting was held for discussion and formulation of principles resolution for the redevelopment project.

ATTENDEES: President: Anklowitz; Vice President: Borek; Council: Geevers, Kleinman, Morgan; Clerk's Office: Marie Galioto

SALUTE TO THE FLAG

Mr. Anklowitz led the salute to the flag.

PUBLIC COMMENT

Mr. Marshall Lerner, 3 Sapphire Drive, stated that he was a member of Habitat for Humanity and suggested that the Township should work with Habitat for Humanity because they would be helpful with the Redevelopment and the building of affordable homes.

Ms. Valerie Servis, 114 Harris Road, stated that an announcement should be made at the beginning of all meetings requesting the public to turn off their cell phones.

Mr. Steven Smith, 16 Greene Drive, stated that citizens need to understand what is involved in what Hillier calls a public/private partnership. He urged Council to consider whether to include or exclude tax neutrality in the guidelines. If not clearly set forth such a partnership could lead to bonds involving early investment guaranteed or brokered by the Township. This needs to be discussed openly as part of the educational dimension of what is being considered tonight.

Ms. Susan Conlon, 98 Harris Road, liked the fact that the Principles Resolution was being discussed again. She noted that the resolution examined the concerns of the people and how the Redevelopment affects them.

Ms. Virginia Manzari, 28 Berkshire Drive, had concerns with the lifeguards at the Water Works pool. She noted that they were not paying attention to the children closely enough. Ms Manzari wanted to voice her concerns before there was an incident to warrant action.

PRINCIPLES RESOLUTION FOR REDEVELOPMENT PROJECT (2007-R116)

President Anklowitz requested a motion to go into meeting of Committee of the Whole for purposes of discussing the Principles Resolution.

Motion to go into meeting of committee of the Whole for purposes of discussing the Principles Resolution: Anklowitz

Second: Borek

VV: All approved.

Ms. Kleinman stated that suggestions were made with regard to the originally proposed Resolution 2007-R116; therefore, a second document was created for discussion purposes. She noted that there was no reference to the principles that evolved out of the first charrette. Ms. Kleinman advised that the initial seven principles are not strong enough.

Mr. Morgan was asked to make revisions recommended by Council to the principles resolution.

Ms. Geever's distributed a document with additional suggestions to add to the original resolution. She recommended that a new draft of the Resolution needed to be handed out to the public after this meeting.

Mr. Morgan noted that the Document Committee had reviewed the concerns and suggestions of the public in the formulation of these seven principles. Mr. Morgan then read the seven principles and elaborated on the specifics.

Ms. Geevers suggested an addition to the first "Whereas" of the resolution and reviewed further changes per her recommendation.

Mr. Anklowitz felt that Hillier should be given credit for the attachment to the resolution which referenced goals for "Site Conditions", or a problem might be created.

Ms. Kleinman also felt the attachment should be added because it supports what the public wants.

Ms. Kleinman was concerned with the word "desires" being used in the resolution.

Mr. Anklowitz advised that there are a lot of issues involved in having a tax positive. He noted the importance of having the Township reach out for public sentiment.

Mr. Morgan stated that the first principle of the redevelopment project being tax positive cannot be refined without the education of the public. He noted that the principles are similar to a mission statement.

Ms. Kleinman expressed her thoughts about including the educational aspect as part of the resolution.

Mr. Anklowitz suggested that a "Whereas" clause be added to the resolution promoting the educational program to keep the community informed.

Ms. Geevers noted that dates should be chosen to focus and discuss one topic per evening so that the topic can be thoroughly reviewed.

Ms. Kleinman advised that the housing component should be a separate principle because the type of housing and the diversity is important to the outcome of the redevelopment plan.

Mr. Morgan stated that the number of units is clearly critical for the housing aspect.

Council discussed amendments made to the second guiding principle of the resolution.

Mr. Morgan noted there were three types of commuters that have a need for additional parking. He advised that during his campaign many residents expressed concerns with the size of the redevelopment plan and only wanted to see additional parking in the area of the train station.

Ms. Geevers suggested an amendment to the parking principle stating that the parking should be visually attractive.

Ms. Geevers thought that a "Whereas" clause should be added referring to the Guiding Principles resolution suggesting that the resolution be refined from time to time.

Ms. Kleinman stated that the Township does not have a Town Center and noted that the public would like a sense of place where the residents could get together.

Ms. Geevers noted that addressing the School Board in the principles resolution was important.

Ms. Kleinman advised that the School Board should be addressed as well in the resolution because they are an important stakeholder.

Council discussed adding a "Whereas" clause regarding the Township consulting with all key stakeholders including the School Board in the course of the formulation of the realized plan.

Motion to refer resolution as written to Council for August 6th meeting: Anklowitz

Second: Borek

RCV: aye Borek

aye Geevers

aye Kleinman

aye Morgan

aye Anklowitz

Motion to amend agenda to add the discussion of Redevelopment:

Kleinman

Second: Borek

RCV: aye Borek

aye Geevers

aye Kleinman

aye Morgan

aye Anklowitz

REDEVELOPMENT DISCUSSION

Ms. Kleinman suggested five dates for the educational component of the redevelopment meetings: September 24th, October 11th, October 22nd, November 7th, and November 19th. She noted that on August 6th the Steering Committee will meet with RMJM Hillier to present the proposed resolution and discuss the tentative dates. She noted there should be an urgency to the setting up of dates.

Mr. Borek stated that the Steering Committee should address a message to the community regarding redevelopment. He noted that there were still groups of people unaware of the redevelopment process.

Ms. Kleinman suggested that the Township should market the proposed dates for the educational components in some way other than a postcard. She recommended that the topics of each meeting be advertised so that there could be focused discussions. Ms. Kleinman suggested that the Principles Resolution be placed on the agenda for review at the August 6th meeting.

Ms. Geevers agreed that something other than postcards should be used to market the dates and suggested that banners be placed around town regarding the educational component meeting dates.

PUBLIC COMMENT

Ms. Susan Conlon, 98 Harris Road, stated that along with the issue of traffic flow the topic of traffic calming needs to be reflected in the Redevelopment Principles Resolution. Ms. Conlon noted amendments to the Affordable Housing principle. Ms. Conlon advised that the parking issue needs more discussion.

Mr. David Siegel, 17 Berrien Avenue, objected to the inclusion of the Hillier document as an attachment to the resolution. He noted the importance of preserving open space. Mr. Siegel explained that the Township has a policy in place regarding affordable housing and this should be referenced in the resolution. He noted that the document should be focused on the principles and should not focus on any particular stakeholder.

Mr. Hemi Nae, 11 Wycombe Way, noted that he was in favor of the discussion pertaining to the Principles of Redevelopment. He advised that the process of Redevelopment should be transparent and open. Mr. Nae also made additional recommendations.

Ms. Janet Lerner, 67 Rainflower Lane, asked whether or not there was a Steering Committee meeting on July 31st. She also noted that she was in favor of the "sense of place" and town center ideas.

Ms. Alison Miller, 41 Windsor Drive, noted that the Guiding Principles Resolution is an effective process. Ms. Miller stated that the June 2005 Affordable Housing Resolution is excellent and should be referenced in the Guiding Principles Resolution. Ms. Miller made a statement about traffic calming and flow.

Mr. Allen Marx, 101 Claridge Court, asked if the Mayor or Administration should be added to the "Whereas" clause where it was stated that the Council and Planning Board would be working with Hillier Architecture.

Ms. Ina Marx, 101 Claridge Court, noted that the Principles Resolution is ambiguous. Ms. Marx asked that West Windsor Township think about nature while crafting this resolution.

Mr. Marshall Lerner, 3 Sapphire Drive, noted that the most important principle is to make sure that the community is informed. Mr. Lerner advised that the future Redevelopment meetings should be more focused and the agenda should be distributed to the public at least one week before the meeting. He suggested that the survey process should be done after all of the training sessions are completed.

Mr. Francois Guillemain, 554 Meadow Road, noted that the redevelopment process is too mechanical. He suggested having more focus on the architectural aspect. He noted concerns with the components of the Redevelopment resolution. Mr. Guillemain thinks the architecture should be a separate smaller component broken out so that the finished product does not look like a development.

Ms. Virginia Manzari, 28 Berkshire Drive, noted that people were frustrated at the past Redevelopment meetings because the meetings were too restricted. She suggested having more discussion between the public and the person giving the presentation.

Motion to adjourn: Borek

Second: Morgan

RCV: aye Borek

aye Geevers

aye Kleinman

aye Morgan

aye Anklowitz

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Sharon L. Young
Township Clerk
West Windsor Township