

**MEETING TO BE
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**AGENDA FOR THE REGULAR BUSINESS MEETING
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP
WEST WINDSOR SENIOR CENTER
271 CLARKSVILLE ROAD
TO THE EXTENT KNOWN**

7:00 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - October 30, 2020 to The Times and the Princeton Packet.
4. Salute to the Flag
5. Ceremonial Matters and/or Topics for Priority Consideration
6. Public Comment: (30 minutes comment period; 3-minute limit per person)
7. Administration Comments
8. Council Member Comments
9. Chair/Clerk Comments
10. Public Hearings

2020-22 AN ORDINANCE AMENDING CHAPTER 200 LAND USE OF THE
CODE OF THE TOWNSHIP OF WEST WINDSOR BY ADDING A
RESIDENTIAL RETIREMENT COMMUNITY ZONE - RRC

11. Consent Agenda

A. Resolutions

2020-R223 Authorizing the Release of Inspection Escrow Balance for Vaughn Princeton Associates, LLC for the Project Known as PJ Metro Office Park, Phase II

2020-R224 Authorizing the Full Release of Cash Maintenance Guarantee For Public Improvements to Old Trenton Road for The Institute for Islamic Studies ZB11-01SP

B. Minutes

October 13, 2020 - Business Session as amended
October 13, 2020 - Closed Session as amended

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2020-R225 Authorizing the Chief Financial Officer John Mauder and the Emergency Management Coordinator Timothy Lynch to Apply for the Local Government Emergency Fund (LGEF) Grant for Reimbursement of COVID-19 Expenses

2020-R226 Authorizing the Business Administrator to Purchase One (1) 2021 Ford F350 Extended CAB 4 WD Pickup Truck for the Department of Public Works from Cherry Hill Winner Ford an Authorized New Jersey State Contract Vendor - **\$39,255.00**

2020-R227 Authorizing the Chief Financial Officer to Increase the Professional Services Agreement with John J. Curley, LLC by \$15,000.00 for Legal Services Relating to the Real Estate Acquisition of the Hall Property for a Total Not To Exceed **\$64,900.00**

2020-R228 Authorizing the Mayor and Clerk to Execute a Contract for Millstone Road Roadway Improvements with DeSantis Construction - **\$148,129.30**

2020-R229 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement for Professional Land Surveying Services for Conversion of Tax Maps to Digitally Accurate Format with GeoTrek Environmental and Surveying LLC - **\$115,000.00**

2020-R230 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Martin Appraisal Associates, Inc. for Appraisal Services for the Acquisition of Temporary and Permanent Construction Easements and a Sight Triangle Easement for Various Properties within Phase 2B of the Cranbury Road Sidewalk Project - **\$12,000.00**

2020-R231 Authorizing the Mayor and Clerk to Execute a Contract for a Pole Barn Garage for Fire and Emergency Services Project to Security Structures, Inc. - **\$688,868.00**

2020-R232 Authorizing the Mayor and Clerk to Execute a Contract for Municipal Building Alterations Project to Pal-Pro Builders, LLC - \$3,551,000.00

14. Introduction of Ordinances

2020-23 AN ORDINANCE TO ESTABLISH A SALARY AND WAGE PLAN FOR THE TOWNSHIP OF WEST WINDSOR AND PROVIDE FOR THE ADMINISTRATION THEREOF-Vulnerable Population Outreach Coordinator (VPC) and Temporary Seasonal Public Health Aide

PUBLIC HEARING: November 30, 2020

15. Additional Public Comment (three-minute limit per person)

16. Council Reports/Discussion/New Business

Best Practices Discussion

17. Administration Updates

18. Closed Session

19. Adjournment

ORDINANCE 2020-22

**AN ORDINANCE TO AMEND AND SUPPLEMENT
THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)**

**AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE
OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE
RESIDENTIAL RETIREMENT COMMUNITY ZONE (RRC) DISTRICT**

BE IT ORDAINED by the Township Council of the Township of West Windsor, County of Mercer, State of New Jersey, as follows:

Section 1. Chapter 200 of the Code of the Township of West Windsor (1999), Land Use, Part 4, Zoning, Article XXVI, Titles, Purposes, Establishment of Districts; General Conditions, Section 142, Establishment of zoning districts, is amended by adding the following horizontal line after the PRRC-1 horizontal line:

RRC Residential Retirement Community Retirement community/affordable housing

Section 2. Section 200-143, Zoning Map, of said Code is amended to read as follows:

§ 200-143. Zoning Map.

The boundaries of said zoning districts are hereby established as shown on the Zoning Map, Township of West Windsor, dated August 17, 2020, and revised through _____, 20__, which, with all explanatory matter thereon, is hereby adopted and made a part of this Part 4. An official copy of said Map, indicating the latest amendments, shall be kept up-to-date in the office of the Land Use Manager for the use and benefit of the public and shall have the most current revision dated shown thereon. The Zoning Map shall be the official reference as to the current zoning classification of land within the boundaries of the Township of West Windsor.

Section 3. Article XXVI of said Code is amended by adding the following NEW section and by renumbering existing Section 200-194.2 as Section 200-194.3 and renumbering existing Section 200-194.3 as Section 200-194.4.

§ 200-194.2. Residential Retirement Community.

- A. Purpose. The purpose of the Residential Retirement Community (RRC) District is to provide for dwelling opportunities for the elderly population, which is growing both locally and in the State of New Jersey. Dwelling units in the RRC District are intended for mature adults, 55 years of age or older.

B. Permitted Uses. In an RRC District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for a Residential Retirement Community subject to the requirements set down herein, provided that the following minimum requirements shall be met:

- (1) Minimum Tract Area: 40 acres
- (2) Age restrictions. Through its corporations, associations or owners, said land shall be restricted by bylaws, rules, regulations and restrictions of record to use by permanent residents 55 years of age or older, with the following exceptions:
 - (a) A member of a couple under the age of 55 years who is residing with his/her partner who is 55 years of age or older.
 - (b) One adult under 55 years of age will be admitted as a permanent resident if it is established that the presence of such person is essential to the physical care of one or more of the adult occupants 55 years of age or older.
- (3) Public water and sewer service. All uses within the Residential Retirement Community shall be serviced by public water and sewer systems.
- (4) Affordable housing required. A minimum of 25% of the total dwelling units shall be low- and moderate-income residential units meeting the requirements of Article XXXI, § 200-237, of this Part 4. Units provided shall be architecturally and aesthetically integrated into the development.
- (5) Maximum permissible density. Maximum gross density in a Residential Retirement Community is 2.0 dwelling units per acre, with the total number of units not to exceed 88 dwelling units.
- (6) Permitted residential uses. The following residential uses are the principal permitted uses in a Residential Retirement Community, provided they meet the standards of Subsection C of this section. Townhouse and stacked townhouse requirements herein shall supersede any conflicting requirements in the West Windsor Land Use Ordinance. For the purposes of the RRC District, a townhouse building shall contain at least three connected dwelling units. Townhouse and stacked townhouse units shall be permitted within the same building, provided that no building shall exceed a total of ten (10) units.

- (a) Townhouse.
 - (b) Stacked townhouse.
- (7) Permitted accessory uses. The following accessory uses and buildings are permitted, incidental to a Residential Retirement Community:
- (a) Recreational facilities and structures for the sole use of the residents and their guests, including but not limited to a clubhouse building, pavilion structure, swimming pool, and sport courts.
 - (b) Accessory uses and buildings customarily associated with residential uses in conformance with § 200-226.

C. Bulk and area standards for the RRC District.

- (1) Standards applicable to the total development tract area:
- (a) Minimum building and parking setbacks from the ultimate right of way of Old Trenton Road: 70 Feet, except where the side of a residential building faces Old Trenton Road, this setback may be reduced to no less than 60 feet.
 - (b) Minimum building and parking setbacks from all other tract boundaries and from the ultimate right of way of frontage roads (other than Old Trenton Road): 40 Feet
 - (c) Maximum Improvement coverage for total RRC tract area: 40%
 - (d) Preservation of Greenbelt. There shall be no disturbance to the Greenbelt as designated on the Conservation Element of the Master Plan. The Greenbelt area shall be preserved through a conservation easement.
 - (e) Common open space. 50% of the Residential Retirement Community shall be set aside in common open space. All environmentally constrained land, as defined by § 200-238A(1), all preserved floodplain and associated buffer land, all of the Greenbelt as designated on the Conservation Element of the Master Plan, and all active recreational open space shall be included in the areas set aside as common open space. Stormwater management areas shall be included in the common open space calculation

when they are designed as open space features such as naturalized ponds and rain gardens.

(f) Maximum building height. No dwelling unit or nonresidential use shall exceed three stories and 38 feet.

(2) Standards applicable to residential uses:

(a) Townhouse and Stacked Townhouse in condominium arrangement:

[1] Minimum front building setback from curb of internal roadways: 25 feet.

[2] Minimum side building setback from curb of internal roadways and parking: 12 feet.

[3] Minimum building separation, side to side: 20 feet.

[4] Minimum building separation, side to rear or rear to rear: 40 feet.

[5] Minimum building separation, front-to-front: 50 feet.

[6] Minimum building separation, front-to-side: 50 feet.

(b) Patios, decks, unenclosed porches with roofs, bay windows, chimneys, and similar architectural features are permitted to protrude up to 5 feet into all required building separation areas, provided structures maintain the minimum separation to meet applicable building and fire codes.

(3) Standards applicable to nonresidential uses: Recreational facilities shall be subject to the same height and setback requirements as residential uses.

D. Design requirements for a Residential Retirement Community:

(1) A comprehensive site plan shall be prepared for the entire Residential Retirement Community.

(2) A Residential Retirement Community shall provide active recreational open space and facilities for the exclusive use of its inhabitants. A minimum of 250 square feet of active recreational open space per each residential unit approved in a Residential Retirement Community shall be set aside in the form of neighborhood greens, parks, trails, and recreation facilities. The required active recreational

open space area shall include a clubhouse with at least 2,000 square feet of building area and a swimming pool. Walking trails, regardless of surface material, can be counted toward active recreational open space area at a rate of twelve (12) square feet for per one (1) linear foot of trail centerline. Walking trails shall include seating areas at a minimum rate of one bench per five hundred (500) linear feet of trail; bench locations may be clustered together or spaced out along the trail, provided the minimum total number of benches is met.

- (3) There shall be provided a safe, convenient and continuous system of internal walks connecting residences, neighborhoods, community facilities, and adjacent properties accessible to all occupants. Projects within the Residential Retirement Community district shall provide sidewalks on at least one side of all proposed streets and at least 1,000 linear feet of trails.
 - (4) Bike lanes shall not be required in the Residential Retirement Community District, provided sidewalks and walking trails are installed per the above requirements of this section.
 - (5) The entire Residential Retirement Community shall be designed and constructed to provide utility services, including stormwater drainage, electric, telephone, and, where desired, CATV cables, all of which shall be installed underground.
- E. Off-street parking shall be provided in accordance with N.J.A.C. 5:21, Residential Site Improvement Standards (RSIS). Townhouse units shall meet the requirements for 3-bedroom townhouses in RSIS and stacked townhouses shall meet the requirements for 2-bedroom garden apartments in RSIS. In addition, off-street parking shall be provided for the clubhouse at a rate of one space for every 8 housing units approved.
- F. Application procedure and development standards. The procedural requirements and standards for Residential Retirement Community developments are those required for all major development applications as specified in Part 1, Site Plan Review, and Part 3, Subdivision and Site Plan Procedures, of this chapter, except where otherwise provided in this section.
- G. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of this chapter, the provisions and requirements of this section shall govern.

Section 4. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral vote by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction: October 13, 2020

Planning Board: October 28, 2020

Public Hearing: November 9, 2020

Adoption:

Mayor Approval:

Effective Date:

RESOLUTION

- WHEREAS, the following Developer(s) completed the construction of land development project(s) approved through the West Windsor Township Planning Board; and
- WHEREAS, in conjunction with the project, the Developer(s) deposited inspection fee escrow(s) with the Township of West Windsor pursuant to Section 82-3G of the Revised General Ordinances of the Township of West Windsor; and
- WHEREAS, professional services undertaken on behalf of the Township in conjunction with said project(s) have been completed; and
- WHEREAS, there remains a partial balance in the Developer's inspection fee escrow account, which the Developer is entitled to have refunded; and
- WHEREAS, the Township Engineer recommends that the balance remaining in the inspection fee escrow account for this project be refunded as follows:

<u>Deposit Date</u>	<u>Developer</u>	<u>Project ID</u>	<u>Project Name</u>	<u>Escrow Balance</u>
11-13-1998	Vaughn Princeton Associates, LLC	PB97-18	PJ Metro Office Park, Ph II	\$ 55,095.21

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is hereby authorized and directed to refund to the Developer(s) the balance of the escrow deposit, and any applicable interest to which the Developer is entitled.

Adopted: November 9, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, Institute for Islamic Studies, Inc. has made a request for a full release of the cash maintenance guarantee posted for Public Improvements to Old Trenton Road (County Route 535) in connection with construction associated with the project known as Institute for Islamic Studies (ZB11-01SP.3); and

WHEREAS, the Township Engineer has confirmed with the Office of the Mercer County Engineer that the maintenance guarantee for Public Improvements to Old Trenton Road in connection with construction associated with the project known as Institute for Islamic Studies (ZB11-01SP.3) be released as follows, subject to payment of any outstanding fees:

<u>Maintenance Guarantee</u>	<u>Original Amount</u>	<u>Date Issued</u>	<u>Current Amount</u>	<u>Recommended Action</u>
Cash	\$ 28,385.00	2/12/18	\$ 28,385.00	Full Release

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor, the following maintenance guarantee posted by Institute for Islamic Studies, Inc. for Public Improvements to Old Trenton Road in connection with construction associated with the project known as Institute for Islamic Studies (ZB11-01SP.3), be released in full, as follows, subject to payment of any outstanding fees:

<u>Maintenance Guarantee</u>	<u>Original Amount</u>	<u>Date Issued</u>	<u>Current Amount</u>	<u>Recommended Action</u>
Cash	\$ 28,385.00	2/12/18	\$ 28,385.00	Full Release

ADOPTED: November 9, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, as the public health emergency associated with the COVID-19 pandemic continues, the most significant negative financial impacts faced by county and municipal governments throughout New Jersey result from extreme economic contraction, deficits in tax and fee revenues, and extraordinary increases in public safety and health and human services expenditures; and

WHEREAS, severe fiscal stress limits the ability of counties and municipalities to maintain essential services and take the steps necessary to fight COVID-19; and

WHEREAS, without substantial federal assistance, residential taxpayers would absorb the primary impact of meeting these extraordinary needs and closing any associated operating deficits; and

WHEREAS, the Department of Community Affairs (“DCA”), through the Division of Local Government Services (“DLGS” or “Division”), has been deemed the lead agency for the distribution of the Local Government Emergency Fund (the “LGEF” or “Program”), provided through an allocation of the State of New Jersey’s CARES Act Coronavirus Relief Fund (CRF Funds); and

WHEREAS, counties and municipalities excluded from the federal government’s direct CRF allocation plan, as well as those counties and municipalities that are currently the most impacted by COVID-19 in comparison to their available resources, are eligible for LGEF funds pursuant to a maximum distribution determined by formula; and

WHEREAS, a total of \$60 million is currently being made available under the Program, with a potential \$60 million more to be allocated.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of West Windsor authorizes the Chief Financial Officer John Mauder and Emergency Management Coordinator Timothy Lynch to apply for an LGEF Grant up to the amount of \$407,596.

Adopted: November 9, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November, 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor needs to purchase One (1) 2021 Ford F350 Extended Cab 4WD Pickup Truck for the Department of Public Works; and

WHEREAS, Cherry Hill Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034 has been awarded New Jersey State Contract #A88758, T2101; and

Comm Code: 072-03-073424, Line # 00023	
2021 Ford F350 Extended Cab 4WD Short Bed Pickup Truck	\$29,286.00
Comm Code: 072-03-073438, Line # 00024	
Boss 8' Plow	\$ 4,497.00

WHEREAS, Factory Options that are not part of the State Contract and need to be built into the vehicle are as follows:

Discounted Items

Short Bed	
Cloth 40/20/40 Split Bench – Regular (XL Only)	\$ 100.00
Up-Fitter Switches (6)	\$ 165.00
Snow Plow Package	\$ 250.00
Transmission Power Take-Off Provision	\$ 280.00
Rear Window Defroster/Privacy	\$ 60.00
Privacy Glass	\$ 30.00
Tough Bed Spray-In Bed liner	\$ 595.00
Power Equip Group on XL	\$ 865.00
Cruise Control	\$ 235.00
DISCOUNT	\$ (258.00)
TOTAL OPTIONS	\$ 2,322.00

Non Discounted Items

Axle, Limited Slip (Ratio 3.73)	\$ 390.00
Cab Steps Crew Cab	\$ 445.00
Roof Clearance Lights LED	\$ 95.00
Tow Command Integrated Trailer Brake Controller	\$ 270.00
Less Discount	\$ (120.00)
Total Discount Non Contract	\$ 1,080.00
DOT 4 amber LEDs, 2 in grille and 2 rear tail light	\$ 1,195.00
Weather Guard Defender Series Tool Box 300105-9-01Black	\$ 875.00
Total Truck & Equipment	\$39,255.00

WHEREAS, funding for the acquisition of said vehicle with options for the Department of Public Works is available through the approved 2020 Capital Budget; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said vehicle in the following account:

Public Works - Acquisition of Vehicle 405 2020 14 030

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of West Windsor that the Business Administrator is authorized to purchase one (1) 2021 Ford F350 Extended Cab 4WD Pickup Truck under the New Jersey State Contract #: A88758, T2101 and factory options not under State Contract for a total of \$39,255.00 from Cherry Hill Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034.

Adopted: November 9, 2020

I hereby certify that the above resolution was adopted by the Township Council of the Township of West Windsor at their meeting held on the 9th day of November 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township is in the process of acquiring certain real estate and requires a legal expert to assist in the acquisition of same; and

WHEREAS, John J. Curley of John J. Curley, LLC is licensed as an eminent domain and redevelopment law attorney; and

WHEREAS, the Township has retained Mr. Curley by Resolution 2017-R100 on March 27, 2017 and by resolution 2018-R051 on January 29, 2018 and by Resolution 2018-R170 on July 30, 2018 and by resolution 2019-R102 on April 29, 2019, and by resolution 2020-R192 on September 14, 2020, as an expert in eminent domain and redevelopment law; and

WHEREAS, it is necessary for the Township to increase Mr. John Curley's contract from \$49,900.00 to \$64,900.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract increase in the following account:

Open Space Acquisition Consultant Fees 405-2020-07-001 \$15,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the Chief Financial Officer is authorized to amend the purchase order for John J. Curley, LLC from \$49,900.00 to \$64,900.00.

ADOPTED: November 9, 2020

I hereby certify this is a true copy of a Resolution adopted by the West Windsor Township Council at their meeting held on the 9th day of November, 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need to repair and reconstruct Millstone Road from Cranbury Road to the West Windsor side of the concrete culvert on the border of West Windsor and Plainsboro; and

WHEREAS, said contract was put out to public bid and the following bids were received and opened on Thursday, October 8, 2020; and

WHEREAS, the Township has received Seven (7) bids from the following bidders:

CONTRACTOR	TOTAL
DeSantis Construction	\$148,129.30
Earle Asphalt Company	\$162,713.13
Top Line Construction	\$163,015.18
Meco, Inc.	\$173,325.70
Capital Paving	\$179,861.09
Black Rock	\$182,253.20
L&L Paving	\$289,440.50

Chart sorted by Total Bid value

WHEREAS, the Township Engineering staff have reviewed the bids and have determined that DeSantis Construction submitted the lowest responsible and responsive bid; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

<u>Roadway Improvements</u>	<u>405-2019-18 011</u>	<u>\$148,129.30</u>
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED by the Township of West Windsor that the contract for the Roadway Improvements to Millstone Road project be awarded to DeSantis Construction, 491 Elizabeth Avenue, Somerset, NJ 08873, and the Mayor and Clerk are authorized to execute said contract; and

BE IT FURTHER RESOLVED, that this contract is awarded pursuant to a fair and open process.

Adopted: November 9, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November, 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor has a need to acquire professional Land Surveying services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, GeoTrek Environmental and Surveying, LLC has submitted a proposal dated October 16, 2020 indicating they will provide professional Land Surveying services for the first contract to begin digital tax map creation for One Hundred Fifteen Thousand Dollars (\$115,000.00); and

WHEREAS, GeoTrek Environmental and Surveying, LLC has provided a scope of services and schedule to complete the first portion of the creation of the digital tax maps; and

WHEREAS, the Township wishes to enter into an agreement with GeoTrek Environmental and Surveying, LLC for the aforesaid services; and

WHEREAS, the total amount of the contract is One Hundred Fifteen Thousand Dollars (\$115,000.00); and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

<u>Digital Tax Maps/Plotter & Monitor Replacement</u>	<u>405-2020-14 009 \$115,000.00</u>
Account Title	Account Number Amount

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

- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township a professional services agreement with GeoTrek Environmental and Surveying, LLC, with a performance period to complete the first portion of the digital tax map project, for an amount not to exceed One Hundred Fifteen Thousand Dollars (\$115,000.00).
- (2) The Agreement so authorized shall require the Provider to provide professional surveying services pursuant to its proposal dated October 16, 2020. The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Contract between the Township and GeoTrek Environmental and Surveying, LLC and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: November 9, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

- WHEREAS, the Township of West Windsor has a need to acquire professional appraisal services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and
- WHEREAS, Martin Appraisal Associates, Inc. has submitted a proposal dated October 28, 2020 indicating they will provide professional appraisal services for temporary and permanent construction easements and a sight triangle easement for various properties within phase 2 B of the Cranbury Road Sidewalk Project for Twelve Thousand Dollars (\$12,000.00); and
- WHEREAS, Martin Appraisal Associates, Inc. has provided a scope of services and schedule to complete the appraisal of five (5) residential and one (1); and
- WHEREAS, the Township wishes to enter into an agreement with Martin Appraisal Associates, Inc. for the aforesaid services; and
- WHEREAS, the total amount of the contract is Twelve Thousand Dollars (\$12,000.00); and
- WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

<u>Bicycle and Pedestrian Improvements</u>	<u>405 2013 09 004</u>	<u>\$12,000</u>
Account Title	Account Number	Amount

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

- (1) The Mayor and Clerk are hereby authorized to execute, on behalf of the Township a professional services agreement with Martin Appraisal Associates, Inc., with a performance period to provide professional appraisal services for temporary and permanent construction easements and a sight triangle easement for various properties within phase 2 B of the Cranbury Road Sidewalk Project, for an amount not to exceed Twelve Thousand Dollars (\$12,000.00).
- (2) The Agreement so authorized shall require the Provider to provide professional appraisal services pursuant to its proposal dated October 28, 2020. The contract may be awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-5(1)(a) because the services are professional in nature.
- (3) A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage.
- (4) An executed copy of the Contract between the Township and Martin Appraisal Associates, Inc. and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: November 9, 2020

I hereby certify that the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November 2020.

Gay M. Huber
Township Clerk
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need to construct a pole barn structure located at the Township Fire-EMS Facility; and

WHEREAS, said contract was put out to public bid and the following bids were received and opened on Thursday, September 3, 2020; and

WHEREAS, the Township has received Four (4) bids from the following bidders:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate Bid</u>	<u>Total</u>
Security Structures, Inc.	\$685,068.00	\$3,800.00	\$688,868.00
Dutchman Contracting, LLC	\$718,822.00	\$12,960.00	\$731,782.00
DeSapio Construction, Inc.	\$834,760.00	\$10,000.00	\$844,760.00
Pharos Enterprises, LLC	\$927,000.00	\$18,000.00	\$945,000.00

WHEREAS, the Township Facilities Maintenance Manager has reviewed the bids and has determined that the lowest responsible and responsive bid was submitted by Security Structures, Inc. based on the Total Bid (Base plus Add Alternate); and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

<u>Building Exhaust</u>	<u>405-2007-10-015</u>	<u>\$ 7,145.65</u>
<u>Generator</u>	<u>405-2017-21-019</u>	<u>\$ 42,379.63</u>
<u>Municipal Complex Renovations/Fire-EMS</u>	<u>405-2017-21-006</u>	<u>\$139,342.72</u>
<u>Municipal Complex Renovations</u>	<u>405-2017-21-007</u>	<u>\$150,000.00</u>
<u>Renovate Exist Fire/EMS Facility</u>	<u>405-2018-15-011</u>	<u>\$150,000.00</u>
<u>General Improvements</u>	<u>405-2019-18-021</u>	<u>\$ 25,000.00</u>
<u>General Improvements</u>	<u>405-2020-14-024</u>	<u>\$ 25,000.00</u>
<u>Renovate Exist Fire/EMS Facility</u>	<u>405-2020-14-012</u>	<u>\$150,000.00</u>
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED by the Township of West Windsor that the contract for the Pole Barn Garage for Fire and Emergency Services Project for the Base Bid and Add Alternate Bid be awarded to **Security Structures, Inc., 125 Martinsville Road, Basking Ridge, New Jersey 07920**, and the Mayor and Clerk are authorized to execute said contract; and

BE IT FURTHER RESOLVED, that this contract is awarded pursuant to a fair and open process.

Adopted: November 9, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November, 2020.

 Gay M. Huber
 Township Clerk
 West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need to renovate the existing Township Municipal Building; and

WHEREAS, said contract was put out to public bid seeking bids for this project, and said bids were opened on Wednesday, October 14, 2020; and

WHEREAS, the Township has received Nineteen (19) bids from the following bidders:

Contractor	Base Bid	Alt. AB-1	Alt. AB-2	Alt. AB-3	Alt. AB-4	Unit Price/100S F
Pal-Pro Builders, LLC	\$3,240,000.00	\$19,000.00	\$36,000.00	\$118,000.00	\$132,000.00	\$250.00
J.H. Williams Enterprises	\$3,394,000.00	\$17,000.00	\$60,000.00	\$60,000.00	\$130,000.00	\$40.00
Dandrea Construction Company	\$3,377,000.00	\$17,500.00	\$53,000.00	\$99,000.00	\$138,000.00	\$1,500.00
K&D Contractors, LLC	\$3,273,000.00	\$38,000.00	\$101,000.00	\$165,000.00	\$135,000.00	\$600.00
APS Contracting, Inc.	\$3,465,000.00	\$15,000.00	\$53,000.00	\$100,000.00	\$110,000.00	\$1,000.00
Tri-Form Construction, Inc.	\$3,538,000.00	\$17,000.00	\$51,790.00	\$83,800.00	\$147,200.00	\$250.00
M&M Construction	\$3,550,000.00	\$28,000.00	\$50,000.00	\$90,000.00	\$140,000.00	\$2,400.00
Vanas Construction Company	\$3,614,000.00	\$22,000.00	\$57,000.00	\$123,000.00	\$50,000.00	\$3.00
H&S Construction & Mechanical, Inc.	\$3,574,000.00	\$24,000.00	\$51,000.00	\$94,000.00	\$146,000.00	\$250.00
UniMak, LLC	\$3,799,000.00	\$10,500.00	\$54,000.00	\$1,500.00	\$38,000.00	\$750.00
Frankoski Construction	\$3,646,900.00	\$12,000.00	\$66,000.00	\$245,000.00	\$155,000.00	\$1,000.00
MJJ Construction, LLC	\$3,827,000.00	\$27,000.00	\$64,000.00	\$132,000.00	\$166,000.00	\$3,800.00
Unity Construction Services, Inc.	\$3,999,000.00	\$30,000.00	\$45,000.00	\$85,000.00	\$145,000.00	\$150.00
Mark Construction, Inc.	\$4,055,000.00	\$26,000.00	\$84,000.00	\$31,000.00	\$192,000.00	\$950.00
Levy Construction Company	\$4,157,600.00	\$25,600.00	\$64,600.00	\$109,600.00	\$210,600.00	\$475.00
DeSapio Construction, Inc.	\$4,288,860.00	\$24,800.00	\$43,500.00	\$170,000.00	\$150,000.00	\$400.00
Kappa Construction Corp	\$4,375,000.00	\$35,000.00	\$60,000.00	\$150,000.00	\$155,000.00	\$1,100.00
Scozzari Builders Inc.	\$4,344,243.00	\$31,000.00	\$81,610.00	\$135,000.00	\$202,400.00	\$600.00
J.R. Contracting & Environmental Consulting	\$4,888,000.00	\$20,000.00	\$85,000.00	\$195,000.00	\$80,000.00	\$950.00

WHEREAS, the Township Facilities Maintenance Manager is recommending award of the Base Bid along with Alternate Bids AB-2, AB-3 and AB-4; and

WHEREAS, the Township Attorney has reviewed the bid submissions and has determined that the lowest responsible and responsive bid was submitted by Pal-Pro Builders, LLC based on the total of the Base Bid along with Alternate Bids AB-2, AB-3 and AB-4; and

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WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds for said contract are available in the following line item appropriation accounts:

Meeting Room "A"	405-1996-07-002	\$ 6,014.11
Municipal Complex Repaving	405-2014-13-007	\$ 26,672.72
Municipal Complex Renovations	405-2018-15-010	\$ 222,210.00
Municipal Administration Building Impr.	405-2019-18-002	\$ 11,249.20
Municipal Complex Renovations	405-2019-18-005	\$ 200,865.00
Improvements to Municipal Complex	405-2019-33-001	\$3,051,988.97
Network/Computer/printer/Scanners	405-2019-18-001	\$ 6,800.00
<u>Municipal Administration Building Impr.</u>	<u>405-2020-14-002</u>	<u>\$ 25,200.00</u>
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED by the Township of West Windsor that the contract for the West Windsor Township Municipal Building Alterations Project for the Base Bid along with Add Alternate Bids AB-2, Ab-3 and AB-4 be awarded to Pal-Pro Builders, LLC, 302 Lanza Avenue, Floor 2, Garfield, New Jersey 07026, and the Mayor and Clerk are authorized to execute said contract; and

BE IT FURTHER RESOLVED, that this contract is awarded pursuant to a fair and open process.

Adopted: November 9, 2020

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 9th day of November, 2020.

Gay M. Huber
Township Clerk
West Windsor Township

ORDINANCE 2020-23

AN ORDINANCE TO AMEND AND SUPPLEMENT
THE REVISED GENERAL ORDINANCES
OF THE TOWNSHIP OF WEST WINDSOR

AN ORDINANCE TO ESTABLISH A SALARY AND WAGE PLAN FOR
THE TOWNSHIP OF WEST WINDSOR AND
PROVIDE FOR THE ADMINISTRATION THEREOF

Section 1. BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST WINDSOR, COUNTY OF MERCER, STATE OF NEW JERSEY, that the salary and wage plan for employees and officers of the Township is as follows:

D. OTHER POSITIONS:

Student employees/Interns	\$ 8.85-\$15.00/hour
Temporary Seasonal Public Works Employees	\$12.00-\$18.00/hour
Temporary Seasonal Public Health Investigator	\$10.00-\$30.00/hour
Temporary Seasonal Public Health Aide	\$10.00-\$30.00/hour
Public Health Nurse	\$25.00-\$75.00/hour
Vulnerable Populations Outreach Coordinator	\$25.00-\$45.00/hour
Crossing Guards	\$20.00-\$21.38/hour
Court Attendant Officer	\$25.12-\$27.39/hour
Assistant Zoning Enforcement Officer	\$25.00- 35.00/hour
Bus Driver – (CDL required)	\$16.97-\$18.14/hour
Audio Visual Specialist	\$50-\$200 per meeting
Emergency Shelter Monitor	\$35.00/hour
Emergency Shelter Coordinator	\$45.00/hour

Section 2. Part-time and per diem employees are paid based on the hourly rate of annual salary.

Section 3. This Ordinance shall be effective after action or inaction by the Mayor as provided by law or an override of mayoral veto by the Council, whichever is applicable. Publication will be according to law.

INTRODUCTION:

PUBLIC HEARING:

ADOPTION:

MAYOR APPROVAL:

EFFECTIVE DATE:

MEETING TO BE
LIVE STREAMED AT
<https://www.youtube.com/channel/UC8i0yw7lhozymbgo4N68jJdg/live>

AGENDA FOR THE BOARD OF HEALTH MEETING
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP
WEST WINDSOR SENIOR CENTER
271 CLARKSVILLE ROAD
TO THE EXTENT KNOWN

November 9, 2020

5:30 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice - October 30, 2020 to The Times and the Princeton Packet and posted on the Township web-site. Closed Session was sent to The Times and the Princeton Packet and posted on the Township web-site on November 2, 2020
4. Closed Session
5. Salute to the Flag
6. Public Comment (30 minutes comment period; 3-minute limit per person)
7. For Action:

Minutes: August 17, 2020
8. For Discussion:
 - a. Board of Health Member:

Mayor/Administration:

Update of Novel Coronavirus
Update on Rabies Clinic - November 7, 2020
Update on Flu Clinics
Grant Discussion
9. Closed Session (Room C if needed)
10. Public Comment (30 minutes comment period; 3-minute limit per person)

11. Adjournment