

**MEETING TO BE  
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**AGENDA FOR THE REGULAR BUSINESS MEETING  
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP  
WEST WINDSOR SENIOR CENTER  
271 CLARKSVILLE ROAD  
TO THE EXTENT KNOWN**

**August 17, 2020**

This meeting will start after the close of the adequately  
noticed Board of Health meeting

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - July 24, 2020 to The Times  
and the Princeton Packet.
4. Salute to the Flag
5. Ceremonial Matters and/or Topic for Priority Consideration

Discussion on the Extended Widespread Power Outage as a  
Result of Tropical Storm Isaias on August 4, 2020

Public Comment (30 minutes)

Council Discussion

2020-R159 Resolution In Support of State Legislative and/or  
Board of Public Utilities Hearings on New  
Jersey's Electrical Grid Infrastructure in the  
Aftermath of Powerful Tropical Storm Isaias and  
to Request Again that the Township have a Single  
Electric Service Provider, PSE&G

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

2020-18 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING PERMITTED USES PERTAINING TO THE ROM-1 DISTRICT

2020-19 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING PROVISIONS PERTAINING TO THE ROM-2 DISTRICT

2020-20 AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) CHAPTER 200 BY AMENDING THE ZONING MAP OF THE TOWNSHIP OF WEST WINDSOR TO ADJUST THE DISTRICT BOUNDARY LINES OF THE ROM-1 AND ROM-2 DISTRICTS

2020-21 AN ORDINANCE TO AMEND THE SALARY AND WAGE PLAN FOR THE TOWNSHIP OF WEST WINDSOR AND PROVIDE FOR ADMINISTRATION THEREOF

11. Consent Agenda

A. Resolutions

2020-R160 Refund of Overpaid Property Taxes

2020-R161 Authorizing the Request by Walter Easley for a 100% Disabled Veteran Exemption and Allowing the Tax Collector to Refund the Amount of \$6,630.67 and to Cancel All Subsequent Taxes per State Statute 54:3-30

2020-R162 Authorizing the Mayor and Clerk to Execute an Easement Modification Agreement to Permit a Fence over the Drainage Easement for 10 Howell Court

2020-R163 Re-appointment of Deonna Amos-Whitfield as Registrar of Vital Statistics Term to Expire September 1, 2023

B. Minutes

Business Session - June 8, 2020 - as amended  
Business Session - June 22, 2020 - as amended  
Closed Session - June 22, 2020  
Business Session - July 13, 2020 - as amended  
Closed Session - July 13, 2020

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2020-R164 Approval of Liquor License Renewals for 2020-2021

2020-R165 Authorizing Briad Lodging Group West Windsor, LLC as the Pre-Qualified Bidder for the New Hotel/Motel Exception License for the Element by Westin West Windsor

2020-R166 Authorizing the Mayor and Clerk to Execute the Interim Redeveloper's Agreement between West Windsor Township and Penn's Neck Associates, L.L.C.

2020-R167 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with ACT Engineering for Removal of Abandon Potable Wells (2); Septic Tank and Removal of Solid Waste on Open Space Property #62 aka Applegate Property on Clarksville Road - \$16,980

2020-R168 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Schiller and Hersh Associates, Inc. for Design and Installation of a New Backup Emergency Generator at the Township Police and Court Facility - \$18,115.00

2020-R169 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Van Cleef Engineering for the Preparation of Bid Documents for Milling and Overlay of Millstone Road - \$9,100.00

2020-R170 Authorizing the Township Engineer to Execute Change Order No. 1 For Final Quantities Adjustment and Project Closeout for the Project Known as Solar Bi-directional RRFB Crosswalk Signs at Wallace Road with Kane Communications, LLC for a Decrease of 21.22% \$11,325.00)

2020-R171 Authorizing the Full Release of Cash Performance Guarantees for Public Off-Site Improvements for the Project Known as Institute for Islamic Studies, Phase 2 (ZB11-01SP.2) and Requiring a Two Year Maintenance Guarantee

2020-R172 Authorizing the Full Release of Cash Performance Guarantees for Private On-Site Improvements for the Project Known as Institute for Islamic Studies, Phase 1 (ZB11-01SP.1)

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

**ORDINANCE 2020-18**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF  
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING  
PERMITTED USES PERTAINING TO THE ROM-1 DISTRICT**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXIX, Regulations for Research/Office/Manufacturing, Research/Office, and Research and Development Districts, Section 200-209, ROM-1 Industrial District (research, office, limited manufacturing) use regulations, Subsection 200-209.A, Permitted Uses, is hereby amended to include the following:

- (10) The conversion of hotels in existence as of April 1, 2020 into assisted living facilities, provided that fifteen percent (15%) of the beds be set-aside for low- and moderate-income households.

Section 2. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral vote by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: July 13, 2020

Planning Board Review/Approval: July 22, 2020

Public Hearing: August 17, 2020

Adoption:

Mayor Approval:

Effective Date:

Ordinance Amending the Township Code ROM-1 04-09-20

**ORDINANCE 2020-19**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF  
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING  
PROVISIONS PERTAINING TO THE ROM-2 DISTRICT**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXIX, Regulations for Research/Office/Manufacturing, Research/Office, and Research and Development Districts, Section 200-211, ROM-2 Industrial District (research, office, limited manufacturing) use regulations, Subsection 200-211.A, Permitted Uses, is hereby amended to include the following:

- (13) Single-family detached dwellings in existence as of the date of adoption of this ordinance. For lots with single-family residential dwellings in existence as of the effective date of this ordinance, dwellings may be expanded or reconstructed subject to the bulk requirements set forth by the R-30 District.

Section 2. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral vote by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: July 13, 2020

Planning Board Review/Approval: July 22, 2020

Public Hearing: August 17, 2020

Adoption:

Mayor Approval:

Effective Date:

Ordinance Amending the Township Code ROM-1 re: Single Family Dwellings 04-24-20

**ORDINANCE 2020-20**

**AN ORDINANCE TO AMEND AND SUPPLEMENT  
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) CHAPTER 200  
BY AMENDING THE ZONING MAP OF THE TOWNSHIP OF WEST WINDSOR TO  
ADJUST THE DISTRICT BOUNDARY LINES OF THE ROM-1 AND ROM-2  
DISTRICTS**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of said Code, Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 200-143, Zoning Map, is amended to read as follows:

The boundaries of said zoning district is hereby established as shown on the Zoning Map, Township of West Windsor, dated May 23, 2009, and revised through ***DATE OF APPROVAL WILL BE INSERTED HERE***, which, with all explanatory matter thereon, is hereby adopted and made part of this Part 4. An official copy of said Map, indicating the latest amendments shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision date shown thereon. The Zoning Map for that shall be the official reference as to the current zoning classification of the land within the boundaries of the Township of West Windsor.

Section 2. Chapter 200 of said Code, Land Use, Attachment 9, Zoning Map of West Windsor Township, is hereby amended to change the zoning designation of Block 9 Lots 77 and 78 from the ROM-1 and ROM-2 District to the ROM-1 District.

Section 3. Chapter 200 of said Code, Land Use, Attachment 9, Zoning Map of West Windsor Township, is hereby amended to change the zoning designation of Block 9 Lot 82 from the ROM-1 and ROM-2 District to the ROM-2 District.

Section 4. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral vote by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: July 13, 2020

Planning Board Review/Approval: July 22, 2020

Public Hearing: August 17, 2020

Adoption:

Mayor Approval:

Effective Date:

ORDINANCE 2020-21

AN ORDINANCE TO AMEND AND SUPPLEMENT  
THE REVISED GENERAL ORDINANCES  
OF THE TOWNSHIP OF WEST WINDSOR

AN ORDINANCE TO ESTABLISH A SALARY AND WAGE PLAN FOR  
THE TOWNSHIP OF WEST WINDSOR AND  
PROVIDE FOR THE ADMINISTRATION THEREOF

Section 1. BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST WINDSOR, COUNTY OF MERCER, STATE OF NEW JERSEY, that the salary and wage plan for employees and officers of the Township is as follows:

D. OTHER POSITIONS:

Student employees/Interns	\$ 8.85-\$15.00/hour
Temporary Seasonal Public Works Employees	\$12.00-\$18.00/hour
Temporary Seasonal Public Health Investigator	\$10.00-[\$20.00] <b>30.00</b> hour
<b><u>Public Health Nurse</u></b>	<b><u>\$25.00-\$75.00/hour</u></b>
Crossing Guards	\$20.00-\$21.38/hour
Court Attendant Officer	\$25.12-\$27.39/hour
Assistant Zoning Enforcement Officer	\$25.00- 35.00/hour
Bus Driver – (CDL required)	\$16.97-\$18.14/hour
Audio Visual Specialist	\$50-\$200 per meeting
Emergency Shelter Monitor	\$35.00/hour
Emergency Shelter Coordinator	\$45.00/hour

Section 2. Part-time and per diem employees are paid based on the hourly rate of annual salary.

Section 3. This Ordinance shall be effective after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council, whichever is applicable. Publication will be according to law.

INTRODUCTION: July 27, 2020

PUBLIC HEARING: August 17, 2020

ADOPTION:

MAYOR APPROVAL:

EFFECTIVE DATE:



RESOLUTION IN SUPPORT OF STATE LEGISLATIVE AND/OR BOARD OF PUBLIC UTILITIES HEARINGS ON NEW JERSEY'S ELECTRICAL GRID INFRASTRUCTURE IN THE AFTERMATH OF POWERFUL TROPICAL STORM ISAIAS AND TO REQUEST AGAIN THAT THE TOWNSHIP HAVE A SINGLE ELECTRIC SERVICE PROVIDER, PSE&G

WHEREAS, during the past decade there have been several powerful storms, including Hurricane Irene in 2011 and Super Storm Sandy in 2012, which have caused billions of dollars in damage and loss of power to residents and businesses; and

WHEREAS, on August 4, 2020 Tropical Storm Isaias blew through New Jersey knocking out power to more than 1.4 million residents and businesses with at least two tornados also causing extensive damage and power outages; and

WHEREAS, restoration efforts are made difficult due to trees that often fall on overhead power lines or wooden utility poles that snap during high winds; and

WHEREAS, thousands of West Windsor residents and businesses were left without power due to Tropical Storm Isaias for extended periods of time, especially customers serviced by JCP&L in the eastern area of the Township; and

WHEREAS, the Township finds the extraordinarily long period of loss of power by JCP&L unacceptable and creates a dangerous situation particularly for thousands of West Windsor senior citizens who may live alone, had no phone/internet service or needed electricity for medical care and prescriptions; and

WHEREAS, while appreciating all efforts to restore power, the mayor initially found communication from JCP&L uninformative.

NOW, THEREFORE, BE IT RESOLVED by the West Windsor Township Mayor and Council that:

1. The Governing Body is urging the New Jersey State Legislature and/or the State of New Jersey Board of Public Utilities (BPU) to hold immediate public hearings on the resiliency of the power grid and to determine new measures that can be taken to significantly improve the probability that electrical power will not be lost during severe weather and that restoration be accomplished in a timely manner when it does occur.

2. That the Governing Body is requesting that the Governor's office work with the Township of West Windsor in removing JCP&L as a service provider and transferring service from the power grid to PSE&G, since they currently serve over 90% of West Windsor Township. (see Attachment A 2012-R260 and 2013-R048)
3. That JCP&L be held accountable for failing to restore power which should have been reasonably restored to the Township of West Windsor.
4. That a copy of this resolution be sent to Governor Phil Murphy, New Jersey Board of Public Utilities President Joseph Fiordaliso, State Senator Shirley Turner and Assembly Members Verlina Reynolds-Jackson and Anthony Verrelli, Mercer County Executive Brian Hughes and the Mercer County Board of Chosen Freeholders.

Adopted: August 17, 2020

I certify that the above resolution was adopted by the West Windsor Township Council at their meeting on the 17<sup>th</sup> day of August, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

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Hemant Marathe  
Mayor  
West Windsor Township

RESOLUTION

WHEREAS, the Tax Collector, Kelly A. Montecinos, has certified the following taxpayer overpaid their taxes; and

WHEREAS, the Tax Collector is requesting that the overpaid taxes be refunded.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the following refund be made:

<u>Taxpayer</u>	<u>Refund</u>
PAYEE: Bustos, Deogracias & Nenuca 33 Aristotle Way East Windsor, NJ 08512	\$1,376.86
ASSESSED OWNER: Bustos, Deogracias & Nenuca PROPERTY LOCATION: 103 Sequoia Ct #8 BLOCK: 7 LOT: 303.24 C2008	
Total	\$1,376.86

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17th day of August, 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 Walter Easley the owner of the residence at 2 Snowbird Court, West Windsor, NJ, that he is requesting a 100% Disabled Veteran exemption from property taxes; and

WHEREAS, Mr. Easley has 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 January 3, 2020 a property tax exemption for tax year 2020; and

WHEREAS, the Tax Assessor additionally recommends applying the guidelines adopted in Resolution 97-R046 and refund the municipal portion of taxes up to \$3,500.00 that was paid from January 1, 2020 through January 3, 2020 and

WHEREAS, the Tax Collector requests the Township Council cancel the 2020 taxes from January 3 to December 31, 2020 in the amount of \$ 23,754.97 and refund Mr. Walter in the amount of \$6,660.16, which is the amount applied to the taxes for 2020;

NOW, THEREFORE, BE IT RESOLVED, the Township Council of the Township of West Windsor hereby authorizes the Tax Collector to cancel the following property taxes listed below for 2 Snowbird Court, West Windsor, NJ and refund Mr. Easley the amount of \$6,660.16.

<u>Property Taxes Cancelled</u>	
January 3, 2020 to December 31, 2020	\$23,754.97
<u>Property Taxes Refunded</u>	
2020 Property Taxes Paid	\$6,660.16

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17th day of August, 2020.

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Gay M. Huber  
 Township Clerk  
 West Windsor Township

RESOLUTION

WHEREAS, Sudip and Nabanita Chakraborty, owners of property located at 10 Howell Court, West Windsor Township, New Jersey, also known as Block 27 Lot 8.06, in West Windsor, New Jersey 08550 has made a request for a waiver to permit the construction of a fence over a drainage easement along the rear yard of their property; and

WHEREAS, the Township Engineer has reviewed and approved this request subject to compliance with the terms of the Easement Modification Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of West Windsor Township that the waiver requested by Sudip and Nabanita Chakraborty be hereby granted subject to the acceptance of the recommendations of the Township Engineer and the execution of the annexed Easement Modification Agreement; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute said agreement in a form substantially similar to that attached hereto, which shall be filed in the Mercer County Clerk's Office by the Township Attorney.

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, Deonna Amos-Whitfield was appointed Registrar of Vital Statistics on September 1, 2017; and

WHEREAS, Deonna Amos-Whitfield needs to be re-appointed as Registrar of Vital Statistics for West Windsor Township with a term expiring on September 1, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that Deonna Amos-Whitfield be re-appointed as Registrar of Vital Statistics

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August, 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:

PLENARY RETAIL CONSUMPTION LICENSEES

- 1113-33-013-005 BHTT Entertainment LLC dba Brick House Tavern and Tap  
1113-33-016-002 GMRI, Inc., Shared License Bahama Breeze and Seasons 52  
1113-33-010-004 OTB Acquisitions of New Jersey t/a On the Border  
1113-33-001-007 Cranbury Management t/a The Bog  
1113-33-002-006 AntSul-BWW VII LLC t/a Buffalo Wild Wings  
1113-33-003-011 TGI Friday's Inc. d/b/a TGI Friday's  
1113-33-012-003 P.F. Chang China Bistro

HOTEL/MOTEL LICENSEES

- 1113-36-008-005 AVR Princeton Hotel Tenant t/a Hyatt Regency

PLENARY RETAIL DISTRIBUTION LICENSEES

- 1113-44-011-005 Wegmans Food Markets, Inc.  
1113-44-014-002 Trader Joe's East t/a Trader Joe's

Adopted: August 17, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, on June 8, 2020, West Windsor Township approved Resolution 2020-R120 that consented to the sale of a new Hotel/Motel Exception Plenary Retail Consumption License for the sale of alcoholic beverages in accordance with the procedures set forth at NJSA 33:1-19 et seq; and

WHEREAS, West Windsor Township advertised the sale of a new Hotel/Motel Exception License on June 12, 2020 in the Princeton Packet, and June 12th, and 19<sup>th</sup> 2020 in The Times and posted the notice on the Township website; and

WHEREAS on July 20, 2020 one bid was received from Briad Lodging Group West Windsor, LLC d/b/a Element by Westin West Windsor; and

WHEREAS, on July 27, 2020 this bid was acknowledged as being submitted as a preliminarily "qualified" bidder"; and

WHEREAS, on August 10, 2020 at 10:00 a.m. the bid was opened containing the following:  
**Proposal Sheet containing the bid amount of \$31,500.00 and the 20% deposit of \$6,300.00 from Briad Lodging Group West Windsor, LLC d/b/a Element by Westin West Windsor.**

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor confirms Briad Lodging Group West Windsor, LLC d/b/a Element by Westin West Windsor has been determined to be the pre-qualified bidder with a bid of \$31,500.00; and

BE IT FURTHER RESOLVED, in accordance with the "Public Notice" and the requirements of same, this bidder has 72 hours from the adoption of this resolution to pay the balance of the bid amount to the Township. All other provisions of the Notice and bid remain in effect.

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township



## RESOLUTION

- WHEREAS, by Resolution 2019-R191 adopted on September 3, 2019, the Township Council (the “Township Council”) of the Township of West Windsor (the “Township”) designated the area consisting of the properties designated as Block 38, Lots 1, 2, 3, 25 and 45, and Block 39, Lots 4, 5, 7, 16 and 27 on the Official Tax Map of the Township (the “Redevelopment Area”) as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and
- WHEREAS, by ordinance number 2020-05, adopted on February 24, 2020, the Township Council approved and adopted a redevelopment plan for the Redevelopment Area, entitled “Penns Neck Redevelopment Plan” (the “Redevelopment Plan”); and
- WHEREAS, Penns Neck Associates, LLC, with offices at c/o Penns Neck Plaza, LLC, 463 Jefferson Road, Princeton, New Jersey (the “Redevelopment Entity”) has expressed an interest in redeveloping the Redevelopment Area; and
- WHEREAS, the Redevelopment Entity proposes to construct, on the Redevelopment Area, a project consisting of a mix of commercial type uses (the “Redevelopment Project”); and
- WHEREAS, the Township wishes to engage in preliminary negotiations with representatives of the Redevelopment Entity regarding the potential redevelopment of the Redevelopment Area in furtherance of entering into a formal redevelopment agreement, with said preliminary negotiations to include the discussion of terms and provisions of an agreement governing the Redevelopment Project, and the receipt and review of additional Redevelopment Project specific information from the Redevelopment Entity, as may be requested by the Township; and
- WHEREAS, the Township now desires to designate the Redevelopment Entity as the conditional redeveloper of the Redevelopment Area and to approve a form of an Interim Costs Agreement by and between the Township and the Redevelopment Entity (the “Interim Costs Agreement”).
- NOW, THEREFORE, BE IT RESOLVED by the Township Council of West Windsor, County of Mercer, State of New Jersey, that the Redevelopment Entity is hereby designated as the conditional redeveloper of the Redevelopment Area, and has, at the sole and exclusive discretion of the Township, the option to enter into preliminary negotiations for a redevelopment agreement with the Township in connection with the Redevelopment Area; and

BE IT FURTHER RESOLVED that within the designated area, it is hereby made for a limited period of one hundred eighty (180) days, unless extended by the Township Council, and is contingent upon Redevelopment Entity providing any additional project related information as may be reasonably requested by the Township; and

BE IT FURTHER RESOLVED that the designation as the conditional redeveloper is further contingent upon Redevelopment Entity agreeing to reimburse the Township for any and all costs associated with the Township's review of said additional material and any efforts involved in designating Redevelopment Entity as the conditional redeveloper of the Redevelopment Area and negotiating a formal redevelopment agreement between the Township and Redevelopment Entity. Said costs shall include, but not be limited to, the cost of any and all professional consultants retained by the Township to review said materials and/or assist the Township in negotiations of a formal redevelopment agreement, including such costs incurred prior to the date of adoption of this resolution; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute the Interim Costs Agreement by and between the Township and the Redevelopment Entity attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Township is hereby authorized to open, administer and/or close, as applicable, such accounts as may be required from time to time in order to implement the Interim Costs Agreement, and to, as necessary, resolve disputes over charges to be paid therefrom; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17th day of August, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor is in need of retaining the services of an environment engineering firm for the abandonment of two (2) potable wells; septic tank and solid waste on Township Open Space property located at 163 Clarksville Road; Block 10, Lot 16 (Open space parcel #62) FNA as the Loretta Applegate property; and

WHEREAS, ACT Engineering is qualified to conduct said work; and

WHEREAS, ACT Engineering submitted a proposal dated February 27, 2020 (\$16,980.00) outlining the services they would perform; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following account:

Open Space Land Acquisition (Applegate) # 405-2019-28-001

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Mayor and Township Clerk are hereby authorized and instructed to execute the Professional Services Contract for ACT Engineering for a total not to exceed \$16,980.00.

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August, 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor has a need to acquire professional electrical engineering services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Schiller and Hersh Associates, Inc. has submitted a proposal dated June 30, 2020 indicating they will provide professional electrical engineering services in conjunction with the design and installation of a new full Backup Emergency Generator located at the Township Police and Court Facility for Eighteen Thousand One Hundred Fifteen Dollars (\$18,115.00), which includes Five Hundred Dollars (\$500.00 dollars) for reimbursable costs; and

WHEREAS, the Township wishes to enter into an agreement with Schiller and Hersh Associates, Inc. for the aforesaid services; and

WHEREAS, the total amount of the contract is Eighteen Thousand One Hundred Fifteen Dollars (\$18,115.00), which includes Five Hundred Dollars (\$500.00 dollars) for reimbursable costs; 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:

Police/Court Building Generator Replacement 405-2020-14-005 \$18,115.00

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 a professional services agreement with Schiller and Hersh Associates, Inc., for an amount not to exceed Eighteen Thousand One Hundred Fifteen Dollars (\$18,115.00), which includes Five Hundred Dollars (\$500.00 dollars) for reimbursable costs.
- (2) The Agreement so authorized shall require the Provider to provide professional architectural design services pursuant to its proposal dated June 30, 2020. The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.

- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Contract between the Township and the Schiller and Hersh Associates, Inc. and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: August 17, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 17th day of August 2020.

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Gay M. Huber  
Township Clerk,  
West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor has a need to acquire professional construction administration and observation services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, Van Cleef Engineering has submitted a proposal dated July 28, 2020 indicating they will provide professional engineering and land surveying services for the preparation of bid documents for milling and overlay of Millstone Road for Nine Thousand One Hundred Dollars (\$9,100.00); and

WHEREAS, Van Cleef Engineering has indicated a performance period for the professional surveying and engineering design services of ninety (90) days from the date of project initiation; and

WHEREAS, the Township wishes to enter into an agreement with Van Cleef Engineering for the aforesaid services; and

WHEREAS, the total amount of the contract is Nine Thousand One Hundred Dollars (\$9,100.00); 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:

Roadway Improvements	405-2019-18 011	\$9,100.00
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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 a professional services agreement with Van Cleef Engineering, with a performance period of ninety (90) days from the date of project initiation for professional surveying and engineering design services, for an amount not to exceed Nine Thousand One Hundred Dollars (\$9,100.00).
- (2) The Agreement so authorized shall require the Provider to provide professional engineering and land surveying services pursuant to its proposal dated July 28, 2020. The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Contract between the Township and Van Cleef Engineering and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: August 17, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 17th day of August 2020.

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Gay M. Huber  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, West Windsor Township awarded a construction contract in the amount of \$53,363.00 on January 27, 2020 (Resolution 2020-R053) to Kane Communications, LLC for the project known as Solar Bi-directional RRFB Crosswalk Signs at Wallace Road Project; and

WHEREAS, the Township amended the sources of funding for the project award on April 8, 2020 (Resolution 2020-R101) in recognition of the project construction being partially funded by a NJDOT Local Aid grant; and

WHEREAS, Certifications 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 accounts:

<u>Wallace Rd Pedestrian Safety-NJDOT</u>	<u>405-2012-08 019</u>	<u>\$30,000.00</u>
<i>Account Title</i>	<i>Account Number</i>	<i>Amount</i>
<u>Bicycle and Pedestrian Improvements</u>	<u>405-2013-09 004</u>	<u>\$23,363.00</u>
<i>Account Title</i>	<i>Account Number</i>	<i>Amount</i>

WHEREAS, Change Order No. 1 and Final which accounts for a net decrease of \$11,325.00 (-21.22%) in the amended contract amount associated with quantity adjustments and supplemental items; and

WHEREAS, the Township Engineer, in consultation with the Project Engineer, Van Cleef Engineering Associates, has inspected the project and recommends that Change Order No. 1 and Final be approved; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that Change Order No. 1 and Final for the completion and final closeout of the Solar Bi-directional RRFB Crosswalk Signs at Wallace Road Project is hereby approved, adjusting the original contract amount to a revised contract amount of \$42,038.00.

BE IT FURTHER RESOLVED that the Township Engineer is hereby authorized to execute Contract Change Order No. 1 and Final for the completion and final closeout of the Solar Bi-directional RRFB Crosswalk Signs at Wallace Road Project.

Adopted: August 17, 2020

I hereby certify that the above resolution was adopted by the Township Council of the Township of West Windsor at their meeting held on the 17th day of August 2020.

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Gay M. Huber  
Township Clerk,  
West Windsor Township

RESOLUTION

WHEREAS, Institute for Islamic Studies, Inc. has made a request for a release of the performance guarantees posted for public off-site improvements, for public sewer extension, in connection with construction associated with the project known as Institute for Islamic Studies Phase 2 Off-site Work (ZB11-01SP.2); and

WHEREAS, the performance guarantees are currently at 30% of their original amount; and

WHEREAS, the West Windsor Township Consulting Engineer for the project, Alaimo Associates, have performed inspections and recommended that the performance guarantee for public off-site improvements be released in connection with construction associated with the project known as Institute for Islamic Studies Phase 2 Off-site Work (ZB11-01SP.2), as follows:

<u>Performance Guarantee</u>	<u>Original Amount</u>	<u>Date Issued</u>	<u>Current Amount</u>	<u>Recommended Action</u>
Cash	\$134,733.10	10/09/2014	\$74,900.00	RELEASE

WHEREAS, the Township Engineer has reviewed the report from the Consulting Engineer and recommends that these actions be approved by the Township Council, subject to the posting of a maintenance guarantee in the amount of \$31,208.25 for a period of two years.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor, the following performance guarantees posted by Institute for Islamic Studies, Inc. for private site improvements in connection with construction associated with the project known as Institute for Islamic Studies Phase 2 Off-site Work (ZB11-01SP.2), be released to Institute for Islamic Studies, Inc., as follows:

<u>Performance Guarantee</u>	<u>Original Amount</u>	<u>Date Issued</u>	<u>Current Amount</u>	<u>Recommended Action</u>
Cash	\$134,733.10	10/09/2014	\$74,900.00	RELEASE

BE IT FURTHER RESOLVED that the aforementioned releases are subject to the posting of a maintenance guarantee in the amount of \$31,208.25 for a period of two years.

ADOPTED: August 17, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August 2020.

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



RESOLUTION

WHEREAS, Institute for Islamic Studies, Inc. has made a request for a release of the performance guarantees posted for private site improvements in connection with construction associated with the project known as Institute for Islamic Studies Phase 1 On-site Work (ZB11-01SP.1); and

WHEREAS, the performance guarantees are currently at 30% of their original amount; and

WHEREAS, the West Windsor Township Consulting Engineer for the project, Alaimo Associates, and Township Landscape Architect have performed inspections and recommended that the performance guarantee for private on-site improvements be released in connection with construction associated with the project known as Institute for Islamic Studies Phase 1 On-site Work (ZB11-01SP.1), as follows:

<u>Performance Guarantee</u>	<u>Original Amount</u>	<u>Date Issued</u>	<u>Current Amount</u>	<u>Recommended Action</u>
Cash	\$197,828.12	6/06/2014	\$59,348.44	RELEASE

WHEREAS, the Township Engineer has reviewed the report from the Consulting Engineer and Landscape Architect, 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, the following performance guarantees posted by Institute for Islamic Studies, Inc. for private site improvements in connection with construction associated with the project known as Institute for Islamic Studies Phase 1 On-site Work (ZB11-01SP.1), be released to Institute for Islamic Studies, Inc., as follows:

<u>Performance Guarantee</u>	<u>Original Amount</u>	<u>Date Issued</u>	<u>Current Amount</u>	<u>Recommended Action</u>
Cash	\$197,828.12	6/06/2014	\$59,348.44	RELEASE

ADOPTED: August 17, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 17<sup>th</sup> day of August 2020.

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Gay M. Huber  
 Township Clerk  
 West Windsor Township

**West Windsor Township  
Township Council Meeting  
Electronic Participation Instructions for the August 17, 2020 Business Session  
Start Time 7:00 p.m.**

The West Windsor Township encourages residents to participate in the upcoming Township Council meeting through one of the below methods using your phone or computer.

You may call in starting 10 to 15 minutes before the meeting begins. You will not hear anything on the other end of the line until the meeting starts at the designate time. You will be muted so you can hear us but we won't be able to hear you.

By Phone:


Call into Phone Number: **978-990-5000**  
Enter Access Code: **560396#**

By Computer:

- Go to website: <https://www.freeconferencecall.com/wall/ghuber2/host>
- Access Code: 560396
- Click on "Join Online Meeting"
- Enter your name and email address
- Click "Join"
- Enable your computer Audio by clicking on the phone icon at the top of your screen
- Click on Mic & Speakers
- Click Yes on the popup box that says "let [www.freeconferencecall.com](http://www.freeconferencecall.com) use your microphone?"
- It may take a few minutes to hear the audio

Public Participation

When it's Public Comment Time in the meeting the following will occur:

- The computer will be changed to Q&A Mode. You will hear this announcement.
- Phone callers will dial \*6 to get in line to make a comment
- If you are using a computer, you will need a microphone to verbally make a public comment, or to write a message to us, click the Chat icon 
- Wait until you hear an automated message saying "Ask your question now" you will need to state your name and address before your comments make your public comment. You will be unmuted so that everyone can hear you.

Email Prior to Meeting Public Comments to be read at meeting

You can e-mail the Township Clerk at [ghuber@westwindsortwp.com](mailto:ghuber@westwindsortwp.com) by 11:00 a.m. the day of the meeting and your comments will be read into the record. Please include your name and address.

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