

APPROVED: March 31, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL MEETING FOR REDEVELOPMENT DISCUSSION
November 7, 2007

CALL TO ORDER: President Anklowitz called the session to order at 5:05 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 November 1, 2007.

ATTENDEES: President Anklowitz, Vice President Borek; Council Members: Geevers, Kleinman, Morgan; Mayor Hsueh; Administrator: Marion; Township Attorney: Herbert; Planning Board Attorney: Muller; Urbitran Associates: Davies; Maser Consulting: Madden; Township Clerk: Young

The meeting was moved from meeting room "C" to the Council Chambers to accommodate the increased number of residents attending the meeting.

SALUTE TO THE FLAG

Ms. Young led the salute to the flag.

PUBLIC COMMENT

Mr. Michael Donnelly, 1 Benford Drive, spoke of an e-mail that he had sent to the Township pertaining to President Anklowitz's memo dated November 5, 2007 about redevelopment at the train station.

Mr. David Siegel, 17 Berrien Avenue, recommended that Council give recommendations and guidance to the Planning Board for the redevelopment project.

Mr. George Martch, 30 Woodhollow Road, noted that President Anklowitz's letter is a good statement of what the redevelopment

project should entail. He advised that the project should not be limited by a budget.

Mr. Paul Cerna, 955 Alexander Road, expressed his opinions on premature decision making. He suggested that all the facts be presented once the research has been completed.

Ms. Jennifer Macleod, 4 Canoe Brook Drive, thanked the Mayor and Hillier for work that has been accomplished to date. She noted that the Hillier plan was good but needs to be scaled down.

Ms. Janet Lerner, 67 Rainflower Lane, noted that change needs to happen before the redevelopment plans can move forward. She also discussed President Anklowitz's letter pertaining to redevelopment.

ADMINISTRATION COMMENT

Mayor Hsueh spoke about President Anklowitz's letter and noted that the conditions it placed on the process will only further delay the redevelopment. He noted that it would be a waste of tax payers' money to move the redevelopment forward under these constraints. Mayor Hsueh reviewed the eighteen points listed in the letter and discussed the issues. He suggested that concentration around future growth and mass transit are both goals to be accomplished when developing a town center. Mayor Hsueh spoke of the Hillier contract and the additional charges incurred because of the added meetings requested by Council. He suggested that Council allow the Planning Board to do its job.

COUNCIL COMMENT

President Anklowitz spoke of the need for leadership in the development of this project. He noted that more details are needed before the project can move forward.

Mayor Hsueh proceeded to interrupt President Anklowitz and President Anklowitz declared that the Mayor was out of order.

President Anklowitz explained that his letter was a starting point to open up communication between all the parties.

CONSULTANT PRESENTATION

Mr. Davies of Urbitran Associates gave a general overview of the presentation. He noted that the four components were: Land Use and Transportation Interrelationships; Planning and Policy Issues; Proposed Approach to the Study; and Define Conditions for Analysis.

Mr. Davies explained that they would begin by building on available data and suggest new approaches then assemble all the data together and prepare a sketch analysis. He noted that traffic estimates would impact the parking demand. Mr. Davies advised that this would be an integrated process whereby suggestions for street layout will be reviewed and also identify transportation infrastructure, and develop cost and possible alternatives. He noted that Vaughn Drive and Route 571 will be a focus. Mr. Davies explained that the concepts will be narrowed down to the top two or three for analysis.

Mr. Madden of Maser Consulting spoke of planning and development issues, and the parking limitations. He noted that development for the Sarnoff property has already been approved. Mr. Madden also spoke of the "No Build" analysis and how this would affect the Sarnoff property and the surrounding transportation. Mr. Madden outlined the relevant policy assumptions from the Circulation Plan.

Mr. Davies spoke of technical issues and site constraints. He outlined the timeline for the process suggesting possible Planning Board meeting dates and potential dates for particular topics to be reviewed and discussed. Mr. Davies noted that there will be a total of four meetings and the fourth meeting would be considered a wrap-up.

Mr. Madden explained that the outcome of these meetings will provide some direction for the redevelopment process.

Mr. Muller noted that the Council recommendations from the September 24th meeting were taken into consideration when developing this process. He spoke of the need to have some sense of development and potential limitation, along with making roadway infrastructure and parking a priority. Mr. Muller

believed that Mr. Davies and Mr. Madden were responding to what the Council has requested.

Mr. Morgan had questions about the vehicular trip generation spreadsheet.

Mr. Davies outlined several schemes of the trip generation.

Mr. Morgan noted that once the Township responds to the increase in the demand for parking, the trip generation numbers should be reduced.

Mr. Muller explained that assumptions must be made to create the analysis.

Mr. Morgan spoke of defining Vaughn Drive and adding only parking. He also noted the role of the Parking Authority should be as full partners with the Township.

Ms. Kleinman noted that integrating the Parking Authority in the process was a must.

Mr. Davies suggested that the NJ Transit be at the table for discussions too.

Mayor Hsueh spoke about co-coordinating a meeting with the Parking Authority, NJ Transit, DEP, and the Township.

Ms. Kleinman suggested that a conversation be started with the Parking Authority about infrastructure for the project and that entrance points to the area need to be carefully examined. She was pleased to hear that intersections and entrance points to the redevelopment area are being addressed and are part of the scope for the project. Ms. Kleinman also spoke about an approved scheme for a hotel complex.

Mr. Davies noted that everything scales down to walking distance.

Mr. Madden spoke of decreasing the office space and increasing retail and the effect it would have on traffic and parking.

Mr. Muller noted that retail generates the same amount of affordable housing components as office space.

Mr. Davies spoke about theaters, restaurants, and book stores for around-the-clock activity versus just office space and the effect these scenarios have on traffic.

Ms. Geever noted that she is an advocate for looking at a 350-acre comprehensive redevelopment plan.

Mr. Davies explained the importance of phasing the project and the desired end results need to be examined.

Mr. Madden advised that the entire 350 acres should be considered and scale the project in character with the community. He suggested developing a program that should have the right mix. He also spoke about how this mix will affect the traffic flow in the area. Mr. Madden noted that a Village Center has always been discussed; it is just the level of the build-out for the center that was in contention.

Mr. Borek thanked the consultants for their work and noted that their presentation answered a lot of his questions. He stressed that the Township needs the involvement of the State agencies. Mr. Borek noted that the Township needs to understand the level of financial support the agencies are willing to contribute.

Mayor Hsueh again noted that a meeting will be set up with the State agencies and the Township for a thorough discussion.

President Anklowitz inquired about the nineteen million dollars the State was going to contribute for the Vaughn Drive reconstruction.

Mr. Muller advised that the proposal contemplates what additional expenses will be necessary as the project is built out.

Mayor Hsueh advised that the State agencies such as the Department of Environmental Protection, the Office of Smart Growth, and the Department of Transportation will all provide funding once a plan has been established.

President Anklowitz inquired if these commitments from the various State agencies have been received in written form.

Mayor Hsueh advised that funds have been placed in the 2008-2012 proposed capital budget plans.

President Anklowitz inquired about the number of lanes approved by the State for Vaughn Drive.

Ms. Kleinman noted that she understood the presentation to mean that they will review four different alternatives and that the Planning Board and/or Council will select ranges for the as-of-right scheme, mixed use, Sarnoff and out of these schemes either the Planning Board and/or Council will pick the appropriate one to move forward with.

Ms. Geevers advised that the residents want to see the least amount of density for this project.

Mr. Madden advised that density is what the Township needs to decide on so that they have a direction to move forward with.

Mayor Hsueh advised that he hopes Council will attend the Planning Board meetings and work towards a plan that everyone feels comfortable with. He noted that once this has been accomplished everyone, including RMJM Hillier, can sit down and review to make sure everything has been done appropriately.

Mr. Morgan advised that interviews have recently been concluded for the public members of the Finance Sub-Committee. He noted that he does not want to intrude on the Planning Board process. Mr. Morgan advised that he wants to make sure there are clear responsibilities for each group.

Discussion continued among Council, Mayor, and Township professionals on how to proceed with the redevelopment plan, financing implications, different variables of the project to include State agencies role in the project, phasing of the project, and the role of the Finance Sub-Committee.

Ms. Alison Miller, 41 Windsor Drive, voiced her pleasure that Mr. Davies wants to work with the Parking Authority. She noted her concern with the use of the NJ Transit numbers and suggested that the Parking Authority numbers be used instead. Ms. Miller requested that the Planning Board not hold redevelopment discussion on the second Wednesday of the month because that is the Parking Authority's monthly meeting time.

Ms. Geevers inquired if Hillier's parking consultant will be integrated into the process.

Mayor Hsueh advised that all the consultants will be involved when Hillier attends the next Council meeting.

Ms. Kleinman noted that Council needs to put in place the necessary funding for the Township consultants to move forward.

Mr. Marion advised that in order for the bonding to be put in place before the close of the year, introduction of the ordinance must take place by November 26th. He handed out costs to date for the redevelopment process and an estimate of what additional funding will be necessary.

President Anklowitz advised that discussion regarding additional funding will be reviewed further at the November 19th, 2007 meeting.

PUBLIC COMMENT

Ms. Alison Miller, 41 Windsor Drive, noted her support of President Anklowitz's letter outlining his views on how to move the redevelopment process forward and she felt that he was laying out issues for discussion not dictating. She advised that she reviewed and supports the Madden/Davies proposal for moving the hotel/conference center to the train station versus at the Sarnoff development. Ms. Miller suggested that the Planning Board review the scenarios for retail, housing, and office and how it relates to traffic along Route 571.

Mr. Paul Cerna, 955 Alexander Road, expressed his concern with the "parking deck only" scenario and the effect it will have on surrounding neighborhoods.

Mr. Michael Lynch, 29 Cranbury Road, voiced his opinion on the project and the process to date. He noted that the State budget is going to be drastically reduced and that additional Township funds should not be approved until the State budget is approved.

Ms. Meg Chicco, 6 Lancashire Drive, voiced her concern regarding additional funds being expended for the redevelopment process and inquired if the scenarios presented this evening have reviewed intersection failures and noted residents need to know and understand this issue.

Mr. Joe O'Shea, 64 East Shrewsbury Place, urged Council to take serious consideration of traffic impact on the west side of the tracks and reminded everyone that those on the west side of the tracks are residents of West Windsor Township.

Mr. David Siegel, 17 Berrien Avenue, voiced his opinion on the "as of right" being referenced this evening, and noted that the financial analysis needs to be reviewed and that the Finance Sub-Committee should be set up sooner rather than later to review the financial implications of the project.

Mr. Richard Eland, 4 Courtney Drive, representing himself and the West Windsor Neighborhoods Alliance. He noted that the plan is for a thirty plus year development and implores Council to allow the consultants to do their job.

Mr. Steve Smith, 13 Greene Drive, voiced his opinion on the process to date and the need for clarity on how to move the project forward.

Ms. Susan Abbey, 5 Scott Avenue, voiced her concern regarding the process and inquired about the outstanding items RMJM Hillier still need to accomplish per their contract with the Township. She noted that a final plan has not been submitted by Hillier and in order to move forward this is necessary. Ms. Abbey advised that the State funding should not be relied on.

President Anklowitz thanked everyone for attending.

ADJOURNMENT

Motion to adjourn: Borek

Second: Morgan

VV: All approved

The meeting was adjourned at 8:24 p.m.

Sharon L. Young
Township Clerk
West Windsor Township