

DRAFT
STEERING COMMITTEE
April 17, 2007

Attendees: Mayor Hsueh, Council President GeEVERS, Council Vice President Kleinman, Planning Board Chairperson Gardner, Township Attorney Mike Herbert Jr. (Advisor), Representatives from Hillier Architecture: Robert Hillier and Bradley Walters, Business Administrator: Chris Marion, Director of Community Development: Pat Ward, Township Clerk, Sharon L. Young.

- Thursday, April 19th, 2007 – Third Workshop.
 1. Bradley and Jamie firming up necessities for the taping of the meeting.
 2. Linda distributes flyers to Maurice Hawk, Village, and Dutch Neck.
 3. Website updated: Streaming videos a success.
- Possible Council Meeting on 5/21 for the residents to come in and discuss the redevelopment or anything else that may be of concern.
- Questions regarding the redevelopment will be filtered to Hillier Architect for answers and comments.
- Mike Herbert noted his concern with the Council having the 5/21 meeting because Council could potentially lock themselves into a position prior to the 6/4 joint meeting with Planning Board.
- Emails are still coming in to Hillier and they are responded to. Most are opinions and not questions.
- Mayor and Mr. Gardner agreed that one night for a joint meeting may not be enough time.
- Mr. Gardner voiced concerns about the changes with the process without having the Steering Committee involved.
- Steering Committee members suggested holding off on 5/21 Council meeting until after the third workshop.
- Mr. Gardner suggested having the Planning Board attend the 5/21 meeting also if a decision is made to proceed with the meeting.
- Highlights and discussion topics for the third workshop:
 1. Traffic: better management after things are put into place in the area.
 2. Parking issues to be resolved.
 3. Hillier to review constraints.
 4. Overview of previous plans.
 5. Economic figures will be presented.
 6. Market Rate Housing and Affordable Housing will be discussed.
 7. ERA: show that the redevelopment will be tax positive: fees per apartment/office buildings/tax increment financing.
 8. Municipal amenities will be examined.
 9. 33.3 sq. million of development overview.
 10. Ballots will be distributed with yes or no questions regarding certain aspects of the proposed plan(s). Questions on the ballots will be available to the Steering Committee before the third workshop.
 11. Power Point presentation will be used to review the plans.

12. Break-up into groups of 20 or 30 for revisions and suggestions to the potential final plan.

- Sarnoff: attempt to maintain the athletic fields located on their property.
- Housing units will be phased in along with the other infrastructure.
- Difference between a Transit Village and a Town Center may be asked at the workshop. Hillier prepared to answer the question.
- Height will be higher in some locations closer to the train tracks for multi tenant buildings.
- Ms. Geevers requested Hillier Architecture to present at third workshop an optional plan with the number of housing units below 1,000. She noted that residents would like to review a plan with less housing units.
- Ms. Geevers read questions from Mr. Morgan to Hillier with regard to the specifics of their assumptions being used to arrive at the proposed 1,000 housing unit.
- Non-binding referendum: Mike Herbert spoke about it being inappropriate to use the type of referendum with regards to the redevelopment process. Spoke about the memo he sent to Council about this subject.
- Contract Completion Date: revise the schedule or amend the contract?
- Herbert: RFP could not contemplate everything as the process move forward. The contract does not need to be amended. The open house was not part of the contract along with a list of other things which Hillier is providing.
- Mr. Gardner: additional Planning Board meetings may have pushed back the completion date.
- Steering Committee agrees to have the redevelopment schedule and the contract remain as it is.
- Hillier agreed it was not necessary to amend the contract and Herbert suggested having a separate letter from Hillier confirming the fact.