

## **EAST WINDSOR TOWNSHIP COUNCIL**

Tuesday, June 18, 2024

5:30 p.m.

### **DRAFT 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, June 18, 2024.

#### **VERIFICATION:**

Deputy Municipal Clerk Niven Raghieb certified that the meeting was noticed on January 1, 2024 in the annual meeting notice. On June 10, 2024, 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 Terry Goldstein

#### **ROLL CALL:**

Present were Council Members Denise Daniels, Anthony Katawick, David Russell, Johnnie Whittington, John Zoller and Mayor Janice S. Mironov. Deputy Mayor Marc Lippman was absent. Also present were Township Attorney David Orron, Township Manager Joy Tozzi and Deputy Municipal Clerk Niven Raghieb.

#### **PRESENTATIONS & PROCLAMATIONS:**

Terry Goldstein – award presented to Terry Goldstein “Sylvia Weiss Senior Citizen Award for outstanding services as a volunteer.

Drug and Alcohol Awareness Month – “We Check for 21” Campaign- June 2024)

**Resolution R2024-104**      Requiring Township Alcoholic Beverage Control Licensees Pledge  
“We Check for 21” as a Condition of Issuance of Alcoholic  
Beverage Control License

### **RESOLUTION R2024-104 EAST WINDSOR TOWNSHIP MERCER COUNTY**

**WHEREAS**, East Windsor Township in partnership with the Mercer Council on Alcoholism and Drug Addiction is seeking support for the “We Check for 21” Program, designed to prevent underage drinking and heighten the awareness of the problem within our communities; and

**WHEREAS**, more than 70% of youths will have consumed alcohol by the time they reach age 18, and approximately 18% of high school students have engaged in binge drinking, which is consuming five or more drinks during the same occasion; and

**WHEREAS**, approximately 19% of young drivers 16 to 20 years old who are in fatal accidents each year have blood alcohol levels above the legal limit of .08; and

**WHEREAS**, the “We Check for 21” Program is an excellent vehicle to bring together municipal government leaders, young people, parents, key community and school leaders, policy makers and local businesses toward a common positive community effort.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby require that as a condition of the issuance or renewal of any Township Alcoholic Beverage Control Licenses the Licensee must sign the “We Check for 21” Pledge to prevent underage drinking.

It was MOVED by Katawick, SECONDED by Russell to approve Resolution R2024-104.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-104 was approved

Juneteenth – (June 19, 2024)

Pride Month – June 2024

#### **INTERVIEWS FOR BOARDS AND COMMISSIONS:**

There were no interviews for boards and commissions.

#### **PUBLIC FORUM:**

Michel Foley, 796 Windsor Perrineville Rd, spoke regarding ordinance 2024-07 amending length of service awards program for volunteer emergency service organizations. He stated that he believed it would be premature for Council to act on this ordinance this evening, as the Township had not yet taken action on the 2023 LOSAP program.

Mayor closed public forum until the attorney arrives to ensure comments are properly addressed. The matter will be revisited after the ordinance is introduced to address all concerns

#### **MINUTES:**

All of the minutes were rescheduled to the next regularly scheduled meeting.

#### **ORDINANCE – PUBLIC HEARING:**

<b>Ordinance No. 2024-07</b>	Ordinance Amending and Supplementing Chapter II, “Administrative Code,” Section 2-35, “A Length of Service Award Program)” (Township Volunteer Emergency Service Organizations),” by Amending Subparagraph 2-35(a) and by Deleting Subparagraph 2-35(c)(2) of the Revised General Ordinances of the Township of East Windsor
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**ORDINANCE NO. 2024-07  
TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II,  
“ADMINISTRATIVE CODE,” SECTION 2-35 “A LENGTH OF SERVICE AWARDS  
PROGRAM (TOWNSHIP VOLUNTEER EMERGENCY SERVICE ORGANIZATIONS),”  
BY AMENDING SUBPARAGRAPH 2-35(a) AND BY DELETING SUBPARAGRAPH 2-  
35(C)(2) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST  
WINDSOR**

**WHEREAS**, by Resolution R2023-088, adopted on June 6, 2023, the Township Council awarded a contract for full-time 24/7 emergency medical/ambulance services to Capital Health System, Inc., for a term commencing September 6, 2024; and

**WHEREAS**, as a result of the Township’s decision to utilize full-time 24/7 paid emergency medical/ambulance services for all of East Windsor Township, East Windsor Township Rescue Squad District 1, Inc. and East Windsor Township Rescue Squad District II, Inc. are no longer providing emergency medical services, mutual aid or first responder services on behalf of the Township;

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

**I**

1. Chapter II, Section 2-35(a) of the Revised General Ordinances of the Township of East Windsor is amended to read as follows:

2-35(a) A Length of Service Awards Program (LOSAP) is hereby created in accordance with Chapter 388 of the Laws of 1997, to reward members of East Windsor Volunteer Fire Co. #1, Inc., and East Windsor Volunteer Fire Co. #2, Inc., ~~East Windsor Rescue Squad District 1, Inc. and East Windsor Rescue Squad District II, Inc.~~ for their loyal, diligent, and devoted service to the residents of East Windsor Township. (deleted language indicated by ~~strikeouts~~ and new language indicated by underlining)

2. Chapter II, Section 2-35(c)(2) is deleted in its entirety.

**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 asked the attorney to clarify what this applies to and whether any corrections are needed regarding LOSAP credits.

Attorney stated that it will apply upon the ordinance's effective date going forward and that volunteer credits are covered under the existing ordinance, with no alterations required.

Mayor Mironov stated the Ordinance was introduced at the May 28 Council meeting and the Public Hearing was set for tonight. Mayor Mironov declared the public hearing open on Ordinance 2024-07. With no comment from the public being made, Mayor Mironov declared the public hearing closed.

It was MOVED by Russell, SECONDED by Zoller to adopt Ordinance 2024-07 and authorize publication as required by law.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes, and no (0) nays, Ordinance 2024-07 was adopted and publication authorized as required by law.

#### **ORDINANCE – INTRODUCTION:**

There were no Ordinances for Introduction.

#### **RESOLUTIONS:**

##### **Resolution R2024-078** Introduction of the 2024 Municipal Budget

Mayor stated Council had a detailed discussion about the budget with Public Works and the Police Department, during which proposed changes were addressed. Since then, the Manager, with Mayor and Council has updated the budget documents with the Police Department narrative, and the revenue summary with budget overall results.

It was MOVED by Daniels, SECONDED by Russell to approve Resolution R2024-078 for the introduction of the 2024 Municipal Budget, and set public hearing for July 16.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-078 was approved for the introduction of the 2024 Municipal Budget, and public hearing set for July 16.

##### **Resolution R2024-079** Introduction of the 2024 Garbage District No. 1 Budget

Mayor stated the terms need to be corrected.

It was MOVED by Zoller, SECONDED by Whittington to approve Resolution R2024-079 with revisions for the introduction of the 2024 Garbage District No. 1 Budget and set public hearing for July 16.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-079 was approved with revisions for the introduction of the 2024 Garbage District No. 1 Budget and public hearing set for July 16.

**Resolution R2024-080**      Approving Temporary Budget Appropriations

**RESOLUTION R2024-080  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, by Resolution R2024-008, adopted on January 8, 2024, the Township Council established a Temporary Budget for 2024, in the amount of \$5,564,301.53 for current fund plus \$652,375.00 for Garbage District No.1 for a total amount of \$6,216,676.53; and

**WHEREAS**, by Resolution R2024-049, adopted on March 26, 2024, the Township Council increased the 2024 Temporary Budget for the Current Fund from \$5,564,301.53 by \$4,856,533.00 for a total amount of \$10,420,834.53, and increase the Garbage District No. 1 from \$652,375.00, by \$573,525.00 for a total amount of \$1,225,900.00.

**WHEREAS**, an emergent condition has arisen with respect to municipal operating expenses until the official budget is adopted and no adequate provision has been made in the 2024 temporary appropriations for the aforesaid purpose, and N.J.S.A. 40A:4-20 provides for emergency temporary appropriations for this purpose; and

**WHEREAS**, this appropriation increases the 2024 Temporary Budget for the Current Fund from \$10,420,834.53 by \$4,201,750.00 for a total amount of \$14,622,584.53, and increases Garbage District No. 1 temporary appropriations from \$1,225,900.00 by \$234,000.00 for a total amount of \$1,459,900.00, resulting in emergency temporary appropriations adopted in 2024 in the total amount of \$16,082,484.53, pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20).

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. The attached additional Emergency Temporary Appropriations are hereby made to increase the 2024 Temporary Budget for the Current Fund from \$10,420,834.53 by \$4,201,750.00.00 for a total amount of \$14,622,584.53, and to increase Garbage District No. 1 from \$1,225,900.00 by \$234,000.00 for a total amount of \$1,459,900.00.
2. These emergency temporary appropriations are being provided for in the 2024 budget.
3. One certified copy of this Resolution shall be filed with the Director of Local Government Services.

Mayor stated that a corrected Resolution is in the Council Member packets, with an added second paragraph reflecting the correct figures for the current temporary budget. She asked whether this temporary budget is in 200% conformance with the budget document introduced by the governing body, to which the Finance Director confirmed yes.

It was MOVED by Zoller, SECONDED by Daniels to approve Resolution R2024-080, as revised.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov

Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-080 was approved as revised.

**Resolution R2024-081**      Approval of Maintenance Contract for Computer Software with  
Motorola Solutions, Inc. for Police Department

**RESOLUTION R2024-081  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, there is a need to purchase police software enhancements and maintenance of the Records Management system, including computer aided dispatch, 9-1-1 interface, as well as general updates, telephone support, dial-in software modifications and repairs for the computer software for the Police Department; and

**WHEREAS**, Motorola Solutions, Inc., formerly Spillman Technologies, Inc., is the sole provider and has not authorized maintenance of their software by any other vendor; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5, any contract which exceeds the bid threshold may be negotiated and awarded by the governing body without publicly advertising for bids if the subject matter consists of the provision or performance of goods and services for the support or maintenance of proprietary computer hardware and software; and

**WHEREAS**, the Township Council has reviewed the Chief of Police's recommendations on this purchase; and

**WHEREAS**, the maximum amount of the purchase is \$25,807.08 and funds are available in the Current Fund Account No 4-01-25-240-305-245 entitled "Police Records Other Maintenance", as evidenced by the Chief Financial Officer's Certification No. B2024-016.

**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 Manager and Chief Financial Officer are hereby authorized and directed to approve and forward a purchase requisition to Motorola Solutions, Inc., 500 West Monroe, Chicago, IL, 60661, for the purchase of police software enhancements, maintenance of the Records Management system, including computer aided dispatch, 9-1-1 interface, as well as general updates, telephone support, dial-in software modifications and repairs for the computer software for the period of June 1, 2024 through May 31, 2025, for the East Windsor Township Police Department, in an amount not to exceed \$25,807.08, in accordance with the attached quote.

Mayor asked the attorney to confirm the accuracy of the provisions in the second and third "Whereas" clauses.

Attorney affirmed their correctness and stated that they appropriately provide an exception to the bidding requirement, even if the contract amount exceeds the bid threshold.

It was MOVED by Russell, SECONDED by Katawick to approve Resolution R2024-081.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-081 was approved.

**Resolution R2024-082** Authorizing Purchase of Crime Fighter BEAST Storage System  
from Porter Lee Corporation for Police Department

**RESOLUTION R2024-082  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, there is a need to purchase and install a Crime Fighter BEAST evidence storage system for the Police Department; and

**WHEREAS**, a written quote was received from Porter Lee Corporation, the sole provider of the Crime Fighter BEAST evidence storage system, to purchase this system in the amount of \$14,000; and

**WHEREAS**, since the purchase is under \$17,500, public bids are not required as set forth in N.J.S.A. 40A:11-4 requiring public advertising and bidding for contracts for a sum exceeding the aggregate amount as calculated periodically by the Governor, pursuant to N.J.S.A. 40A:11-3 which amount is \$17,500; and

**WHEREAS**, the Township Council has reviewed the Chief of Police recommendation on this purchase; and

**WHEREAS**, the maximum amount of the purchase is \$14,000. and funds are available in Current Capital Account No. C-04-55-980-928-303 entitled Ordinance 2023-11 "Police Acquisition Evidence MGMT System" in the amount of \$12,998.66, as evidenced by the Chief Financial Officer's Certification No. C2024-012.

**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 Manager and Chief Financial Officer are hereby authorized and directed to approve and forward a purchase requisition to Porter Lee Corporation, 1901 Wright Blvd, Schaumburg, IL 60193 for the purchase, installation and delivery of a Crime Fighter BEAST evidence storage system, in an amount not to exceed \$12,998.66, in accordance with the attached quote.

Mayor noted that a memo from the Chief of Police has been provided, and an updated resolution is included in the Council Members folders.

It was MOVED by Russell, SECONDED by Whittington to approve revised Resolution R2024-082.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, revised Resolution R2024-082 was approved.

**Resolution R2024-083** Authorizing Repair of Fire Truck Engine 46-1 by Fire Apparatus  
for East Windsor Volunteer Fire Company No. 2

**RESOLUTION R2024-083  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, there is a need for repairs to the Engine 46-1, 2004 Pierce Quantum for the East Windsor Volunteer Fire Company No. 2; and

**WHEREAS**, the vehicle was towed to Fire Apparatus Repair, Inc and a price has been obtained for the replacement of the vehicle's pump transmission gear; and

**WHEREAS**, since the purchase is under \$17,500, public bids are not required as set forth in N.J.S.A. 40A:11-4 requiring public advertising and bidding for contracts for a sum exceeding the aggregate amount as calculated periodically by the Governor, pursuant to N.J.S.A. 40A:11-3 which amount is \$17,500; and

**WHEREAS**, the Township Council has reviewed the Chief of Police and East Windsor Volunteer Fire Company No.2 Chief recommendations on the needed repair; and

**WHEREAS**, the Chief Financial Officer has certified that funds are available in the Current Fund Account No. 4-01-25-265-315-218 entitled 'Heavy Equipment', in an amount not to exceed \$5,142.72, as evidenced by the Chief Financial Officer's Certification No. B2024-015.

**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 Manager and Chief Financial Officer are hereby authorized and directed to approve and forward a purchase requisition to Fire Apparatus Repair Inc, 2740 Kuser Road, Hamilton, NJ, for the replacement and installation of the pump transmission gear to Engine 46-1, 2004 Pierce Quantum for the East Windsor Volunteer Fire Company No. 2, in an amount not to exceed \$5,142.72, all in accordance with the attached quote.

Mayor stated that the Resolution's fourth paragraph will be updated to specify the necessary repairs, with all relevant information and backups provided to the Council by the Police Chief and Fire Company.

It was MOVED by Daniels, SECONDED by Katawick to approve Resolution R2024-083 with changes.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-083 with changes was approved.

**Resolution R2024-084**      Authorizing Purchase of Firefighter Coats and Pants from  
Municipal Emergency Services and Firefighter Boots from Witmer  
Public Safety Group with 2022 American Rescue Plan Firefighters  
Grant Fund Balance for East Windsor Volunteer Fire Company  
No.2

**RESOLUTION R2024-084  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**



**WHEREAS**, a 2022 American Rescue Plan Firefighters Grant was awarded to East Windsor Volunteer Fire Company No. 2 in the amount of \$29,000; and

**WHEREAS**, there is a need to purchase one turnout coat, one pair of turnout pants and four sets of boots for the East Windsor Volunteer Fire Company No. 2 with the grant balance; and

**WHEREAS**, for the turnout coat and pants there was one quote received from Municipal Emergency Service (M.E.S.) via the state contract and the sole provider of these items; and

**WHEREAS**, three written quotes were solicited for the four sets of boots and two quotes were received to provide this equipment, and the lowest cost proposal for boots was submitted by Witmer Public Safety Group through State Contract # 17-FLEET-00810; and

**WHEREAS**, since the purchase is under \$17,500, public bids are not required as set forth in N.J.S.A. 40A:11-4 requiring public advertising and bidding for contracts for a sum exceeding the aggregate amount as calculated periodically by the Governor, pursuant to N.J.S.A. 40A:11-3 which amount is \$17,500; and

**WHEREAS**, public bids are not required when the purchase is under a State Contract in accordance with N.J.S.A. 40A:11-12 of the Local Public Contracts Law; and

**WHEREAS**, the Township Council has reviewed the Chief of Police and the East Windsor Volunteer Company No. 2 Fire Chief recommendations on this purchase; and

**WHEREAS**, the maximum amount of the purchase is \$6,669.07 and funds are available in Grant Account No. G-02-40-733-100-003 entitled "2022 ARP FIREFIGHTER- FC#2", as evidenced by the Chief Financial Officer's Certification No. C2024-005.

**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 Township Manager and Chief Financial Officer are hereby authorized and directed to approve and forward a purchase requisition under State Contract No. 17-FLEET-00810, to Municipal Emergency Services (M.E.S), 7150 Airport Highway, Merchantville, NJ 08109, for the purchase of one set of turnout coats and pants in the amount of \$4,352.57.
2. The Township Manager and Chief Financial Officer are hereby authorized and directed to approve and forward a purchase requisition to Witmer Public Safety Group, 101 Independence Way, Coatesville, PA 19320, for purchase of four sets of boots in the amount of \$2,316.50, in accordance with the attached quote.

Mayor stated that a corrected Resolution was provided to the Council and a memo from the Chief of Police. She also mentioned that the funds are from the remaining balance of the firefighter grant.

It was **MOVED** by Zoller, **SECONDED** by Russell to approve Resolution R2024-084 with changes.

**ROLL CALL:** Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-084 was approved with changes.

**Resolution R2024-085**      Action on Award of Contract to Skyline Environmental, Inc for  
Right-to-Know Survey Services

**RESOLUTION R2024-085  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, there is a need for professional services to conduct the annual Right-to-Know Survey for East Windsor Township; and

**WHEREAS**, three quotes were solicited and received for these services; and

**WHEREAS**, since the contract is under \$17,500.00, public bids are not required as set forth in N.J.S.A. 40A:11-4 requiring public advertising and bidding for contracts for a sum exceeding the aggregate amount as calculated periodically by the Governor, pursuant to N.J.S.A. 40A:11-3 which amount is \$17,500.00; and

**WHEREAS**, the Township Council has reviewed the Township Manager's recommendation; and

**WHEREAS**, the maximum amount of the service is \$6,500.00 and funds are available in Current Account No. 3-01-23-210-109-311, entitled "Other Insurance Premiums" as evidenced by the Chief Financial Officer's Certification No. C2024-017.

**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 Manager and Chief Financial Officer are hereby authorized and directed to approve and forward a purchase requisition to Skyline Environmental Inc., 740 Highway 34, Suite E, Old Bridge Township, NJ 07747 for Right-to-Know Survey services, in an amount not to exceed \$6,500.00 all in accordance with the attached quote.

It was MOVED by Zoller, SECONDED by Whittington to approve Resolution R2024-085.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-085 was approved

**Resolution R2024-086**      Approval of Memorandum of Understanding between County of  
Mercer and East Windsor Township for the Use of County  
Purchased Vehicle

**RESOLUTION R2024-086  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, the County of Mercer has received grant funds in the amount of \$1,167.391.00 for the purpose of purchasing urgently needed vehicles across six municipalities in Mercer County; and

**WHEREAS**, financial assistance for this project is made possible by a CDBG-COVID-19 CV2 grant from the New Jersey Department of Community Affairs, Division of Housing and Community Resources; Community Development Block Grant CARES Act (CDBG-CV); and

**WHEREAS**, East Windsor Township is interested in entering into this Memorandum of Understanding to memorialize the parties' respective responsibilities concerning the County providing to the Township the Vehicle to assist the Township in promoting the health, safety and welfare of Township senior and disabled residents by providing enhanced accessible transportation service.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, that:

1. The Mayor and Deputy Municipal Clerk are hereby authorized and directed to execute the attached Memorandum of Understanding Agreement between the County of Mercer and Township of East Windsor for the Use of County Purchased Vehicle and hereby agree to perform in accordance with the terms and conditions set forth in this Memorandum of Understanding.

Mayor stated that we received communication from the new County Executive regarding grant funds are available for a new bus for the Senior Center. A letter and certified resolution are required for submission to the County. Between the Clerk and the Manager offices, we need to ensure these are prepared and submitted promptly.

Mr. Zoller asked whether this is an additional bus or a replacement.

Mayor stated it is a needed new bus.

It was MOVED by Whittington, SECONDED by Katawick to approve Resolution R2024-086.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-086 was approved

**Resolution R2024-087**      Approval of Development Agreement with Aurobindo Pharma USA, Inc.

**RESOLUTION R2024-087  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Aurobindo Pharma USA, Inc., the owners of property located at 203 Windsor Center Drive, East Windsor, NJ 08520, Block 4, Lot 2, as shown on the official tax map of the Township of East Windsor, received Preliminary and Final Site Plan Approval with Bulk Variances from the Planning Board on July 11, 2022, bearing application No. PB2022-16, for the approval to construct a 162,100 square foot warehouse with related parking and loading areas; and

**WHEREAS**, the developer is required to enter into a Developer's Agreement, pursuant to Planning Board Resolution 2022-16.

**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 attached Developer's Agreement with Aurobindo Pharma USA, Inc is hereby approved.
2. The Mayor and Deputy Municipal Clerk are hereby authorized to execute the attached Developer's Agreement with Aurobindo Pharma USA, Inc.
3. The Mayor, Township Attorney, Township Engineer, Finance Director, Construction Official and other Township Representatives are authorized to take any and all action necessary to carry out the terms and conditions of the Agreement.
4. A certified copy of this Resolution shall be forwarded to the Township Attorney, Engineer, Finance Director, Construction Official, and Aurobindo Pharma USA, Inc.

Mayor stated that a memo from the attorney was provided with the developer's agreement and conditionally requested approval. This Resolution approves the project, contingent upon compliance with the Planning Board.

It was **MOVED** by Russell, **SECONDED** by Zoller to approve Resolution R2024-087, contingent upon compliance with the Planning Board.

**ROLL CALL:** Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-087 was approved contingent upon compliance with the Planning Board.

Mayor Mironov stated Resolution R2024-088, R2024-089, R2024-090, R2024-091, R2024-092, R2024-093, R2024-094, R2024-095, R2024-096, R2024-097 2024-098, R2024-099, R2024-100, and R2024-101 would be voted on as a block.

**Resolution R2024-088**      Renewal of Alcoholic Beverage Control License for Veterans of Foreign Wars Post 5700

**RESOLUTION R2024-088  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Veterans of Foreign Wars Post 5700 has filed an online application for renewal of Club License No. 1101-31-013-001 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-089**                      Renewal of Alcoholic Beverage Control License for Veterans of  
Hightstown Elks#1955 B.P.O.E

**RESOLUTION R2024-089  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Hightstown Elks #1955 B.P.O.E. has filed an online application for renewal of Club License No. 1101-31-011-001 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-090**                      Renewal of Alcoholic Beverage Control License for Hightstown  
American Legion 148

**RESOLUTION R2024-090  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Hightstown American Legion 148 has filed an application for renewal of Club License No. 1101-31-009-001 with the Municipal Clerk; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-091**      Renewal of Alcoholic Beverage Control License for The Peddie Golf Club

**RESOLUTION R2024-091  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, The Peddie Golf Club, t/a The Peddie School Golf Club, has filed an online application for renewal of Club License No. 1101-31-014-002 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-092**      Renewal of Alcoholic Beverage Control License for Divya & Krisha, LLC t/a Super Buy Rite Discount Liquor

**RESOLUTION R2024-092  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Divya & Krisha, LLC t/a Super Buy Rite Discount Liquor, has filed an online application for renewal of Plenary Retail Distribution License No. 1101-44-002-009 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-093**      Renewal of Alcoholic Beverage Control License for East Windsor  
BK LLC t/a Bottle King Discount Wine & Liquors

**RESOLUTION R2024-093  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, East Windsor BK, LLC t/a Bottle King Discount Wine, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-44-024-002 with the Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fee has been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-094**      Renewal of Alcoholic Beverage Control License for PST  
Associates, LLC t/a Windsor Liquors

**RESOLUTION R2024-094  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, PST Associates, LLC, t/a Windsor Liquors, has filed an online application for renewal of Plenary Retail Distribution License No. 1101-44-017-008 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-095**      Renewal of Alcoholic Beverage Control License for Twin Rivers  
Pub LLC t/a Exit 8 Lounge

**RESOLUTION R2024-095  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Twin Rivers Pub, LLC t/a Exit 8 Lounge, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-33-001-009 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fee has been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-096**      Renewal of Alcoholic Beverage Control License for Divya &  
Krina, LLC t/a East Windsor Bowl & Recreation Center

**RESOLUTION R2024-096  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Divya & Krina, L.L.C., t/a East Windsor Bowl & Recreation Center, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-33-003-009 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and



**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-097**                      Renewal of Alcoholic Beverage Control License for Americana RD., Inc. t/a Americana Diner

**RESOLUTION R2024-097  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Americana RD Inc., t/a Americana Diner, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-33-005-005 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-098**                      Renewal of Alcoholic Beverage Control License for CS Estates LLC, t/a City Street Café

**RESOLUTION R2024-098  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, CS Estates LLC, t/a City Streets Café, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-33-007-011 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-099**      Renewal of Alcoholic Beverage Control License for TGI Fridays  
Inc, t/a TGI Friday's

**RESOLUTION R2024-099  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, TGI Fridays Inc., t/a T.G.I. Fridays, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-33-020-003 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

**Resolution R2024-100**      Renewal of Alcoholic Beverage Control License for Mali, Inc., t/a  
Holiday Inn of East Windsor

**RESOLUTION R2024-100  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Mali, Inc., t/a Holiday Inn of East Windsor, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-36-018-005 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal; and

**WHEREAS**, the Health Officer has reported satisfactory results of the sanitary inspection.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license with the condition that this license can only be transferred to another hotel or motel having at least one hundred (100) guest sleeping rooms.

**Resolution R2024-101**          Renewal of Alcoholic Beverage Control License for EW Liquor License, LLC. (Pocket License)

**RESOLUTION R2024-101  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, EW Liquor License, LLC, has filed an online application for renewal of Plenary Retail Consumption License No. 1101-33-006-015 with the New Jersey Division of Alcoholic Beverage Control; and

**WHEREAS**, the Municipal Clerk represented that the application is in order and the proper fees have been submitted to the Township of East Windsor and to the Division of Alcoholic Beverage Control; and

**WHEREAS**, no objections have been made to the renewal of said license; and

**WHEREAS**, the Chief of Police has advised that a review of police records and records supplied by the New Jersey Division of Alcohol Beverage Control do not reveal any facts or circumstances that would preclude license renewal.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, does hereby approve the renewal of the aforesaid license for the year July 1, 2024 to June 30, 2025, and the Deputy Municipal Clerk is hereby authorized and directed to issue said license.

Mayor Mironov requested if anyone from the public had an issue with the renewal of any of these licenses. No one spoke regarding any of the renewal approvals.

It was **MOVED** by Russell, **SECONDED** by Daniels to approve Resolutions R2024-088, R2024-089, R2024-090, R2024-091, R2024-092, R2024-093, R2024-094, R2024-095, R2024-096, R2024-097, R2024-098, R2024-099, R2024-100, and R2024-101.

**ROLL CALL:** Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolutions R2024-088, R2024-089, R2024-090, R2024-091, R2024-092, R2024-093, R2024-094, R2024-095, R2024-096, R2024-097, R2024-098, R2024-099, R2024-100, and R2024-101 were approved.

## **APPLICATIONS:**

There were no applications.

## **REPORTS BY COUNCIL AND STAFF:**

Mr. Zoller reported that the Planning Board met on Monday, June 10, and approved the following site plans:

1. Industrial building at 200 Milford Road
2. Electric vehicle charging station at Windsor Castle Apartments.
3. Chemical storage facility site on Lake Drive

Additionally, they approved a site plan and waiver request for QTS data work on Princeton Hightstown Road to extend emergency generator hours, including weekends.

## **CORRESPONDENCE:**

Mayor Mironov stated she would review correspondence during Matters by Council.

## **APPOINTMENTS:**

There were no appointments.

## **APPROVAL OF BILLS:**

Mayor Mironov stated a 2023 Current Bill list, 2024 Current Bill list, a Capital Bill List and other miscellaneous bill lists and trust accounts were provided.

Mayor Mironov questioned the Bill list for capital improvements, noting that payment for Anker Park Playground was charged to the wrong account. She emphasized it should be charged to the DCA Recreation and State Grant, not the capital account, to reflect the correct funding source. Additionally, on page 2 of the 2023 list, she questioned the \$3,000 miscellaneous expense for the health department, stating that these costs should be covered by grant funds, not the budget.

Mr. Zoller questioned the two invoices for \$61.33 under Senior Center Other Supplies & Equipment listed on page 11 of the 2024 Current Bill list, and asked if these were duplicate invoices, as the amounts are identical.

Manager Tozzi stated that she will look into it.

## **MATTERS BY COUNCIL:**

Mayor Mironov reported the following correspondence: awards of American Rescue Plan grants by the Department of Community Affairs, totaling \$70,000 for one fire company and \$71,000 for another. The DEP confirmed a \$330,000 Green Acres Program grant on June 12, 2024, for open space acquisition. Public Works memo regarding payment #2 for the Cranbury Road Project. The Township Manager provided an update on cybersecurity initiatives, a health department memo regarding a pending grant application, with the Mayor requesting further details and intended use

once finalized. Manager memo on bill list questions raised at the June 12 meeting. Additionally, the Mayor announced the Governor's recent signing of an OPRA reform bill into law.

Mayor announced several upcoming events, including a shredding event on June 10 and Independence Day on July 6.

Mayor inquired about the audit progress. The Financial Officer reported that progress is moving quickly, but no target date is set.

#### **DISCUSSION ITEMS AND COUNCIL ACTION WHERE APPROPRIATE:**

1. Anker Park: Surface for New Play Equipment

**Resolution R2024-XX**                      Action on Purchase and Installation of Surface for New Play Equipment in Anker Park

Mayor stated that there are still many questions regarding items quality and pricing. She requested this item be held until the next Council meeting for further discussion and clarity.

2. New Jersey Department of Transportation FY 2025 Municipal Aid Roadway Projects

**Resolution R2024-102**                      Approval of Filing of Application with New Jersey Department of Transportation under FY2025 Municipal Aid Program for Abbington Drive, Milford Road and Lake Drive

#### **RESOLUTION R2024-102 EAST WINDSOR TOWNSHIP MERCER COUNTY**

**WHEREAS**, the New Jersey Department of Transportation is soliciting grant applications under the FY25 Municipal Aid program; and

**WHEREAS**, East Windsor Township desires to submit a grant application for improving the condition of Township roadways.

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

1. The Mayor is hereby authorized and directed to submit an electronic application identified as **"MA-2025-Abbington Dr, Milford Rd, and Lake Drive"** on behalf of East Windsor Township, to the New Jersey Department of Transportation under the FY25 Local Municipal Aid Program, **First priority**.
2. The Mayor is hereby authorized to sign the grant agreement on behalf of East Windsor Township and her signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

It was **MOVED** by Daniels, **SECONDED** by Whittington to approve Resolution R2024-102.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution No.2024-102 was approved.

**2. Resolution R2024-103** Approval of Filing of Application with New Jersey Department of Transportation under FY2025 Municipal Aid Program for Rocky Brook Road and Millstone Drive

**RESOLUTION R2024-103  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, the New Jersey Department of Transportation is soliciting grant applications under the FY25 Municipal Aid program; and

**WHEREAS**, East Windsor Township desires to submit a grant application for improving the condition of Township roadways.

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

1. The Mayor is hereby authorized and directed to submit an electronic application identified as “**MA-2025-Rocky Brook Road and Millstone Drive**” on behalf of East Windsor Township, to the New Jersey Department of Transportation under the FY25 Local Municipal Aid Program, **Second Priority**.
2. The Mayor is hereby authorized to sign the grant agreement on behalf of East Windsor Township and her signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Mayor asked if the application proposed include paving the entirety of Rocky Brook Road and Millstone Drive. She inquired if it would address the remaining streets in Cranbury Manor.

It was MOVED by Russell, SECONDED by Zoller approve Resolution R2024-103, pending clarification on the specified points.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes and no (0) nays, Resolution R2024-103 was approved with the application submission, pending clarification on the specified points

3. TC Turnpike Commercial Zone - - Addition of Self Storage Facilities  
**Ordinance No. 2024-08** An Ordinance Amending Chapter XX, ‘Zoning,’ for the Addition of New Conditional Use in the TC Turnpike Commercial District to Permit a Self Storage Facility use of

the Revised General Ordinances of the Township of East Windsor

**ORDINANCE NO. 2024-08  
TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER**

**AN ORDINANCE AMENDING CHAPTER XX, “ZONING”, SECTION 20-17, “TC TURNPIKE COMMERCIAL”, SUBSECTION 20-17.3, “CONDITIONAL USES”, OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR BY THE ADDITION OF A NEW CONDITIONAL USE WITH CRITERIA IN THE TC TURNPIKE COMMERCIAL ZONE TO CONDITIONALLY PERMIT SELF-STORAGE FACILITIES IN THE TC TURNPIKE COMMERCIAL ZONE.**

**WHEREAS**, the Township Council has reviewed the purpose of the TC Turnpike Commercial Zone and has evaluated the Township’s Land Use Plan; and

**WHEREAS**, the Township Council, in consideration of the TC Turnpike Commercial Zone’s proximity to the regional roadway corridors, finds that this area represents a unique location where specific types of commercial storage facilities, with appropriate setbacks, coverage and buffer requirements, would present an appropriate use compatible in size and scale with the surroundings and other permitted uses in that zone;

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

**Section 1.** Chapter XX, “Zoning”, Section 20-17, “TC Turnpike Commercial”, subsection 20-17.3, “Conditional Uses”, is amended by adding a new subparagraph (c.) as follows:

- c. Self-storage facilities in accordance with the following specific zoning conditions and standards.
  1. Self-storage facilities shall be on a lot of minimally 65,000 square feet.
  2. The maximum height of a self-storage facility shall be 35 feet for a flat-roof building and 40 feet for a pitched roof building.
  3. The minimum frontage requirement shall be 200 feet.
  4. Storage facilities shall be contained within a single principal building.
  5. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in dead storage. Storage units shall not be used for the following activities:
    - (a) Residences, offices, workshops, studios, or hobby or rehearsal areas.
    - (b) Manufacturing, fabrication, or processing of goods; service or repair of vehicles, engines, appliances, or other electrical equipment; or any other similar activities. Storage of internal combustion engines or motor vehicles.
    - (c) Conducting retail sales of any kind, including garage or estate sales or auctions, or any other commercial activity; provided that the operator of the self-storage unit may conduct a sale or otherwise liquidate the contents of any storage unit to satisfy and settle an account of unpaid rent or other charges, through public or private sales, in a manner provided by law.
    - (d) Storage of flammable, perishable, or hazardous materials or the keeping of animals.
    - (e) The rental of trucks, trailers, or moving equipment, as well as the installation of trailer hitches.
  6. Self-storage facilities shall not operate or allow tenant access between the hours of 12:00 midnight and 6:00 a.m.

7. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping such fixtures for other purposes.
8. Sale of boxes or packing materials shall be permitted, but only if accessory to the self-storage facility.
9. All goods and property in a self-storage facility shall be stored in an enclosed building. No outdoor storage of any kind, including but not limited to storage of boats, RVs, vehicles, trailers or similar vehicles, or storage in outdoor storage pods or shipping containers, shall be permitted.
10. All storage units above grade and all storage units visible from residential areas shall gain access from the interior of the building(s) only; no unit doors, loading bays, or docks may face or be visible from any adjacent residential areas. No windows shall be provided on the sides of the buildings facing residential uses. All building facades shall have building materials and design consistent with the front building façade.

**Section 2.** Chapter XX, “Zoning”, Section 20-3, “Definitions”, is hereby amended by adding the following definition:

**SELF-STORAGE FACILITY:** A building in single ownership containing separate spaces or compartments for dead storage of goods, wares, and equipment and leased or rented on an individual basis.

**Section 3. Repealer.** All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

**Section 4. Severability.** If any paragraph, section, subsection, sentence, sentence clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

**Section 5.** Effective Date. This Ordinance shall take effect upon its passage, publication, and filing with the Mercer County Planning Board, and as provided for by law.

Mayor stated this Ordinance originates from the Planning Board and pertains to a proposed self-storage facility. The project includes a two-story building with 214 units, an office area. A map detailing the plan was provided.

Mr. Zoller stated that the site does not have direct access to Route 33.

Mr. Russell stated that this project is well suited for the TC Zone location

It was MOVED by Russell, SECONDED by Zoller to approve Ordinance 2024-08 on introduction, authorize publication as required by law, and set public hearing for July 9, 2024.

ROLL CALL: Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes, and no (0) nays, Ordinance 2024-08 was approved on introduction, publication authorized as required by law, and public hearing set for July 9, 2024.

#### 4. Hotel and Motel Occupancy Regulations



**Ordinance No. 2024-09**      An Ordinance Amending and Supplementing Chapter VI, “Licensing,” Section 6-8 “Hotels, Motels Boarding Houses and Rooming Houses,” by Adding a New Subsection 6-8.7, “Duration of Stay,” to the Revised General Ordinances of the Township of East Windsor

**ORDINANCE NO. 2024-09  
TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VI, “LICENSING,” SECTION 6-8 “HOTELS, MOTELS BOARDING HOUSES AND ROOMING HOUSES” BY ADDING A NEW SUBSECTION 6-8.7 “DURATION OF STAY” TO THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST WINDSOR**

**WHEREAS**, the Township Council finds and determines that it is necessary to limit the duration of stays at hotels and motels, in order to control vice, public disturbances, narcotics offenses, to protect the general public and to maintain public health, safety and good order in the Township; and

**WHEREAS**, pursuant to N.J.S.A. 40:52-1(d), the Township is authorized to make, amend, repeal and enforce ordinances to license and regulate hotels and motels; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-2, the Township is authorized to enact such ordinances as deemed necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Township and its inhabitants;

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

**I**

1. Chapter VI, Section 6-8 of the Revised General Ordinances of the Township of East Windsor is amended by adding a new subsection 6-8.7 to read as follows:

*6-8.7 Duration of Stay.*

- a. With the exception of the owner and any staff, who are permitted to reside at the premises, no person may occupy a hotel or motel for longer than fourteen (14) days, and such person may not extend this time period by moving to another unit within the same establishment.
- b. No room within a hotel or motel shall be offered for occupancy for less than one full day.

**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.

Mr. Orron stated that the ordinance aligns with practices in other New Jersey municipalities, aiming to ensure these establishments serve their intended purpose. It includes clear restrictions on occupancy, limited stays to no more than 14 days, and revisions for appropriate long-term accommodations.

Mayor stated that the matter would be revisited if any new developments arise.

Opened for any comments seeing no hands. Opened for council comments or action

It was **MOVED** by Katawick, **SECONDED** by Russell to approve Ordinance 2024-09 on introduction, authorize publication as required by law, and set public hearing for July 9, 2024.

**ROLL CALL:** Ayes – Daniels, Katawick, Russell, Whittington, Zoller, Mironov  
Nays – None

There being six (6) ayes, and no (0) nays, Ordinance 2024-09 was approved on introduction, publication authorized as required by law, and public hearing set for July 9, 2024.

**MATTERS BY PUBLIC:**

No one from the public spoke.

**ADJOURNMENT:**

Next Meeting: July 9, 2024

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Allison Quigley  
Municipal Clerk

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Janice S. Mironov  
Mayor