

APPROVED: January 20, 2009

WEST WINDSOR TOWNSHIP COUNCIL  
SPECIAL WORK SESSION II - Draft Redevelopment Plan  
October 31, 2008

CALL TO ORDER: President Morgan called the meeting to order at 8:37 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 29, 2008.

ATTENDEES: President: Morgan; Vice President: Kleinman; Council: Borek (arrived 9:10 a.m.), Geevers (left 11:00 a.m.); Mayor: Hsueh (arrived 9:33 a.m.); Coordinator of Community Development: Ward; RMJM Hillier Representative: Meneghan; Deputy Township Clerk: Huber

ABSENT: Anklowitz

PUBLIC COMMENT

Mr. Jim Waltman, Executive Director, Stonybrook Millstone Watershed Association, noted there are two main goals that can be accomplished within this redevelopment plan. The first is to preserve as much open space as possible and the second is to fix the flooding problems that exist in this area.

President Morgan introduced Mr. Brian Meneghan, CLA, RMJM Hillier Representative. He noted that Mr. Eric Jaffe's letter dated September 18<sup>th</sup>, 2008 to the Mayor indicated that Council comments associated with the draft plan need to be in for review by November 10<sup>th</sup>. President Morgan suggested that Mr. Waltman address a letter with his concerns to the Township for review by RMJM Hillier.

Ms. Kleinman noted that the Sarnoff Woods need to be saved and encouraged further discussion on Districts 6 & 7.

Ms. Geevers advised that the ERA Report figures need to be reviewed.

President Morgan noted that he has spoken to Mr. Herbert regarding the timeline submitted by Mr. Jaffe and voiced his concern with passing a plan with gaps in it. He advised that Mr. Herbert assured him that current zoning is still in effect until the plan has been approved.

Members of Council continued to review the draft plan page by page with President Morgan inputting the information into the current draft plan as follows:

- District 1 - no more than three stories
- Page 55 - displaced provision; would like the law stated in this section
- Page 60 #8 - place a designated number for art displays
- Page 61 - change #9
- Page 62 changes to public improvements language
- Page 71 add #2 and #13
- Page 73 #2 review needs to be done by Dan Dobromilsky on Section "C".
- Page 74 the following additions:

add language for community bulletin boards

#2 Architectural Guidelines

#9 security devices should not include security grill housing (should not be visible from exterior)

#10 covered walk-ways should be encouraged

#12 Banner arms and flower pots

#15 added

Signage

1. #5 check with consistency of new sign ordinance to ensure compatibility
  2. #7 check on Township requirements for antennae and satellite dishes on commercial establishments
  3. #10 concern about rental property/leasing signage
  4. Signage section should be reviewed by staff for consistency with new sign ordinances.
- Page 78 add Linda's comments as submitted
  - GDP for Sarnoff needs to be added to the map showing the redevelopment area.
  - Tables to be included in the document as follows:
    - 1) Table outlining the Affordable Housing should be placed in the front of the document for each district.
    - 2) Table for each specific district with affordable housing impact should be included
    - 3) Table for as-of-right affordable housing impact should be included at the beginning of the document.
  - In addition page numbers and date of version are to be added as footers to help disseminate as updates/additions are added to the draft plan document.

ADJOURNMENT

Motion to adjourn: Borek

Second: Kleinman - absent Anklowitz, Geevers (left at 11:00  
a.m.)

The meeting was adjourned at 11:30 a.m.

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Sharon L. Young  
Township Clerk  
West Windsor Township