

**WEST WINDSOR TOWNSHIP  
PLANNING BOARD**

**RESOLUTION REVOKING ACCEPTANCE OF RESPONSIBILITY FOR  
PREPARATION OF REDEVELOPMENT PLAN AND RETURNING  
RESPONSIBILITY TO GOVERNING BODY**

WHEREAS, on December 19, 2005 Township Council adopted Resolution 2005-R285 designating the 350 acre area surrounding the Princeton Junction/West Windsor train station as an area in need of redevelopment, the Planning Board having recommended such a designation to it; and

WHEREAS, on November 20, 2006 Council adopted resolution 2006-R265 Establishing a Steering Committee and Procedures for the Consideration and Adoption of the Redevelopment Plan; and

WHEREAS, such Resolution established a Steering Committee, provided direction to Hillier Architecture as to how to proceed, provided for collaboration between Council and the Planning Board, and identified the Planning Board as having primary responsibility for formulation of the redevelopment plan; and

WHEREAS, the contract Council approved with Hillier Architecture also set forth the procedures to be followed in preparation of the redevelopment plan, including the preparation of the plan by Hillier Architecture and review of the Hillier draft plan by the Planning Board, the first responsibility assigned to the Board in the process; and

WHEREAS, on June 4, 2007, the Board reviewed the draft Hillier plan jointly with Council and scheduled a special meeting to prepare for further consideration of the plan at a joint meeting with Council on June 18, 2007; and

WHEREAS, such meeting was cancelled by Council and has not been rescheduled; and

WHEREAS, at two August 2007 meetings, the Board discussed deficiencies in the process, with decision making too diffuse to be effective and too many actors, including the impanelling of redevelopment committees without Board representation. By an August 9, 2007 memorandum from its Attorney to Council, it discussed these concerns and asked for a joint meeting with Council to address them; and

WHEREAS, on September 19, 2007 a joint meeting was held with Council to discuss these issues; and

WHEREAS, by a September 26, 2007 letter from Council President Anklowitz, the Board was advised that Council effective September 24, 2007 “referred the redevelopment plan along with nine recommendations to the Planning Board;” and

WHEREAS, on October 3, 2007 the Board accepted responsibility for preparing a 350 acre redevelopment plan and addressing and prioritizing infrastructure and parking in the context of such a plan as Council had requested. It thereafter through its traffic engineering and planning professionals, Gary Davies, P.E. and John Madden, prepared a program responding to Council’s recommendations. It instructed its professionals, however, not to proceed until Council decided whether to fund the work; and

WHEREAS, by Resolution 2007-R238 Amended, Council provided redevelopment guidelines that modified the Davies-Madden work and set forth parameters to be used as to development scenarios when proceeding with such work. On December 11, 2007 Council simultaneously submitted a suggested timeline for meetings, including a Council open mike session seeking input from surrounding neighborhoods; and

WHEREAS, in Resolution 2008-R002, Council adopted a resolution requiring that all public bodies, when making and awarding redevelopment contracts, secure at least two competitive quotations if the contract exceeded \$3,150.00 during a contract year; and

WHEREAS, the Board's role in preparing the redevelopment plan has been circumscribed by repeated directives and recommendations representing the majority view expressed and adopted by Council as to the process, what issues to address in what order, and how consultants to the Board should be retained; and

WHEREAS, Council collectively and Council members individually have expressed many ideas about what should be included in a redevelopment plan and how the plan should be developed, not all of which are consistent with each other; and

WHEREAS, an effective decision making process, which the Board since August 2007 has urged be established, has not been established, with continued involvement by Council, establishment of redevelopment committees that are to report to Council rather than the Board, and proposed open mike sessions run exclusively by Council in which comment that may be important for Board consideration is not presented to the Board; and

WHEREAS, the Board finds that, as a result of the diffuse decision making structure created and the limitations imposed on the Board by financial constraints, an inability to interact directly with Hillier, and an inability for the Board to proceed independently, no progress has been made since the June 4, 2007 meeting in advancing a redevelopment plan, and time and financial resources of the Board have been utilized without effect; and

WHEREAS, the Board recognizes that, under the Local Redevelopment and Housing Law the Council is the ultimate decision maker and must decide on a final redevelopment plan to ordinance; and

WHEREAS, under such Law the Planning Board would review the plan for evaluation and recommendations to Council should Council prepare the plan in the first instance; and

WHEREAS, given Council's interest in, ideas about, and activity in the redevelopment process to date, the most efficient way of proceeding is for Council to prepare the plan and for the Board to review it upon submission to it by Council once prepared and to make recommendations back to Council; and

WHEREAS, the Board believes that Board preparation of the plan, given Council's interest and involvement, would not be an effective way of preparing plan, would lead to a dissipation of Board and Township resources, and would not lead to a plan about which a consensus can be reached. The Board notes that, given its expertise and planning and prior experience with plans for the Princeton Junction area, it should have been the entity left to prepare the plan independently under consultants of its choosing, but given Council interest and activity, collectively and individually, over an extended period of time, it is not realistic to expect that the Board would be given the opportunity to prepare a plan on its own as an autonomous body.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of West Windsor Township on the 16th day of January, 2008 that its October 3, 2007 acceptance of the responsibility for preparing a 350 acre redevelopment plan is revoked and that the responsibility for preparing such plan is returned to the Governing Body.

ADOPTED:

I hereby certify this is a true copy of a Resolution adopted by the West Windsor Township Planning Board at its meeting held on the 16th day of January, 2008.

---

Diane Hurlburt, Secretary  
West Windsor Township  
Planning Board