

## **EAST WINDSOR TOWNSHIP COUNCIL**

Tuesday, November 25, 2025

5:30 p.m.

### **MINUTES**

#### **CALL TO ORDER:**

The meeting of the East Windsor Township Council was called to order by Mayor Janice S. Mironov at 5:32 p.m. on Tuesday, November 25, 2025, at the East Windsor Municipal Building.

#### **VERIFICATION:**

Municipal Clerk Allison Quigley certified that the meeting was noticed on January 30, 2025 in the Annual Meeting Notice. On November 21, 2025, 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 Johnnie Whittington.

#### **ROLL CALL:**

Present were Council Members Anthony Katawick, Marc Lippman, Joseph Miczak, David Russell, Johnnie Whittington, John Zoller and Mayor Janice S. Mironov. Also present were Township Manager Joy Tozzi, Township Attorney David Orron and Municipal Clerk Allison Quigley.

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

There were no presentations or proclamations.

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

There were no interviews for boards and commissions.

#### **PUBLIC FORUM:**

No one spoke from the public.

Mayor Mironov suggested moving ahead to the first discussion item regarding the Township audit, as the auditor was present but had another obligation to attend this evening. Council Members agreed.

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

1. 2024 Municipal Audit

Gerald Stankiewicz of Samuel Klein and Co. is the Township Auditor and his firm prepared the 2024 Municipal audit report that has been distributed to Mayor and Council. He reviewed the

report and stated that all their tests lead to positive results and the report expresses his unmodified opinion that East Windsor Township is in accordance with all State requirements and all Township records are in compliance with regulations. Mr. Stankiewicz stated that ultimately his report has no comments or recommendations for the Township.

**Resolution R2025-190** Acknowledging the Receipt of Audit and Signing of Group Affidavit

**RESOLUTION R2025-190  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

**WHEREAS**, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, the Local Finance Board of the State of New Jersey is authorized to prescribe reports pertaining to the local fiscal affairs, as per R.S. 52:27BB-34; and

**WHEREAS**, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by Resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled:

General Comments  
Recommendations

and;

**WHEREAS**, the members of the governing body have personally reviewed at a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled:

General Comments  
Recommendations

as evidenced by the group affidavit form of the governing body; and

**WHEREAS**, such Resolution of certification shall be adopted by the governing body no later than forty-five (45) days after the receipt of the Annual Audit, as per the regulations of the Local Finance Board; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with at least the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit: R.S. 52:27BB-52 - "A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the Director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000) or imprisoned for not more that one (1) year, or both, in addition shall forfeit his office."

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of East Windsor, hereby states that it has complied with the promulgation of the Local Finance Board of the State of New Jersey dated July 30, 1968, and does hereby submit a certified copy of this Resolution and the required affidavit to said Board to show evidence of said compliance.

It was MOVED by Katawick, SECONDED by Whittington to approve Resolution R2025-190.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-190 was approved.

**MINUTES:**

**September 9, 2025 Minutes**

It was MOVED by Zoller, SECONDED by Miczak to approve the September 9, 2025 minutes.

ROLL CALL: Ayes – Katawick, Miczak, Russell, Whittington, Zoller, Mironov  
Nays – None  
Abstain – Lippman

There being six (6) ayes, no (0) nays and one (1) abstention, the September 9, 2025 minutes were approved.

**September 30, 2025 Minutes**

Mayor Mironov indicated she provided several revisions directly to the Clerk to be incorporated.

It was MOVED by Miczak, SECONDED by Whittington to approve the September 30, 2025 minutes with revisions.

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

There being seven (7) ayes, and no (0) nays, the September 30, 2025 minutes were approved with revisions.

**October 14, 2025 Minutes**

Mayor Mironov and Mr. Russell indicated they provided several revisions directly to the Clerk to be incorporated.

It was MOVED by Whittington, SECONDED by Katawick to approve the October 14, 2025 minutes with revisions.

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

There being seven (7) ayes, and no (0) nays, the October 14, 2025 minutes were approved with revisions.

**ORDINANCE – PUBLIC HEARING:**

**Ordinance 2025-09**                      Adopting a Redevelopment Plan for 19 Probasco Road/430  
Wyckoff Mills Road (Block 15, Lots 1.02 and 12)

Mayor Mironov stated Ordinance 2025-09 was introduced at the September 30, 2025 Council meeting and the Public Hearing was set for October 14, 2025. At the October 14 Council Meeting, the Public Hearing was carried to October 28. At the October 28<sup>th</sup> Council Meeting, the Ordinance had been carried to tonight's meeting. She stated the Ordinance before Council tonight is not a vote on construction, and there is no development application for the site currently. The subject properties are zoned for industrial uses like warehousing, and this Ordinance would replace the existing zoning with new zoning regulations with data centers or pharmaceutical and medical operations would be permitted principal uses and establish specific controls for buffers and landscaping. She stated any drawings in the plan are illustrative in nature and are not indicative of an actual plan for the property. Any potential development of the property would require a full site plan application, with specific information on traffic, environmental and noise impacts to be fully evaluated by the Planning Board.

Mayor Mironov declared the Public Hearing on Ordinance 2025-09 open.

Alexander Reyes, of Twin Rivers Drive, spoke. He indicated he spoke in opposition of this Ordinance at the last meeting, and stated data centers consume more power and millions of gallons of water daily. Communities in Georgia with data centers are experiencing issues relating to the data centers in their communities, and stated this would be an ecological disaster in the Township and asked what studies would be done.

Tom Morris, of Bennington Drive, spoke and indicated he believed if this plan was approved, the Planning Board would not be able to deny a data center on the property if it's a permitted use, as the developer could appeal in court. He stated he did not believe the town's infrastructure could support such development in light of the warehouses already constructed on Wyckoff Mills Road.

Jayne Fahrner, of Bolton Road, stated she understood this was not a development plan for the site, but the plan would allow for data centers on the property. She stated no one in the community wants this and Council should vote the Ordinance down this evening. She also asked Council to establish a stop on all rezoning in the area, and stated news of tonight's meeting should have been included in the weekly township e-news.

David Bock, of Greenwich Drive, stated he has read articles about the negative impact data centers have on the communities around them, and due to the opposition voiced by the community on this matter, Council should reconsider the Ordinance.

Mohammed Sayid, of Greenwich Drive, expressed concerns regarding the safety of homes like his near the subject site.

David Meiswinkle, of Jamestown Road, asked who would want to have this development next to their homes, and stated this would affect thousands of residents in the densely populated Twin Rivers community and cause issues with traffic and the environment.

Sean Falco, of Probasco Road, stated it was clear the community did not want this to move forward.

Victoria Riley, of Probasco Road, spoke in opposition of the Ordinance and expressed concern how close this would be to the local elementary schools.

Rachel Woodard, of Dutch Neck Road, stated that data centers are relatively new and towns with them are reporting consequences.

Cheyenne Astarita, of Twin Rivers Drive, stated the majority has spoken very clearly and Council members would have to justify their votes. She stated data centers require the same amount of energy as 750,000 homes and would affect the entire town. She urged Council to vote down the Ordinance.

Elizabeth Piatkowski, of Brooktree Road, stated while she understood the goal of the plan, the Township already has an existing data center, but that property is surrounded by other commercial properties and is not near residential homes like this property is.

Pat Monahan, of Jamestown Road, stated he has read that other towns are fighting the negative affects data centers have on their communities and asked if Council spoke to any other townships to get information on those affects.

Michael Gelt, of Jefferson Drive, asked who wrote the Ordinance, and why would a data center be included as a use if that is not the intent for the property.

Dana Rodriguez, of Fairfield Road, stated that she moved to East Windsor due to the area, and has seen more and more warehouses go up each year. She stated she would rather have her taxes go up then live near a data center.

Tamar Lopez, of Enfield Road, stated she believes the Township should focus on the importance of open space preservation instead of pursuing this plan.

Scott Pohl, the President of the Twin Rivers Trust, stated he and other residents will attend any future Planning Board meetings if this were to move toward a development application in order to express their concerns. He also expressed news of tonight's meeting with this subject on the agenda should have been advertised in the Township E-news.

Michelle Soloman, of Oak Creek Road, stated warehouses in the area will ruin the resident's quality of life, and the subject property should be given to Green Acres for open space.

Betty Winkler, of Twin Rivers Drive, stated she heard of tonight's meeting from the Twin Rivers Trust and felt the Township should have been more proactive at letting residents know about tonight's meeting. She stated she felt residents shouldn't have to absorb the impacts of a data center.

Ronnie Lee, of Hickory Corner Road, asked if this as necessary, as the Township had plenty of ratables and a sound budget, per the auditor's presentation this evening.

Sarah Heyburn, of Poplar Run, spoke in opposition of the Ordinance and stated the public opinion has been made clear by the residents.

Emma Barrins, of Oak Branch Road, stated she studied the impacts of digital technology on communities and they have tangible repercussions.

Arley Harold, of Probasco Road, stated a data center like this would not add many jobs to the area, but would have negative impacts on the community.

Charlie Kratovil, with Food and Water Watch, asked who's idea this was and if the Township had any discussions about this plan with the property owner or potential developers. He stated his organization called for a national moratorium on data centers on October 23 due to their impacts.

Mary Astarita, of Twin Rivers Drive, asked for more information on the immediate effects a data center like this would have on the community, considering these developments typically have 24/7 security, lighting, and cause noise pollution. She expressed concern about property values and the risk to the local children being exposed to contaminants.

No other members of the public offered comments, so Mayor Mironov declared the Public Hearing closed.

It was MOVED by Russell, SECONDED by Lippman to turn down Ordinance 2025-09.

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

There being seven (7) ayes, and no (0) nays, Ordinance 2025-09 was turned down.

**Ordinance 2025-10** An Ordinance Amending and Supplementing Chapter XX, "Zoning," Section 20-3.2, "Words and Phrases," and Amend the Development Criteria Contained in the Redevelopment Plan for 329 and 359 Wyckoff Mills Road, (Block 13, Lots 1.01 And 1.02) Dated September 18, 2015, of the Revised General Ordinances of the Township of East Windsor

Mayor Mironov stated Ordinance 2025-10 was introduced at the September 30, 2025 Council meeting and the Public Hearing was set for October 28<sup>th</sup>. At the October 28<sup>th</sup> Council Meeting, the Ordinance as carried to this evening for additional revisions as suggested by the Planning Board. Mayor Mironov stated a revised version of the Ordinance as suggested by the Planning Board was distributed to Council Members. She stated she would suggest a motion to amend the Ordinance with the proposed changes and set the Public Hearing for December 9.

It was MOVED by Katawick, SECONDED by Lippman to amend Ordinance 2025-10 and set the public hearing for December 9, 2025.

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

There being seven (7) ayes, and no (0) nays, Ordinance 2025-10 was amended and public hearing set for December 9, 2025.

**ORDINANCE – INTRODUCTION:**

**Ordinance 2025-13** An Ordinance Amending and Supplementing Chapter III, “Police Department,” Section 3-3.2, “Qualifications of Department Members,” of the Revised General Ordinances of the Township of East Windsor

**TOWNSHIP OF EAST WINDSOR  
COUNTY OF MERCER  
ORDINANCE NO. 2025-13**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER III, “POLICE DEPARTMENT,” SECTION 3-3.2, “QUALIFICATIONS OF DEPARTMENT MEMBERS,” 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 III, "Police Department," Section 3-3.2, “Qualifications of Department Members,” of the Revised General Ordinances of the Township of East Windsor is hereby amended as follows (deleted sections are noted by strikethroughs, new sections are underlined):

**I**

Chapter III, "Police Department," Section 3-3.2, “Qualifications of Department Members,” is hereby amended as follows:

3-3.2 Qualifications of Department Members

b. Be ~~more than 21~~ 18 years of age or older and less than 35 years of age.

**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.

It was MOVED by Lippman, SECONDED by Russell to approve Ordinance 2025-13 on introduction, authorize publication as required by law, and set public hearing for December 9, 2025.

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

There being seven (7) ayes, and no (0) nays, Ordinance 2025-13 was approved on introduction, publication authorized as required by law, and public hearing set for December 9, 2025.

**RESOLUTIONS:**

**Resolution R2025-182** Amending Resolution R2025-033, “Action on Award of Contract for Professional Engineering Services for Abbington Drive and Connecting Streets Project”

**RESOLUTION R2025-182  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, on February 11, 2025, by Resolution R2025-033, the Township Council approved an award for Professional Engineering Services with French and Parello for Abbington Drive and Connecting Streets Project in an amount of \$59,806.55; and

**WHEREAS**, in accordance with the attached August 15, 2025 proposal from French and Parello Associates, there exists a need to amend Resolution R2025-033 to reflect additional work necessitated to address comments by New Jersey Department of Transportation on the submitted plans and specifications for the project in the amount of \$15,825, increasing the contract from \$59,806.55 to \$75,631.55; and

**WHEREAS**, the amount of compensation authorized under this Amendment to the Agreement for professional services with French and Parello Associates is \$15,825.00, for a total contract amount not to exceed \$59,806.55, and for the increased amount funds in the amount of \$15,825.00 are available in Capital Fund Account No. C-04-55-980-928-890 entitled Ordinance 2023-11, “Annual Road Program,” as evidenced by the Chief Financial Officer’s Certification No. C2025-034.

**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. Resolution R2025-033 is hereby amended to increase the contract amount by \$15,825, from \$59,806.55 to a total amount not to exceed \$75,631.55.
2. The Mayor and Municipal Clerk are hereby authorized and directed to execute the attached Amendment to Agreement.
3. A copy of this Resolution shall be affixed to Resolution R2025-033.

It was MOVED by Russell, SECONDED by Katawick to approve Resolution R2025-182.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-182 was approved.

**Resolution R2025-183** Approval of Certified List of Volunteer Members for Length of Service Award Program (LOSAP)

**RESOLUTION R2025-183  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, a Length of Service Award Program (LOSAP) for volunteer members serving East Windsor Volunteer Fire Company No. 1 and East Windsor Volunteer Fire Company No. 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 and East Windsor Volunteer Fire Company No. 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 2024, prepared by and submitted on behalf of East Windsor Volunteer Fire Company No. 1 and East Windsor Volunteer Fire Company No. 2.
2. The Municipal Clerk, East Windsor Volunteer Fire Company No. 1 and East Windsor Volunteer Fire Company No. 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 Lippman, SECONDED by Zoller to approve Resolution R2025-183.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-183 was approved.

**Resolution R2025-184** Authorizing Transfers Among the 2025 Budget Appropriations

The Resolution was held until the next Council meeting.

**Resolution R2025-185** Approval of Updated Contract for Township Manager

**RESOLUTION R2025-185  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, N.J.S.A. 40:69A-89 of the Optional Municipal Charter Law provides for the appointment of a Township Manager by the Township Council; and

**WHEREAS**, by Resolution R2023-172, adopted on November 21, 2023, the Township Council appointed Joy Tozzi as East Windsor Manager effective December 4, 2023 and authorized the Mayor to execute an Employment Agreement with the appointed Township Manager; and

**WHEREAS**, the Township Council, pursuant to the terms of the Employment Agreement, desires to update the salary.

**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 salary for Joy Tozzi will be \$185,000 per year, effective January 1, 2025 and increase 3% effective January 1, 2026.
2. The Mayor is hereby authorized and directed to execute the salary authorization for the Township Manager.

It was **MOVED** by Zoller, **SECONDED** by Whittington to approve Resolution R2026-185.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-185 was approved.

**Resolution R2025-186** Strongly Opposing Senate Bill S-4736, Pre-empting Local Zoning to Convert Certain Properties to Inclusionary Developments

**RESOLUTION R2025-186  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, municipalities are required to establish a Municipal Master Plan with a combination of mandatory and optional elements including Goals and Objectives, Land Use, Circulation, Housing, Community Facilities, Downtown Economic Development, Historic Preservation, and Sustainability; and

**WHEREAS**, municipalities are also required to reexamine the Municipal Master Plan every 10 years to ensure that the master plan meets the community needs and is relevant as communities, evolve, grow, and change; and

**WHEREAS**, a municipality is best suited to plan for and understand their community’s needs, the existing infrastructure to address the municipality’s public safety, health, traffic, and character and the ability to expand such infrastructure for desired growth; and

**WHEREAS**, there are many mechanisms for exceptions and variances to the local planning process; and

**WHEREAS**, municipalities have been diligently working to comply with the changes outlined in the passage of A-4/S-50 in 2024 that made substantial changes to the 4th Round of Affordable Housing obligations; and

**WHEREAS**, affordable housing construction has generally comprised between 10 – 20 % of a total development, but municipalities will end up constructing far more units during this current round of affordable housing; and

**WHEREAS**, recent legislative proposals that preempt the planning process by permitting the conversion of underutilized properties into mixed used developments, reducing the number of parking spaces required for new developments near transit, making Accessory Dwelling Units permissible, and most recently, legislation that enhances the ability of religious and nonprofit organizations to convert certain

property to inclusionary developments with affordable housing undermine the careful planning process outlined in the Municipal Land Use Law; and

**WHEREAS**, this proposal, S-4736 is particularly egregious because the required percentage of affordable housing units is only 20% with the remaining 80% at market rate making it more challenging for municipalities to meet their 4th Round Affordable Housing obligations; and

**WHEREAS**, this legislation bypasses local planning for increased density and height, regardless of a municipality's ability to ensure safety; and

**WHEREAS**, a worthy project could, and should participate in the local planning and zoning process to engage with the public; and

**WHEREAS**, S-4736 permits the bypassing of the local planning process which is an egregious assault on municipal autonomy and local decision making.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of East Windsor, in the County of Mercer, State of New Jersey, East Windsor Township urges the legislature to defeat S-4736 and similar legislation that denies local autonomy in land use planning and ignores the well thought out master plan.

**BE IT FURTHER RESOLVED** that a copy of this Resolution is forwarded to Senator Linda R. Greenstein, Assemblywoman Tennille McCoy, and Assemblyman Wayne P. DeAngelo, Senate President Nicolas P. Scutari, Assembly Speaker Craig J. Coughlin, Governor Phillip Murphy, Governor-Elect Mikie Sherril, and the League of Municipalities.

It was **MOVED** by Lippman, **SECONDED** by Russell to approve Resolution R2025-186.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-186 was approved.

**Resolution R2025-187** Authorizing Closed Session: Collective Bargaining (Police Benevolent Association Local 191; Superior Officers Association Local 191)

**RESOLUTION R2025-187  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**WHEREAS**, Section 8 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, the Township Council is of the opinion that such circumstances exist.

**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 public shall be excluded from the closed session at close of tonight's open session.
2. The general nature of the subject matter to be discussed is as follows:

Closed Session: (Police Benevolent Association Local 191; Superior Officers Association Local 191)

3. It is anticipated at this time that the above stated subject matter will be made public when these matters are resolved or as soon thereafter as it is deemed to be in the public interest to do so.

4. This Resolution shall take effect immediately.

It was MOVED by Whittington, SECONDED by Katawick to approve Resolution R2025-187.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-187 was approved.

**Resolution R2025-188** Approving Investigation of Windsor Castle (Block 87, Lots 11, 12, and 13) and Windsor Center Drive (Block 87, Lot 28.02) for Designation as Area in Need of Redevelopment

**RESOLUTION R2025-188  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**RESOLUTION AUTHORIZING THE EAST WINDSOR TOWNSHIP  
PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION  
TO ESTABLISH A NON-CONDEMNATION REDEVELOPMENT AREA WITHIN THE  
TOWNSHIP OF EAST WINDSOR**

**WHEREAS**, N.J.S.A. 40A:12A-6, authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area; and

**WHEREAS**, N.J.S.A. 40A:12A-4(b)(2) authorizes the planning board of any municipality to prepare a redevelopment plan for a proposed redevelopment area; and

**WHEREAS**, the Mayor and Council of the Township of East Windsor consider it to be in the best interest of the Township to have the Township Planning Board conduct such an investigation regarding those parcels of land known as Windsor Castle (Block 87, Lots 11, 12, and 13) and Windsor Center Drive (Block 87, Lot 28.02) (the “Property”); and

**WHEREAS**, a non-condemnation redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a redevelopment area but for the use of eminent domain (hereinafter referred to as a “Non-Condensation Redevelopment Area”); and

**WHEREAS**, the present buildings and improvements at the Property, by reason of obsolescence and/or general deterioration and/or design and obsolete layout, may be detrimental to the safety and welfare of the community, thereby requiring redevelopment to better serve the Township;

**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 East Windsor Township Planning Board is hereby directed to conduct a preliminary investigation to determine whether the Property is a Non-Condensation Redevelopment Area according to the criterion in N.J.S.A. 40A:12A-1 et seq.;
2. The East Windsor Township Planning Board is hereby directed to prepare a report of its findings and once completed, is hereby directed to transmit the report to the Mayor and Township Council for their review and approval in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1.

It was MOVED by Russell, SECONDED by Zoller to approve Resolution R2025-188.

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

There being seven (7) ayes, and no (0) nays, Resolution R2025-188 was approved.

**Resolution R2025-189** Amending Request for Proposals Issued September 22, 2025 for One Class 5 Retail Cannabis License in the Township of East Windsor

**RESOLUTION R2025-189  
EAST WINDSOR TOWNSHIP  
MERCER COUNTY**

**RESOLUTION AUTHORIZING THE ISSUANCE OF ADDENDUM #2 TO REQUEST FOR PROPOSALS DATED SEPTEMBER 12, 2025 FOR THE ISSUANCE OF ONE CLASS 5 RETAIL CANNABIS LICENSE**

**WHEREAS**, Section 5-25 of the Revised General Ordinances of the Township of East Windsor authorizes the issuance of one local license for a Class 5 retail cannabis business located within the HC and HC-2 Zones, along US Route 130, between Conover Road and Route 133, where the property has frontage on US Route 130; and

**WHEREAS**, on September 9, 2025, by Resolution R2025-161, the Township Council authorized the issuance of a Request for Proposals for one Class 5 retail cannabis license; and

**WHEREAS**, the Township posted the Request for Proposals for Class 5 Retail Cannabis License on September 12, 2025; and

**WHEREAS**, on October 14, 2025, by Resolution R2025-176, the Township approved the issuance of Addendum #1 to the Request for Proposals Dated September 12, 2025 for the Issuance of One Class 5 Retail Cannabis License; and

**WHEREAS**, there is a need to amend the Request for Proposals for One Class 5 Retail Cannabis License, as set forth in Addendum #2, a copy of which is attached.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of East Windsor as follows:

1. The attached Addendum # 2 to Request for Proposals for the issuance of one Class 5 retail cannabis license is hereby approved.
2. The Mayor and Municipal Clerk are hereby authorized and directed to issue the attached Addendum #2 to Request for Proposals for the issuance of one Class 5 retail cannabis license in accordance with its terms.

It was MOVED by Russell, SECONDED by Lippman to approve Resolution R2025-189.

ROLL CALL: Ayes – Katawick, Lippman, Miczak, Russell, Whittington, Mironov  
Nays – None  
Abstain – Zoller

There being six (6) ayes, no (0) nays and one (1) abstention, Resolution R2025-189 was approved.

**APPLICATIONS:**

There were no applications.

**REPORTS BY COUNCIL AND STAFF**

Mr. Zoller reported the Planning Board met on November 24 and discussed a proposed expansion of the Sabinsa facility and conceptual plans for capital projects being undertaken by the school district.

Mr. Katawick reported the Commission on Aging met last week and discussed Operation Blue Angel.

Mr. Whittington reported the Recreation Commission is hosting the annual Holiday Decorating contest from December 8 to December 17.

**CORRESPONDENCE:**

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

**APPOINTMENTS:**

There were no appointments.

**APPROVAL OF BILLS:**

Mayor Mironov stated a 2024 Current Bill list, 2025 Current Bill list, a Capital Bill List and other miscellaneous bill lists, and trust accounts were provided.

Mayor Mironov requested to pull the entire Trust account bill list.

Mr. Whittington asked for more information on the invoices for the dump trucks on the capital bill list.

Mayor Mironov asked to hold the payment to French & Parrello from the Capital bill list and asked for clarification what this invoice was for.

It was MOVED by Russell, SECONDED by Miczak to approve the various Bills lists with the requested holds, removals and clarifications.

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

There being seven (7) ayes, and no (0) nays, the various Bills lists were approved with the requested holds, removals and clarifications.

**MATTERS BY COUNCIL:**

Mayor Mironov stated the following correspondence had been received: an email from the Watershed Institute regarding the date for the 2026 stream cleanup event; a letter dated October 30 from the Department of Community Affairs regarding a \$1.25 million facilities grant awarded to the Township; a letter from the Department of Transportation regarding a \$443,000 grant for the remaining streets in Cranbury Manor; a memo dated October 28 from Public Works regarding the HVAC repair bill; a memo dated November 4 from the Assistant Manager regarding bills list questions from the last meeting; a memo dated October 23 from the Chief regarding the new police vehicles; a memo dated October 27 from Public Works regarding the elevator repair.

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

2. Westfield Road Park Basketball Handball Court

Mayor and Council are awaiting a cost-effective program from Public Works.

3. Abandoned Foreclosed Property Program Status

Council reviewed a memo from the Assistant Manager regarding the program and directed 2026 renewal letters be sent out.

4. Community Solar Program (329/359 Wyckoff Mills Road)

Mayor and Council requested staff put together educational information for residents on this program.

5. 2026 Local Aid Infrastructure Fund Grant Program

Mayor and Council requested resolutions authorizing grant applications for the Probasco Road freight by-pass project and Wyckoff Mills Road be listed on the next agenda.

6. 2025 Independence Day Celebration

Mayor and Council discussed date options for the 2026 firework display as presented by the Recreation Department. Mayor and Council agreed to host the event on July 3, with a rain date of July 11.

7. Bond Anticipation Notes (BAN) Sale Costs

Mayor and Council requested this item be listed on the next agenda.

**MATTERS BY PUBLIC:**

Lisa Nelson, of Twin Rivers Drive, stated she does not pay a water bill directly, her HOA does, so she does not receive copies of the inserts other residents get in the mail with their bill. She

spoke to the president of her HOA and they were not able to help her. Mayor Mironov suggested she reach out to the Township Manager for assistance.

Laura Greenstein, of Wendover Road, asked if the Township received the funds that were to be donated by Netflix. Mayor Mironov indicated the Township received \$12,500 from Netflix for the recent movie shoot in town.

Michelle Solomon, of Oak Creek Circle, spoke regarding the condition of sidewalks along Oak Creek Road and pointed out children use that route to walk to school in town. She asked if the recent playground renovations included any adaptable equipment. She mentioned the Township Independence Day event, and asked why local student clubs were not participating as vendors in the event. She spoke regarding her personal experiences and her support for the rescue squad and said it should be brought back. Mayor Mironov stated it was not the Township's goal to not use volunteers, but the Township has a responsibility to residents to provide services.

Joe Lynn of Holland Lane asked when the community solar programs would be open for enrollment and Mayor Mironov stated they would be open approximately six to seven months before the projects go live.

**ADJOURNMENT:**

Closed Session: Collective Bargaining (Police Benevolent Association Local 191; Superior Officers Association Local 191)

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Allison Quigley  
Municipal Clerk

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Janice S. Mironov  
Mayor