

EAST WINDSOR TOWNSHIP COUNCIL

Tuesday, March 8, 2022

5:00 p.m.

via ZOOM

MINUTES

CALL TO ORDER:

The meeting of the East Windsor Township Council was called to order by Mayor Janice S. Mironov at 5:00 p.m. on Tuesday, March 8, 2022.

VERIFICATION:

Municipal Clerk Allison Quigley certified that the meeting was noticed on January 14, 2022 in the annual meeting notice. On March 4, 2022 notices were sent to the Trenton Times, filed in the office of the Municipal Clerk and posted in the East Windsor Municipal Building. All requirements of the open public meeting act have been satisfied.

FLAG SALUTE: Led by Council Member John Zoller.

ROLL CALL:

Present were Council Members Denise Daniels, Marc Lippman, Alan Rosenberg, David Russell, Peter Yeager, John Zoller and Mayor Janice Mironov. Also present were Township Attorney David Orron, Township Manager James Brady and Municipal Clerk Allison Quigley.

PRESENTATIONS & PROCLAMATIONS:

American Red Cross Month – March 2022

INTERVIEWS FOR BOARDS AND COMMISSIONS:

There were no interviews for boards and commissions.

PUBLIC FORUM:

No one from the public spoke.

MINUTES:

December 8, 2020

April 20, 2021

May 4, 2021

May 18, 2021

June 8, 2021

June 22, 2021

July 20, 2021

August 3, 2021

August 17, 2021

September 21, 2021

January 11, 2022

January 25, 2022
February 8, 2022
February 22, 2022

The December 8, 2020 minutes were held until the next Council meeting. All remaining minutes were rescheduled.

ORDINANCE – PUBLIC HEARING:

Ordinance No. 2022-02 An Ordinance Amending Chapter XX “Zoning” Section 20-18, “R-O Research Office” and Section 20-19 “I-O Industrial Office” of the Revised General Ordinances of the Township of East Windsor to Delete Principal Use of Retail Self-Storage Facilities

ORDINANCE NO. 2022-02
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER
AN ORDINANCE AMENDING CHAPTER XX “ZONING” SECTION 20-18, “R-O RESEARCH OFFICE” AND SECTION 20-19 “I-O INDUSTRIAL OFFICE” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR TO DELETE PRINCIPAL USE OF RETAIL SELF-STORAGE FACILITIES

BE IT ORDAINED by the Township Council of the Township of East Windsor, County of Mercer and State of New Jersey that Chapter XX, “Zoning”, Section 20-18, “Research Office” and Section 20-19, “Industrial Office”, be amended as follows (new language is denoted by underlining):as follows:

I

1. Section 20-18.1 “Principal Uses”, subsection (c) is hereby amended as follows:
 - c. The warehousing or storage of products within a completely enclosed building, excluding retail self-storage facilities, and provided that no retail sales or motor freight facilities shall be permitted except as incidental and accessory to a permitted or conditional use.
2. Section 20-18.2 “Accessory Uses”, subsection (a) is hereby amended as follows:
 - a. Uses on the same lot which are customarily incidental to any of the above permitted uses which may include but shall not be limited to storage within a completely enclosed building, which is utilized by an occupant of an existing permitted use on the lot.
3. Section 20-19.1 “Principal Uses”, subsection (c) is hereby amended as follows:
 - c. The warehousing or storage of products within a completely enclosed building, excluding retail self-storage facilities, and provided that no retail sales or motor freight facilities shall be permitted except as incidental and accessory to a permitted or conditional use.
4. Section 20-19.2 “Accessory Uses”, subsection (a) is hereby amended as follows:
 - a. Uses on the same lot which are customarily incidental to any of the above permitted uses which may include but shall not be limited to storage within a completely enclosed building, which is utilized by an occupant of an existing permitted use on the lot.

II

REPEAL

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

**III
SEVERABILITY**

If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

**IV
EFFECTIVE DATE**

This Ordinance shall take effect 20 days after final passage and publication according to law.

Mayor Mironov stated Ordinance No. 2022-02 was introduced at the January 25 Council meeting and the public hearing was held on February 22. The Ordinance was carried to tonight's meeting to allow for review and comment by the Planning Board. The Planning Board met on February 28, reviewed the Ordinance, and endorsed the Ordinance and further determined it is not inconsistent with the Township Master Plan.

It was MOVED by Yeager, SECONDED by Zoller to adopt Ordinance 2022-02 and authorize publication as required by law.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Ordinance 2022-02 was adopted and publication authorized as required by law.

Ordinance No. 2022-04 An Ordinance Amending and Supplementing Chapter XX, "Zoning", Section 20.20002, "Zoning Map", to Rezone Block 8, Lot 11 Located at Route 130 South and Old Cranbury Road (approximately 3.32 acres) from "R-1" Residential District to "NC" Neighborhood Commercial District and Section 20-15, "NC Neighborhood Commercial" Zoning District of the Revised General Ordinances of the Township of East Windsor

**ORDINANCE NO. 2022-04
TOWNSHIP OF EAST WINDSOR
COUNTY OF MERCER**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XX,
"ZONING", SECTION 20.20002, "ZONING MAP", TO REZONE BLOCK 8, LOT 11 LOCATED AT
ROUTE 130 SOUTH AND OLD CRANBURY ROAD (APPROXIMATELY 3.32 ACRES) FROM "R-1"
RESIDENTIAL DISTRICT TO "NC" NEIGHBORHOOD COMMERCIAL DISTRICT AND SECTION
20-15, "NC NEIGHBORHOOD COMMERCIAL" ZONING DISTRICT OF THE REVISED GENERAL
ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR**

BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR in the County of Mercer and the State of New Jersey, that Chapter XX, "Zoning", of the Revised General Ordinances of the Township of East Windsor is hereby amended and supplemented as follows:

SECTION 1. Subsection 20-2.0002, "Zoning Map", is hereby amended as follows:

"20-2.0002 ZONING MAP. The map entitled "East Windsor Township Zoning Map", adopted July 28, 1976, together with all notations thereto and with the revisions and amendments to said map up to and including January

25, 2022, is adopted as the zoning map of the Township of East Windsor, a copy of which is attached hereto and made a part hereof by reference, and which is on file in the office of the municipal clerk."

Note:

The "Zoning Map" is attached at the end of this ordinance. For informational purposes, Block 8, Lot 11 on the Township Tax Map, approximately 3.32 acres situated at the northwest corner of Route 130/Old Cranbury Road intersection, is rezoned into the "NC" Neighborhood Commercial zoning district. A map of the subject portion of East Windsor Township also is attached at the end of this ordinance.

SECTION 2. Subsection 20-15.3, "Conditional Uses," paragraph a. "houses of worship" is deleted.

SECTION 3. Subsection 20-15.4, "Bulk and Area Requirements," "NC Neighborhood Commercial," is amended as follows: See "Schedule of District Regulations" table of this Chapter.

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Sq. Feet)	Minimum Dimensions in Feet									Maximum Allowed				
		Lot Width	Principal Bldg Yards				Acc'y Bldg Setbacks From				% Bldg. Covrg.	% Imprvmt. Covrg.	Bldg. Height in Feet	Bldg. Height Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Pri n. Bld g					
NC Nbrhood Commercial All Permitted Uses	40,000	125	60	10	20	30	75	10	10	10	25	70	30	NA	.35

SECTION 4. Add a new Subsection 20-15.5, entitled "Other Requirements," as follows:

20-15.5 *Other Requirements.*

- a. A minimum 15 foot landscaped strip shall be provided along any street.
- b. A minimum 25 foot landscaped buffer shall be provided along any property line which abuts a residential district or any existing residential use.
- c. Driveways shall not be wider than 25 feet at any point and must be at least 10 feet from any side lot line and 100 feet from intersecting street lines.
- d. All buildings shall have a dual pitched, single ridge roof (such as gable, hip, gambrel or mansard roof) with a minimum pitch of one foot (1') vertical to eight feet (8') horizontal, and no flat roof shall be permitted; provided, however, that where roof mounted equipment is necessary and/or preferable for the operation of the building, a faced roof treatment exhibiting the appearance of such a dual pitched, single ridge roof may be permitted if specifically approved by the Board as part of a submitted site plan application for development.

SECTION 3. Repealer. All ordinances or resolutions or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

SECTION 4. Severability. If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect upon final adoption, publication as required by law and filing with the Mercer County Planning Board, and as provided for by law.

Mayor Mironov stated Ordinance No. 2022-04 was introduced at the January 25 Council meeting and the public hearing was held on February 22. The Ordinance was carried to tonight's meeting to allow for review and comment by the Planning Board. The Planning Board met on February 28, and after further review by the Township Planner, it was determined the Ordinance needs to be amended to include additional parcels. The proposed amendments to the Ordinance will require new public notice and a new public hearing.

It was **MOVED** by Zoller, **SECONDED** by Russell to amend Ordinance 2022-04, refer the Ordinance to the Planning Board for comment, and set public hearing for April 5.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Ordinance 2022-04 was amended, referred to the Planning Board for comment, and public hearing set for April 5.

ORDINANCE – INTRODUCTION:

There were no Ordinances for introduction.

RESOLUTIONS:

Resolution R2022-035 Approval of Certified List of Volunteer Members for Length of Service Award Program (LOSAP)

**RESOLUTION R2022-035
EAST WINDSOR TOWNSHIP
MERCER COUNTY**

WHEREAS, a Length of Service Award Program (LOSAP) for volunteer members serving East Windsor Volunteer Fire Company No. 1, East Windsor Volunteer Fire Company No. 2, East Windsor Rescue Squad District 1 and East Windsor Rescue Squad District 2, was authorized by referendum of East Windsor Township voters on November 7, 2000 creating a Length of Service Award Program in accordance with Chapter 388 of the Laws of 1997; and

WHEREAS, pursuant to N.J.S.A. 40A:14-191, emergency service organizations participating in a LOSAP shall annually certify to the sponsoring agency a list of all volunteer members who have qualified for credit under the LOSAP program for the previous year; and

WHEREAS, upon receipt of the certified list from the emergency service organizations, the sponsoring agency shall review the list and upon finding that the list is accurate, approval shall be made by resolution of the governing body; and

WHEREAS, the Manager has reviewed the attached certified lists of qualified volunteer members submitted by East Windsor Volunteer Fire Company No. 1, East Windsor Volunteer Fire Company No. 2, East Windsor Rescue Squad District 1 and East Windsor Rescue Squad District 2 and recommends approval by the Township Council.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey as follows:

1. The Mayor and Township Council hereby approve the certified lists of volunteer members who have qualified for credit under the Length of Service Award Program (LOSAP) program for 2021, prepared by and submitted on behalf of East Windsor Volunteer Fire Company No. 1, East Windsor Volunteer Fire Company No. 2, East Windsor Rescue Squad District 1 and East Windsor Rescue Squad District 2, copies of which are attached hereto and made part of this Resolution.
2. The Municipal Clerk, East Windsor Volunteer Fire Company No. 1, East Windsor Volunteer Fire Company No. 2, East Windsor Rescue Squad District 1 and East Windsor Rescue Squad District 2 are hereby directed to post these certified lists for a period of 30 days as required by the governing State statutes.

It was **MOVED** by Zoller, **SECONDED** by Lippman to approve Resolution R2022-035.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Resolution R2022-035 was approved.

Resolution R2022-037 Approval of Developers Agreement with OTR East Windsor Investors, LLC for the Windsor Pointe Property Located at 604 and 630 Old Trenton Road (Block 3, Lots 3 and 3.02)

Resolution R2022-037 was held until the next regularly scheduled Council meeting.

APPLICATIONS:

Raffle License RL2021-010 Millstone Foundation for Educational Excellence – On-Site 50/50 Raffle – Application to Amend Date to March 18, 2022

Mayor Mironov asked the Municipal Clerk if the application was in order and Ms. Quigley confirmed it was.

It was **MOVED** by Yeager, **SECONDED** by Rosenberg to approve Raffle License Application RL2021-010.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Raffle License Application RL2021-010 was approved.

REPORTS BY COUNCIL AND STAFF:

Mr. Rosenberg stated the Clean Communities Advisory Committee met on February 24 and discussed upcoming programs including recycling events and Adopt-a-Spot. He also reported the Commission on Aging met on February 24 and discussed the Senior Center expansion project and virtual programming through Zoom for the Senior Center. Mr. Russell reported the Economic Development Committee met on March 2 and discussed the Township Gateway Signs project and the art installation at the intersection of Route 130 and Route 33. Mr. Zoller reported the Planning Board met on February 28 and reviewed several Ordinances as previously discussed this evening, as well as held a public hearing for the designation of 19 Probasco Road as an area in need of redevelopment.

CORRESPONDENCE:

Mayor Mironov stated correspondence will be discussed during Matters by Council.

APPOINTMENTS:

Mayor Mironov appointed Adam Palant as an Auxiliary Member to the Economic Development Committee.

APPROVAL OF BILLS:

Mayor Mironov stated a 2022 Current Bill list, 2021 Current Bill list, a Capital Bill List and other miscellaneous bill lists and trust accounts were provided.

Mayor Mironov requested all invoices on the Dog Bills list be held, and asked if these invoices are for continuing care for one animal or for something else. She also questioned what options we have for these services moving forward.

Mayor Mironov referenced page ten of the Current 2022 Bills list, and asked staff to confirm if the invoice for a tax refund had been previously approved by Resolution. The payment is subject to Council approval, and if it was not previously approved by Resolution, it would need to be scheduled for an upcoming agenda.

It was MOVED by Zoller, SECONDED by Lippman to approve the Bill Lists with the various holds and clarifications.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes and no (0) nays, the various presented Bill Lists were approved with the holds and clarifications.

MATTERS BY COUNCIL:

Mayor Mironov reported the following correspondence had been received: a memo dated February 9 from the Township Manager regarding bills list questions from the February 8 meeting; a letter from the New Jersey Department of Transportation dated February 18 regarding the Safe Streets to Transit grant

program, indicating the Township's application was not selected; a report from the Tax Collector for the period ending March 1; a report of annual receipts from the Tax Collector; an updated memo dated March 1 from the Recreation Director regarding the Summer Concert Series and events; and a memo dated February 15 from the Township Manager regarding questions and information pertaining to 24 and 29 Old Trenton Road.

Mayor Mironov referenced the recent Recycling Day event held at the Senior Center and asked the Department of Public Works to review the event and provide suggestions for expanding the event and potential size restrictions to be considered at the Senior Center for future events.

Mayor Mironov indicated Council had approved the contract with French and Parello Associates for engineering work for the Hawthorne Lane road project, and Council's direction was to move this right away after the last Council meeting. She stated staff needs to respond to Council's previous requests for information.

Mayor Mironov stated proposals had been received for Preliminary Assessment Reports for 139 and 140 Woods Road. She requested these items be listed on the next agenda, and asked staff to evaluate the proposals.

DISCUSSION ITEMS AND COUNCIL ACTION WHERE APPROPRIATE:

1. Senior Center Expansion Project

- A. **Ordinance 2022-03** Bond Ordinance Providing a Supplemental Appropriation of \$550,000 for the Senior Center Expansion Project in and by the Township of East Windsor, in the County of Mercer, New Jersey, and Authorizing the Issuance of \$550,000 Bonds or Notes of the Township to Finance the Cost Thereof

[NOTE: Due to the size of Ordinance 2022-03, the Ordinance is not included in the minutes, but is available in full on the Township website.]

It was **MOVED** by Yeager, **SECONDED** by Rosenberg to approve Ordinance 2022-03 on introduction, authorize publication as required by law, and set public hearing for April 5.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Ordinance 2022-03 was approved on introduction, publication authorized as required by law, and public hearing set for April 5.

B. Soil Testing: Update and Results

C. Building Completion and Two Access Points: Schedule, Delays, Costs: Status Update

Mayor Mironov asked Township Manager for an update on this item. Mr. Brady stated that two egress points from the building have been identified, and the contractor is working on ingress concurrently to achieve the targeted date of April 7 for a temporary certificate of occupancy.

Mayor Mironov requested staff provide a full accounting of the project, include what funds have been paid out and what remains of the original contract award.

D. Site Work: Status and Update

Mayor Mironov asked Township Manager for an update on this item. Mr. Brady stated that project architect Kevin Settembrino provided the following update on the schedule to go out to bid for the site work: Mr. Settembrino will provide a legal advertisement for the receipt of bids on or about March 28, with a receipt date of April 20. The drawings and bid package will be available on or about April 4. Any interested contractors can contact Mr. Settembrino directly to receive the bid documents, and he will maintain the bidders list and any addendums. He will also attend the bid opening on April 20, will issue the bid tabulation results and provide his recommendation to Mayor and Council.

2. Township Stormwater Management Plan

ORDINANCE – PUBLIC HEARING:

Ordinance No. 2022-01 An Ordinance to Repeal and Replace a Portion of Chapter 22, “Technical Standards for the Construction of Improvements”, and Chapter 19A, “Site Plan Review”, of the Revised General Ordinances of the Township of East Windsor, to Incorporate New Jersey Stormwater Control Provisions

Mayor Mironov suggested holding the Ordinance until the next Council meeting, to allow for review and comment by the Planning Board. Council Members unanimously agreed.

It was **MOVED** by Zoller, **SECONDED** by Russell to carry Ordinance 2022-02 to the April 5 Council Meeting to allow for Planning Board review and comment.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Ordinance 2022-01 was carried to the April 5 Council meeting to allow for Planning Board review and comment.

3. Redevelopment of 19 Probasco Road/430 Wyckoff Mills Road (Block 15, Lots 1.01 and 12)

Resolution R2022-041 Designating 19 Probasco Road/430 Wyckoff Mills Road (Block 15, Lots 1.01 and 12) as a Non-Condensation Area in Need of Redevelopment Pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et seq.)

RESOLUTION R2022-041

**TOWNSHIP OF EAST WINDSOR
MERCER COUNTY
RESOLUTION DESIGNATING "19 PROBASCO ROAD AND 430 WYCKOFF MILLS ROAD"
(BLOCK 15, LOTS 1.01 AND 12) AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND
HOUSING LAW (N.J.S.A. 40A: 12 A-1 et seq.)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located within the municipality constitute an area in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, the Township Council of the Township of East Windsor, pursuant to Resolution R2021-093 adopted May 18, 2021, authorized and directed the East Windsor Planning Board ("Board") to conduct a preliminary investigation to determine whether the area consisting of Block 15, Lots 1.01 and 12, and commonly referred to as the #19 Probasco Road and 430 Wyckoff Mills Road' site (the "Study Area") met the criteria set forth in N.J.S.A. 40A:12A-5 and should be designated as an area in need of redevelopment; and

WHEREAS, the Planning Board, by Resolution 2021-16, adopted on June 7, 2021, authorized and directed its planning consultants Burgis Associates, Inc. to conduct a preliminary investigation to determine whether the Study Area should be designated an area in need of redevelopment and to prepare a report on the Board's behalf regarding the results of that investigation; and

WHEREAS, Burgis Associates, Inc. prepared a map depicting the Study Area as well as a report entitled "BLOCK 15, LOTS 1.02 AND 12 430 WYCKOFF MILLS ROAD AND 19 PROBASCO ROAD AREA IN NEED OF REDEVELOPMENT STUDY," dated January 17, 2022 (the "Report"), regarding the determination of the Study Area as an area in need of redevelopment; and

WHEREAS, the Redevelopment Law requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the Board conducted its public hearing on February 28, 2022, at which it heard the testimony of its planning consultant, Edward Snieckus, Jr. PP, ASLA; reviewed Exhibit PB-1, consisting of the above-referenced Report and took comments and questions from members of the public; and

WHEREAS, the meeting and public hearing were duly noticed in accordance with the requirements of the Open Public Meetings Act and the Redevelopment Law; and

WHEREAS, members of the general public were provided an opportunity to present evidence concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment, and an opportunity to cross-examine the Board's consultants and to address questions to the Board and its representatives concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board on February 28, 2022 that there was evidence to support the following findings:

- (i) the **19 Probasco Road and 430 Wyckoff Mills Road Property** satisfies the criteria for redevelopment area designation set forth in N.J.S.A. 40A:12A-5c (Block 15, Lots 1.01 and 12); and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board adopted a Resolution (the "Board Resolution") finding and concluding that the Study Area qualified as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5c; and

WHEREAS, the Planning Board, by Resolution 2022-14, adopted on February 28, 2022 recommended that the East Windsor Township Council designate the Study Area as a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law, and

WHEREAS, the Township Council agrees with the conclusion of the Planning Board that the Study Area meets

the criteria for redevelopment area designation, and the Township Council finds that such conclusion is supported by substantial evidence; and

WHEREAS, the Township Council now desires to designate the Study Area as a non-condemnation area in need of redevelopment, pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Council further desires to authorize and direct the Planning Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Township Council pursuant to N.J.S.A. 40A:12A-7f.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of East Windsor Township, in the County of Mercer, New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Council hereby designates the 430 Wyckoff Mills Road and 19 Probasco Road (Block 15, Lots 1.02 and 12) property, referred to as the "Study Area," as a non-condemnation area in need of redevelopment, pursuant to N.J.S.A. 40A: 12A-6.
3. The Planning Board is hereby authorized and directed to cause a redevelopment plan to be prepared for the Redevelopment Area and to present same to the Township Council pursuant to N.J.S.A. 40A:12A-7f.
4. This Resolution shall be forwarded to the Commissioner of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5) (c) and shall be served on all persons entitled to notice pursuant to N.J.S. A. 40A: 12A-6(b) (5) (d).

It was **MOVED** by Zoller, **SECONDED** by Rosenberg to approve Resolution R2022-041.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, Resolution R2022-041 was approved.

4. Anker Park Improvements: New Jersey Department of Community Affairs Grant, Drainage Review Meeting

Mayor Mironov asked staff to review and amend the project budget to include the \$75,000 grant award the Township received from the Department of Community Affairs. She also requested staff follow up on coordinating a meeting with Mercer County and the Lee Family regarding drainage issues in the area.

5. 2022 Township Road Projects

This item was carried to the next regularly scheduled Council meeting. Mayor Mironov stated Public Works should calendar this item as an annual reminder to provide information on possible road projects for Council consideration in February each year.

6. Council Meeting Minutes Pre-October 1, 2021: Plan of Action

This item was carried to the next regularly scheduled Council meeting.

7. 2022 Municipal Budget Review Schedule

This item was carried to the next regularly scheduled Council meeting.

8. New Jersey Clean Energy Program – Community Energy Planning Grant Program

Mayor Mironov indicated that information prepared by Mr. Zoller and the Environmental Commission had been distributed. The deadline for this grant application is March 18, which is prior to the next Council meeting. After discussion, Mayor and Council agreed to file the grant application, conditioned upon the application being reviewed by Mayor Mironov prior to submission, and a Resolution being listed on the next meeting agenda affirming the decision made tonight by Mayor and Council.

It was **MOVED** by Zoller, **SECONDED** by Daniels to authorize the filing of an application under the New Jersey Clean Energy Program Community Energy Planning Grant Program, conditioned upon the application being reviewed prior to submission and an affirming Resolution listed on the next Council meeting agenda.

ROLL CALL: Ayes – Daniels, Lippman, Rosenberg, Russell, Yeager, Zoller, Mironov
Nays – None

There being seven (7) ayes, and no (0) nays, the filing of an application under the New Jersey Clean Energy Program Community Energy Planning Grant Program was authorized, conditioned upon the application being reviewed prior to submission and an affirming Resolution listed on the next Council meeting agenda.

MATTERS BY PUBLIC:

No one from the public spoke.

ADJOURNMENT:

Next Meeting: March 22, 2022

Allison Quigley
Municipal Clerk

Janice S. Mironov
Mayor