

PRINCETON TOWNSHIP COMMITTEE MEETING
November 26, 2007

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 Deputy 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 2007 Schedule of Regular Meetings. On January 4, 2007 at 7:00 p.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times and the Town Topics, and filed with the Township Clerk.

ROLL CALL

The Deputy Township Clerk then called the roll.

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

Absent: None

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

EMPLOYEE AND VOLUNTEER SERVICE AWARDS

Mayor Marchand and Township Committee recognized the following individuals for various years of service:

Volunteer Award List

5 Years

Attending:

M. Katherine McGavern
Avril Moore
Dennis Stark

Library Board Of Trustees
Historic Preservation Commission
Board Of Health

Not Attending:

Henry Acelrod
Margaret Hill
William Ricigliano

Sidewalks & Bikeways
Bd Of Improvement Assessors
Shade Tree Commission

10 Years

Attending

May Papastephanou
Carlos Rodrigues

Flood Control
Zoning Board of Adjustment

Not Attending:

Philip Feig

Regional Planning Board of Princeton

- c. Resolution: Affordable Housing, Subsidy Payment Approval, 213 Brickhouse Road, \$9,861.
- d. Resolution: Citizen Finance Advisory Committee.

Mrs. Bergman offered a motion to approve the consent agenda. Mr. Liverman seconded the motion, which was carried unanimously.

ORDINANCE INTRODUCTIONS

Duffy Place

Mayor Marchand read by title on first reading a proposed ordinance entitled: AN ORDINANCE BY THE TOWNSHIP OF PRINCETON, COUNTY OF MERCER AND STATE OF NEW JERSEY NAMING “DUFFY PLACE”

Mr. Kiser explained that the new connector road linking Route 206 and Cherry Valley Road was completed this past summer and that the road was originally envisioned by the Planning Board as part of their Master Plan back in the 1980’s. Mr. Kiser said that the individual who pursued this connection was Duffy Hutter who was a long time member of the Planning Board and also served on Township Committee.

Mr. Miller offered a motion to approve the proposed ordinance on first reading. The motion was seconded by Mr. Goerner and carried unanimously. The public hearing was scheduled for December 17, 2007.

Great Road Traffic Signal

Mayor Marchand read by title on first reading a proposed ordinance entitled: AN ORDINANCE APPROVING THE TRAFFIC SIGNAL AT THE INTERSECTION OF THE GREAT ROAD (CR 601) AND CHERRY VALLEY ROAD AND AMENDING THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”.

Mr. Schmierer explained that Township Committee had adopted an Omnibus Motor Vehicle Traffic Ordinance back in September, 2006 which contained the designation of the new traffic light at the intersection of The Great Road and Cherry Valley Road and that the NJDOT requested that we amend the Ordinance to specifically refer to the as-built traffic signal plan dated August 14, 2007.

Mr. Liverman offered a motion to approve the proposed ordinance on first reading. The motion was seconded by Mr. Goerner and carried unanimously. The public hearing was scheduled for December 17, 2007.

RSC-2 Overlay Zone

Mayor Marchand read by title on first reading a proposed ordinance entitled: AN ORDINANCE CONCERNING THE RESIDENTIAL SENIOR COMMUNITY-2 (“RSC-2”) OVERLAY ZONE AND AMENDING THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”.

Mr. Solow, Planning Director gave an overview of the planning and zoning history of where the site is located and how it was chosen as a site for senior housing.

Mr. Schmierer reviewed with Committee his memo of November 21, 2007 which outlines the changes that had been made to the proposed ordinance since the Township Committee work session held on November 12, 2007.

Mayor Marchand opened the discussion to the public.

Casey Lambert, 115 North Road, said that although she is a member of the Environmental Commission, which opposes building on the Ridge, she was speaking as a private individual. She asked Committee not to rush to approve an ordinance that is lowering the age requirement for development and would permit the blasting and deforestation of the Ridge.

Lincoln Hollister, Ridgeview Circle, asks Mr. Solow to clarify certain details concerning acreage, building height and age restrictions.

Wendy Mager, 459 Cherry Hill Road, said that the Friends of Princeton Open Space will file a letter at the next meeting. She asked about how many acres of disturbed/undisturbed lands and about the number of units being built. Mr. Hillier responded that the disturbance is only 5.5 acres or 26%.

Jim Waltman, Executive Director, Stony Brook Watershed Association said that he believes that the current and proposed zoning are inconsistent with keeping building out of an environmentally sensitive area and he is opposed to it on the Ridge.

Mr. Waltman also presented Committee with a letter from the Open Space Institute that suggests a loan may be made available to provide bridge financing for purchasing the lands.

Daniel Harris, 28 Dodds Lane referenced his letter from the November 12 work

session and asked that it be made part of the record. He then asked Committee members Marchand, Bergman and Miller if they were on Mr. Hillier's waiting list for the project. Mr. Schmierer responded that the question was not appropriate and that Committee members did not have to respond. Mrs. Bergman did not respond based on Mr. Schmierer's remarks. Mayor Marchand responded "no" and said that elected officials respect all citizens interests – not our own interests. Mr. Miller responded that it really was not any of Mr. Harris's business, but, no, he is not on the waiting list.

Joan Buttars, Doods Lane, asked Committee if approving this ordinance sets a precedent and does Princeton really want to destroy the Ridge?

Heidi Fichtenbaum, Carnahan Place, said that seniors can not afford these units, they can not age in place. She also requested that Committee amend the wording of "incorporate" LEED standards to require that the project must at least meet "Silver LEED Standards".

Grace Sinden, Ridgeview Circle, also spoke out against the ordinance and building on the Ridge.

Robert Hillier, responded to Committee and the residents by giving a brief overview of the project as it was proposed at the November 12, 2007 work session meeting. He stated that he fully agrees with the sensitivity to the Ridge and has left 70% of the site untouched.

Mr. Liverman, said that he is a business man, not a gambler, if Mr. Hillier does not do this project, another developer could damage the Ridge.

Mrs. Bergman asked Mr. Solow about the location of the detention basin.

Mr. Miller noted that this issue raised emotions and thanked all for coming out. He also stated that he had two concerns – handicapped access and local preference for market rate units. He would like to see the ordinance amended to add the local preference.

Mr. Goerner questioned the affordable housing component and the 3 acres that remain uncertain and would like to see a middle income level and an increase in the common open space. Mr. Goerner said he would like to take a step back and "tweek" the ordinance and also look into the OSI funding.

Mayor Machand said that this is giving an opportunity for seniors to stay in town, and this is an appropriate site for this development.

After discussion by Township Committee members, it was the consensus of Committee to table the introduction of the ordinance to their December 3, 2007 meeting so that certain items raised by Committee and residents could be addressed in the ordinance.

ORDINANCE PUBLIC HEARING

Amending Herrontown Curbing

Mayor Marchand read by title an ordinance entitled ORDINANCE AMENDING ORDINANCE 2007-22, WHICH AUTHORIZES AS A LOCAL IMPROVEMENT THE INSTALLATION OF BELGIAN BLOCK CURBING ALONG A PORTION OF HERRONTOWN CIRCLE, APPROPRIATES THE SUM OF \$18,000.00 THEREFOR, PROVIDES FOR THE FINANCING OF SAID APPROPRIATION BY THE MAKING OF A DOWN PAYMENT AND THE ISSUANCE OF BONDS AND NOTES OF SAID TOWNSHIP, AND FURTHER PROVIDES FOR A SPECIAL ASSESSMENT OF 100% OF THE COST THEREOF, BY ADDING ONE ADDITIONAL PROPERTY AND INCREASING THE TOTAL APPROPRIATION TO \$21,000.00

Mr. Kiser explained that Committee had adopted a special improvement ordinance on September 10, 2007 to provide for the installation of curbing in front of certain homes along Herrontown Circle. Mr. Kiser said that just prior to the paving of the street the homeowner at 31 Herrontown Circle requested that curbing also be installed abutting their property.

The Mayor opened the public hearing.

There being no public comment, the Mayor closed the public hearing.

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

A motion to enter into closed session was offered by Mr. Miller. The motion was seconded by Mr. Goerner and carried unanimously.

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/Negotiations

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

BEMS Landfill Update

Mr. Schmierer updated Committee on the BEMS landfill litigation.

Library Parking

Mr. Pascale discussed with Township Committee the library parking negotiations.

There being no further business the meeting was adjourned at 11:15 p.m.

Kathleen Brzezynski
Deputy Township Clerk