

**Mayor's Statement on Draft Redevelopment Plan
October 17, 2008**

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Now that we have finally received the first draft redevelopment plan, I believe that it is critical for me to define my position in terms of what I need to see as the Mayor of West Windsor to approve this plan. Also, I would like to document a number of issues to watch for as we move this plan forward to its implementation.

First of all, we all need to examine this plan in view of the State Council on Affordable Housing's (COAH) third round requirements. Under the Appellate Court decision, all municipalities are required to submit the adopted affordable housing plan (AHP) by December 31, 2008. Otherwise, the Township could be subjected to a builders remedy lawsuit. At present, the number of affordable housing units (AHUs) within the redevelopment area is to be included in the redevelopment plan. In the absence of a final redevelopment plan in the foreseeable future, it means the additional AHUs need to be calculated and included in the AHP.

Secondly, the redevelopment plan must support the Township in its negotiations with State and County agencies for financial and technical assistance. Without a plan we could use the recommendation derived from the study to rezone the district. However, it would not help strengthen our position in negotiations with higher levels of government.

Thirdly, the redevelopment plan should allow the Township to benefit from the authorities allowed under the Redevelopment Statute. These authorities include the application of a timed growth approach based on availability of capacity of public infrastructure such as the school district and traffic circulation. This and other authorities are not permitted under the current Municipal Land Use Law (MLUL). Additionally, according to the MLUL, the property owners select their developer(s). With a redevelopment plan, the Township would have control over the developer(s) that are allowed to execute the plan.

A redevelopment plan should also allow the Township to amend the adopted plan from time to time based on monitoring the progress of implementation. It is clear that the plan must be implemented in multiple phases and monitored step-by-step. All detailed financial and traffic impact analyses must be conducted as part of the site plan review as a function of plan execution.

As the Mayor of West Windsor, what I expect to see together with any redevelopment plan are the following:

1. Taxpayer money will not be used to fund the project
2. Negative impact will not be allowed on the school district
3. Positive improvements must be made for traffic circulation
4. Clear commitments from the state and county agencies must be received
5. A comprehensive bicycle/pedestrian friendly design must be included
6. Green design in accordance with LEED criteria must be considered
7. Additional parking for West Windsor residents must be pursued
8. More than the minimum State mandated conservation of environmentally sensitive areas must be met
9. Positive property tax revenue for the Township operational budget must be achieved
10. A transparent decision making process must be employed