

APPROVED: March 31, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL MEETING FOR REDEVELOPMENT DISCUSSION
November 19, 2007

CALL TO ORDER: President Anklowitz called the meeting to order at 6:03 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 13th, 2007; Special Notice for Closed Session was given on November 16th, 2007.

ATTENDEES: President: Anklowitz; Vice President: Borek; Council: Geevers, Kleinman, Morgan; Mayor: Hsueh; Township Attorney: Herbert; Planning Board Attorney: Muller; Business Administrator: Marion; Township Clerk: Young

PUBLIC COMMENT

Mayor Hsueh advised that he has received the Thomas Jefferson Award from the D&R Greenway Land Trust for the outstanding efforts the Township has made to preserve open space. He noted that Mr. Bob Murray, former Mayor of West Windsor, received the same award for the work that the Friends of West Windsor Open Space has accomplished.

Mr. David Siegel, 17 Berrien Avenue, inquired if tonight's meeting is being broadcast. He noted that he supports the resolution before Council with a few modifications.

Mr. Hemi Nae, 11 Wycombe Way, noted his support of the resolution before Council and noted that Hillier did not incorporate the ideas of the residents in their plan presented to Council and the Mayor. He noted residents are not in favor of spending additional funds on redevelopment and that residents are only interested in additional parking at the train station and improvements to Route 571.

Mr. Al Lerner, 67 Rainflower Lane, voiced his opinion on the redevelopment process to date.

Mr. George Martch, 30 Woodhollow Road, noted that although the process may not be as organized as anticipated, all residents should continue to participate in the process.

Ms. Susan Conlon, 98 Harris Road, noted that some minor changes could be made to the resolution before Council this evening, but that overall it will move the process forward.

Mr. Steve Smith, 16 Greene Drive, advised that he would like to hear more about how the project will be funded.

Mr. Pete Weale, 144 Fisher Place, inquired if the meeting is being videotaped and expressed his view that students should be utilized for this purpose. He noted that he would like to review the financials in more depth. Mr. Weale advised that he is against any additional funding for the redevelopment project.

Ms. Jennifer MacLeod, 4 Canoe Brook Drive, expressed her opinion that the Mayor's plan is not being followed.

DRAFT REDEVELOPMENT RESOLUTION

Mr. Morgan advised that the draft resolution before Council will provide the guidance that both Mayor Hsueh and Mr. Gardner have requested in order to move the redevelopment project forward. He noted that the draft resolution was an attempt by him and the Council President to move the process forward. Mr. Morgan noted that a partnering of the Council, Mayor, the Parking Authority, and the Planning Board is necessary.

Ms. Geevers noted that the top priorities are parking and the overlay ordinance recently approved by Council. She voiced her frustration that no additional meetings have been scheduled with Hillier since their June 4th, 2007 presentation and that this is a necessity. Ms. Geevers noted that the resolution does not address additional funding for the project and that residents should let the Council know their views on the matter. She noted that at this time she is not in favor of expending additional funds.

Ms. Kleinman advised that the resolution does not address the work to be conducted by Mr. Madden and Mr. Davies. She voiced her concern that some of the items in the resolution will tie the hands of the Planning Board. Ms. Kleinman noted for the record that she represents residents on both the east and west side of the train station and that the resolution seems to only address the issues on the east side. She advised that tonight's meeting was to discuss how to finance the next steps and that Council and the Planning Board should adhere to the Guiding Principles that were approved for the redevelopment project.

Mr. Borek advised that the draft resolution was a starting point to help open the discussion. He suggested tabling action on the resolution until everyone is in agreement with it.

Mayor Hsueh noted that both sides of the train station have to be reviewed along with Route One. He noted that he wants to make it very clear that he will not spend taxpayer funds on the redevelopment project. Mayor Hsueh advised that the Township has to use the Redevelopment Statutes to its advantage and that the Township needs to work with all the property owners in and out of the redevelopment area. He noted that he does not want to see a large residential component within the redevelopment project and would like to review the proposed COAH regulations before making any decisions on this element of the plan.

Mayor Hsueh advised that he is working with Hillier Architecture on an amended contract which will be presented to Council for approval and that additional funding for the redevelopment attorney will need to be added to the budget. He noted his appreciation to the Council for moving in the right direction and that the Planning Board, Administration, Parking Authority, and the Council all need to work together.

Mr. Chuck Chang, Planning Board Member, expressed his views on the resolution and the logic behind it. He suggested setting priorities for the Planning Board.

Mr. Steve Decter, Planning Board Member, noted that discussions about Route 571 improvements have been going on for years. He explained that the goal is to get diversity of retail, commercial and residential with convenient parking. He advised that there has been no mention of how the Vaughn Drive

improvements will be financed and this should be one of the first items to be resolved in order for the entire project to work.

Mr. Gerry Muller, Planning Board Attorney, advised that the Planning Board members were looking for direction on the scenarios and that it is unclear to him what the purpose of the draft resolution is and how it relates to the direction previously sent to the Planning Board from Council.

Ms. Kleinman noted that the Planning Board was to start with the infrastructure and parking, and that an additional conversation is necessary on the scale and scope of the entire project.

Ms. Geever suggested a joint meeting with the Planning Board and Council to discuss these issues and to hear from the Planning Board consultants on their views of the project and what is needed to move forward.

Mr. Morgan noted that he is concerned with duplication of work and that this resolution was to set clear policy. He advised that he agrees with Mr. Borek that the resolution should be tabled and that Council should proceed with discussing the additional funding required for the project so that the process can be moved forward.

President Anklowitz suggested that Ms. Kleinman and Mr. Morgan redraft the resolution for further discussion at the December 10th agenda session.

Discussion ensued on how to move forward and what additional funding will be necessary.

Mr. Marion noted that clear direction is needed in order to provide the bond ordinance for the November 26th Business Session. He advised that the current funding is not over budgeted, but that additional items have been added to the original proposal.

Discussion continued on how to proceed and what direction to give the Planning Board.

FINANCE SUB-COMMITTEE

Mr. Morgan reported that he and Ms. Geevers have completed their interviews of the five candidates and that he would like to recommend amending the resolution to include all five.

Mayor Hsueh requested that the membership stay as previously set and suggested that he make the final selection of members for the committee.

Discussion ensued and it was agreed that Mayor Hsueh, Ms. Geevers and Mr. Morgan would make the decision on the selection of the three members of the public to the Redevelopment Finance Sub-Committee.

Ms. Geevers inquired what the redevelopment attorney's responsibilities would be.

President Ankowitz advised that the redevelopment attorney would be the liaison to the Planning Board, the Mayor and Council with regard to redevelopment legal matters.

PUBLIC COMMENT

Mr. George Martch, 30 Woodhollow Road, reminded everyone that costs incurred under the redevelopment process can be recouped and suggested spending additional funds as warranted to get the right information.

Ms. Alison Miller, 41 Windsor Drive, reminded Council that the Affordable Housing Trust Fund could be used to help subsidize housing. She noted that the Planning Board should review the proposed three lane Vaughn Drive as noted in the Master Plan. Ms. Miller noted her support of the concept to move the hotel/conference center to the train station area.

Mayor Hsueh advised that he is in continued discussions with representatives of the New Jersey Department of Transportation and the New Jersey Transit Authority for funding opportunities for the Vaughn Drive connector.

Mr. David Siegel, 17 Berrien Avenue, encouraged Council to appropriate the necessary funds to have all meetings taped. He voiced his concerns again regarding the redevelopment plan and process.

Ms. Janet Lerner, 67 Rainflower Lane, voiced her support for an Arts Center area versus a theater. She expressed her views on the redevelopment area and what should be included in it. Ms. Lerner noted that this evening there has been open regard and respect between Administration and the Council.

Mr. Bob Akens, 32 Windsor Drive, noted that convenient parking in or near the train station is a top priority. He suggested working the COAH formula backwards to limit the residential component within the redevelopment area. Mr. Akens noted that a financial analysis should be conducted prior to moving forward with other elements of the plan.

Mr. Steve Smith, 16 Greene Drive, again inquired where the funding for this project is coming from. He encouraged communication between the Council and the Planning Board be more positive than negative.

ADJOURNMENT

Motion to adjourn: Morgan
Second: Borek
VV: All approved

The meeting was adjourned at 10:08 p.m.

Sharon L. Young
Township Clerk
West Windsor Township