

PRINCETON TOWNSHIP COMMITTEE MEETING
October 23, 2006

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 2006 Schedule of Regular Meetings. On January 4, 2006 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, the Trentonian, the Town Topics, and WHWH, filed with the Township Clerk and mailed to those persons who as of that time had requested and paid for same.

ROLL CALL

The Township Clerk then called the roll.

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

Absent: None.

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

MINUTES

Mr. Goerner offered a motion to approve the minutes of September 25, 2006 as presented. The motion was seconded by Mr. Miller and carried unanimously.

CONSENT AGENDA

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

a. Bills & Claims

b. Maintenance/Performance Guarantees

- TenEyck & MacKenzie – Rushbrook, Phase I, Completion Time Extension to April 15, 2007.
- Pave Rite, Inc. - Road Resurfacing Project 2004 – Release Maintenance Bond
- Medical Center at Princeton, Princeton House – Reduction of the performance guaranty to \$10,000. to be held until the completion of topsoil and seeding, contingent upon the receipt of an acceptable two-year maintenance guaranty.
- Greenway Meadows Park / Hi-Gear / Gulf Insurance, Release Performance Guaranty in the amount of \$845,000.68
 - Jim Britt, Princeton University, Boiler House Renovation, Installation of certain site improvements, Completion Time Extension to May 31, 2007.
 - Jim Britt, Princeton University, Tennis Relocation, Phase I, Completion Time Extension to May 31, 2007.
 - Jim Britt, Princeton University, Tennis Court Relocation, Phase II, Completion Time Extension to May 31, 2007.

- Rafael Sharon, Snowden Lane Communities, LLC, 606 Snowden Lane, Completion Time Extension
April 30, 2007.

- c. Resolution: Citizen Participation Plan, Small Cities Grant
- d. Resolution: 2005 Audit Report
- e. Resolution: Corrective Action Plan
- f. Raffle License: Princeton Day School Parents Association for raffle to be held on March 3, 2007 to benefit faculty development, enrichment and summer study.
- g. Resolutions: Chapter 159 (7)
 - Local Pedestrian Safety Program – Guyot Avenue Walkway, \$100,000.
 - Balanced Housing Neighborhood Preservation – Elm Court II, \$984,900.
 - Safe Streets to Schools – Rosedale Road Pathway, \$100,000.
 - Child Safety and Child Booster Seat Incentive, \$9,200.
 - Recycling Tonnage Grant, \$54,579.11
 - Open Space Acquisition, \$300,000.
 - Open Space Acquisition, \$800,000.
- h. Resolutions and Agreements: Professional Services
 - Police Department, SOP Update, \$15,713
 - Community Grants & Planning, Securing grants and loans for Princeton Township, 2006-2007, \$12,750.
- i. Resolution: CONFIRMING THE DETAILS OF THE SALE OF GENERAL IMPROVEMENT BONDS OF THE TOWNSHIP OF PRINCETON, IN THE COUNTY OF MERCER, NEW JERSEY, TO THE NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST AND THE STATE OF NEW JERSEY PURSUANT TO THE 2006 NEW JERSEY ENVIRONMENTAL INFRASTRUCTURE TRUST FINANCING PROGRAM

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

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

ORDINANCE INTRODUCTION

Mayor Marchand read by title on first reading a proposed ordinance entitled ORDINANCE ESTABLISHING A RETAIL-OFFICE (R-O) DISTRICT AND ESTABLISHING DESIGN STANDARDS FOR SAID DISTRICT, AS WELL AS CREATING A G-1 OVERLAY DISTRICT AND AMENDING THE “CODE OF THE TOWNSHIP OF PRINCETON, NEW JERSEY, 1968”

Lee Solow, Planning Director, referred to a memorandum from Mr. Schmierer dated October 19, 2006. Mr. Schmierer said that the draft ordinance would re-zone a portion of the Hospital’s campus in the Township, which primarily consists of the parking garage, and the Medical Arts Building from H-2 to a new zone, Retail-Office (R-O) District. He said that within the new district, a series of permitted uses are

outlined, however, consistent with the recommendation from the Regional Planning Board of Princeton, residential use is not permitted. In the redevelopment of the Hospital campus, residential use is envisioned on property located in Princeton Borough.

Mr. Schmierer said that the design standard indicates that twenty percent of the site must consist of a landscape area of planted materials, hardscape (patios, etc.) or a combination thereof.

The parking garage currently contains approximately 743 striped parking spaces. Mr. Schmierer said that with the mixed use that is likely to take place in the R-O Zone it is likely that a number of these spaces could be re-stripped and more cars accommodated in the parking garage. Consequently, Section 10B-272.71 (a) permits a parking garage consisting of between 740 and 780 parking spaces. These additional spaces, as indicated, would have to be accommodated within the existing garage structure.

Mr. Schmierer said that representatives of the Hospital had suggested that adjustments be made to the section concerning parking requirements. They had requested that the parking requirements for various uses be calculated at one space for every 300 square feet of gross floor area on each floor above the ground floor. Mr. Solow and Mr. Kneski believe that one parking space for every 250 square feet of gross floor area on any floor should be maintained.

Mrs. Bergman offered a motion to approve the proposed ordinance on first reading. Mr. Goerner seconded the motion, which was carried unanimously. The public hearing was set for December 4, 2006.

REPORTS

Mr. Liverman reported that Corner House had hired an outreach coordinator. He also noted that PADA would be sponsoring an internet safety forum.

Mr. Miller thanked Mrs. Bergman and Capt. Buchanan for attending a recent Health Commission meeting.

Mr. Goerner announced that Ron Lessard, the chair of the Sidewalk and Bikeway Committee has resigned, noting that he had prepared a survey on biking and walking to school.

Mayor Marchand announced that there would be a special "Town Meeting" on November 13, 2006 at 6:30 p.m. in the Community Room.

COMMENTS FROM THE AUDIENCE

Olivia Applegate, Random Road, thanked Mrs. Bergman and Mr. Goerner for attending the storm water management meeting in September. She said that there is a serious rainwater runoff issue in Princeton Township, noting that there is an urgent need to stabilize stream banks and asking if the Township would purchase a vacant lot to use as a detention basin adding that rainwater runoff is a destructive force.

Ms. Applegate said that asked that the Random Road area be named and environmentally sensitive stream corridor district.

Mayor Marchand said that the request was creative but that the Township had to look at the legality of its implementation.

Mr. Goerner said that there is a need to find a balance in this issue and it will take time.

Henry Frank, 126 Valley Road, said that he has been a resident of the Township for 55 years and that there was no such thing as a consent agenda until Mayor Woodbridge. He said that everything is put on the consent agenda and that there was no discussion on the various issues. Mayor Marchand said that items could be removed from the consent agenda for further discussion before Township Committee votes.

There being no further business, the meeting was adjourned at 8:25 p.m.

Linda S. McDermott
Township Clerk