

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

December 20, 2021

VIA Zoom Video Communications

7:00 P.M.

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

Recognition of Council Member Andrew Hersh

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
 - B. Minutes
 - C. Bills & Claims
12. Items Removed from Consent Agenda
13. Recommendations from Administration and Council/Clerk
 - 2021-R210 Budget Transfer for the Recreation Division and Fire and Emergency Services - 2/3 Vote Required
 - 2021-R211 Authorizing the Tax Collector to Cancel Tax Sale Certificate 97-66 for \$7,329.73 for Retention Basin in Benford Woods Development
 - 2021-R212 Authorizing the Mayor and Clerk to Execute the Reimbursement Agreement with Avalon Watch Communities, Inc. for Solid Waste Collection for 2020
 - 2021-R213 Authorizing the Mayor and Clerk to Execute the Reimbursement Agreements with Colonnade Pointe Condominium Association and Windsor Haven Condominium Association for Solid Waste Collection, Recycling, Snow Removal and Street Lighting Costs for 2020
 - 2021-R214 Authorizing the Business Administrator to Purchase Autel EVO II Enterprise Bundles(Drones) for the Police Division from Terrestrial Imaging - \$33,756.00
 - 2021-R215 Authorizing the Business Administrator to Purchase One (1) 2022 Ford Police Interceptor Utility Vehicle for the Patrol Unit from Chas S. Winner, Inc. dba Winner Ford - \$31,184.00
 - 2021-R216 Authorizing the Business Administrator to Purchase Two (2) 2022 Ford Police Interceptor Utility Vehicles for the Detective Bureau from Chas S. Winner, Inc. bda Winner Ford - \$62,969.60

2021-R217 Authorizing the Business Administrator to Purchase Additional Equipment and Installation of Same for Two (2) 2022 Ford Police Interceptor Utility Vehicles for the Detective Bureau from Emergency Accessories and Installations - \$20,931.96

2021-R218 Authorizing the Business Administrator to Purchase Additional Equipment and Installation of Same for One (1) 2022 Ford Police Interceptor Utility Vehicle for the Patrol Unit from Emergency Accessories and Installations - \$15,304.38

2021-R219 Authorizing the Chief Financial Officer to Increase the Contract Amount with Arora and Associates, PC for Miscellaneous Engineering Services by \$3,000.00 for a Total Not To Exceed Amount of \$7,850.00

2021-R220 Authorizing the Mayor and Clerk to Execute an Estoppel Certificate and Consent to Collateral Assignment of the Redevelopment Agreement with VCC Princeton Junction LLC

2021-R221 Approving the Signage Design, Placement, and Installation Designating Various Areas Throughout the Township by the Historical Society of West Windsor

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

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 2021 Current Fund Budget for the Township of West Windsor.

<u>TRANSFER FROM</u> <u>ACCOUNT NAME & NUMBER</u> <u>NUMBER</u>	<u>AMOUNT</u>	<u>TRANSFER TO</u> <u>ACCOUNT NAME &</u>
Recreation S & W 105-22-100	\$15,000.00	Recreation O & E 105-22-200
Recreation S & W 105-22-100	\$ 35,000.00	Emergency Services O & E 105-14-200
TOTAL	\$ 50,000.00	

Adopted: December 20, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, in 1985, the development of Benford Woods received final subdivision approval to construct a housing development, including the conveyance of a certain parcel for a detention parcel, which parcel is described as Block 54, Lot 105 on the Township of West Windsor Tax Map; and

WHEREAS, Benford Woods never conveyed the title to the property which was used as detention basin, which ultimately resulted in a tax sale for that property; and

WHEREAS, on June 6, 1997 the property was sold at tax sale to West Windsor Township resulting in a municipal lien Tax Sale Certificate 97-66; and

WHEREAS, on May 2, 2008 the property was conveyed to the Township in a deed for Block 54 Lots 105, 106, 107, and 108 – consolidated and now known as Block 54 Lot 110 designated on the Township of West Windsor tax map to become a regional storm water basin for Benford Estates; and

WHEREAS, the Tax Collector is requesting municipal lien Tax Sale Certificate 97-66 be cancelled in the amount of \$7,329.73.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor hereby authorizes the Tax Collector to cancel Tax Sale Certificate 97-66 in the amount of \$7,329.73.

Adopted: December 20, 2021

I certify the above Resolution was adopted by the West Windsor Township Council at their meeting on the 20th day of December, 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, NJSA 40:66 - 1 et seq. establishes a policy and schedule of the reimbursement of costs for solid waste collection services incurred by qualified multifamily dwellings as defined by the law; and

WHEREAS, Avalon Watch Communities qualifies as such a community; and

WHEREAS, the Township of West Windsor has agreed to reimburse Avalon Watch Communities solid waste collection costs for the calendar year 2020; and

WHEREAS, funds are available as evidenced by the Chief Financial Officer's certification of funds;

Avalon Watch Communities

Refuse Collection – Multi Family Reimbursement. 106-58-224A \$ 91,457.46

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor, County of Mercer, and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute an agreement with Avalon Watch Communities to reimburse them for certain solid waste collection costs pursuant of NJSA 40:66 - 1 et. Seq. in the following amounts for the calendar year 2020.

Avalon Watch Communities	\$ 91,457.46
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A copy of said Agreement is attached herein.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at its meeting held on the 20th of December, 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, C.299 of P.L. 1989 (NJSA 40:67-23.2 et seq.) establishes a policy and schedule of the reimbursement of costs for refuse and recycling collection and disposal, snow removal and street lighting costs incurred by qualified private communities as defined by the law; and

WHEREAS, Colonnade Pointe Condominium Association, and Windsor Haven Condominium Association qualifies as such communities; and

WHEREAS, the Township of West Windsor has agreed to reimburse the above-mentioned Condominium Associations for snow removal costs and refuse and recycling costs for 2020; and

WHEREAS, funds are available as evidenced by the Chief Financial Officer's certification of funds;

Colonnade Pointe Condominium Association			
Refuse Collection – Other Expenses 105-58-224A	\$	31,745.78	
Snow Trust -2020	121407	\$	503.75
Windsor Haven Condominium Association			
Snow Trust -2020	121407	\$	<u>377.81</u>
Total		\$	<u>32,627.34</u>

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor, County of Mercer, and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute agreement with this Association to reimburse them for certain snow removal and refuse and recycling costs pursuant of NJSA 40:67-23.2 ET. Seq. in the following amounts.

Colonnade Pointe Condominium Association			
Refuse and Recycling (2020)	\$	31,745.78	
Snow Removal (2020)		\$	503.75
Windsor Haven Condominium Association			
Snow Removal (2020)		\$	<u>377.81</u>
Total		\$	<u>32,627.34</u>

A copy of said Agreements is attached herein.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 20th day of December, 2021.

 Gay M. Huber
 Township Clerk
 West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor Police Division has the need on a timely basis to purchase technology goods or services utilizing Cooperative County Contracts; and

WHEREAS, Terrestrial Imaging is an authorized vendor under the Bergen County Cooperative Purchasing Contract #18-68; and

WHEREAS, the Township needs to purchase Autel EVO II Enterprise drone bundles from Terrestrial Imaging under Contract #18-68 in the amount of \$33,756.00; and

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

Police-Acq. Of Equipment	405-2021-14-025	\$21,593.19
Police-Acq. Of Equipment	405-2016-09-015	\$12,162.81

NOW, THEREFORE BE IT RESOLVED, that the Township Council authorizes the Business Administrator to purchase the above from Terrestrial Imaging under the Bergen County Cooperative Purchasing Contract 18-68.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, West Windsor Township needs to purchase one (1) 2022 Ford Police Interceptor Utility vehicle; and

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 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 under the Department of the Treasury; and

WHEREAS, Chas S. Winner, Inc. dba Winner Ford, 250 Berlin Road, Cherry Hill, New Jersey is an authorized vendor under New Jersey State Contract # 20-FLEET-01189; and

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

Police Vehicles	105-18-424	\$31,184.00
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NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the Business Administrator is authorized to purchase one (1) 2022 Ford Police Interceptor Utility vehicle from Chas S. Winner, Inc. dba Winner Ford for a total not to exceed \$31,184.00.

Adopted: December 20, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, West Windsor Township needs to purchase two (2) 2022 Ford Police Interceptor Utility vehicles; and

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 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 under the Department of the Treasury; and

WHEREAS, Chas S. Winner, Inc. dba Winner Ford, 250 Berlin Road, Cherry Hill, New Jersey is an authorized vendor under New Jersey State Contract # 20-FLEET-01189; and

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

Police Vehicles	105-18-424	\$62,969.60
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NOW, THEREFORE, BE IT RESOLVED, by the Township Council of West Windsor that the Business Administrator is authorized to purchase two (2) 2022 Ford Police Interceptor Utility vehicles from Chas S. Winner, Inc. dba Winner Ford for a total not to exceed \$62,969.60.

Adopted: December 20, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, West Windsor Township needs to purchase equipment for two (2) new detective bureau vehicles; and

WHEREAS, Emergency Accessories and Installations (EAI), 770 Cuthbert Blvd., Cherry Hill, New Jersey is an authorized vendor under New Jersey State Contracts , 17-FLEET-00761 (Whelen); 17-FLEET-00719 (Havis) and 81165 (EAI); and

WHEREAS, the amount of \$20,375.96 is under the above State Contracts and there is an additional equipment required that is not part of the New Jersey State Contracts totaling \$556.00; and

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

Police – Acquisition of Equipment 405-2021-14-025 \$20,931.96

NOW, THEREFORE, BE IT RESOLVED, by the West Windsor Township Council that the Business Administrator is authorized to purchase equipment for the new detective bureau vehicles from Emergency Accessories and Installations for \$20,375.96; and

BE IT FURTHER RESOLVED, by the West Windsor Township Council that the Business Administrator is authorized to purchase the additional equipment from Emergency Accessories and Installations for \$556.00 for a total not to exceed of \$20,931.96.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, West Windsor Township needs to purchase equipment for one (1) new patrol vehicle; and

WHEREAS, Emergency Accessories and Installations (EAI), 770 Cuthbert Blvd., Cherry Hill, New Jersey is an authorized vendor under New Jersey State Contracts , 17-FLEET-00761 (Whelen); 17-FLEET-00719 (Havis) and 17-FLEET-00768 (ProGard); and

WHEREAS, the amount of \$14,121.04 is under the above State Contracts and there is additional equipment required that is not part of the above New Jersey State Contracts totaling \$1,183.34; and

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

Police Vehicles	105-18-424	\$15,246.40
Police – Acquisition of Equipment	405-2021-14-025	\$57.98

NOW, THEREFORE, BE IT RESOLVED, by the West Windsor Township Council that the Business Administrator is authorized to purchase equipment for the new patrol vehicle from Emergency Accessories and Installations for \$14,121.04; and

BE IT FURTHER RESOLVED, by the West Windsor Township Council that the Business Administrator is authorized to purchase the additional equipment from Emergency Accessories and Installations for \$1,183.34 for a total not to exceed of \$15,304.38.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor enter into a services agreement with Arora and Associates, PC for professional services on a consultant basis for Professional Engineering Services performed for miscellaneous engineering projects as assigned; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is hereby authorized to increase the contract amount with Arora and Associates, PC in the amount of \$3,000.00 for a revised total contract amount of \$7,850.00.

Adopted: December 20, 2021

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the West Windsor Township Zoning Board of Adjustment has granted use variance and site plan approval to VCC Princeton Junction, LLC for the construction of a childcare center on Block 12.04, Lot 18 West Windsor Township Tax Map located within the Princeton Junction Redevelopment Zoning District; and

WHEREAS, the Township and VCC Princeton Junction, LLC entered into a Redevelopment Agreement on January 13, 2020, to facilitate the construction of the aforementioned childcare center; and

WHEREAS, VCC Princeton Junction, LLC is moving forward with the approved project and is in the process of arranging for financing from the Bank of America, N.A. in order to move forward with the redevelopment project; and

WHEREAS, the Bank of America, N.A. has requested that the Township execute an Estoppel Certificate and Consent to Collateral Assignment of the Redevelopment Agreement of the Redevelopment Agreement to confirm that the aforementioned Redevelopment Agreement has not been modified and is in full force and effect with no notice of default or non-compliance and that the Township has no set-offs, defenses or counterclaims against VCC Princeton Junction, LLC.

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

The Mayor and Clerk of the Township of West Windsor hereby authorized and directed to execute an Estoppel Certificate and Consent to Collateral Assignment of the Redevelopment Agreement. Said Estoppel Certificate and Consent to Collateral Assignment of the Redevelopment Agreement is on file with the Municipal Clerk and may be inspected during regular office hours.

A certified and true copy of this Resolution and the executed Estoppel Certificate and Consent to Collateral Assignment of the Redevelopment Agreement of the Redevelopment Agreement shall be provided to Jeffrey I. Baron, Esq., Baron & Brennan, 1307 White Horse Road, Building F, Suite 600, Voorhees, New Jersey 08043 upon the adoption of this Resolution.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Historical Society of West Windsor was appointed as the official organization of the 225th Anniversary Celebration by the West Windsor Township Council by Resolution 2021-R126 on August 9, 2021; and

WHEREAS, a number of traditional historic hamlets comprise the Township of West Windsor, each with its own contribution to our history and fabric the Historical Society of West Windsor and wishes to provide permanent, classic, cast metal informative signs to educate residents and visitors about their unique aspects; and

WHEREAS, the Historical Society of West Windsor plans include the following signs:

- Schenck-Covenhoven Cemetery (historic cemetery & earliest confirmed site in WW, holding many of its early settlers).
- Clarksville (historic hamlet)
- Dutch Neck (historic hamlet)
- Edinburg (historic hamlet)
- Grovers Mill (historic hamlet)
- Penns Neck (historic hamlet)
- Port Mercer (historic hamlet)
- Princeton Basin (historic hamlet)
- Princeton Junction (historic hamlet)
- VanHiseville (historic pseudo-hamlet)
- Washington Road Elm Allee (National historic Register site)

NOW, THEREFORE BE IT RESOLVED, the Historical Society of West Windsor and the Township Administration agree to proceed with this project and upon acceptance of final design, wording, and placement of these signs will accept these gifts from the Historical Society of West Windsor.

BE IT FURTHER RESOLVED, the Township Council of West Windsor approves the Historical Society of West Windsor to purchase these signs.

Adopted: December 20, 2021

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 20th day of December 2021.

Gay M. Huber
Township Clerk
West Windsor Township