

**MEETING TO BE  
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**MEETING TO BE BROADCAST ON COMCAST CHANNEL 27  
AND VERIZON CHANNELS 41 AND 42**

**AGENDA FOR THE REGULAR BUSINESS MEETING  
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP  
WEST WINDSOR MUNICIPAL BUILDING  
271 CLARKSVILLE ROAD  
TO THE EXTENT KNOWN**

**September 29, 2020**

7:00 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - Was sent to the Times and the Princeton Packet and posted on the Township web-site on September 23, 2020.
4. Salute to the Flag
5. Ceremonial Matters and/or Topics for Priority Consideration
  - Swearing in of Council President - Andrea Mandel
  - Selection of Council Vice President and Swearing In
  - Selection of a Candidate to Fill Council Vacancy

2020-R195 Confirming the Vote and Selection of New Council  
Member for a term to expire on 12/31/2021

New Council Member Swearing In

6. Public Comment: (30 minutes comment period; 3-minute limit per person)
7. Administration Comments
8. Council Member Comments

9. Chair/Clerk Comments

10. Public Hearings

11. Consent Agenda

A. Resolutions

2020-R196 Authorizing the Request by Ronald Brillo for a 100% Disabled Veteran Exemption and Allowing the Tax Collector to Refund the Amount of \$5,759.56 and to Cancel All Subsequent Taxes per State Statute 54:3-30

2020-R197 Authorizing the Refund of the Municipal Portion of Property Taxes Billed for 2020 to PSE&G via a Credit in the 4<sup>th</sup> Quarter of 2020 - \$6,130.08

B. Minutes

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2020-R198 Approval of Liquor License Renewals for 2020-2021

2020-R199 Appointing Chief Timothy Lynch of the Division of Fire and Emergency Services as the Emergency Management Coordinator and Chief Robert Garofalo, Lt. Dan Mohr, Sergeant Michael McMahon of the Police Division and Lt. Joseph Gribbins of the Division of Fire and Emergency Services as Deputy Emergency Management Coordinators effect October 1, 2020 to September 30, 2023

2020-R200 Authorizing the Chief Financial Officer to Increase the Professional Services Agreement with Harry Haushalter, Special Tax Counsel by \$15,000.00 for a Total Not to Exceed of \$55,000.00

- 2020-R201 Authorizing the Chief Financial Officer to Increase the Professional Services Agreement with Van Cleef Engineering Associates for Engineering Services by \$3,000.00 for a Total Not to Exceed of \$6,000.00
- 2020-R202 Authorizing the Chief Financial Officer to Increase the Professional Services Agreement with GeoTrek Environmental and Surveying LLC for Engineering Services by \$3,000.00 for a Total Not to Exceed of \$22,750.00
- 2020-R203 Authorizing the Release of a Cash Maintenance Bond for Ellsworth Realty Building N-3 Site Work ZB13-01.3S
- 2020-R204 Authorizing the Mayor and Clerk to Execute Contract Amendment #1 with Van Cleef Engineering Associates for Supplemental Work for the Design of Lighting Improvements along Princeton-Hightstown Road in the Amount of \$9,000.00 for a Total Not to Exceed of \$15,990.00
- 2020-R205 Authorizing the Extension of the Contract with Aquatic Service, Inc. for the Closing, Opening, Painting and Seasonal Maintenance of the West Windsor Aquatic Complex for the Period Fall of 2020 through Labor Day 2021- \$46,159.30
- 2020-R206 Authorizing the Mayor and Clerk to Execute a Contract with MNC Concrete LLC for 2020 Sidewalk Improvement Program - \$66,080.00
- 2020-R207 Officially Establishing a "Safe Exchange Zone" In Front of the West Windsor Township Police Facility 20 Municipal Drive
- 2020-R208 Authorizing the Mayor and Clerk to Execute a Developer's Agreement with N&K Premier Builders, Inc. PB18-05 for 23 South Mill Road

14. Introduction of Ordinances
15. Additional Public Comment (three-minute limit per person)
16. Council Reports/Discussion/New Business

17. Administration Updates

18. Closed Session

19. Adjournment

## Candidate Selection Process

Each Candidate will have 5 minutes to speak

Council Members can then ask questions to the candidate

Public Can ask questions to the candidate

Then move onto next candidate

Once all candidates have spoken Council President will ask for nominations. Nominations due not need a second.

Motion to close nominations:

Second:

RVC

Council members will then be handed ballots to make their selection and hand them to the Clerk

Clerk will read results into the record

If there is a tie a second ballot will be completed and passed to the Clerk who will read results into the record

Council can have the Mayor vote to break the tie if they so choose

Clerk will swear new candidate in.

Meeting will resume

RESOLUTION

WHEREAS, Council Member Virginia Manzari resigned as a member of West Windsor Township Council effective September 16, 2020, and

WHEREAS, N.J.S.A. 40A:16-12 allows the selection of a replacement by Council within 30 days of a vacancy or October 15, 2020; and

WHEREAS, a Council Vacancy Notice and Application was posted on the West Windsor Township website on Tuesday, September 15, 2020; and

WHEREAS, potential applicants submitted an application to the Township Clerk's Office by September 25, 2020; and

WHEREAS, each candidate was allowed to provide a public presentation for up to five minutes and respond to any questions by members of Council at the September 29, 2020 Business Session; and

WHEREAS, voting was done in open session by a majority vote of the remaining members of the governing body; and

WHEREAS, \_\_\_\_\_ received the majority votes and will be sworn in by the Township Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the following appointment of \_\_\_\_\_ be made to fill the unexpired term for West Windsor Township Council Member through December 31, 2021.

Adopted: September 29, 2020

I hereby certified that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29th day of September, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Tax Assessor of the Township of West Windsor was notified by Ronald Grillo, who resides at 412A Village Road East, West Windsor, NJ, that he is requesting a 100% Disabled Veteran exemption from property taxes; and

WHEREAS, Mr. Grillo having submitted all the required paperwork and proof pursuant to State Statute 54:3-30; and

WHEREAS, the Township Tax Assessor recommends that the above resident, having met all the requirements of the State Statute for 100% Disabled Veterans as of April 6, 2020 receive a property tax exemption for tax year 2020; and

WHEREAS, the Tax Collector requests the Township Council cancel 2020 taxes from April 6, 2020 to December 31, 2020 in the amount of \$8,837.32 and refund Mr. Grillo in the amount of \$5,759.56 which is the amount paid from April 6, 2020 to September 30, 2020;

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor hereby authorizes the Tax Collector to refund and cancel the following property taxes listed below for 412A Village Road East, West Windsor, New Jersey:

|                                     |            |
|-------------------------------------|------------|
| <u>Property Taxes Refunded</u>      |            |
| April 6, 2020 to September 30, 2020 | \$5,759.56 |
| <u>Property Taxes Cancelled</u>     |            |
| April 6, 2020 to December 31, 2020  | \$8,837.32 |

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29<sup>th</sup> day of September, 2020.

\_\_\_\_\_  
Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Tax Collector has certified the information contained in the License Agreement attached states as follows; and

WHEREAS, on November 8, 2004, the Township of West Windsor entered into a License Agreement with the Public Service Electric and Gas Company (“PSE&G”), Resolution 2004-R283; and amended on May 22, 2006 by Resolution 2006-R115; and

WHEREAS, the agreement provides for a property easement for the attached list of properties owned by the PSE&G; and

WHEREAS, in exchange for use of the land as a Bicycle, Hiking and Jogging Path, the Township Council has agreed to 50-year License Agreement which includes the following provision; and

WHEREAS, the Township of West Windsor, as noted in Section W of the License Agreement agrees to waive “the municipal portion all real estate taxes levied by the Township of West Windsor against the Licensed Premises”.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor agrees to cancel the following municipal taxes totaling \$ 6,130.08 for the year 2020:

|             |        |                    |
|-------------|--------|--------------------|
| Block 16.11 | Lot 19 | \$ 784.08          |
| Block 17.08 | Lot 8  | \$ 654.72          |
| Block 17.14 | Lot 24 | \$ 279.40          |
| Block 17.18 | Lot 8  | \$ 338.80          |
| Block 19    | Lot 5  | \$ 2,059.20        |
| Block 49    | Lot 86 | \$ 1,095.16        |
| Block 61    | Lot 78 | \$ <u>918.72</u>   |
| Total       |        | \$ <u>6,130.08</u> |

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29th day of September, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, 2020-2021 applications for renewal of liquor licenses have been submitted electronically to the Division of Alcoholic Beverage Control; and

WHEREAS, the appropriate fees have been received; and

WHEREAS, the Police Division has indicated that it finds no reason to object to the renewals; and

WHEREAS, the Health Division has inspected the premises and finds them to be in satisfactory condition; and

WHEREAS, no objection to any of these renewals has been filed with the Clerk's Office; and

WHEREAS, the Alcoholic Beverage Retail Licensee Clearance Certificates for Renewal have been issued.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the renewal of the Alcoholic Beverage Licenses for the following are hereby approved:

HOTEL/MOTEL LICENSEES

Princeton Dining LLC dba Abjappar Chettinnad

1113-36-005-014

Adopted: September 29, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 29<sup>th</sup> day of September 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the State of New Jersey Office of Emergency Management requires that each municipality appoint an Emergency Management Coordinator and,

WHEREAS, Timothy M. Lynch, Chief of the Division of Fire & Emergency Services has been designated by the Mayor to serve as the Emergency Management Coordinator for the Township of West Windsor and,

WHEREAS, Robert Garofalo, Chief of Police, who serves as the Deputy Director of Public Safety, has been designated by the Mayor to serve as a Deputy Emergency Management Coordinator and,

WHEREAS, Joseph Gribbins, Fire Captain, has been designated by the Mayor to serve as a Deputy Emergency Management Coordinator and,

WHEREAS, Dan Mohr, Police Lieutenant, has been designated by the Mayor to serve as a Deputy Emergency Management Coordinator and,

WHEREAS, Michael McMahon, Police Sergeant, has been designated by the Mayor to serve as a Deputy Emergency Management Coordinator and,

WHEREAS, it is the intention of the Township Council of the Township of West Windsor to comply with requirement set forth by the State of New Jersey Office of Emergency Management and to forward a resolution naming appointees to the Office for its records.

NOW THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor hereby appoints Timothy M. Lynch, Chief of the Division of Fire & Emergency Services, to serve as Emergency Management Coordinator effective October 1, 2020 for a period of three years; and

BE IT FURTHER RESOLVED that the Township Council of the Township of West Windsor hereby appoint Robert Garofalo, Joseph Gribbins, Dan Mohr, and Michael McMahon to serve as Deputy Emergency Management Coordinators effective October 1, 2020 for a period of three years; and

BE IT FURTHER RESOLVED that a copy of the resolution shall be forwarded to the State of New Jersey Office of Emergency Management.

Adopted: September 29, 2020

I certify this to be a true copy of a resolution adopted by the Township Council of the Township of West Windsor at their meeting held on the 29<sup>th</sup> day of September, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor Council entered into a professional services agreement with Harry Haushalter, Esquire Resolution 2020-R047 on January 27, 2020 for Tax Appeal Defense Services; and

WHEREAS, a certification of funds for the original contract was received from the Chief Financial Officer and funds for said contract were available in the following line item appropriation account:

|                       |            |             |
|-----------------------|------------|-------------|
| Legal – Labor Counsel | 105-46-228 | \$40,000.00 |
|-----------------------|------------|-------------|

WHEREAS, the scope of work authorized in the original contract remains in force and effect; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following line item appropriation accounts:

|                            |            |             |
|----------------------------|------------|-------------|
| Assessment-Consultant Fees | 105-46-210 | \$15,000.00 |
|----------------------------|------------|-------------|

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is hereby authorized to increase the contract amount to date by \$15,000.00 with Harry Haushalter, Esquire to a revised contract amount of \$55,000.00.

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29th day of September 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor enter into a services agreement with Van Cleef Engineering Associates for professional services on a consultant basis for Professional Engineering Services performed for miscellaneous engineering projects as assigned per Resolution 2020-R032; and

WHEREAS, a Certification of Funds for the original contract was received from the Chief Financial Officer and funds for said contract were available in the following line item appropriation account:

|  |                   |                    |
|--|-------------------|--------------------|
| <u>Engineering-Consultant Services</u> | <u>105-30-210</u> | <u>\$ 3,000.00</u> |
| Account Title                          | Account Number    | Amount to date     |

WHEREAS, the scope of work authorized in the original contract remains in force and effect; and

WHEREAS, there is a need for a contract increase for services in accordance with the original contract; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following line item appropriation accounts:

|  |                   |                   |
|--|-------------------|-------------------|
| <u>Engineering-Consultant Services</u> | <u>105-30-210</u> | <u>\$3,000.00</u> |
| Account Title                          | Account Number    | Amount            |

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is hereby authorized to increase the contract amount with Van Cleef Engineering Associates to a revised total contract amount of \$6,000.00.

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at its' meeting held on the 29th day of September 2020.

\_\_\_\_\_  
Gay M. Huber, Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor enter into a services agreement with GeoTrek Environmental and Surveying, LLC for professional services on a consultant basis for Professional Land Surveyor Services performed for miscellaneous engineering projects as assigned; and

WHEREAS, a Certification of Funds for the original contract was received from the Chief Financial Officer and funds for said contract were available in the following line item appropriation account:

|  |                   |                    |
|--|-------------------|--------------------|
| <u>Engineering-Consultant Services</u> | <u>105-30-210</u> | <u>\$ 3,000.00</u> |
| Account Title                          | Account Number    | Amount to date     |

WHEREAS, the scope of work authorized in the original contract remains in force and effect; and

WHEREAS, there is a need for a contract increase for services in accordance with the original contract; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following line item appropriation accounts:

|  |                   |                    |
|--|-------------------|--------------------|
| <u>Engineering-Consultant Services</u> | <u>105-30-210</u> | <u>\$19,750.00</u> |
| Account Title                          | Account Number    | Amount             |

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is hereby authorized to increase the contract amount with GeoTrek Environmental and Surveying, LLC to a revised total contract amount of \$22,750.00.

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29th day of September 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, by Resolution 2020-R154 the Township approved the release of the performance guarantees posted for private site improvements in connection with construction associated with the project known as Ellsworth Realty Building N-3 Site Work (ZB13-01.3S), subject to the posting of a maintenance guarantee in the amount of \$1,759.40 for a period of one-year; and

WHEREAS, the developer Shawn Ellsworth has submitted a maintenance bond in the amount of \$1,759.40, and is requesting that the remaining cash guarantee monies being held in this amount be released; and

WHEREAS, the Township Engineer has reviewed the request and recommends that these actions be approved by the Township Council.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor, that the maintenance bond posted by Ellsworth Realty for private site improvements in connection with construction associated with the project known as Ellsworth Realty Building N-3 Site Work (ZB13-01.3S) be accepted and the cash maintenance guarantee in the amount of \$1,759.40 be released to Shawn Ellsworth.

ADOPTED: September 29, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 29<sup>th</sup> day of September 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

- WHEREAS, the Township of West Windsor required professional engineering services for the preparation of plans and specifications for public street lighting along Princeton-Hightstown Road (County Route 571) in coordination with PSE&G; and
- WHEREAS, Van Cleef Engineering Associates was awarded a contract for these services in the amount of Six Thousand Nine Hundred Ninety Dollars (\$6,990.00); and
- WHEREAS, there is a need for additional supplementary work including work to address PSE&G requirements, as outlined in our September 1, 2020 letter; and
- WHEREAS, the amount of additional services is Nine Thousand Dollars (\$9,000.00) for a total revised contract amount of Fifteen Thousand Nine Hundred Ninety Dollars (\$15,990.00); and
- WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:
- |  |                 |            |
|--|-----------------|------------|
| 571, Old Trenton Rd, Edinburg, Rabbit Hill | 405-2011-08-003 | \$9,000.00 |
|--|-----------------|------------|
- WHEREAS, said Amendment #1 to the Agreement for Professional Services has been reviewed by the Township Engineer and recommended to be executed; and
- WHEREAS, services to be performed may be retained by the Township without public advertising for bids pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a) because the aforesaid services are professional in nature; and
- WHEREAS, the Local Public Contracts Law requires a resolution authorizing the award of a contract for the services without competitive bidding be publicly advertised;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor as follows:

- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township, Amendment #1 to the Agreement for Professional Engineering Services with Van Cleef Engineering Associates of Hamilton, NJ.
- (2) This contract is awarded without competitive bidding as a “Professional Service” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law.
- (3) All other terms and conditions of the Agreement with Van Cleef Engineering Associates, dated January 23, 2020 remain in full force and effect.

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29th day of September 2020.

\_\_\_\_\_  
Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, on August 15, 2017 the Township of West Windsor received one (1) bid for services in connection with the closing, opening, painting and seasonal maintenance of the West Windsor WaterWorks from Fall 2017 through Labor Day 2019; and

WHEREAS, Aquatic Service Inc., of 170 Burlington Avenue, Spotswood, New Jersey 08884 was awarded the contract for these services; and

WHEREAS, the bid specifications permit the Township to extend the contract for two (2) one (1) year extensions; and

WHEREAS, on September 30, 2019 a one year extension with a 2.50% price increase was awarded; and

WHEREAS, the services performed by Aquatic Service Inc. under the contract have been acceptable; and

WHEREAS, the Township wishes to extend the contract for said work to Aquatic Service Inc. for a second one (1) year period with a 1.00% rate increase in accordance with the original bid submittal and the current index rate; and

WHEREAS, the Township's Chief Financial Officer has certified that monies for these services are available in the following account:

265-01-210 Swimming Pool Utility – Consultant Services \$46,159.30

NOW, THEREFORE, BE IT RESOLVED by the West Windsor Township Council that the Contract for Closing, Opening, Painting and Seasonal Maintenance of the West Windsor WaterWorks is extended with Aquatic Service Inc. for the period Fall 2020 through Labor Day 2021, and that the Mayor and Clerk are authorized to sign the attached contract.

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at its meeting held on the 29<sup>th</sup> day of September 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

## RESOLUTION

- WHEREAS, the Township of West Windsor has determined the need for repair of sidewalks throughout the Township due to lifting associated with street tree roots; and
- WHEREAS, the Township of West Windsor has determined that proper repair of sidewalks will prevent unwarranted removal of street trees and/or potentially problematic cutting of street tree roots; and
- WHEREAS, said contracts were put out to public bid seeking bids for this project, and said bids were opened on September 2, 2020; and
- WHEREAS, the Township has received bids from the following bidders:

| <u>Company</u>       | <u>Total Base Bid</u> |
|----------------------|-----------------------|
| Captain Construction | \$ 59,290.00          |
| MNC Concrete         | \$ 66,080.00          |
| Nava Construction    | \$ 68,250.00          |
| A. Taktoon Conc.     | \$ 84,000.00          |
| Diamond Const.       | \$ 97,300.00          |
| Ahhzeen Design       | \$103,180.00          |
| M&T Quality Cont.    | \$116,900.00          |
| T. Fiotakis Const    | \$119,000.00          |
| S. Batata            | \$140,000.00          |
| A&A Curbing          | \$140,000.00          |

- WHEREAS, the Township staff has reviewed the bids and determined that the low bid by Captain Construction, Inc. must be rejected due to failure to submit mandatory bid documents in accordance with N.J.S.A. 40A:11-23.2; and
- WHEREAS, the Township staff review of the bid documents for the second low bid is complete and responsible and should be awarded to MNC Concrete LLC; and
- WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

| <u>Bicycle and Pedestrian Improvements</u> | <u>405-2020-14-010</u> | <u>\$66,080.00</u> |
|--|------------------------|--------------------|
| Account Title                              | Account Number         | Amount             |

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the contract for the 2020 Sidewalk Repair Program be awarded to **MNC Concrete LLC., 2 Beach Haven Way, Waretown, NJ 08758**, and the Mayor and Clerk are authorized to execute said contract.

Adopted: September 29, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 29<sup>th</sup> day of September 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, ensuring the safety and security of West Windsor residents is a critical concern for the West Windsor Mayor, Council, and Chief of Police; and

WHEREAS, the West Windsor Council is desirous of providing Township residents with a “Safe Exchange Zone” for the purpose of providing an area for residents to conduct private transactions from online marketplaces exchanges; and

WHEREAS, in-person sales, transactions and exchanges originating from on-line marketplaces have the potential for an increase in violence and fraud; and

WHEREAS, a “Safe Exchange Zone” has been created in the parking lot of the West Windsor Police Department located at 20 Municipal Dr, Princeton Junction, NJ 08550; and

WHEREAS, the parking lot outside of the West Windsor Police Department has recently been upgraded to ensure the area is well lit and under 24 hour camera surveillance, which provides for a safer area for such transactions to be conducted; and

WHEREAS, the parking lot outside of the West Windsor Police Department will soon be further enhanced via a Boy Scout Eagle Project, to include appropriate signage, traffic paint, as well as the addition of a small masonry bench and table to provide convenience for users.

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of West Windsor as follows:

Section 1: Designation:

Effective upon installation of signage and traffic paint, the designated space at the norther corner of the front parking lot of the West Windsor Police Department, which is located at 20 Municipal Dr, Princeton Junction, NJ 08550, be officially open and available to the public as a “Safe Exchange Zone” for conducting in-person transactions that have been facilitated through online marketplaces. The Township retains the right to close or remove this “Safe Exchange Zone,” without notice.

Section 2: Observation:

The Township will not provide Police personnel or Township staff to witness any transactions in person; however, the video surveillance and proximity to police facilities are intended to increase the public’s peace of mind when engaging in such transactions with unfamiliar individuals at the “Safe Exchange Zone”. There shall be no schedule regarding the use of this area as intended.

**Section 3: No Guarantees or Liability:**

The Township of West Windsor makes no guarantees, assurances, or promises as to the safety or security of any in-person transactions that may take place on Township property; the Township of West Windsor also makes no guarantees, assurances, or promises to the condition or authenticity of any items exchanged between private parties at the "Safe Exchange Zone". The Township is not offering or incurring any liability, stated or inferred, related to the exchanges that may occur at this location.

**Section 4: Safe Practices Encouraged:**

Township officials encourage all residents to engage in such transactions in daylight hours, only; to bring a cell phone along in case of an emergency; to notify friends and/or family of the intention to meet to conduct such a transaction; to never invite strangers to the home or agree to meet at a stranger's home; and to reconsider any transaction with someone who refuses to meet at the "Safety Exchange Zone," located at the Police Station.

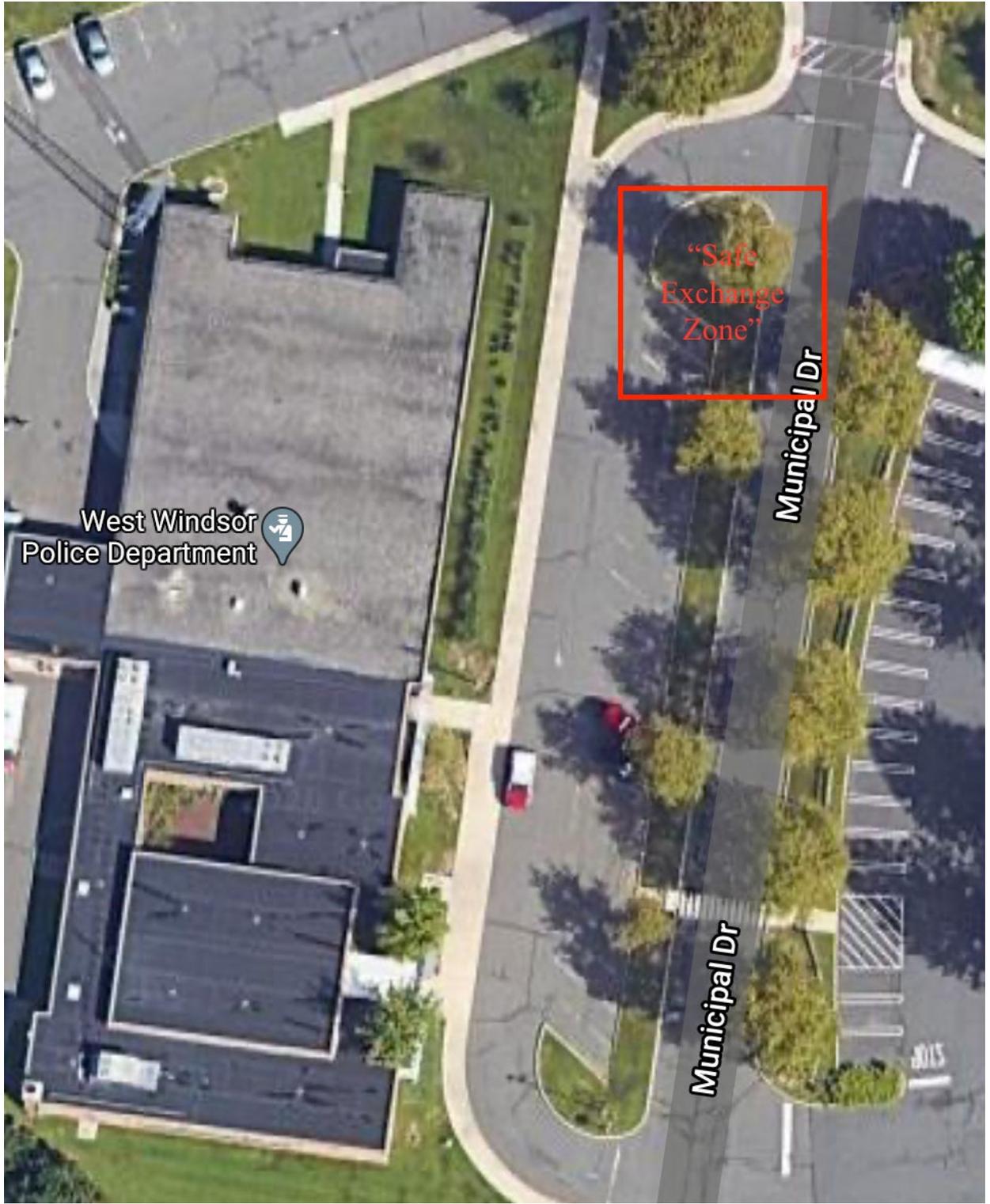
AND BE IT FURTHER RESOLVED, that the Mid-Jersey Joint Insurance Fund has reviewed and approved the standards for the "Safety Exchange Zone".

Adopted:        September 29, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 29<sup>th</sup> day of September, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township



West Windsor  
Police Department

“Safe  
Exchange  
Zone”

Municipal Dr

Municipal Dr



RESOLUTION

WHEREAS, N&K Premier Builders, Inc. (“N&K”) received minor subdivision approval and waivers from the West Windsor Planning Board (PB18-05) on November 7, 2018 adopted by Resolution of Memorialization (“Resolution”) on March 6, 2019, for the construction of certain improvements on a tract of land, designated as Block 21.04, Lot 4, situated in West Windsor Township, Mercer County, New Jersey; and

WHEREAS, a condition of the Resolution is that N&K execute a developer’s agreement (“Developer’s Agreement”) setting forth its obligations as to off-tract improvements and assessments, among other things; and

WHEREAS, such Developer’s Agreement has been prepared by N&K and by counsel for the Township; and

WHEREAS, it is in the best interest of the Township to enter into the Developer’s Agreement with N&K to ensure that the obligations set forth therein are memorialized and met.

NOW, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Developer’s Agreement in the form attached hereto be approved and that the Mayor and the Clerk be authorized and directed to execute the same.

ADOPTED: September 29 2020

I hereby certify this is a true copy of a Resolution adopted by the West Windsor Township Council at their meeting held on the 29th day of September, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township