

MEETING TO BE  
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AGENDA FOR A BUSINESS SESSION MEETING  
OF THE TOWNSHIP COUNCIL OF WEST WINDSOR TOWNSHIP  
WEST WINDSOR MUNICIPAL BUILDING  
271 CLARKSVILLE ROAD  
TO THE EXTENT KNOWN

February 2, 2026

7:00 P.M.

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice of Rescheduled Meeting -  
January 23, 2026 to The Times and the Princeton Packet,  
filed with the Municipal Clerk and posted at the Municipal  
Building and on the Township web-site.
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
11. Consent Agenda
  - A. Resolutions
  - B. Minutes
    - November 10, 2025 - Closed Session
    - November 10, 2025 - Business Session
    - December 8, 2025 - Business Session
    - December 22, 2025 - Business Session

C. Bills & Claims

12. Items Removed from Consent Agenda

13. Recommendations from Administration and Council/Clerk

2026-R024 Authorizing the Appointment of Rashmi Mangal as an Alternate I on the Affordable Housing Committee with a Term to Expire on January 14, 2027

2026-R025 Authorizing the Refund of Property Tax Overpayment

2026-R026 Authorizing the Request by Joshua Greer for a 100% Disabled Veteran Exemption and Allowing the Tax Collector to Refund the Amount of \$1,069.57 and to Cancel All Subsequent Taxes per State Statute 54:4-3.30

2026-R027 Authorizing the Request by Michael Hirsch for a 100% Disabled Veteran Exemption and Allowing the Tax Collector to Refund the Amount of \$3,035.91 and to Cancel All Subsequent Taxes per State Statute 54:4-3.30

2026-R028 Authorizing the Mayor and Clerk to Execute the Reimbursement Agreement with Windsor Woods Luxury Apartments West Windsor Developers, LLC for Solid Waste Collection Costs for Calendar Year 2024.

2026-R029 Authorizing the Mayor and Clerk to Execute the Reimbursement Agreement with Windsor Woods Luxury Apartments West Windsor Developers, LLC for Solid Waste Collection Costs for Calendar Year 2023.

2026-R030 Authorizing the Full Release of a Performance Bond for Street Opening Permit No. 2025-37 to Maria Obleada

2026-R031 Authorizing the Increase of Contract Amount with Scheideler Excavating Company, Inc. for Snow Removal Services in the amount of \$120,000.00 for a Revised Contract Total of \$190,000.00

2026-R032 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Turek Consulting, LLC for Miscellaneous Engineering Services - \$500.00

- 2026-R033 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Van Cleef Engineering Associates for Miscellaneous Engineering Services - \$1,500.00
- 2026-R034 Authorizing the Mayor and Clerk to Execute a Contract with Earle Asphalt Company for the Woodmere Way Roadway Resurfacing Project - \$764,213.13
- 2026-R035 Authorizing the Mayor and Clerk to Execute a Professional Services Agreement with Center State Engineering for Miscellaneous Engineering Services - \$500.00
- 2026-R036 Authorizing the Business Administrator to Purchase 1 (one) 2026 Ford F150 4x4 Pickup Truck with Options for the Police Division from Winner Ford Under Bergen County Co-Op #CK04-BC-BID - \$49,161.03
- 2026-R037 Authorizing the Business Administrator to Purchase Emergency Equipment for a New Pickup Truck for the Police Division from Emergency Accessories and Installation (EAI) Under New Jersey State Contract #17-FLEET-00761 - \$13,098.43
- 2026-R038 Authorizing the Mayor and Council to Participate in the Development of the Assunpink Creek Watershed Management Plan by the Watershed Institute and Princeton Hydro
- 2026-R039 Approving the Updates and Changes to the Township's 2025-2026 Employment Practices Risk Control Program in Accordance with Recommended Changes by the Township's Municipal Excess Liability Joint Insurance Fund MELJIF
- 2026-R040 Authorizing the Mayor and Clerk to execute a Settlement Agreement with Fair Share Housing Center Regarding Fourth Round Housing Element and Fair Share Plan

14. Introduction of Ordinances

2026-01 BOND ORDINANCE PROVIDING FOR THE REPLACEMENT OF THE FIRE SPRINKLER SYSTEM AT WEST WINDSOR FIRE STATION #43 IN AND BY THE TOWNSHIP OF WEST WINDSOR, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$231,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$220,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Public Hearing: February 23, 2026

15. Additional Public Comment (15 minutes comment period; three-minute limit per person)

16. Council Reports/Discussion/New Business

Discussion on 2026 Council Procedural Guidelines

Discussion on Council Priorities for the 2026 Municipal Budget

17. Administration Updates

18. Closed Session

19. Adjournment

RESOLUTION

WHEREAS, the term of Rashmi Mangal, as an Alternate II on the Affordable Housing Committee expired on January 14, 2026; and

WHEREAS, Rashmi Mangal has expressed an interest in continuing to serve on the Affordable Housing Committee; and

WHEREAS, it is recommended that Rashmi Mangal be reappointed to serve a three-year term to expire on January 14, 2029; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the following reappointment be made to the West Windsor Township Affordable Housing Committee:

Rashmi Mangal                      Alternate II      Term to expire on 1/14/2029

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Tax Collector, Kelly A. Montecinos, has certified the following taxpayer overpaid their taxes; and

WHEREAS, the Tax Collector is requesting the overpaid taxes be refunded.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the following refund be made:

<u>Taxpayer</u>	<u>Refund</u>
PAYEE: Teckchandani, Harsha & Manghwani, T K 3303 Jordan Dr West Windsor, NJ 08550	\$6,239.40

ASSESSED OWNER: Teckchandani, Harsha & Manghwani, T K  
PROPERTY LOCATION: 3303 Jordan Drive  
BLOCK: 28 LOT: 15.204 C3303

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Tax Assessor of the Township of West Windsor was notified by Joshua Greer & Lizabeth Greer the owner of the residence at 1314 Parker Boulevard, Princeton Junction, NJ is requesting a 100% Disabled Veteran exemption from property taxes; and

WHEREAS, Mr. Greer has submitted all the required paperwork and proof pursuant to State Statute 54:3-30; and

WHEREAS, the Township Tax Assessor recommends the above resident, having met all the requirements of the State Statute for 100% Disabled Veterans as of October 3, 2025 receive a property tax exemption for tax year 2025; and

WHEREAS, the Tax Collector requests the Township Council to cancel taxes from October 3, 2025 to December 31, 2025 in the amount of \$1,069.57; and

WHEREAS, the Tax Collector requests Township Council's approval to refund Mr. Greer in the amount of \$1,069.57 which is the amount paid from the date of disability rating, October 3, 2025 to December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED, the Township Council of the Township of West Windsor hereby authorizes the Tax Collector to cancel and refund the following property taxes listed below for 1314 Parker Boulevard, Princeton Junction, NJ:

Property Taxes Cancelled

October 3, 2025 to December 31, 2025	\$1,069.57
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Property Taxes Refunded

October 3, 2025 to December 31, 2025	\$1,069.57
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Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> of February, 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Tax Assessor of the Township of West Windsor was notified by Michael Hirsch, the owner of the residence at 28 Greyllynne Drive, West Windsor, NJ, is requesting a 100% Disabled Veteran exemption from property taxes; and

WHEREAS, Mr. Hirsch has submitted all the required paperwork and proof pursuant to State Statute 54:3-30; and

WHEREAS, the Township Tax Assessor recommends the above resident, having met all the requirements of the State Statute for 100% Disabled Veterans as of October 30, 2025 receive a property tax exemption for tax year 2025; and

WHEREAS, the Tax Collector requests the Township Council to cancel taxes from October 30, 2025 to December 31, 2025 in the amount of \$3,035.91; and

WHEREAS, the Tax Collector requests Township Council's approval to refund Mr. Hirsch in the amount of \$3,035.91 which is the amount paid from the date of disability rating, October 30, 2025 to December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED, the Township Council of the Township of West Windsor hereby authorizes the Tax Collector to cancel and refund the following property taxes listed below for 28 Greyllynne Drive, West Windsor, NJ:

Property Taxes Cancelled

October 30, 2025 to December 31, 2025	\$3,035.91
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Property Taxes Refunded

October 30, 2025 to December 31, 2025	\$3,035.91
---------------------------------------	------------

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> of February, 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, N.J.S.A. 40:66 - 1 et seq. establishes a policy and schedule of the reimbursement of costs for solid waste collection services incurred by qualified multifamily dwellings; and

WHEREAS, Windsor Woods Luxury Apartments West Windsor Developers, LLC qualified as such a community; and

WHEREAS, the Township of West Windsor has agreed to reimburse Windsor Woods Luxury Apartments West Windsor Developers, LLC solid waste collection costs for the calendar year 2024;

WHEREAS, funds are available as evidenced by the Chief Financial Officer's certification of funds:

Windsor Woods Luxury Apartments West Windsor Developers, LLC	
Refuse Collection – Multi Family Reimbursement. 101001	<u>\$ 56,800.00</u>
Total	<u>\$ 56,800.00</u>

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor, County of Mercer, and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute an agreement with Windsor Woods Luxury Apartments West Windsor Developers, LLC to reimburse them for certain solid waste collection costs pursuant to N.J.S.A. 40:66-1 et seq. in the following amount for calendar year 2024.

Windsor Woods Luxury Apartments	
West Windsor Developers, LLC	<u>\$ 56,800.00</u>
Total	<u>\$ 56,800.00</u>

A copy of said Agreement is attached herein.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> of February, 2026

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, N.J.S.A. 40:66 - 1 et seq. establishes a policy and schedule of the reimbursement of costs for solid waste collection services incurred by qualified multifamily dwellings; and

WHEREAS, The Windsor Woods Luxury Apartments West Windsor Developers, LLC qualified as such a community; and

WHEREAS, the Township of West Windsor has agreed to reimburse Windsor Woods Luxury Apartments West Windsor Developers, LLC solid waste collection costs for the calendar year 2023;

WHEREAS, funds are available as evidenced by the Chief Financial Officer’s certification of funds:

Windsor Woods Luxury Apartments West Windsor Developers, LLC	
Refuse Collection – Multi Family Reimbursement. 101001	<u>\$ 45,400.00</u>
Total	<u>\$ 45,400.00</u>

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor, County of Mercer, and State of New Jersey that the Mayor and Township Clerk are hereby authorized to execute an agreement with Windsor Woods Luxury Apartments to reimburse them for certain solid waste collection costs pursuant to N.J.S.A. 40:66-1 et seq. in the following amount for calendar year 2023.

Windsor Woods Luxury Apartments	
West Windsor Developers, LLC	<u>\$ 45,400.00</u>
Total	<u>\$ 45,400.00</u>

A copy of said Agreement is attached herein.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> of February, 2026.

\_\_\_\_\_  
Allison D. Sheehan  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor presently holds a Performance Bond in the amount of \$500.00 from Maria Obleada for Street Opening Permit No. 2025-37 covering work to be performed at 1 Greenfield Drive North, in West Windsor Township; and

WHEREAS, the project has been completed and inspected, and the Township Engineer recommends full release of the performance guarantee.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Windsor that the Performance Bond presently in effect on Street Opening Permit No. 2025-37 be released in accordance with the recommendation of the Township Engineer:

BE IT FURTHER RESOLVED that the Township Treasurer is hereby authorized to release the following performance bond presently held in Trust:

<u>Performance</u>	<u>Original</u>	<u>Date</u>
<u>Guarantee</u>	<u>Amount</u>	<u>Issued</u>
Check #4919	\$500.00	11/25/2025

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township Council of the Township of West Windsor authorized a contract with Scheideler Excavating Co., Inc. on October 27, 2025 for Snow Removal Services (Resolution 2025-R228); and

WHEREAS, a certification of funds for the original contract was received from the Chief Financial Officer and funds for said contract were available in the following line item appropriation account:

Snow Removal – Service/Maintenance Contracts	105-41-251	\$10,000.00
Trust/Other – Snow Removal Trust	121407	<u>\$60,000.00</u>
		\$70,000.00

WHEREAS, due to the recent onslaught of snow and ice storms the Township required additional man hours not anticipated in the original contract to assist the Department of Public Works in the clearing of Township roadways; and

WHEREAS, the Chief Financial Officer has certified additional funds are available in the following account:

Storm Recovery Trust	121407	\$120,000.00
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NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that John V. Mauder, the Chief Financial Officer, is hereby authorized to increase the contract amount to date by \$120,000.00 with Scheideler Excavating Co., Inc. to a revised contract total of \$190,000.00.

Adopted: February 2, 2026

I hereby certify the above resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor requires professional engineering services on a consultant basis for inspection and certification of construction performed by developers, conformance reviews, and miscellaneous engineering projects as assigned; and

WHEREAS, the Township wishes to enter into a services agreement with Turek Consulting, LLC for the aforesaid services; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following line item appropriation accounts:

<u>Engineering-Consultant Services</u>	<u>105-30-210</u>	<u>\$500.00</u>
Account Title	Account Number	Amount

WHEREAS, the maximum amount of the contract is subject to the final adoption of the 2026 Local Municipal Budget and funds are available through various developers' escrow accounts and account 105-30-210 "Engineering Costs & Services: Consultants;" and

WHEREAS, additional services may be required for various capital projects as assigned and may be certified to if funds are available as certified by the Township's Chief Financial Officer; and

WHEREAS, services to be performed may be retained by the Township without public advertising for bids pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1-5(1)(a) because the aforesaid services are professional in nature; and

WHEREAS, the Local Public Contracts Law requires a resolution authorizing the award of contract for the services without competitive bidding be publicly advertised.

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 services agreement with Turek Consulting, LLC to cover the period January 26, 2026 through December 31, 2026.
- (2) The Agreement so authorized shall require the Provider to provide professional engineering services, including development inspection services pursuant to its proposal dated December 18, 2025. The contract is awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-1-5(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. Public Notice will be available at [www.westwindsortwp.gov](http://www.westwindsortwp.gov) in compliance with P.L. 2025, c. 72.
- (4) An executed copy of the Contract between the Township and Turek Consulting, LLC and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 2, 2026

I hereby certify that the above resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor requires professional engineering services on a consultant basis for inspection and certification of construction performed by developers, conformance reviews, and miscellaneous engineering projects as assigned; and

WHEREAS, the Township wishes to enter into a services agreement with Van Cleef Engineering Associates for the aforesaid services; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following line item appropriation accounts:

<u>Engineering-Consultant Services</u>	<u>105-30-210</u>	<u>\$1,500.00</u>
Account Title	Account Number	Amount

WHEREAS, the maximum amount of the contract is subject to the final adoption of the 2026 Local Municipal Budget and funds are available through various developers' escrow accounts and account 105-30-210 "Engineering Costs & Services: Consultants;" and

WHEREAS, additional services may be required for various capital projects as assigned and may be certified to if funds are available as certified by the Township's Chief Financial Officer; and

WHEREAS, services to be performed may be retained by the Township without public advertising for bids pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1-5(1)(a) because the aforesaid services are professional in nature; and

WHEREAS, the Local Public Contracts Law requires a resolution authorizing the award of contract for the services without competitive bidding be publicly advertised.

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 services agreement with Van Cleef Engineering Associates to cover the period February 2, 2026 through December 31, 2026.
- (2) The Agreement so authorized shall require the Provider to provide professional engineering services, including development inspection services pursuant to its proposal dated November 26, 2025. The contract is awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-1-5(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. Public Notice will be available at [www.westwindsortwp.gov](http://www.westwindsortwp.gov) in compliance with P.L. 2025, c. 72.
- (4) An executed copy of the Contract between the Township and Van Cleef Engineering Associates and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need to repair and reconstruct portions of Woodmere Way from New Edinburg Road to Penn Lyle Road; and

WHEREAS, said contract was put out to public bid and the following bids were received and opened on Tuesday, December 16, 2025; and

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

No.	Company	Bid Price
1	Earle Asphalt	\$764,213.13
2	Black Rock	\$769,920.36
3	Meco, Inc.	\$777,503.50
4	CCM Contracting	\$850,838.52
5	Top Line	\$880,003.76
6	Gres Paving Co, Inc	\$882,773.13
7	S Brothers Inc	\$890,357.22

WHEREAS, the Township Engineering staff have reviewed the bids and have determined that Earle Asphalt, Inc. submitted the lowest responsible and responsive bid; and

WHEREAS, Certification of Funds has been received from the Chief Financial Officer and funds are available in the following accounts:

DOT Grant-Woodmere Way Improvements	405-2024-18 015	\$ 526,581.00
Roadway Improvements	405-2022-08 014	\$ 237,632.13
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor Earle Asphalt Company, 1800 Route 34, Building 2, Suite 205, Wall, New Jersey 07719 is awarded the contract for the Woodmere Way Roadway Resurfacing project and the Mayor and Clerk are hereby authorized to execute said contract.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026.

\_\_\_\_\_  
 Allison D. Sheehan  
 Township Clerk  
 West Windsor Township

## RESOLUTION

WHEREAS, the Township of West Windsor requires professional engineering services on a consultant basis for inspection and certification of construction performed by developers, conformance reviews, and miscellaneous engineering projects as assigned; and

WHEREAS, the Township wishes to enter into a services agreement with Center State Engineering for the aforesaid services; and

WHEREAS, the Chief Financial Officer has certified that funds are available for said contract in the following line item appropriation accounts:

<u>Engineering-Consultant Services</u>	<u>105-30-210</u>	<u>\$500.00</u>
Account Title	Account Number	Amount

WHEREAS, the maximum amount of the contract is subject to the final adoption of the 2026 Local Municipal Budget and funds are available through various developers' escrow accounts and account 105-30-210 "Engineering Costs & Services: Consultants;" and

WHEREAS, additional services may be required for various capital projects as assigned and may be certified to if funds are available as certified by the Township's Chief Financial Officer; and

WHEREAS, services to be performed may be retained by the Township without public advertising for bids pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1-5(1)(a) because the aforesaid services are professional in nature; and

WHEREAS, the Local Public Contracts Law requires a resolution authorizing the award of contract for the services without competitive bidding be publicly advertised.

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 services agreement with Center State Engineering to cover the period February 2, 2026 through December 31, 2026.
- (2) The Agreement so authorized shall require the Provider to provide professional engineering services, including development inspection services pursuant to its proposal dated December 31, 2025. The contract is awarded without competitive bidding as authorized by the Local Public Contracts Law pursuant to N.J.S.A. 40A:11-1-5(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. Public Notice will be available at [www.westwindsortwp.gov](http://www.westwindsortwp.gov) in compliance with P.L. 2025, c. 72.
- (4) An executed copy of the Contract between the Township and Center State Engineering and a copy of this Resolution, shall be on file and available for public inspection in the office of the Township Clerk.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of West Windsor has needs to purchase one (1) model year 2026 Ford F-150 4x4 pickup truck with options for use by the Police Division; and

WHEREAS, Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034, is an authorized vendor under Bergen County Co-Op #Ck04-BC-BID and has provided Quote # BK10292025 dated January 14, 2026; and

WHEREAS, the total cost of the vehicle with options is \$49,161.03; and

WHEREAS, the total cost of the vehicle with options will be paid with donation funds collected by West Windsor Gives Back and donated to West Windsor PBA Local 271 (AKA New Jersey State Policemen's Benevolent Association Local 271 West Windsor); and

WHEREAS, the Chief Financial Officer has certified the availability of funds in the following account:

Police – Trust	121211	\$49,161.03
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NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of West Windsor authorizes Marlana A. Schmid, the Business Administrator, to purchase one (1) model year 2026 Ford F-150 4x4 pickup truck with options per Quote #BK10292025 dated January 12, 2026 from Winner Ford, 250 Berlin Road, Cherry Hill, NJ 08034 under Bergen County Co-Op #Ck04-BC-BID for a total amount not to exceed \$49,161.03.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

RESOLUTION

WHEREAS, the Township of West Windsor, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of West Windsor Police Division needs to purchase emergency equipment for one (1) 2026 Ford F150 vehicle; and

WHEREAS, Emergency Accessories and Installations (EAI), 770 Cuthbert Blvd., Cherry Hill, New Jersey, 08002 is an authorized vendor under New Jersey State Contract #17-FLEET-00761 and has provided a price proposal dated January 12, 2026 for a total amount of \$13,098.43; and

WHEREAS, \$1,686.62 of the total cost will be partially paid with donation funds collected by West Windsor Gives Back and donated to West Windsor PBA Local 271 (AKA New Jersey State Policemen’s Benevolent Association Local 271 West Windsor) and the balance of \$11,411.81 will be paid from Capital Fund account 405-2021-14-024; and

WHEREAS, the Chief Financial Officer has certified the availability of funds in the following accounts:

Police Trust	121211	\$1,686.62
Acquisition of Vehicles	405-2021-14-024	\$11,411.81

NOW, THEREFORE, BE IT RESOLVED, the Township Council of the Township of West Windsor authorizes Marlena A. Schmid, the Business Administrator, to purchase the above equipment from Emergency Accessories and Installations (EAI), 770 Cuthbert Blvd., Cherry Hill, New Jersey, 08002 under New Jersey State Contract #17-FLEET-00761 for a total not to exceed \$13,098.43.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February 2026.

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Allison D. Sheehan  
 Township Clerk  
 West Windsor Township

## RESOLUTION

- WHEREAS, public surface waters within the State of New Jersey are regularly assessed by the New Jersey Department of Environmental Protection (NJDEP) to determine if surface water quality standards are met and the designated uses of said waters are supported; and
- WHEREAS, waters that do not meet the applicable standard(s) or support the applicable designated use(s) are assessed a Total Maximum Daily Limit (TMDL) for the pollutant(s) causing the impairment to said waters; and
- WHEREAS, the Township of West Windsor, as well as all municipalities within the State of New Jersey, are required by the 2023 Municipal Separate Storm Sewer System (MS4) permit issued by the New Jersey Department of Environmental Protection (NJDEP) to develop a Watershed Improvement Plan (WIP); and
- WHEREAS, the goals of the WIP are to reduce flooding, meet the pollution reduction goals in each TMDL and achieve the designated use(s) for the public waters within the municipality; and
- WHEREAS, the NJDEP encourages municipalities to interact with their neighboring municipalities and develop their WIP on a regional basis since watershed limits extend beyond municipal and county jurisdiction limits; and
- WHEREAS, the Township of West Windsor, through its professional staff/elected official, has been engaging with the participants of the Assunpink Watershed work group organized by The Watershed Institute, a 501c3 non-profit organization, as the Assunpink Creek is one of the primary waters in the municipality to which a significant portion of the Township drains; and
- WHEREAS, the Watershed Institute has been awarded a grant by the NJDEP to develop a watershed management plan for the Assunpink Watershed and has contracted with the consulting firm, Princeton Hydro, to monitor the water quality in the Assunpink Watershed and use the data to develop the watershed management plan; and
- WHEREAS, the proposed watershed management plan would develop a matrix of best management practices to address the measured water pollution impairments and flooding; and identify potential locations, projects and costs within the watershed to reduce water pollution and reduce flooding; and
- WHEREAS, the proposed watershed management plan will provide the technical components for the Watershed Assessment Report thus reducing the work and cost to the municipality in preparing its Watershed Improvement Plan; and
- WHEREAS, the watershed management plan for the Assunpink Watershed is being prepared at no cost to the municipality.

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

- The Mayor and Council, or their designee, are hereby authorized to participate in the development of the Assumpink Creek watershed management plan by The Watershed Institute and Princeton Hydro.
- The Mayor and Council, or their designee, are directed to provide to The Watershed Institute and Princeton Hydro any information or data that they reasonably request.
- The Mayor and Council, or their designee, will participate in the regional meetings scheduled by The Watershed Institute.
- The Mayor and Council, or their designee, will participate in the public information sessions required by the MS4 permit, and will help facilitate the advertisement of the sessions.
- The Mayor and Council, or their designee, will utilize the technical information from the watershed management plan to prepare the required municipal Watershed Improvement Plan.
- The designee for the purposes of the development of the watershed management plan and meetings is the Township Engineer.
- A copy of this Resolution will be kept on file in the Office of the Clerk.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February 2026.

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

## RESOLUTION

Authorizing Changes to the Township of West Windsor's  
Employment Practices Risk Control Program

- WHEREAS, the Township of West Windsor is a member of the Mid Jersey Municipal Joint Insurance Fund and the Municipal Excess Liability Joint Insurance Fund (MELJIF); and
- WHEREAS, fund members with an adopted MELJIF model employment practices risk control program are eligible for premium and deductible incentives; and
- WHEREAS, fund members must update said program every two years to remain eligible for premium and deductible incentives; and
- WHEREAS, the Department of Administration recommends the Township Council approve the updates to the West Windsor Township Employment Practices Risk Control Program in accordance with recommended updates issued by the Model Personnel Committee of the MEJIF; and
- WHEREAS, the recommended updates and changes for the 2025-2026 Policy Years are incorporated in the Employee Personnel Policies and Procedures Manual; and
- WHEREAS, the Department of Administration wishes to ensure that Township personnel management provides appropriate, consistent and uniform personnel policies and procedures for West Windsor municipal employees and Management staff including Department Heads and Division Managers; and
- WHEREAS, a copy of the Employee Personnel Policies and Procedures Manual, with all updates and changes are on file in the office of the Township Clerk.

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

1. The updates and changes as recommended by the Department of Administration to the Township of West Windsor's Employee Personnel Policies and Procedures Manual are hereby approved.
2. A notice concerning the adoption of the updated Manual and copies of the handbook shall be distributed by Administration to Management Staff for dissemination to West Windsor Township personnel. These amendments take effect immediately.

Adopted: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026

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Allison D. Sheehan  
Township Clerk  
West Windsor Township

## RESOLUTION

SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER  
REGARDING FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

- WHEREAS, the Township of West Windsor (the “Township”) having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the “Program”) and a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 et. seq. (the “Fair Housing Act”) on January 28, 2025; and
- WHEREAS, the Court having entered an order on April 8, 2025 setting the Township’s Fourth Round fair share obligations as a Present Need of 61 units and a Prospective Need of 480 units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and
- WHEREAS, the Township having filed its HEFSP on June 26, 2025 (“HEFSP”); and
- WHEREAS, Fair Share Housing Center (“FSHC”) having filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s HEFSP on August 12, 2025; and
- WHEREAS, In addition to FSHC, four other objectors, consisting of Tri-State Petro Inc., WWM Properties, ALR West Windsor Property LLC, and AvalonBay Communities, Inc., having filed challenges to the Township’s HEFSP (collectively, the “Other Challengers”); and
- WHEREAS, the Township and FSHC having agreed to amicably resolve the issues set forth in the challenge through a settlement agreement (entitled “Mediation Agreement Before the Affordable Housing Dispute Resolution Program,” referred to herein as the “Settlement Agreement”), which will be presented for review by the Program and referral to the Mount Laurel judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which, if approved, will result in a compliance certification for the Township for the Fourth Round; and
- WHEREAS, the Township has prepared its HEFSP and Appendices in accordance with the Amended Fair Housing Act, with considerable input from the Township staff; and
- WHEREAS, the Planning Board duly adopted the HEFSP at the meeting on June 25, 2025; and
- WHEREAS, some changes were subsequently made to the HEFSP as a result of settlement discussions with FSHC and other participants in the Fourth Round process, consisting mainly of the addition of the “Tractor Supply/ALR” site, the addition of inclusionary/age-restricted development units by BXP, already in the Plan, and more units at the Obals/LaPlaca site, also already in the Plan, as further described in the revised HEFSP; and

WHEREAS with respect to the Other Challengers, ALR is now in the Program and will be withdrawing its challenge; Avalon Bay and the Township agreed to a modification of its Third Round W Squared development and AVB will also be withdrawing its challenge; and while settlement has not been reached with WWM or Tri-State Petro, who were both seeking to have their sites included in the Plan, it is not expected that they will prevent the Township from obtaining Compliance and immunity; and

WHEREAS, the Settlement Agreement is the result of extensive discussions with FSHC, with input from Township staff; and

WHEREAS, it is in the best interests of the Township for the Township Council to enter into the Settlement Agreement in order to obtain a court-ordered Certification of Compliance with the Fair Housing Act, and immunity from builder's remedy lawsuits.

NOW, THEREFORE, BE IT RESOLVED on this 26<sup>th</sup> day of January, 2026 that the Settlement Agreement between FSHC and the Township in the form attached hereto be approved and the Mayor and the Clerk be authorized and directed to execute the same.

ADOPTED: February 2, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 2<sup>nd</sup> day of February, 2026.

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Allison Sheehan  
Township Clerk  
West Windsor Township