

March 24, 2008

PRINCETON TOWNSHIP COMMITTEE MEETING
March 24, 2008

A meeting of Township Committee was held on this date at 7:00 p.m. in the main meeting room of the Princeton Township Municipal Complex, 400 Witherspoon Street.

NOTICE OF MEETING

The Clerk read the following statement.

The following is an accurate statement concerning the providing of notice of this meeting and said statement shall be entered in the minutes of this meeting.

Notice of this meeting as required by Sections 4a, 3d, 13 and 14 of the Open Public Meetings Act has been provided to the public in the form of the 2008 Schedule of Regular Meetings. On January 6, 2008 at 1:00 p.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Trentonian, and the Town Topics, and filed with the Township Clerk.

ROLL CALL

The Township Clerk then called the roll.

Present: Mayor Marchand and Mrs. Bergman and Messrs. Goerner, and Miller.

Absent: Mr. Liverman.

Also Present: Mrs. Monzo, and Messrs Kiser, Pascale, Schmierer and Capt. Buchanan

CONSENT AGENDA

Contains items of a routine nature, which are approved by a single vote.

- a. Bills & Claims
- b. Maintenance/Performance Guarantees
 - * Princeton University - Springdale Golf Club, Release of performance guaranty subject to the receipt of an acceptable two year maintenance guaranty in the amount of 15% of the original guaranty.
- c. Music Amplification Requests:
 - David Goldsmith for a Bar Mitzvah at 19 Roper Road on May 10, 2008, 7:00 p.m. to 11:00 p.m.
 - Bill O'Connor for a birthday party at Mountain Lakes on May 16, 2008, 7:00 p.m. to 11:00 p.m.
- d. Resolution: To cancel bid for cell tower
- e. Professional Services Agreement: V-Comm, to study police communications system, Not to Exceed \$7,500.
- f. Resolution: Interlocal Services Agreement, Township of Princeton-Princeton Regional School District, For the purchase of a 16' wide rotary wing lawn mower, \$5001.00
- g. Resolution: Auction of Spruce Trees
- h. Resolution: Authorizing Washington Oaks Roof Loan, \$70,000.
- i. Resolution: To Increase Temporary Budget in the amount of \$3,696,418.

March 24, 2008

Mr. Miller offered a motion to approve the consent agenda as presented. Mr. Goerner seconded the motion, which was carried unanimously.

(Bills & Claims and Resolutions appended to this set of minutes.)

ORDINANCE PUBLIC HEARING

Mayor Marchand read by title an ordinance entitled BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS IN AND BY THE TOWNSHIP OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$3,975,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,350,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Mr. Kiser said that this ordinance would cover improvements to various roads, walk paths, the Smoyer Park Dam and pavement striping at intersections. All roadway improvements have been coordinated with the Sewer Operating Committee.

Mr. Goerner asked Mr. Kiser to also look at Valley Road to connect the Princeton Shopping Center with the Community Park Pool.

Mayor Marchand opened the public hearing. There being no public comment, the public hearing was closed.

Mr. Goerner offered a motion to approve the proposed ordinance on second reading. The motion was seconded by Mr. Miller and carried unanimously.

COMMENTS FROM THE AUDIENCE

David Grey, 119 Heather Lane said that he was speaking on behalf of the neighbors effected by the proposed cell tower. He thanked Township Committee for approving the resolution cancelling the bid for the cell tower. He also thanked Chief Emann for taking time to speak with him. Mr. Grey said that he would like to meet and work with Chief Emann, Mr. Kiser and the consultants as it pertains to the proposed cell tower.

REPORTS

Mr. Goerner said that he met with Pam Mount from Lawrence Township regarding heavy truck issues.

Mrs. Bergman said that there was an Environmental Commission Meeting scheduled for April 7 and a Sewer Operating Committee meeting scheduled for April 3, 2008.

Mayor Marchand said that she went to a Mayor's Meeting in Trenton with Governor Corzine to talk about budget issues. She also announced that May 10, 2008 was "Be Green and Be Seen Day".

WORK SESSION

March 24, 2008

Elizabeth McKenzie - Affordable Housing Update

Ms. McKenzie met with Township Committee to review its new “fair share” obligation for affordable housing as a result of the Council on Affordable Housing’s (COAH) proposed third round rules and how they affect the Township. She said that the proposed new Substantive and Procedural Rules have important implications for the Township.

Ms. McKenzie said that based upon COAH’s proposed rules, which are scheduled to be adopted in late May so that they can become effective on June 2, 2008, the Township’s affordable housing obligation consists of three parts: a rehabilitation share; a prior round obligation; and a new third round obligation. The rehabilitation share is 47 units. She said that while this might seem like a lot, it may be possible to meet this entire obligation through the rehabilitation of 47 units at Princeton Community Village by Princeton Community Housing. The Township is obligated to spend at least \$10,000. in hard costs for each unit and in each case, at least one major system must be involved in the rehabilitation work. Also in the new rules there is an obligation that any rehabilitation program be available for rental units. Since all of the PCV units are rental units, this issue would be addressed.

Ms. McKenzie said that the third round obligation is astronomical and that Mr. Solow, Director of Planning has sent comments to COAH. She said that the prior round obligation is 330 while the third round obligation is 382 units. Ms. McKenzie said that this is unfathomably high and undoubtedly the result of bad data.

Ms. McKenzie said that COAH will require that you plan for your entire projected fair share obligation at the outset but will allow your implementation to be phased, so that you can activate certain portions of the compliance plan later on, when and if the projected growth actually occurs. She also said that the Township already has substantial credits or potential credits toward the fulfillment of the third round obligation, with 112 credits toward the 382 unit obligation. Therefore, the Township is starting off with almost 1/3 of its projected obligation either built or in the pipeline.

Ms. McKenzie said that there are two possible options: The Township may wish to opt out of COAH altogether; or we could be compliant with the fair share plan and make use of the phasing provisions in COAH’s rules. Ms. McKenzie recommended the second approach.

Mr. Goerner asked whether a revised growth share ordinance should be in place. Ms. McKenzie said that it must provide for a density bonus and that it would not count towards growth share.

Mayor Marchand asked if Township Committee agreed that they did not want to opt out of COAH. Mr. Schmierer said that another reason to stay in is to continue to receive developer fees.

March 24, 2008

Mr. Miller asked how this relates to the States "smart growth". Ms. McKenzie said that she couldn't see a relation.

Mrs. Bergman said that towns are going to have to look at density in a different way. She said that there are a lot of achievable social justice issues that can be addressed creatively.

Township Committee asked that Mr. Schmierer, Mr. Solow and Ms. McKenzie get started in putting together a report for Township Committee to review.

Mr. Goerner asked if it would be helpful to set up some sort of task force. Ms. McKenzie thought that that would be great so that they were not working in a vacuum.

CLOSED SESSION

RESOLUTION

TO GO INTO CLOSED SESSION (Open Public Meetings Act Sec.3)

BE IT RESOLVED by the Township Committee of the Township of Princeton:

1. This body will now convene into a closed session that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7B of the Open Public Meetings Act.
2. The general nature of the subject or subjects to be discussed in said session is as follows:

Litigation/Personnel
3. Stated as precisely as presently possible, the following are the time when and the circumstances under which the discussion conducted at said session can be disclosed to the public:

Within 90 days or upon settlement of litigation, if applicable

Police Personnel

Captain Buchanan updated Township Committee on Police personnel.

Lowe Tract Suit

Mr. Schmierer provided Township Committee with an update regarding the Lowe tract suit.

There being no further business the meeting was adjourned at 9:05 p.m.

Linda S. McDermott
Township Clerk