

APPROVED AS AMENDED: January 22, 2019

WEST WINDSOR TOWNSHIP COUNCIL

SPECIAL BUSINESS SESSION

October 10, 2018

CALL TO ORDER: President Miller called the meeting to order at 7:02 p.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 2, 2018.

ATTENDEES: President: Miller; Council: Bahree, Geevers, Hamilton, Manzari; Mayor: Marathe; Business Administrator: Schmid; Affordable Housing Attorney: Muller; Township Clerk: Huber

SALUTE TO THE FLAG

Ms. Huber led the salute to the flag.

PRESENTATION ON SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER

Mayor Marathe thanked everyone for coming and provided a brief history on the affordable housing litigation. He noted that Judge Jacobson ruled that West Windsor Township's affordable housing obligation was 1,500. Mayor Marathe advised that the Township appealed the ruling due to previous legislation limiting the number of units to no more than 1,000 units in any round, however it looks like the Township will not prevail. He noted that all questions will be addressed at the end of public comment.

Mr. Muller explained why the Township has chosen to settle with Fair Share Housing Center to avoid continuing litigation costs in excess of \$500,000.00. He advised by settling at 1,500 the Township receives 25% bonus credits and protects the number from going higher if we lose the current litigation.

PUBLIC COMMENT

Mr. Ron Cohen, 36 Rainflower Lane, voiced his concerns about the traffic generated by the Mosque and what the additional development across the street from the Village Grande will create. He suggested a traffic light be installed at the intersection of Village Road East and Grand Boulevard.

Ms. Ann Hittner, 23 Honeyflower Lane, thanked the Township for providing the information prior to tonight's meeting. She advised that the current plan is not what was originally planned for this area and voiced her concerns about the additional traffic it will bring to the area and suggested that this development have access from Old Trenton Road. Ms. Hittner suggested that the plan be rejected and rewritten.

Mr. Frank Petrino, Attorney for H&B Atlantic Realty, advised that he and his client have been working with the Township for over 40 months and noted his clients displeasure that they were not included in the current plan. He requested that their development be added to the current settlement agreement.

Mr. Kikkai Srinirs, 42 Honeyflower Lane, voiced his displeasure in the settlement agreement and noted that the infrastructure in their area cannot support the proposed development. He suggested continuing the litigation.

Ms. Rose Ann Aieral, 49 Globeflower Lane, voiced her concerns on the traffic impact this proposed development would have. She noted her displeasure of placing litigation costs over residents who live in the Village Grande.

Mr. Rustin Bhopti, 21 Rainflower Lane, noted his concerns with the development having a restaurant that is open to the public. He also noted traffic concerns in this area and suggested that the proposed development have access to Old Trenton Road from their site.

Mr. Stan Novick, 50 Honeyflower Lane, advised that his concerns are about additional traffic to the area and the current roadways not able to handle any additional traffic. He also noted his concern that property values could be effected.

Mr. Martin Mosh, 43 Cardinalflower Lane, inquired how residents of the affordable housing units are chosen.

Ms. Toby Shore, Grand Boulevard, inquired about the public transportation previously mentioned on Princeton-Hightstown Road.

Ms. Elli Gardner, 61 Coneflower Lane, noted she is a member of the Board of Trustees for Village Grande and advised that by building this new development across the street from them an additional 400 to 500 cars will be added to Village Road East and Old Trenton Road. She noted that they are against the additional traffic not the affordable housing for this development.

Mr. Marvin Gardner, 61 Coneflower Lane, requested that just the ordinance for their area be removed from the plan. He voiced his concerns with the current ordinance and suggested changes be made.

Mr. Richard Galvin, 334 Blanketflower Lane, voiced his objection to the settlement agreement and noted his concerns about the traffic impacts this development will cause.

Ms. Barbara Zilinskas, 19 Rainflower Lane, has lived in the Township for the past 18 years and has seen the traffic increase over time in this area. She noted her frustration when she came into the Township to get additional information and was unable to speak with anyone.

Mr. Yingchao "YZ" Zhang, 3 Findley Lane, suggested reconsidering the changes proposed for this area.

Mr. Suverrna Parikk, 169 Tunicflower Lane, inquired what the purpose of tonight's meeting was if no changes could be made.

Dr. David Aderhold, Superintendent of the West Windsor-Plainsboro School District, noted his support of the Township staff and professionals and advised that the school district has been working with the Township on the impacts the additional development throughout the Township will have on the schools.

Mr. Muller addressed the technical questions. He advised that the senior living site zoning was approved in 1999 and that currently there has been no site plan received. He advised that the restaurant could be removed if necessary. Mr. Muller reviewed what was previously approved for this site. He advised that the traffic impacts will be addressed at the Planning Board hearings. Mr. Muller advised that residents of affordable housing units are approved by the Township's Affordable Housing consultant and placed on a waiting list. He read the income ranges into the record for all levels of affordable housing.

Council continued to discuss various possible solutions to this area.

Mr. Muller advised that the Planning Board will work with the developer when appropriate for the requested road improvements to include the possibility of a traffic light and egress onto Old Trenton Road from this site.

President Miller requested a break at 9:42 p.m.

Meeting reconvened at 9:50 p.m.

Mr. Muller suggested that a memorandum be sent to Community Development to address the concerns regarding this future development requesting a thorough traffic study be conducted to include possible installation of traffic lights.

Ms. Hamilton thanked Mr. Muller for suggesting a memorandum be prepared on the traffic and that it can be discussed thoroughly with staff on the Technical Review Committee. She motioned that the closed session minutes of this evening be moved to open. Ms. Hamilton noted her frustration about the settlement agreement and said that the Legislature needs to fix the affordable housing issue. She noted that she does not have a choice but to approve the agreement.

Ms. Geever thanked everyone who came out and spoke this evening. She noted that traffic is increasing everywhere in the Township and the Township will work with the County on improvements to the Old Trenton Road area. Ms. Geever advised

that West Windsor has worked to provide affordable housing throughout the Township not in just one area.

Ms. Bahree advised that the impacts from this agreement affect all residents of the Township. She noted that the Township needs this compliance plan to protect us from future lawsuits. Ms. Bahree agrees that a traffic study along Old Trenton Road is needed before future development in this area.

Ms. Manzari noted her frustration with affordable housing regulations ruining towns. She noted that the Township needs to maintain control over developers. Ms. Manzari reminded everyone that she, Ms. Geever and Ms. Bahree spoke at the State Assembly hearings along with many other towns to express the frustration the townships are facing.

President Miller advised that she has read many studies on affordable housing and that unfortunately we are stuck with the obligation we have been assigned. She noted that Mr. Muller and Mayor Marathe have worked hard on the agreement before Council.

President Miller advised that Council has heard the residents and will have the Township staff work with the developer on traffic control issues. She asked Mr. Muller what the process will be going forward.

Mr. Muller advised that the next step is the Fairness Hearing that is tentatively scheduled for November 27th and 28th. Thirty days after the hearing is over the Judge will rule; after the ruling the Township will have 90 days to adopt the Fairness Housing Plan ordinances; in the Spring of 2019 the Court will schedule a Compliance Hearing and after that is over the developers can start making application to the Planning Board.

RECOMMENDATIONS FROM ADMINISTRATION AND COUNCIL/CLERK

2018-R229 Authorizing the Mayor and Township Clerk to Execute
the Settlement Agreement with Fair Share Housing
Center Docket No. MER-L-1561-15

Motion to approve subject to a memorandum from Mr. Muller to
Administration for a traffic study on Old Trenton Road: Manzari

Second: Geevers

RCV: aye Bahree

aye Geevers

aye Hamilton

aye Manzari

aye Miller

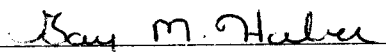
ADJOURNMENT

Motion to adjourn: Manzari

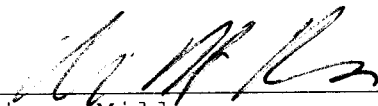
Second: Bahree

VV: All approved

The meeting was adjourned at 10:15 p.m.



Gay M. Huber
Township Clerk
West Windsor Township



Alison Miller
Council President
West Windsor Township