

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  
April 26, 2021

VIA Zoom Video Communications

Will start after the close of the Board of Health Meeting

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - Statement of Adequate Notice  
- January 8, 2021 to The Times and the Princeton Packet and  
posted on the Township web-site. All Council meetings are  
open to the public with access via Zoom for those who wish  
to attend virtually. Please see Township web-site for  
further details.
4. Salute to the Flag
5. Ceremonial Matters and/or Topics for Priority Consideration  
  
Fire Prevention Presentation  
  
Parker McCay Presentation on Cannabis
6. Public Comment: (30 minutes comment period; 3-minute limit  
per person)
7. Administration Comments
8. Council Member Comments
9. Chair/Clerk Comments
10. Public Hearings

11. Consent Agenda

A. Resolutions

2021-R079 Authorizing the Mayor and Clerk to Execute an Easement Modification Agreement for 5 Meridan Court

2021-R080 Authorizing the Mayor and Clerk to Execute an Easement Modification Agreement for 9 Ginnie Lane

B. Minutes

Business Session-March 8, 2021  
Budget Session #2-March 10, 2021  
Budget Session #3-March 11, 2021  
Closed Budget Session-March 11, 2021

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2021-R081 Authorizing the Business Administrator to Purchase Gun Ammunition and Shooting Supplies for Officers Firearms from Eagle Point Gun under New Jersey State Contract 17-FLEET-00721 - \$5,044.00

2021-R082 Authorizing the Business Administrator to Purchase Gun Ammunition and Shooting Supplies for Officers Firearms from Eagle Point Gun under New Jersey State Contract 17-FLEET-00721 - \$15,889.12

2021-R083 Authorizing the Business Administrator to Purchase Targets from Eagle Point Gun under New Jersey State Contract 17-FLEET-00721 - \$764.40

2021-R084 Authorizing the Chief Financial Officer to Increase the Professional Services Agreement with Van Note-Harvey Associates, Inc. for the Wetlands Investigation on Open Space Property #3 & #4 Hall Property by \$25,000.00 for a Total Not To Exceed \$45,300.00

2021-R085 Authorizing the Mayor and Clerk to Execute a Contract with Manor II Electric, Inc. for the Project Known as Police/Court Building Generator Replacement - \$246,150.00

Introduction of Ordinances

2021-09 AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 SECTION 219.5 AND 219.6 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHP OF WEST WINDSOR (1999) BY AMENDING THE USE STANDARDS IN THE RO-1 DISTRICT

PUBLIC HEARING: May 24, 2021

14. Additional Public Comment (three-minute limit per person)
15. Council Reports/Discussion/New Business
16. Administration Updates
17. Closed Session
18. Adjournment

RESOLUTION

WHEREAS, Deepa Menon and Shekhar Somadathan, owners of property located at 5 Meridan Court, West Windsor Township, New Jersey, also known as Block 24 Lot 106, 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 Deepa Menon and Shekhar Somadathan 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 which shall be filed in the Mercer County Clerk's Office by the Township Attorney.

Adopted: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, Zabair and Rubina Chaudhry, owners of property located at 9 Ginnie Lane, West Windsor Township, New Jersey, also known as Block 24.18 Lot 5, 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 side and 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 Zabair and Rubina Chaudhry 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 which shall be filed in the Mercer County Clerk's Office by the Township Attorney.

Adopted: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

- WHEREAS, the Township of West Windsor, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and
- WHEREAS, the Township of West Windsor has the need on a timely basis to purchase ammunition and shooting supplies utilizing State contracts; and
- WHEREAS, Eagle Point Gun is an authorized vendor under NJ State Contract #17-FLEET-00721, #T0106; and
- WHEREAS, the Township needs to purchase ammunition for officers' firearms under NJ State Contract #17-FLEET-00721, #T0106 in the amount of \$5,044.00; and
- WHEREAS, the Chief Financial Officer has certified the availability of funds in the following account for this purchase:

Gun Ammunition	106-18-599	\$5,044.00
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NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor authorizes the Business Administrator Marlena Schmid to purchase the above from Eagle Point Gun under NJ State Contracts #17-FLEET-00721, #T0106.

Adopted: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of West Windsor has the need on a timely basis to purchase ammunition and shooting supplies utilizing State contracts; and

WHEREAS, Eagle Point Gun is an authorized vendor under NJ State Contract #17-FLEET-00721, #T0106; and

WHEREAS, the Township needs to purchase ammunition for officers' firearms under NJ State Contract #17-FLEET-00721, #T0106 in the amount of \$15,889.12; and

WHEREAS, the Chief Financial Officer has certified the availability of funds in the following account for this purchase:

Gun Ammunition 105-18-317 \$15,889.12

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor authorizes the Business Administrator Marlena Schmid to purchase the above from Eagle Point Gun under NJ State Contracts #17-FLEET-00721, #T0106.

Adopted: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of West Windsor has the need on a timely basis to purchase ammunition and shooting supplies utilizing State contracts; and

WHEREAS, Eagle Point Gun is an authorized vendor under NJ State Contract #17-FLEET-00721, #T0106; and

WHEREAS, the Township needs to purchase targets for officers' firearms qualifications and training under NJ State Contract #17-FLEET-00721, #T0106 in the amount of \$764.40; and

WHEREAS, the Chief Financial Officer has certified the availability of funds in the following account for this purchases:

Technical and Specialized Supplies 105-18-354 \$764.40

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor authorizes the Business Administrator Marlena Schmid to purchase the above from Eagle Point Gun under NJ State Contracts #17-FLEET-00721, #T0106.

Adopted: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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Gay M. Huber  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township has retained Van Note-Harvey Associates by Resolution 2020-R080 on March 9, 2020 to conduct a wetlands investigation on Township Open Space property (Block 33, Lots 2.01 & 3), Open Space parcels #3 & #4, formally known as the Hall Property; and

WHEREAS, it is necessary for the Township to increase the Van Note-Harvey Associates, Inc. contract by \$25,000.00 from \$20,300.00 to \$45,300.00 for additional supplementary professional services according to the January 8, 2021 proposal from Van Note-Harvey Associates, Inc.; and

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

Open Space Trust Fund-121520     \$25,000.00

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is authorized to increase the professional services agreement amount for Van Note-Harvey Associates, Inc. from \$20,300.00 to \$45,300.00.

ADOPTED: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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Gay M. Huber  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor has determined the need to replace the existing emergency generator located at the Township Police Department; and

WHEREAS, said contract was put out to public bid and the following bids were received and opened on Tuesday, March 16, 2021; and

WHEREAS, the Township has received Ten (10) bids from the following bidders:

Contractor	Base Bid	Alternate Bid	Total
Manor II Electric, Inc.	\$234,600.00	\$11,550.00	\$246,150.00
LaManna Electric, Inc.	\$239,534.00	\$12,500.00	\$252,034.00
Dee-En Electrical Contracting	\$275,000.00	\$10,765.00	\$285,765.00
Meridian Property Services	\$284,425.00	\$12,657.60	\$297,082.60
MJF Electrical Contracting	\$292,700.00	\$15,850.00	\$308,550.00
Advanced Control Systems	\$299,211.00	\$11,200.00	\$310,411.00
Zsenak Electric, Company	\$325,000.00	\$7,500.00	\$332,500.00
Wysocki Electric, Inc.	\$333,000.00	\$12,200.00	\$345,200.00
EDC Electrical Design	\$376,000.00	\$13,000.00	\$389,000.00
Carr & Duff, Inc.	\$397,150.00	\$14,500.00	\$411,650.00

WHEREAS, the Township Facilities Maintenance Manager has reviewed the bids and has determined that the lowest responsible and responsive bid was submitted by Manor II Electric, Inc. of Holmdel, New Jersey based on the Total Bid (Base plus Add Alternate); and

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

<u>Police/Court Building Generator Replacement</u>	<u>405-2020-14-005</u>	<u>\$132,085.00</u>
<u>Improvements to the Municipal Complex</u>	<u>405-2019-33-001</u>	<u>\$114,065.00</u>
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED by the Township of West Windsor that the contract for the Generator Replacement at the West Windsor Police Department Project for the Base Bid and Add Alternate Bid be awarded to **Manor II Electric, Inc., 3 Ardsley Court, Holmdel, New Jersey 07733**, and the Mayor and Clerk are authorized to execute said contract; and

BE IT FURTHER RESOLVED, that this contract is awarded pursuant to a fair and open process.

Adopted: April 26, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 26<sup>th</sup> day of April, 2021.

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 Gay Huber  
 Township Clerk  
 West Windsor Township

**ORDINANCE 2021-09**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 SECTION 219.5 AND 219.6 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WEST WINDSOR (1999) BY AMENDING THE USE STANDARDS IN THE RO-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 1, Site Plan Review, Article II, Terminology, Section 200-4, Definitions, Subsection B is amended by adding the following NEW definitions.

DISTRIBUTION FACILITY – A facility used for the storage and/or consolidation of goods, supplies, equipment, materials and merchandise before their distribution to other locations.

SELF-STORAGE FACILITY – A building or group of buildings in single ownership containing separate spaces or compartments for storage of goods, wares and equipment and leased or rented on an individual basis.

WAREHOUSE – A building or group of buildings in which goods, supplies, equipment, materials and merchandise are stored, where no physical change in such articles takes place and where such articles are not otherwise used on the premises, such as in storage areas when part of a retail establishment or manufacturing plant.

Section 2. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXIX, Regulations for Research/Office/Manufacturing, Research/Office and Research and Development Districts, Section 200-219.5, RO-1 District (research, office) use regulations, Subsection 200-219.5A, Permitted Uses, is hereby amended to include the following:

- (9) Self-storage facilities
- (10) Warehousing and distribution facilities

Section 3. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 4, Zoning, Article XXIX, Regulations for Research/Office/Manufacturing, Research/Office and Research and Development Districts, Section 200-219.6, RO-1 District bulk and area regulations, is hereby amended as follows. Added text is underlined, and text being eliminated is ~~struck through~~.

**§ 200-219.6 RO-1 District bulk and area regulations.**

The bulk and area regulations for uses other than those in planned research office parks are as follows:

- A. Minimum lot area: five acres.
- B. Minimum lot area for warehouse and distribution facilities: twelve acres.

~~B.~~ C. Minimum lot frontage: 300 feet.

~~C.~~ D. Minimum lot width: 300 feet.

~~D.~~ E. Minimum yards:

(1) Front yard: 125 feet with a seventy-five-foot landscape area at the street right-of-way.

(2) Rear yard: 75 feet.

(3) Side yard: 75 feet.

(4) Rear and side yards for warehouse and distribution facilities. Side and rear yards shall be increased to three hundred 300 feet for warehouse and distribution facilities.

~~E.~~ F. Maximum floor area ratio: 0.15

~~F.~~ G. Maximum improvement cover: 40%.

~~G.~~ H. Maximum building height: three stories, but no greater than 50 feet.

Section 4. 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 5. 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:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date: