

## RESOLUTION

ESTABLISHING A STEERING COMMITTEE AND  
PROCEDURES FOR THE CONSIDERATION AND  
ADOPTION OF THE REDEVELOPMENT PLAN

- WHEREAS, the Local Redevelopment and Housing Law (“LRHL”), *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and
- WHEREAS, that law sets forth three basic phases to effectuate redevelopment in areas in need of redevelopment, namely, (a) the designation of an area in need of redevelopment; (b) the adoption by ordinance of the Redevelopment Plan for the designated area; and (c) the actual redevelopment of the designated area, by private redevelopers, consistent with the Redevelopment Plan; and
- WHEREAS, on December 19, 2005, the Township Council completed the first phase by adopting Resolution 2005-R285 designating the 350 acre surrounding the Princeton Junction/West Windsor Train Station as an area in need of redevelopment; and
- WHEREAS, on March 20, 2006, the Township Council approved a Request for Qualifications and Proposals (“RFQ/P”) to retain a planning consultant, to prepare a Redevelopment Plan for the designated area; and
- WHEREAS, as of the May 30, 2006 deadline for the submission of responses to the RFQ/P, seventeen (17) separate detailed responses were received from planning consultant firms throughout the East Coast; and
- WHEREAS, ten (10) planning consulting firms were selected to be interviewed by a Search Committee, comprising members of the governing body, the Planning Board, Administration and appointed advisors; and
- WHEREAS, after interviews of the remaining planning consultant firms on August 17 and 24, 2006, the Search Committee selected Street-Works, LLC, Michael Graves/Duany Plater-Zyberk and Company and Hillier Architecture as finalists to provide presentations about how they would proceed with the formulation of a Redevelopment Plan to (and respond to specific questions from) the public, the governing body and the Planning Board; and
- WHEREAS, on September 20, 25, and 27, 2006 respective presentations were made by the finalists for the planning consultant assignment; and

WHEREAS, on October 10, 2006, the Council received comments from the public about the selection of a planning consultant; and

WHEREAS, on October 11, 2006 the Council held an executive session with the Planning Board and Search Committee in order to give input to the Mayor on negotiations strategy, personnel and contractual matters related to the three planner consultant finalists; and

WHEREAS, based upon the input provided by the members of Council, members of the Planning Board, members of the Search Committee, Administration, and appointed advisors, the Mayor approached all three of the finalists for the planning consultant assignment, informed them of the "gaps" in their proposals, and offered each of them the opportunity to fill those gaps before a final decision would be made by providing supplements to their proposals; and

WHEREAS, all three finalists supplemented their proposals in response to the Mayor's request that they address those "gaps;" and

WHEREAS, on October 30, 2006, based upon the input provided by the Council, the Planning Board, the Search Committee (including appointed advisors) and the public, and after considering the supplements to their proposals provided by the planning consultant finalists, the Mayor discussed the consultants' supplemental materials and his recommendation to the Township Council in executive session for input and consideration; and

WHEREAS, on November 6, 2006 the Township Council voted 4-1 to retain Hillier Architecture to prepare the Redevelopment plan; and

WHEREAS, the Council believes that it is necessary to set forth the procedure that will be used for the formulation of the Redevelopment Plan, so as to complete the second phase of the redevelopment process.

NOW THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the following procedure is adopted for the formulation of the Redevelopment Plan:

1. A Steering Committee consisting of the Mayor, the President and Vice President of Council and the Planning Board Chairman, in consultation with appropriate advisors as needed, will function in an administrative capacity to work with Hillier Architecture in establishing the schedules and work plans for the different phases in the formulation of the Redevelopment Plan. Meetings of the Steering Committee will be taped and tapes would be available for anyone who requests same.
2. Consistent with Hillier Architecture's proposal, open and inclusive charrettes will be conducted by Hillier to fully engage the public in the

formulation of the Redevelopment Plan.

3. Hillier Architecture will make at least one preliminary design presentation to a televised joint meeting of the Township Council and the Planning Board consistent with the suggested benchmarks in the Hillier proposal.
4. Council will collaborate on a quarterly basis with the Planning Board who will have primary responsibility to formulate the Redevelopment Plan with Hillier, for presentation to and consideration by the Township Council.
5. Hillier Architecture will present the final draft of the Redevelopment Plan to the Planning Board for public consideration and input and then the Planning Board will make a formal recommendation of the Redevelopment Plan to the Council.
6. In accordance with *N.J.S.A. 40A:12-7*, the Township Council will then conduct a televised hearing on notice to the public to consider the Redevelopment Plan for introduction and adoption in ordinance form.

Adopted: November 20, 2006

I certify the above Resolution was adopted by the West Windsor Township Council at its meeting on the 20th day of November, 2006.

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Sharon Young  
Township Clerk  
West Windsor Township

Corrected typo in third paragraph from "2004-R0285" to 2005-R0285. gmh 6/1/07