

**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**

**VIA Zoom Video Communications**

**December 14, 2020**

7:00 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - December 8, 2020 to The Times, the Princeton Packet and posted on the Township website.
4. Salute to the Flag
5. Ceremonial Matters and/or Topics for Priority Consideration

**Mayor's State of the Township Address**

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

2020-24     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-3 INDUSTRIAL DISTRICT - (Research, Office, Limited Manufacturing)

2020-25 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE PLANNED COMMERCIAL DISTRICT (PCD)

11. Consent Agenda

A. Resolutions

2020-R248 Establishing January 1, 2021 as an Official Township Holiday

B. Minutes

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2020-R249 Budget Transfer for the Division of Fire and Emergency Services - **2/3 Vote Required**

2020-R250 Authorizing the Acceptance of Donated Furniture from Stuyvesant Environmental Contracting L.L.C.

2020-R251 Approving the Waiving of Taxi Licensing Renewal Fees for the Licensing Period 5/1/2021-4/30/2022 for Taxi Owners Who Choose Not To Put Their Vehicles on the Road

2020-R252 Authorizing the Business Administrator to Purchase One (1) 2021 Ford Bronco 4 WD SUV From Beyer Ford Through the Educational Services Commission of New Jersey Co-op Contract #65MCECCPS-ESCNJ-20/21-09 - \$25,074.99

2020-R253 Authorizing the Chief Financial Officer to Increase the Professional Services Agreement with Van Cleef Engineering Associates for Engineering Services by \$3,500.00 for a Total Not to Exceed of \$9,500.00

2020-R254 Authorizing the Business Administrator to Purchase One (1) New Cobra Magnum Rear Loader from Environmental Equipment of Long Island Through the Educational Services Commission of New Jersey Co-op Contract #65MCESCCPS-ESCNJ - \$71,825.00

2020-R255 Authorizing the Business Administrator to Purchase One (1) New Conventional Chassis from Campbell Freightliner L.L.C. Through the Educational Services Commission of New Jersey Co-op Contract #65MCESCCPS-ESCNJ - \$123,575.00

2020-R256 Authorizing the Business Administrator to Execute Change Order No 2 For a Decrease of (6,230.53) and Final Quantities for the Completion and Final Closeout of the Reconstruction and Resurfacing of Portions of Deerfield Drive, Carnegie Center Drive, and Millbrook Drive Project

2020-R257 Authorizing an Extension of the Interim Redeveloper's Agreement Between West Windsor Township and Penn's Neck Associates L.L.C. through December 31, 2021

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

## Gay Huber

---

**From:** Gerald Muller <gmuller@mpmglaw.com>  
**Sent:** Wednesday, December 9, 2020 8:21 PM  
**To:** Gay Huber  
**Cc:** Sam Surtees  
**Subject:** Ordinances 20-24 and 20-25

Gay -

At its December 9, 2020 meeting, the Planning Board by a vote of 5 to 0 with no abstentions voted to find that the above-referenced ordinances were consistent with the Land Use Element of the Master Plan and recommended their approval.

--

*Gerald J. Muller, Esq.*  
(cell phone) 609-575-2747

**WE ARE MOVING ON DECEMBER 8, 2020.**

We kindly ask that you update your records.

Our new address is:

707 State Road

Suite 212

Princeton, NJ 08540

\*Updated phone number and email addresses to follow.

**ORDINANCE 2020-24**

**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-3 INDUSTRIAL DISTRICT – (Research, Office, Limited Manufacturing)**

WHEREAS, the Planning Board of West Windsor adopted a Land Use Element of the Master Plan on February 12, 2020 (2020 Land Use Plan Element); and

WHEREAS, the 2020 Land Use Plan Element recommends expanding the list of permitted uses in the ROM-3 District to include self-storage and warehousing; and

WHEREAS, the intent of the ROM-3 District is to promote a high-quality level of development at a scale that will also provide substantial compatibility with the residential and agricultural nature of the surrounding area, protect any associated existing or proposed areas of Township Greenbelt and limit both environmental impacts and potential conflicts with surrounding neighborhoods to the greatest degree possible.

NOW, THEREFORE, 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 300 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 200-213, ROM-3 Industrial District (research, office, limited manufacturing) use regulations, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck-through~~.

**§ 200-213 ROM-3 Industrial District (research, office, limited manufacturing) use regulations.**

- A. Permitted uses. In an ROM-3 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter.
- (1) All those permitted uses as listed for an ROM-2 District.
  - (2) Research-office. Limited manufacturing park developments, notwithstanding any other requirements of this chapter, shall be subject to those special requirements as listed herein for a ROM-1 Park District, except as changed herein:
    - (a) Minimum park area: 12 acres in contiguous parcels.
    - (b) Minimum lot area: three acres.

(c) Minimum park and lot frontage: 250 feet.

(d) Maximum building height: three stories, but not to exceed 45 feet.

(3) Warehousing and distribution facilities.

(4) Finishing and assembly of products.

(5) Self-storage facilities.

B. Accessory Uses. In the ROM-3 District, the following uses may be permitted as accessory uses.

(1) Accessory uses and accessory buildings incidental to the above uses located on the same lot and within the same zoning district permitting the principal use.

(2) Uses and buildings incidental to permitted uses within the same zoning district permitting the principal use.

(3) A restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use.

(4) In-service training schools for employees.

(5) Custodial living quarters.

(6) Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses shall be planned as an integral part of the principal use.

(7) Assembly halls for meetings incidental to the business of the principal use.

(8) Maintenance, utility and storage facilities incidental to the principal use.

(9) Guard houses.

(10) Public and Private utility (e.g., electric, gas, telephone, cable, water, sewer, etc.) substations, electric and gas facilities to service the permitted uses. The facilities shall be subject to the requirements contained in Article XXVII, §200-156B, except that the requirement of 200-156B(6)b shall not apply.

(11) Electric vehicle charging stations.

B. C. Conditional uses. In an ROM-3 District, the following uses may be permitted as conditional uses:

(1) Any use permitted by condition in an ROM-2 District, with the exception of §§ 200-211B(3).

(2) Transmission lines, transmitting and receiving antennae or aerials subject to the requirement set forth in Article XXVII, Section 200-156B.

(3) Public utilities (e.g. electric, gas, telephone, cable, water, sewer, etc.) substation, electric and gas facilities subject to the requirements contained in Article XXVII, Section 200-156B, except those utilities which are necessary to service the permitted uses.

Section 2, Chapter 300 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 200-214, ROM-3 District bulk and area regulations, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck through~~.

**§ 200-214 ROM-3 Industrial District (research, office, limited manufacturing) use regulations.**

The following shall be the standards for the ROM-3 District

- A. Minimum lot area: five acres.
- B. Minimum lot area for warehouse and distribution facilities: twenty-five (25) acres.
- ~~B. C.~~ Minimum lot frontage: 300 feet.
- ~~C. D.~~ Minimum lot width: 300 feet.
- ~~D. E.~~ Minimum lot depth: not applicable.
- E. F. Minimum Yards
  - (1) Front yard: 125 feet, ~~with a seventy five foot landscape area at the street right of way.~~
  - (2) Rear yard: 40 feet.
  - (3) Side yard: ~~There shall be two side yards with a minimum of 40 feet each.~~
    - (a) For buildings less than or equal to forty (40) feet in height: twenty-five (25) feet.
    - (b) For buildings greater than forty (40) feet in height: forty (40) feet.
    - (c) For warehouse and distribution facilities, a side yard setback of three hundred (300) feet shall be provided from the westerly boundary line of the ROM-3 District.
  - (4) Yards abutting residential districts. ~~The above yard, including the landscape transition buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line.~~ Side and rear yards shall be increased by twenty-five (25) feet in those instances where they abut, in whole or in part, a residential zone district or lot line. This provision shall not apply to the aforementioned three hundred (300) foot setback from the westerly boundary line of the ROM-3 District established for warehouse and distribution facilities.
- G. Minimum distance between buildings: 25 feet.

F. H. Maximum FAR. There shall be no FAR for the ROM-3 District. The maximum permitted FAR shall be allowed to vary according to the following schedule, depending on the intended use and building height:

<u>Primarily<sup>†</sup> Research/Office Uses<sup>†</sup></u>	<u>Maximum FAR</u>
<u>In one-story buildings</u>	<u>0.22</u>
<u>In multistory buildings</u>	<u>0.30</u>
<u>Primarily<sup>†</sup> Manufacturing/Warehousing Uses<sup>†</sup></u>	<u>Maximum FAR</u>
<u>In one-story buildings</u>	<u>0.30</u>
<u>In multistory buildings</u>	<u>0.40</u>

NOTE:

<sup>†</sup>"Primarily" shall mean more than 80% of total building use on a lot. The maximum FAR shall be adjusted proportionately where less than 80% of the designated building uses are proposed for a lot.

G. I. Maximum improvement coverage: 50% 70%.

H. J. Maximum building height: three stories, but not to exceed 45 feet.

(1) The maximum building height shall be three stories and forty-five (45) feet for all uses except warehouse and distribution facilities.

(2) The maximum height shall be two (2) stories and forty-five (45) feet for warehouse and distribution facilities.

K. Parking in yards. Parking shall be permitted in the front, rear, and side yard setbacks subject to the following:

(1) Parking lots shall maintain a twenty-five (25) foot minimum grassed or landscaped separation on each lot to an adjoining lot, except that a seven and one-half (7.5) foot minimum grass or landscaped separation on each lot may be provided in those instances where a warehouse and distribution facility abuts an adjacent warehouse distribution facility.

(2) Parking shall not be permitted in any landscape buffer required by this chapter.

L. Parking for warehouse and distribution facilities. Parking at warehouse and distribution facilities shall be computed on a pro rata basis as the sum of the parking required for the floor area of the facility used as office space plus the parking required for the floor area of the building used for warehousing or distribution space. The parking ratios to be used in this computation are as follows:

(1) One (1) space for each five thousand (5,000) square feet of building floor area devoted to warehousing and/or distribution space.

(2) One (1) space for each two hundred and fifty (250) square feet of building floor area that is devoted to office space.



M. ROM-3 District Performance Standards. All uses permitted in the ROM-3 District shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter, except as modified below.

- (1) The provisions of Section 200-36.1 shall not apply to warehouse and distribution facilities. The provisions of Section 200-36.1 shall apply to all other uses, except that sidewalks in the ROM-3 District may be constructed of impervious materials.
- (2) The provisions of Section 200-28.D(1) shall not apply.
- (3) Parking and loading is permitted between the fronts of buildings and the street line. No parking is permitted within any landscaped buffer as required herein.
- (4) Aisles for the movement and circulation of vehicles shall be permitted in all yard setback areas. No aisle, except those required for access into and out of the site, shall be permitted within any landscaped buffer as required herein.
- (5) Trailer parking spaces and loading docks shall be permitted within building yard setbacks for warehouse and distribution facilities.
- (6) Existing trees may be removed in accordance with all outside agency regulations and pursuant to site plan approval.
- (7) Bicycle parking shall not be required for warehouse distribution facilities.

O. Buffers. Landscape buffers in the ROM-3 District shall be provided as follows.

- (1) A landscape buffer of seventy-five (75) feet shall be provided at the street line.
- (2) For warehouse and distribution facilities, a landscape buffer of one hundred (100) feet shall be provided from the westerly boundary line of the ROM-3 District.
- (3) No parking or loading shall be permitted in a landscape buffer.
- (4) Yard requirements shall be deemed to be counted as part of the landscape buffer area. Where yard areas are less than the required buffer area, they shall be increased accordingly.
- (5) Suitably landscaped and bermed stormwater basins in the ROM-3 District may be located within any yard setbacks or landscaped buffers required by this Chapter, provided that a maximum of fifty percent (50%) of the basin may be located within the buffer area.

Section 3. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

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 veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: November 30, 2020

Planning Board Approval: December 9, 2020

Public Hearing:

Adoption:

Mayor Approval:

Effective Date:



Princeton

Township of  
Plainsboro

Township of  
Lawrence

Township of  
Hamilton

Township of  
Robbinsville

Township of  
East  
Windsor

**Legend**

 ROM-3

Source 1: Parcel data from NGIN Open Data, NIGIS  
Source 2: Street data from NGIN Open Data, NIGIS  
Source 3: Zoning data from Township of West Windsor

**Map 01: Location of the Existing ROM-3 District**

Project No.	Date	Drawn By
3442.19	11.03.20	DN
Scale	Drawn for	
1" = 4,500'	Map 01	



Westfield

Westfield  
Twp

West Windsor  
Twp

Source 1: Parcel data from NJGN Open Data, NJOGIS  
Source 2: Street data from NJGN Open Data, NJOGIS  
Source 3: Zoning data from Township of West Windsor  
Source 4: Orthophoto imagery from NJGN Warehouse, dated 2015

Map 02: Location of the Existing ROM-3 District	Project No. 3442.19	Date 11.03.20	Sheet No. DN
---	------------------------	------------------	-----------------

 <b>BURGIS ASSOCIATES, INC.</b> GOVERNMENT PLANNING   LAND DEVELOPMENT AND DESIGN   LANDSCAPE ARCHITECTURE	Project Title <b>Proposed ROM-3 Ordinance</b>	Scale 1" = 350'	Sheet No. Map 02
---	--	--------------------	---------------------



UNOFFICIAL  
 Proposed ROM-3 Ordinance  
 10' - 25' from Residential  
 50' Total

Source 1: Parcel data from NUGIN Open Data, NUGIS  
 Source 2: Street data from NUGIN Open Data, NUGIS  
 Source 3: Zoning data from Township of West Windsor  
 Source 4: Orthophotography from NUGIN Warehouse, dated 2015

Side Yard  
 25' Setback  
 + 25' from Residential  
 = 50' Total

Side Yard  
 40' Setback  
 + 25' from Residential  
 = 65' Total

Side Yard:  
 40' Setback

Side Yard:  
 25' Setback

Front Yard Setback  
 10'

**Legend**

- ■ ■ Setback Exhibit: Non-Warehouse and Distribution Facilities Above 40 feet
- ■ ■ Setback Exhibit: Non-Warehouse and Distribution Facilities Below 40 feet

Map 03: Setback Exhibit for Non-Warehouse and Distribution Facilities

Project No.	Date	Version
3442.19	11.23.20	DN

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 75 Westwood Avenue | 201.666.1811

Project Title  
**Proposed ROM-3 Ordinance**

Scale	Map No.
1" = 200'	Map 03



(09:32:03)

Rear Yard Setback  
40' - 25' from Residential  
= 65' Total

Source 1: Parcel data from N/GIN Open Data, MDCGIS  
Source 2: Street data from N/GIN Open Data, MDCGIS  
Source 3: Zoning data from Township of West Windsor  
Source 4: Orthophotography from N/GIN Warehouse, dated 2015

Side Yard:  
40' Setback

Side Yard Setback  
300'

Front Yard Setback  
125'

**Legend**

--- Setback Exhibit: Warehouse and Distribution Facilities

Map Title  
**Map 04: Setback Exhibit for Warehouse and Distribution Facilities**

Project No.	Date	Drawn By
3442.19	11.23.20	DN

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 74 Manhattan Avenue | 201 966 1811

Project Title  
**Proposed ROM-3 Ordinance**

Scale	Drawn As
1" = 200'	Map 04

## ORDINANCE 2020-25

### AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE PLANNED COMMERCIAL DISTRICT (PCD)

WHEREAS, the Planning Board of West Windsor adopted a Land Use Element of the Master Plan on February 12, 2020 (2020 Land Use Plan Element); and

WHEREAS, the 2020 Land Use Plan Element recommends a Planned Commercial District encompassing lots commonly referred to as the Howard Hughes Tract which are identified by municipal tax records as Block 8 Lots 1, 2, 2 (QFarm), 3, 16, 20, 28, 32.01, 39, 40, 41, 45, 46, and 49 as well as Block 15.14 Lots 18, 18 (QFarm), 19, 19 (QFarm), 20, 20 (QFarm), 22 (QFarm), 26 (QFarm), and 75; and

WHEREAS, the 2020 Land Use Plan Element recommends a variety of research, industrial, and commercial land uses to be permitted in this PCD; and

WHEREAS, the intent of the PCD is to support a wide variety of nonresidential uses to facilitate the redevelopment of the tract, while also ensuring that any such development will be complementary to the surrounding area, protect existing environmental constraints, minimize undue strain on the Township's community facilities, and avoid any substantial adverse impacts to the existing traffic and circulation patterns of Clarksville Road, Quakerbridge Road, and the US Route 1 corridor.

NOW, THEREFORE, 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 1, Site Plan Review, Article II, Terminology, Section 200-4, Definitions, Subsection B is amended by adding the following NEW definitions.

**DISTILLERY** – A facility which produces by distillation spirits for consumption, the sales and distribution of which are subject to regulation by the State of New Jersey.

**OUTPATIENT SURGICAL FACILITY** – A facility providing surgical treatment to patients not requiring hospitalization. It is not part of a hospital but is organized and operated to provide medical care to out-patients. Patients shall be served solely on an out-patient basis, and no patients shall be kept overnight on the premises.

**PERFORMING ARTS FACILITY** – A multi-use establishment that is intended for use by various types of the performing arts, including but not limited to dance, music, and theater.

**PET DAY CARE FACILITY** – A facility where dogs, cats, and other domestic household pets are temporarily boarded for pay or remuneration of any sort. A pet day care service is distinguished from a kennel in that pets are typically boarded for the day,

although overnight may be available. A pet day care establishment may also offer accessory services, such as retail sales of pet care supplies, veterinary services, and animal grooming. The breeding and/or selling of animals at these facilities is not permitted.

SPA – A commercial establishment offering health and beauty treatment through such means as steam baths, message, and similar services.

WINERY – A licensed facility comprising the building or buildings used to convert fruit or fruit juices to wine, and to age, bottle, store, distribute, and sell said wine. A winery includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events.

Section 2. 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 August 17, 2020, and revised through \_\_\_\_\_, 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 3. Chapter 300 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.3, PCD Planned Commercial District use regulations, is hereby created as follows.

**§ 200-207.3 PCD Planned Commercial District use regulations.**

- A. Intent. The intent of the PCD is to support a wide variety of nonresidential uses to facilitate the redevelopment of the tract, while also ensuring that any such development will be complementary to the surrounding area, protect existing environmental constraints, minimize undue strain on the Township's community facilities, and avoid any substantial adverse impacts to the existing traffic and circulation patterns of Clarksville Road, Quakerbridge Road, and the US Route 1 corridor. Retail, service commercial, entertainment and hospitality uses are to be located along Quakerbridge Road and US Route 1 in order to maintain the commercial character of those corridors. Warehouse and distribution uses are encouraged within the remainder of the district. The PCD is also intended to



promote an attractive comprehensive integrated design and encourage a high level of investment.

B. Permitted uses. In the PCD, no building or premises shall be used and no building shall be erected or altered which is arranged, intended, or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter unless otherwise noted.

- (1) General, corporate, administrative, and professional offices.
- (2) Research, testing, analytic laboratories.
- (3) Product development laboratories.
- (4) Pilot plant facilities.
- (5) Warehousing and distribution facilities.
- (6) Finishing and assembly of products.
- (7) Limited manufacturing.
- (8) Data processing and computer centers.
- (9) Business support uses.
- (10) Banks with or without drive-through lanes.
- (11) Retail stores and shops.
- (12) Personal service establishments.
- (13) Restaurants, including but not limited to establishments offering indoor dining, outdoor dining, take out, delivery, curbside pickup, and drive-through lanes.
- (14) Taverns offering alcoholic beverages for sale and consumption on the premises.
- (15) Brew pubs.
- (16) Fast food restaurants with or without drive-through lanes.
- (17) Gas stations in conjunction with a convenience store and/or vehicle wash.
- (18) Health clubs.
- (19) Fitness centers.
- (20) Commercial recreation facilities.
- (21) Spas.
- (22) Performing art facilities.
- (23) Legitimate theaters.
- (24) Motion-picture theaters.
- (25) Cultural facility buildings or structures.
- (26) Hotels with one hundred (100) or more guest rooms.

- (27) Conference centers.
- (28) Child care centers.
- (29) Senior day care centers.
- (30) Medical offices.
- (31) Urgent care medical facilities.
- (32) Outpatient surgical facilities.
- (33) Breweries.
- (34) Wineries.
- (35) Distilleries.
- (36) Veterinary clinics.
- (37) Pet day care facilities.
- (38) Mixed use planned developments pursuant to Section 200-209A.(8), except for affordable housing.
- (39) A community landmark sign serving as a gateway to the community and which may include an electronic sign with changeable type, which shall display information regarding municipal, civic, and community events as well as emergency messaging. It may also display on-premises and off-premises advertising.
- (40) Any existing wastewater treatment plant or electrical substation which existed prior to the date of the adoption of this ordinance.
- (41) Any kennel which existed prior to the date of the adoption of this ordinance.
- (42) Any combination of the above permitted uses in one or more principal buildings on a lot.

C. Accessory uses. In the PCD, the following uses may be permitted as accessory uses.

- (1) Accessory uses and accessory buildings incidental to the above uses located on the same lot and within the same zoning district permitting the principal use.
- (2) Outdoor and rooftop dining for restaurants, hotels, taverns, breweries, brewpubs, and wineries.
- (3) A restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use.
- (4) In-service training schools for employees.
- (5) Custodial living quarters.
- (6) Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses shall be planned as an integral part of the principal use.

- (7) Assembly halls for meetings incidental to the business of the principal use.
  - (8) Maintenance, utility, and storage facilities incidental to the principal use.
  - (9) Guard houses.
  - (10) Public and private utility (e.g. electric, gas, telephone, cable, water, sewer, etc.) substations, electric and gas facilities to service the permitted uses. Such facilities shall be subject to the requirements contained in Article XXVII, Section 200-156B, except that the requirements of Section 200-156B(6)b shall not apply.
  - (11) Electric vehicle charging stations.
- D. Conditional uses. In the PCD, the following uses may be permitted as conditional uses.
- (1) Transmission lines, transmitting and receiving antennae or aerials subject to the requirement set forth in Article XXVII, Section 200-156B.
  - (2) Public utilities (e.g. electric, gas, telephone, cable, water, sewer, etc.) substation, electric and gas facilities subject to the requirements contained in Article XXVII, Section 200-156B, except those utilities which are necessary to service the permitted uses.

Section 4. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVIII, Regulations for Business Districts, Section 200-207.4, PCD Planned Commercial District bulk and area regulations, is hereby created as follows.

**§ 200-207.4 PCD Planned Commercial District bulk and area regulations.**

- A. Minimum lot area: None.
- B. Minimum lot frontage: 300 feet.
- C. Minimum lot width: 300 feet.
- D. Minimum lot depth: None.
- E. Minimum front yards:
  - (1) Along Quakerbridge Road: 50 feet.
  - (2) Along Clarksville Road: 100 feet.
  - (3) Along US Route 1: 100 feet.
  - (4) Along proposed roads generally consistent with the Master Plan: 100 feet.
  - (5) Along other roadways: 50 feet.
- F. Minimum rear yard: 40 feet.
- G. Minimum side yard:
  - (1) For buildings less than or equal to 40 feet in height: 25 feet.
  - (2) For buildings greater than 40 feet in height: 40 feet.
- H. Yards abutting residential districts. The above yards shall be increased by 25 feet in those instances where they abut, in whole or in part, a residential zone district or lot line.
- I. Minimum building setback from US Route 1 or Quakerbridge Road for warehouse and distribution facilities: 300 feet.
- J. Minimum distance between buildings: 25 feet.
- K. Maximum improvement coverage: 70%
- L. Maximum building height:
  - (1) The maximum building height shall be three (3) stories and forty-five (45) feet for all uses except warehouse and distribution facilities as well as hotels located along US Route 1.
  - (2) The maximum building height shall be two (2) stories and sixty (60) feet for warehouse and distribution facilities.
  - (3) The maximum building height shall be six (6) stories and seventy-five (75) feet for hotels along US Route 1 provided that:

- (a) Four (4) or more storied buildings shall be located only within a band one thousand and eight hundred (1,800) feet in width as measured from the right of way line of US Route 1.
  - (b) The minimum setback requirements shall be increased an additional three (3) feet of setback for one (1) foot of building height which exceeds forty-five (45) feet.
- M. **Maximum Retail Building Space.**
  - (1) The maximum size of a retail building shall be twenty-five thousand (25,000) square feet.
  - (2) The total combined retail area of the PCD shall not exceed one hundred and fifty thousand (150,000) square feet, not including restaurants and/or shops associated with the hotel use.
- N. **Parking in yards.** Parking shall be permitted in the front, rear, and side yard setbacks subject to the following:
  - (1) Parking lots shall maintain a twenty-five (25) foot minimum grassed or landscaped separation on each lot to an adjoining lot, except that a seven and one-half (7.5) foot minimum grass or landscaped separation on each lot may be provided in those instances where a warehouse and distribution facility abuts an adjacent warehouse and distribution facility.
  - (2) Parking shall not be permitted in any landscape buffer required by this chapter.
- O. **Parking for warehouse and distribution facilities.** Parking at warehouse and distribution facilities shall be computed as the sum of the parking required for the floor area of the facility used as office space plus the parking required for the floor area of the building used for warehousing or distribution space. The parking ratios to be used in this computation are as follows:
  - (1) One (1) space for each five thousand (5,000) square feet of building floor area devoted to warehousing and/or distribution space.
  - (2) One (1) space for each two hundred and fifty (250) square feet of building floor area that is devoted to office space.
- P. **PCD Performance Standards.** All uses permitted in the PCD shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter, except as modified below.
  - (1) The provisions of Section 200-36.1 shall not apply to warehouse and distribution facilities. The provisions of Section 200-36.1 shall apply to all other uses, except that sidewalks in the PCD may be constructed of impervious materials.
  - (2) The provisions of Section 200-28.D(1) shall not apply.

- (3) Parking and loading is permitted between the fronts of buildings and the street line. No parking is permitted within any landscaped buffer as required herein.
- (4) Aisles for the movement and circulation of vehicles shall be permitted in all yard setback areas. No aisle, except those required for access into and out of the site, shall be permitted in landscaped buffer as required herein.
- (5) Trailer parking spaces and loading docks shall be permitted within building yard setbacks for warehouse and distribution facilities.
- (6) Acceleration and deceleration lanes shall not be required at warehouse and distribution facility entrances along the master plan road located between US Route 1 and Quakerbridge Road.
- (7) Impervious cover, including but not limited to buildings, sidewalks, or other constructed surface, shall be permitted within two hundred (200) feet of the centerline of any stream, ditch, or watercourse not identified on Attachment A. The construction of any such impervious cover shall be in accordance with all outside agency regulations as applicable.
- (8) Existing trees may be removed in accordance with all outside agency regulations and pursuant to site plan approval.
- (9) Bicycle parking shall not be required for warehouse and distribution facilities.

Q. Additional standards pertaining to banks and fast-food restaurants with drive-through lanes. The following additional standards shall apply to drive through lanes in the PCD.

- (1) The minimum distance between the edge of a drive-through lane and any property line shall be thirty (30) feet, or fifty (50) feet if the property adjoins a residential district.
- (2) Direct access to and from drive-throughs shall not be permitted from public streets. Such access shall be provided from within the lot or the internal road system servicing the primary use. Ingress and egress points shall be coordinated so as not to impede the main traffic flow to, from, or passing by the drive-through lanes.
- (3) For banks, no more than four (4) drive-through teller windows shall be provided, not including an ATM drive-up lane.

R. Additional standards pertaining to veterinary clinics. The following additional standards shall apply to veterinary clinics in the PCD.

- (1) The veterinary clinic building shall be sited at least one hundred and fifty (150) feet from any residential use or zoning district.
- (2) Buildings housing animals shall be soundproofed to a maximum transmission of 65 dB measured on the outside of the exterior wall. Other soundproofing requirements may be imposed by the board of jurisdiction,

such as, but not limited to the following: non-opening windows and forced-air ventilation, solid core doors and sound-absorbent ceilings.

- (3) Proper and ample ventilation of all animal areas in buildings shall be demonstrated to the satisfaction of the board of jurisdiction and shall meet all state licensing requirements.
- (4) Animals may be kept overnight for medical reasons only.
- (5) Animals shall be housed indoors and may be allowed outside only for short periods under staff supervision for hygienic or medical reasons. When they are outside, they shall be kept in a completely enclosed area.
- (6) A maximum percentage of floor area for overnight holding of animals shall be limited to 30% of the gross floor area of the veterinary clinic/hospital building.
- (7) No cremation or disposal of dead animals is allowed on the premises. Disposal of used and contaminated veterinary medical supplies shall meet low-level hazardous waste disposal requirements.
- (8) The curbing of pets shall be addressed.

S. Additional standards pertaining to pet day care facilities. The following additional standards shall apply to pet day care facilities in the PCD.

- (1) All buildings and structures, including outdoor play areas or other enclosures in which the animals are to be kept, shall be located at least one hundred fifty (150) feet from any residential use or zoning district.
- (2) Buildings housing animals shall be soundproofed to a maximum transmission of 65 dB measured on the outside of the exterior wall. Other soundproofing requirements may be imposed by the board of jurisdiction, such as, but not limited to the following: non-opening windows and forced-air ventilation, solid core doors and sound-absorbent ceilings.
- (3) All buildings shall be of adequate construction, maintained in good repair, and secured in order to protect animals from injury or escape.
- (4) Proper and ample ventilation of all animal areas in buildings shall be demonstrated to the satisfaction of the board of jurisdiction and shall meet all state licensing requirements.
- (5) All animals housed in the facility shall be kept within the confines of a building between the hours of 9:00 p.m. and 8:00 a.m.
- (6) Outdoor facilities:
  - (a) A wall or fence shall be installed to secure the pets from other domestic animals and unauthorized individuals.
  - (b) Outdoor animal areas shall be sufficient to protect the animal from sunlight, rain, snow or weather detrimental to the animal's health or shall allow indoor access.

- (c) Provisions shall be made for the removal and proper disposal of animal food, waste, bedding, and debris.
  - (d) All outdoor areas where animals are kept shall have impermeable flooring that can easily be cleaned and sanitized or shall have a minimum of six inches of animal-appropriate gravel which is replaced on a regular schedule which is consistent with the maintenance of sanitary conditions.
- T. Additional standards pertaining to community landmark signs. The following additional standards shall apply to community landmark signs in the PCD.
- (1) One (1) Community Landmark Sign shall be permitted along Quakerbridge Road, and one (1) Community Landmark Sign shall be permitted along the US Route 1 corridor
  - (2) A Community Landmark Sign shall serve as a gateway sign into the community and as such, such sign shall provide sufficient availability for community information.
  - (3) A Community Landmark Sign shall provide availability and display time for municipal, civic or emergency messaging use and may display on-premises and off-premises advertising.
  - (4) The nearest edge of the Community Landmark Sign display face shall have a setback of thirty-five (35) feet from any right-of-way.
  - (5) No Community Landmark Sign shall exceed fifty (50) feet in height measured from the top of the sign to the grade at the base of the sign.
  - (6) Each Community Landmark sign may have up to two display faces, placed either back to back or in a V-shaped configuration. Each display face shall have a maximum area of three hundred and seventy-eight (378) square feet.
  - (7) Community Landmark Signs shall be permitted to operate twenty-four (24) hours a day.
  - (8) All message or copy change of the Community Landmark Sign display face shall be instantaneous. Scrolling, fading, animated, flashing or moving messages or copy is prohibited. No display face shall change message or copy more than once every eight (8) seconds.
  - (9) A Community Landmark Sign display face may not message or advertise adult or sexually oriented businesses or materials, hate speech, or use any form of profane language or promotion of any message that would be obscene in nature.
  - (10) All Community Landmark Signs shall incorporate ambient light sensors that measure the levels of surrounding light and automatically reduce the intensity of illumination during periods of darkness or increase the intensity of illumination during periods of brightness. No Community



Landmark Sign display face shall exceed a maximum illumination intensity of 500 nits during nighttime hours (dusk until dawn) and 7,500 nits during daytime hours (dawn until dusk) when the display face is in direct sunlight. A Community Landmark Sign display face shall not spill light or glare exceeding 0.3-foot candles of light above the ambient light level.

- (11) The architecture of a Community Landmark Sign shall incorporate visual art or architecture elements in addition to its messaging function thereby creating a unique or distinctive architectural design. A Community Landmark Sign design shall incorporate one or more of the following architectural elements: natural or reproduced stone, stucco, wood, brick, ornamental iron or decorative steel. Any Community Landmark Sign design that incorporates landscaping shall require the operator (the entity, person, or individual who owns the New Jersey Department of Transportation outdoor advertising sign permit for the specific Community Landmark Sign display area) to permanently maintain the landscaping. The owner or operator of the Community Landmark Sign shall continuously maintain the structure and surrounding associated area. The Township may require a Community Landmark Sign to display the name of the municipality, county or local identifiable community area as part of the structure.
- (12) Community Landmark Signs shall not be considered a principal use or structure on a lot and shall be allowed on lots that already have principal uses or structures.

U. Buffers. Landscape buffers in the PCD shall be provided as follows.

- (1) Landscape transition buffer. A landscape transition buffer of not less than twenty-five (25) feet in width shall be provided and maintained by the owner or lessee of a property between any nonresidential use and contiguous residentially zoned districts.
- (2) A landscape buffer of fifty (50) feet in width shall be provided along US Route 1 and Quakerbridge Road.
- (3) A landscape buffer of seventy-five (75) feet shall be provided along Clarksville Road.
- (4) A landscape buffer of twenty-five (25) feet shall be provided along the master plan road located between US Route 1 and Quakerbridge Road.
- (5) No parking or loading shall be permitted in a landscape buffer.
- (6) Yard requirements shall be deemed to be counted as part of the landscape buffer area. Where yard areas are less than the required buffer area, they shall be increased accordingly.

- (7) Suitably landscaped and bermed stormwater basins in the PCD may be located within any yard setbacks or landscaped buffers required by this Chapter, provided that a maximum of fifty percent (50%) of the basin may be located within the buffer area.

Section 5. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 6. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: November 30, 2020

Planning Board Approval: December 9, 2020

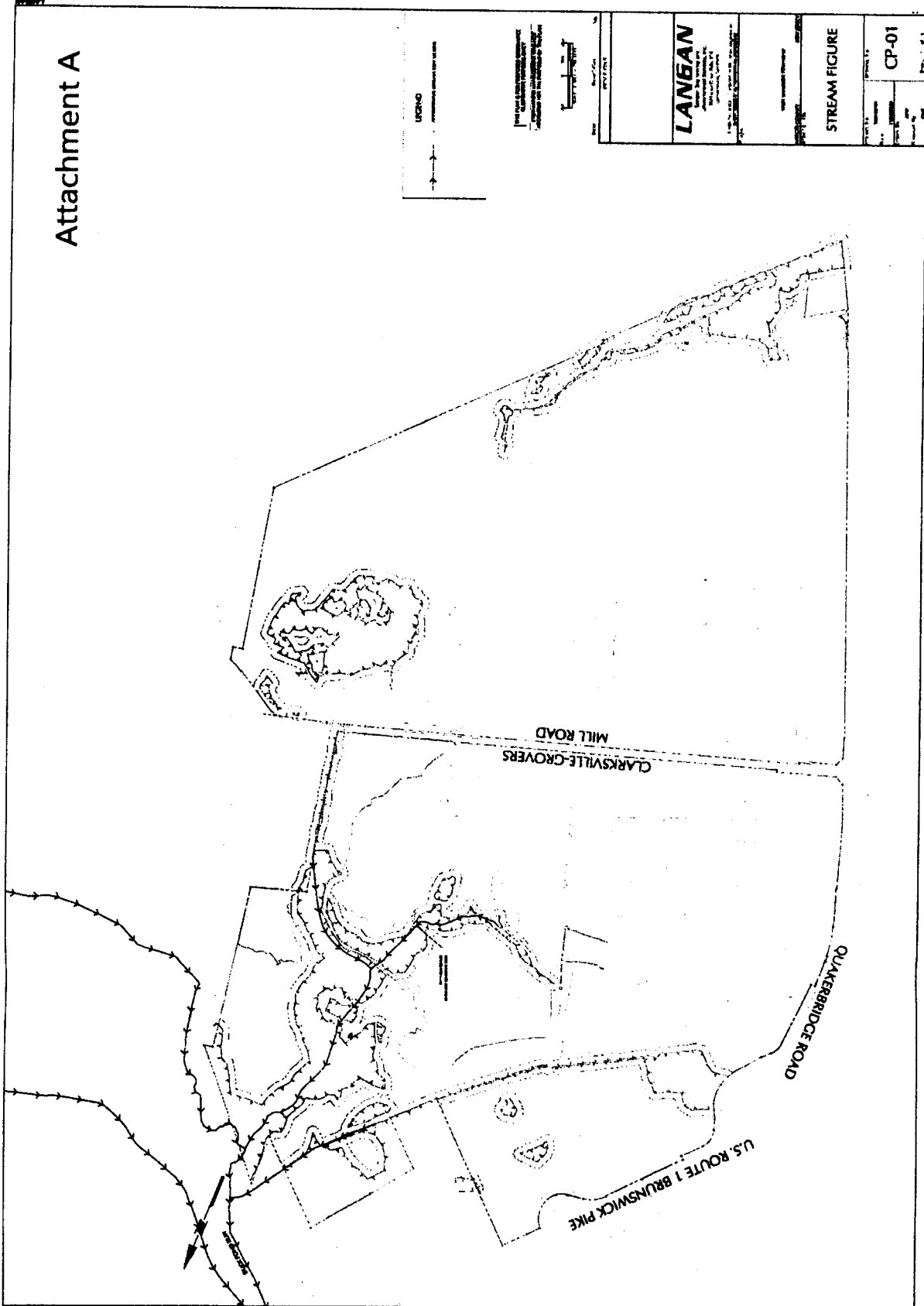
Public Hearing:

Adoption:

Mayor Approval:

Effective Date:

Attachment A





Princeton

Township of  
Plainsboro

Township of  
Lawrence

Township of  
Hamilton

Township of  
East  
Windsor

Township of  
Robbinsville

**Legend**

 ROM-1

Source 1: Parcel data from NAGRA Open Data, NAGRA  
Source 2: Street data from NAGRA Open Data, NAGRA  
Source 3: Zoning data from Township of West Windsor

**Map 01: Location of the Existing ROM-1 District**

Project No.	Date	Drawn by
3442.19	11.03.20	DN
Scale	Map No.	
1" = 4,500'	Map 01	

**BURGIS ASSOCIATES, INC.**  
 CONSULTING PLANNERS | LAND DEVELOPMENT AND DESIGN | LANDMARK ARCHITECTURE  
 20 Woodland Avenue | Princeton, NJ 08540  
 P: 609.686.1011 | F: 609.686.2000

**Proposed PCD Ordinance**  
 Township of West Windsor | Mercer County, New Jersey

©2020 COPYRIGHT BY. NOT TO BE REPRODUCED



Source 1: Parcel data from NJGIS Open Data, NJGIS  
 Source 2: Street data from NJGIS Open Data, NJGIS  
 Source 3: Zoning data from Township of West Windsor  
 Source 4: Orthophotography from NJGIS MapSource, dated 2015.

Map 02: Location of the Existing ROM-1 District - US Route 1 Corridor

**BURGIS ASSOCIATES, INC.**  
 CONSULTING PLANNERS | LAND DEVELOPMENT AND DESIGN | LEASING AND CONSTRUCTION  
 25 Whiteland Avenue  
 Westford, New Jersey 07087  
 P: 201.686.5811  
 F: 201.686.2800

Project Title:  
**Proposed PCD Ordinance**  
 Township of West Windsor - Mercer County, New Jersey

Project No.	Date	Drawn By
3442.19	11.03.20	DN

Scale	Map No.
1" = 850'	Map 02

2020 COPYRIGHT BA. NOT TO BE REPRODUCED



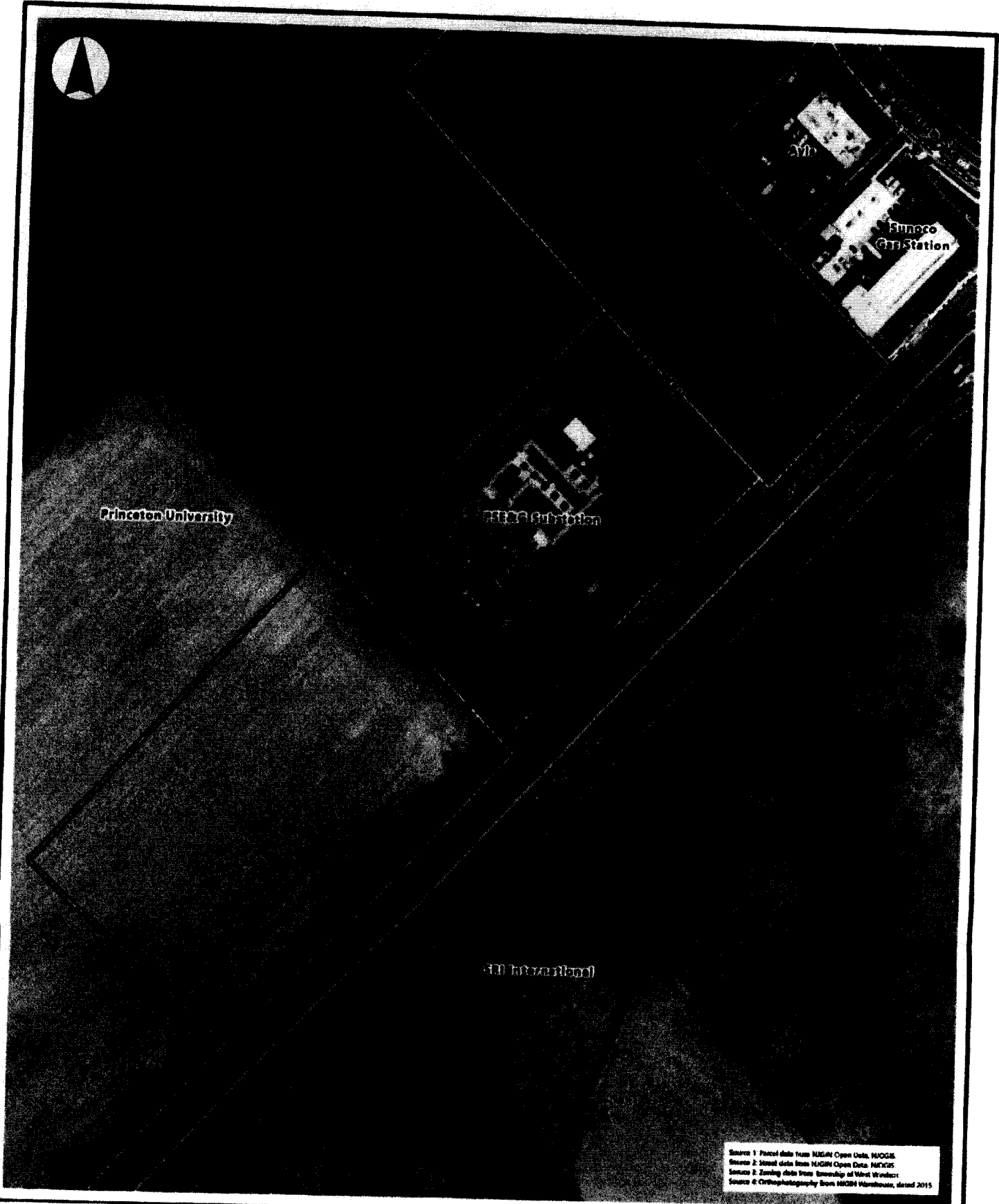
Source 1: Parcel data from NJGIS Open Data, NJGIS.  
 Source 2: Street data from NJGIS Open Data, NJGIS.  
 Source 3: Zoning data from Township of West Windsor.  
 Source 4: Orthophotography from NJGIS Warehouse, dated 2015.

Map 03: Location of the Existing ROM-1 District - Howard Hughes Tract

**BURGIS ASSOCIATES, INC.**  
 CONSULTING PLANNERS | LAND MANAGEMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 25 Waterford Avenue  
 Westwood, New Jersey 07675  
 P: 201.466.1811  
 F: 201.466.2800

Project Title  
**Proposed PCD Ordinance**  
 Township of West Windsor | Mercer County, New Jersey

Project No.	Date	Drawn By
3442.19	11.03.20	DN
Scale	Map No.	
1" = 1,200'	Map 03	



Source 1: Parcel data from NJGIS Open Data, NJGIS  
 Source 2: Street data from NJGIS Open Data, NJGIS  
 Source 3: Zoning data from Township of West Windsor  
 Source 4: Orthoimagery from MGNH Warehouse, dated 2015

Map 04: Location of the Existing ROM-1 District - Eden Way

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDMARK ARCHITECTURE  
 25 Wickwood Avenue  
 Westwood, New Jersey 07075  
 p. 201.866.1811  
 f. 201.866.2500

Proposed PCD Ordinance  
 Township of West Windsor | Mercer County, New Jersey

Project No.	Date	Drawn By
3442.19	11.03.20	DN
Scale	Map No.	
1" = 160'	Map 04	



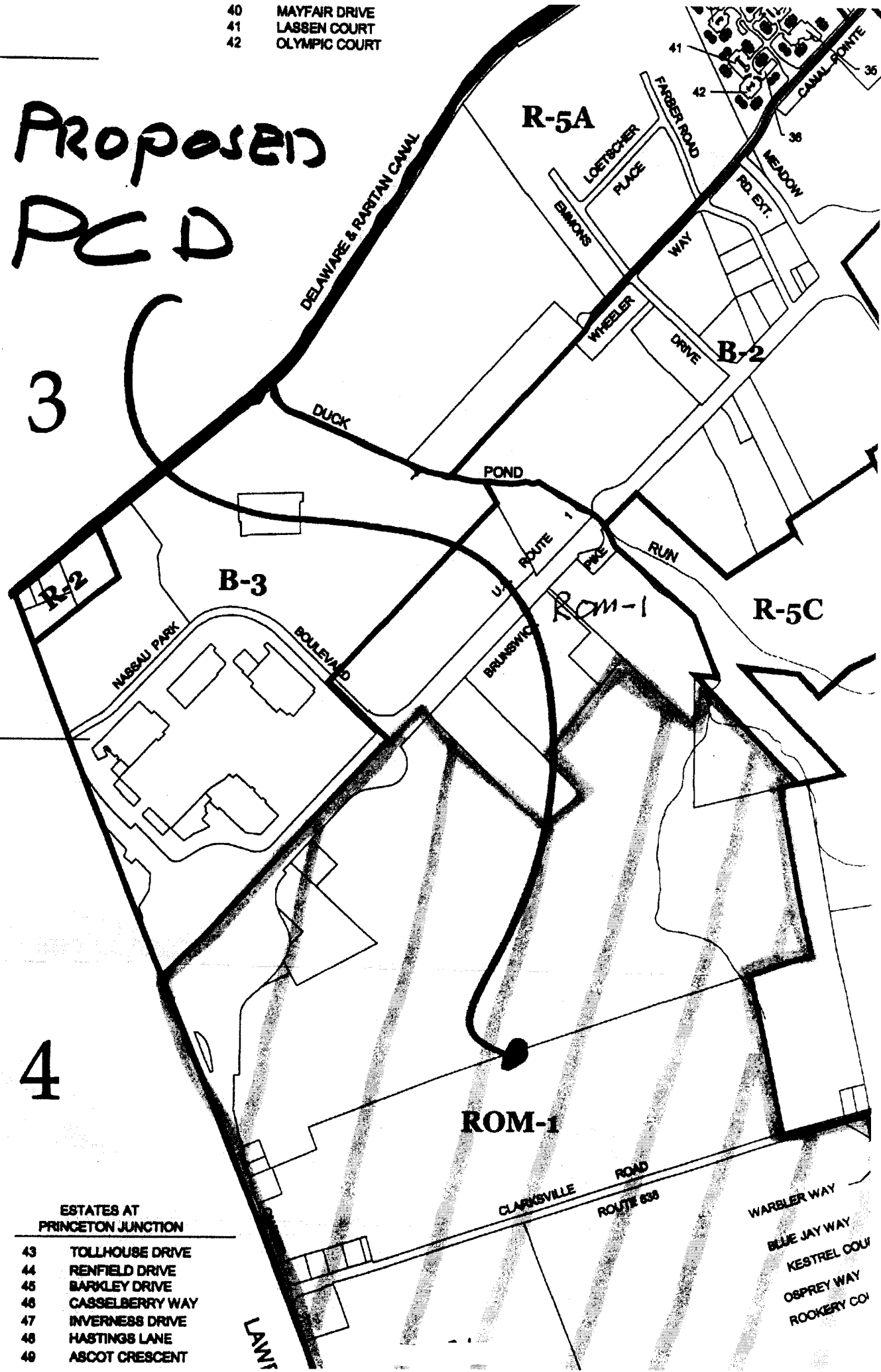


40 MAYFAIR DRIVE  
 41 LASSEN COURT  
 42 OLYMPIC COURT

# PROPOSED PC D

3

4



ESTATES AT PRINCETON JUNCTION

43	TOLLHOUSE DRIVE
44	RENFIELD DRIVE
45	BARKLEY DRIVE
46	CASSELBERRY WAY
47	INVERNESS DRIVE
48	HASTINGS LANE
49	ASCOT CRESCENT

CLARKSVILLE ROAD  
 ROUTE 638  
 WARBLER WAY  
 BLUE JAY WAY  
 KESTREL COWL  
 OSPREY WAY  
 ROOKERY CO

RESOLUTION

WHEREAS, the Township Council's Reorganization meeting is scheduled for January 4, 2021 at which time the Township Council will designate the official holidays for Township employees for 2021; and

WHEREAS, the official holiday for New Year's Day falls on January 1, 2021.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Windsor that the following day be designated as an official holiday for Township employees:

2021 Holiday

Date of Office Closing

New Year's Day

January 1, 2021

Adopted: December 14, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 14th day of December, 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township

TRANSFER RESOLUTION 2020 APPROPRIATIONS

WHEREAS, N.J.S.A. 40 A:4-58 provides for appropriation transfers during the last two months of any fiscal year: and

WHEREAS, it has been determined that an appropriation requires additional funding to fulfill the purpose of said appropriation:

NOW, THEREFORE BE IT RESOLVED by the Township Council of West Windsor that the following transfers be made within the 2020 Current Fund Budget for the Township of West Windsor.

<u>TRANSFER FROM</u> <u>ACCOUNT NAME &amp; NUMBER</u>	<u>AMOUNT</u>	<u>TRANSFER TO</u> <u>ACCOUNT NAME &amp; NUMBER</u>
Division of Fire and Emergency Services S&W 105-14-100	\$ 25,000.00	Division of Fire and Emergency Services O & E 105-14-200
TOTAL	\$ 25,000.00	

Adopted: December 14, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 14th day of December 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township

TOWNSHIP OF WEST WINDSOR  
MERCER COUNTY, NEW JERSEY

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF DONATED FURNITURE FROM  
STUYVESANT ENVIRONMENTAL CONTRACTING LLC.

WHEREAS, Stuyvesant Environmental Contracting, LLC currently operates a commercial business in West Windsor Township located at 13 Roszel Road, Suite C-222, Princeton, NJ 08540 and wishes to donate furniture including file cabinets, conference tables, chairs and raiseable desks to the Township; and

WHEREAS, said items include the following; and

- 1 Rectangular Conference Table
- 1 Square Conference Table with 7 Chairs
- 3 Raiseable Desks with Small Rolling File Cabinets
- 1 Rectangular Desk
- 4 Large Metal Cabinets with Lockable Sliding Doors and Wood Panel Tops
- 4 Medium Metal Cabinets with Lockable Sliding Doors and Wood Panel Tops
- 3 Miscellaneous Office Chairs
- 2 Waiting Room Chairs and Small Table

WHEREAS, the furniture including file cabinets, conference tables, chairs and raiseable desks was inspected by Township personnel and is in like new condition; and

WHEREAS, it would be in the best interest of the Township to accept the donation from Stuyvesant Environmental Contracting, LLC; and

WHEREAS, the Township of West Windsor would assume responsibility, defend, hold harmless and indemnify Stuyvesant Environmental Contracting, LLC as well as LLB Realty and Keller Property Management for any and all liability for any personal injuries, property damage and/or damage to other vehicles caused by or related to the transfer of ownership to the Township of West Windsor for the use and possession of said donations; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Council of the Township of West Windsor accepts the donation of said furniture from Stuyvesant Environmental Contracting, LLC.

Adopted: December 14, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 14th day of December 2020.

---

Gay M. Huber  
Township Clerk,  
West Windsor Township

RESOLUTION

WHEREAS, the COVID 19 pandemic has created a huge loss in revenue for the taxi owners of West Windsor Township due to the decline in commuter traffic; and

WHEREAS, over two thirds of the Township taxi owners do not have vehicles on the road at this time; and

WHEREAS, in an effort to help these small business owners the Township Clerk requested that fees be waived for all taxi owners who do not put their vehicles on the road for the licensing period of 5/1/2021 through 4/30/2022; and

WHEREAS, Mayor Marathe as the Director of Public Safety has approved the request by the Township Clerk to waive taxi owner licenses for the licensing period of 5/1/2021 through 4/30/2022; and

WHEREAS, Chapter 165 "Taxicabs and Vehicles for Hire" of the Township Code does not allow for fees to be waived without an action of the Township Council, and

WHEREAS, if an owner chooses to place their vehicle back on the road at any time during this licensing period they shall adhere to all the rules and regulations as set forth in Chapter 165 "Taxicabs and Vehicles for Hire"; and

WHEREAS, this waiver of payment of licensing fee will only be valid for the licensing period 5/1/2021 through 4/30/2022.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the \$100 per vehicle license fee be waived for all owners who paid their 5/1/2020-4/30/2021 licensing fee and choose not to put their vehicles on the road for the licensing period 5/1/2021 through 4/30/2022.

Adopted: December 14, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 14<sup>th</sup> day of December 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor wishes to purchase one (1) model year 2021 Ford Bronco Sport 4 WD Vehicle to replace one (1) aging vehicle assigned to the Division of Code Enforcement through the Educational Services Commission of NJ – ESC Co-Op #65MCESCCPS – ESCNJ 20/21-09; and

WHEREAS, Beyer Ford, 170 Ridgedale Ave., Morristown, NJ 07960 has been awarded Educational Services Commission of NJ ESC Co-Op #65MCESCCPS – ESCNJ 20/21-09 contract for said vehicle. SUV, Small, 4 Door 4 WD \$25,074.99; and

WHEREAS, the 2021 Ford Bronco will replace a 2008 Ford Escape; and

WHEREAS, the purchase of the 2021 Ford Bronco is available through the approved Capital Budget, and

WHEREAS, Certification of funds has been received from the Chief Financial Officer and funds for said purchase are available in the following line item appropriation account:

Code Enforcement - Acquisition of Vehicle	405 2020 14 008	\$25,074.99
---	-----------------	-------------

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor authorizes the Business Administrator to purchase one (1) 2021 Ford Bronco 4 WD SUV awarded to Beyer Ford, 170 Ridgedale Ave., Morristown, NJ 07960.

Adopted: December 14, 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 14<sup>th</sup> day of December, 2020.

---

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; 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>\$ 6,000.00</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>\$3,500.00</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 \$9,500.00.

Adopted: December 14, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 14th day of December 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor needs to purchase One (1) Cobra Magnum Rear Loader for the Department of Public Works; and

WHEREAS, West Windsor Township is a member of the Educational Services Commission of NJ (65MCESCCPS-ESCNJ 17/18-30) and the Cobra Magnum Rear Loader is available from Environmental Equipment of Long Island Inc, 1670 New Highway, Farmingdale, NY 11735; and

WHEREAS, Alexander Drummond, Director of Public Works recommends the Township purchase One (1) Cobra Magnum Rear Loader; and

WHEREAS, funding for the acquisition of said equipment for the Department of Public Works is available through the approved 2020 Capital Budget; and

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

Public Works - Acquisition of Vehicle

Account Code 405 2020 14 030      \$71,825.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the Business Administrator is authorized to purchase of one (1) New Cobra Magnum Rear Loader under the Educational Services Commission of NJ (MRESC 17/18-30, New Jersey State Approved Co-Op#: 65MCESCCPS) for a total of \$71,825.00 from Environmental Equipment of Long Island Inc., 1670 New Highway Farmingdale, NY 11735.

Adopted: December 14, 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 14<sup>th</sup> day of December, 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township



RESOLUTION

WHEREAS, the Township of West Windsor needs to purchase One (1) New Conventional Chassis for the Department of Public Works; and

WHEREAS, West Windsor Township is a member of the Educational Services Commission of NJ (65MCECCPS-ESCNJ 17/18-30) and the Conventional Chassis is available from Campbell Freightliner LLC, 1015 Cranbury South River South Brunswick, NJ 08831; and

WHEREAS, funding for the acquisition of said equipment for the Department of Public Works is available through the approved 2020 Capital Budget; and

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

Public Works - Acquisition of Vehicle Account Code 405 2020 14 030 \$123,575.78

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the Business Administrator is authorized to purchase of one (1) New Conventional Chassis under the Educational Services Commission of NJ on (MRESC 17/18-30, New Jersey State Approved Co-Op#: 65MCECCPS) for a total of \$123,575.78 from Campbell Freightliner LLC, 1015 Cranbury South River South Brunswick, NJ 08831.

Adopted: December 14, 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 14<sup>th</sup> day of December, 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, West Windsor Township awarded a contract for the Reconstruction and Resurfacing of Portions of Deerfield Drive, Carnegie Center Drive, and Millbrook Drive Project to Earle Asphalt Company on May 13, 2019 for the contract amount of \$328,413.13 as set forth in the contract documents; and

WHEREAS, West Windsor Township awarded Change Order No. 1 in the amount of \$32,828.50 on October 15, 2019 (Resolution 2019-224) to Earle Asphalt Company for the project known as Reconstruction and Resurfacing of Portions of Deerfield Drive, Carnegie Center Drive, and Millbrook Drive; and

WHEREAS, Certifications of Funds for the original contract and Change Order No. 1 were received from the Chief Financial Officer and funds for said contract were available in the following line item appropriation accounts:

<u>Annual Residential Road Improvement Program</u>	<u>405-2016-09 005</u>	<u>\$18,949.82</u>
Account Title	Account Number	Amount
<u>Roadway Improvements</u>	<u>405-2017-21 008</u>	<u>\$64,917.99</u>
Account Title	Account Number	Amount
<u>Roadway Improvements</u>	<u>405-2018-15 012</u>	<u>\$244,545.32</u>
Account Title	Account Number	Amount
<u>Annual Residential Road Improvement Program</u>	<u>405-2015-06 007</u>	<u>\$32,828.50</u>
Account Title	Account Number	Amount

WHEREAS, Change Order No. 2 and Final has been submitted by the Contractor and accounts for a project decrease of \$6,230.53 (-1.9%) from Change Order No. 1, and represents a final contract quantities adjustment after completion; and

WHEREAS, the Township Engineer has inspected the project and recommends that Change Order No. 2 and Final be approved.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that Change Order No. 2 & Final is hereby approved, adjusting the amended contract amount of \$361,241.63 to a final revised contract amount of \$355,011.10.

BE IT FURTHER RESOLVED that the Township Business Administrator is hereby authorized to execute Contract Change Order No. 2 & Final for the completion and final closeout of the Reconstruction and Resurfacing of Portions of Deerfield Drive, Carnegie Center Drive, and Millbrook Drive Project.

Adopted: December 14, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 14th day of December 2020.

---

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 known 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, by Resolution 2020-R166 adopted on August 17, 2020, the Township designated the Redevelopment Entity as the conditional redeveloper of the Redevelopment Area for a period of 180 days and, since that time, the Redevelopment Entity has been developing a plan to redevelop the Redevelopment Area and the parties have been negotiating the terms of the potential redevelopment of the Redevelopment Area; and
- WHEREAS, the Township and the Redevelopment Entity entered into an Interim Costs Agreement for the purpose of funding the Township’s costs associated with the Redevelopment Project (the “Interim Costs Agreement”); and
- WHEREAS, the Interim Costs Agreement, by its terms, is in effect so long as the Redevelopment Entity is designated as the conditional redeveloper; and
- WHEREAS, the Township desires to extend the Redevelopment Entity’s conditional redeveloper designation to give the Redevelopment Entity additional time to plan the redevelopment of the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of West Windsor, County of Mercer, State of New Jersey that the designation of the Redevelopment Entity as the conditional redeveloper of the Redevelopment Area is hereby extended through December 31, 2021, contingent upon Redevelopment Entity providing any additional project related information as may be reasonably requested by the Township.

Adopted: December 14, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 14th day of December, 2020.

---

Gay M. Huber  
Township Clerk  
West Windsor Township