

APPROVED: December 29, 2008

WEST WINDSOR TOWNSHIP COUNCIL
SPECIAL WORK SESSION III - Draft Redevelopment Plan
November 7, 2008

CALL TO ORDER: President Morgan called the meeting to order at 9:43 a.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 October 31, 2008 and on November 3, 2008 to revise the start time of the meeting.

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Geever; Mayor: Hsueh; Business Administrator: Marion; Coordinator of Community Development: Ward; Township Traffic Engineer: Davies; Township Planner: Madden; Township Attorney: Cayci; InterCap Holdings CEO: Goldin; Township Clerk: Young

ABSENT: Anklowitz and Borek

PUBLIC COMMENT

None.

Motion to add a second public comment before the end of the meeting: Geever

Second: Kleinman

VV: All approved - Anklowitz and Borek absent

DRAFT REDEVELOPMENT PLAN

Ms. Kleinman inquired about the location of the "Kiss and Ride".

Mr. Davies noted that more insight was needed from NJ Transit on the core area before decisions about the "Kiss and Ride" and pedestrian walkways can be discussed.

President Morgan asked if NJ Transit would have their comments to RMJM Hillier within the next two weeks to meet the deadline.

Mr. Davies noted that the draft plan has evolved since its presentation, especially NJ Transit's portion of the plan.

President Morgan explained the opportunities for the construction of parking garages similar to the template that Hamilton Township followed. He also noted that the proposed first garage should be constructed at Route 1 and Alexander Road. He outlined the details of the agreement that Hamilton Township used and the reasons for constructing a garage at the Route 1 location. President Morgan noted that the Township would need the guidance of the Parking Authority.

Ms. Kleinman asked Mr. Davies about his thoughts on the parking garage location and noted that this is one idea in a series of thoughts for parking garage locations.

Mr. Davies advised that a shuttle service is key, and could be expensive. He addressed the issue of the ratio for replacement of parking spaces during the construction.

Ms. Geevers noted that the Parking Authority inquired about a land swap to accommodate parking on both sides of the track.

Ms. Kleinman spoke of the 60 affordable housing units required of the Township by the redevelopment plan, and advised that all the housing needs to be integrated. Ms. Kleinman suggested InterCap purchase District 3 to assist the Township with the building of the affordable units. She outlined the vision for District 1 which would be 500 market units, 150-160 affordable units, and 4-story buildings except on the promenade where there would be 5-story buildings with retail on the first floor.

Ms. Kleinman spoke about the infrastructure for District 1 and the need for a park. She advised that the 60 affordable housing units will be constructed through several different options and parking will need to be considered for these units. Ms. Kleinman noted that phasing of the units should be considered in addition to senior citizen housing.

President Morgan advised that he wants to make sure that West Windsor Township's COAH obligation is covered. He also spoke about the benefits of Tax Increment Financing.

Mr. Muller advised that a plan must be developed now to cover the full COAH obligation. He noted that the Fair Share Plan treats the redevelopment area separately. He advised that the transit village will need at least 20% of affordable housing.

Mr. Madden noted that the 60 affordable units take into consideration the commercial and retail portion of the redevelopment and also takes into consideration the bonus credits that will be utilized. He spoke of the office development that will be on the NJ Transit property and noted that this will also create affordable housing obligations. Mr. Madden suggested that NJ Transit provide affordable housing trust fund money.

President Morgan advised that the potential of a hotel conference center would change the Township's COAH obligation.

Ms. Kleinman asked Mr. Goldin if he would assist the Township with the 60 units of affordable housing.

Mr. Goldin began by outlining the benefits that InterCap Holdings offered to the redevelopment plan. He also advised that the phasing of the project was critical along with the use of TIF Funds. Mr. Goldin reviewed InterCap's obligation and other redevelopment issues:

- Construct 935 units - 700 are market rate units
- Construct 235 affordable units which is 25% of the total of the 935 units
- Bear NJ Transit's COAH burden
- Receive the 2½ percent reimbursement for the 60 affordable units
- \$2,500 cost per parking space for the construction of a parking garage will be covered by TIF funds
- \$150,000 to \$200,000 tax revenue will be required for the project to be tax neutral

- Advised that if the project does not make \$150,000 in revenue then the Township will not be obligated to make the remaining TIF bond payment. InterCap will absorb this obligation.
- Confident that the transit village will not generate the number of school children as predicted (.28 school children per household)
- Offered that if the number for school-aged children is below .28, InterCap would then be allowed to proceed with Phase II. If the number of school-aged children is above the .28 then InterCap would like to proceed with adult housing.
- Demolish and begin construction of the units in 2011
- Phase I: 528 market units, 132 affordable units for a total of 660 units.
- Phase II: 172 market units, 103 affordable units for a total of 275 units. The NJ Transit and the Township's COAH units will also be included in this phase.
- 2.25% in TIF funding will be provided for the 60 spaces required for the affordable units.
- The units will be mostly two bedrooms: 4% are one bedroom, 92% are two bedroom and 4% are three bedroom units.
- Obligated for the construction of a portion of Vaughn Drive extension and the payment for construction of two major roads and the crossroads.

Ms. Geever's inquired about less density, and asked how the roads are going to handle the additional traffic.

Mr. Goldin advised that a certain density is required to support the development.

Mr. Davies spoke about the location of Vaughn Drive in relation to the wetlands. He noted that the property owners need to have the infrastructure to support the build out.

Mr. Morgan inquired about which governs the redevelopment process, the maps or the descriptions.

Mr. Davies noted that the wording is far more important and the maps may be kept general.

Mayor Hsueh explained that negotiations with NJDEP begin once the plan has been developed. He noted that he will sit with other agencies to assist in the negotiation process.

Ms. Kleinman asked Mr. Davies to review the redevelopment documents to eliminate as many of the unknowns as possible.

Mayor Hsueh commented that more data will be available when the site plan review process begins.

President Morgan advised that implementing ordinances go hand in hand with the redevelopment.

Mr. Goldin suggested that there be one plan for Districts 1 and 3, and then break the other districts into smaller plans. He noted that there would be definite TIF funding advantages if handled this way.

Mr. Muller noted that the adoption of a redevelopment plan supersedes any existing ordinances.

Mr. Madden advised that it would take four to six weeks to create the ordinances for the plan. He noted that he is comfortable with the road network. Mr. Madden explained that Districts 1 and 3 are key to beginning the process because some of the other districts are still in flux.

Mr. Muller noted that the Princeton Junction overlay ordinance is also in place.

Mr. Madden noted that NJ Transit has concerns with building offices on wetlands. He noted that parking garages can be built more easily on wetlands but would still require a lot of permits.

President Morgan asked if the ordinances could be written by the December 10th meeting RMJM Hillier.

Mr. Madden noted that the ordinances could be written in this time frame. Mr. Madden advised that he had enough information to write ordinances for Districts 1 and 5, and he outlined his visions for District 3.

Ms. Kleinman noted that the public space in District 1 needs to extend into District 3.

Ms. Geevers inquired about the potential for flooding in District 5.

Mr. Goldin advised that the development could mitigate flooding in District 5.

President Morgan noted concerns with bridge closure for the reconstruction and upgrades necessary to the bridge.

Mayor Hsueh advised that the upgrades are in place, and only a partial closing will be required. He noted that the bridge will also be bike and pedestrian friendly.

Ms. Kleinman spoke of the transfer of development rights for Districts 6 and 7.

Mr. Madden commented that parking garages and retail on the first floor in District 2 could provide a sound barrier and potential for display of artwork in this district.

Ms. Cayci inquired about giving existing residents priority to move back into their location after the development in their area is complete.

Ms. Kleinman advised that District 4 is designed for parking, offices and retail. She suggested that all the buildings come up to the street to create a street life which would include sidewalks and retail. Ms. Kleinman noted that all of District 5 be reserved for a park.

Mr. Madden noted that this parcel may be a good opportunity for grant application with Green Acres.

Mr. Goldin suggested that the District 5 owner sell the development rights to District 3 so that District 5 can remain a park.

Ms. Kleinman suggested that a Hotel Conference Center be considered for District 6 or 7. She noted that a transfer of development rights in exchange for building height could be discussed and considered.

Mr. Goldin advised caution because the addition of a Hotel Conference Center would impact the Township's housing obligations.

Ms. Geevers inquired about the usage of the Maneely Property.

Mr. Madden noted that the use for this property was associated with a totally different thought process. He also advised that there is no reason not to combine Districts 6 and 7 which could then open up new opportunities. Mr. Madden commented in favor of the Hotel Conference Center.

Mr. Muller inquired about retail being added to Districts 6 and 7.

Mr. Goldin advised of the ability to obtain a consumption liquor license for the redevelopment area.

President Morgan spoke about the format of the public hearings for the residents of the Township and how it fits into the timeline.

Ms. Kleinman suggested that Mr. Madden create a memo outlining all the details discussed at this meeting.

Mayor Hsueh spoke of combining Districts 9 and 10. He inquired about the possibilities of coverage for the power station.

Mr. Madden noted that easing Kiss and Ride creates more curb space. He suggested that a grant from Homeland Security be considered. He noted that the funds could be used to secure the electrical grid and to enhance the station visually.

Ms. Kleinman noted that language should be added to note that the first floor of the buildings have windows for retail to allow for pedestrian traffic to view. She suggested that some buildings could be used for such things as a dentist office.

Mr. Goldin noted that various types of lighting projects could be incorporated into Districts 6 and 7.

President Morgan suggested a bike and pedestrian friendly path through the wetland to get to District 1 and the train station.

Break from 12:10 p.m. to 12:30 p.m.

Public Comment

Motion to approve a second Public Comment: Geevers
Second: Kleinman
VV: All ayes - Anklowitz and Borek absent

Mr. Al Lerner, 67 Rainflower Lane, offered suggestions and spoke about density and height requirements.

Mr. Bob Akens, 32 Windsor Drive, noted his concerns regarding the unknowns of the redevelopment plan as well as parking and doing what is best for West Windsor Township.

Mayor Hsueh spoke in favor of the redevelopment process, and noted that there was never a specific notion on density. He also advised that the process has always been open and fair.

Ms. Kleinman suggested that a park could be located in the corner of District 8 for public safety.

Mr. Madden suggested making a separate district for public parking and a park.

Ms. Kleinman spoke about Kiss and Ride and parallel parking, and noted that the dimensions for a garage is not feasible for District 9 without an acquisition of land. She suggested creating wording for aligning Scott Drive to create a safe intersection at Wallace Road and Scott Avenue. Ms. Kleinman

advised that this intersection needs to be more pedestrian friendly.

President Morgan spoke about the need for structured parking across the street from Schlumberger Technology Corp. for West Windsor Township residents.

Mayor Hsueh noted that Schlumberger Technology Corporation would work with the Township as long as there is no cost to them.

Mr. Madden advised that the suggested parking facility would be too close to a major intersection.

Ms. Kleinman mentioned that District 10 should remain as written and advised that the Sarnoff property should have its own district number. She noted that District 8 has the overlay ordinance in place and wording for District 8 needs to make mention of this ordinance.

Mr. Madden noted that the FAR (Floor Area Ratio) has increased to 25%, and the maximum improvement coverage increased to 80% for District 8.

Ms. Geevers recommended placement of wires underground along the Princeton-Hightstown Road corridor.

Mayor Hsueh advised that there are too many utilities placed on poles, but it would be too expensive to place the wires underground.

Mr. Monza, a representative from PSE&G, noted that PSE&G is required to put utilities underground for any new development. He advised that fiber optics is the big issue because the cost to place this underground is astronomical.

Mr. Madden advised that economics are not there to add a second or third story in exchange for having the utilities placed underground. He noted that parking is already an issue.

President Morgan suggested a drawing rendered by Mr. Madden to be incorporated into the website information.

Ms. Kleinman recommended a pedestrian walkway through the Acme woods.

President Morgan suggested adding text to the draft of the redevelopment plan so that the residents are informed of the progress made along Princeton-Hightstown Road.

Mayor Hsueh advised that he will set up a meeting with Sarnoff to discuss visions for their property, specifically the General Development Proposal approval, and the proposed BRT line.

Mr. Muller noted potential transfer of development rights in the plan in reference to the Sarnoff property.

Mr. Goldin advised that Sarnoff property would not be built as approved with all the changes in surrounding build out.

Ms. Geevers noted the need for the road connector from Washington Road to Route 1 to be incorporated into the plan.

President Morgan recommended another meeting for final comments.

Ms. Kleinman asked Mr. Muller and Mr. Madden if the suggestions that have been listed in the redraft can become a reality.

President Morgan suggested creating a chart to see if goals for each district can be achieved. He noted that he will create a brief summary on the benefits of West Windsor Redevelopment.

ADJOURNMENT

Motion to adjourn: Geevers

Second: Kleinman

VV: All approved - Anklowitz and Borek absent

The meeting was adjourned at 2:45 p.m.

Sharon L. Young
Township Clerk
West Windsor Township