

**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**

August 24, 2026

Will Start After the Close of the Adequately Noticed Board of Health Meeting

1. Call to Order
2. Roll Call
3. Statement of Adequate Notice – 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

6th Annual Shop West Windsor Month
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

2026-16 AN ORDINANCE ADDING CHAPTER 42, BAMBOO, TO THE CODE
OF THE TOWNSHIP OF WEST WINDSOR TO REGULATE THE
PROHIBITION, EXISTENCE, AND REMOVAL OF BAMBOO

Consent Agenda

A. Resolutions

B. Minutes:

July 13, 2026 – Business Session
August 3, 2026 – Business Session

C. Bills & Claims

11. Items Removed from Consent Agenda

12. Recommendations from Administration and Council/Clerk

- 2026-R162 Authorizing the Appointment of Zuzana Karas, CZO, CPZBS as Zoning Officer for West Windsor Township
- 2026-R163 Approving the Extension of the Grace Period for the 2026 3rd Quarter Taxes
- 2026-R164 Authorizing the Mayor and Clerk to Execute an Easement Modification Agreement for 4 Blackwell Court
- 2026-R165 Authorizing the Mayor and Clerk to Execute the Renewal of a Shared Services Agreement with Hamilton Township for the Provision of Sexually Transmitted Disease STD Clinic Services
- 2026-R166 Authorizing the Business Administrator to Execute Change Order No. 1 with Riverview Landscapes (formerly On Site Landscape Management), for the 2024 Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement for a decrease of \$2,604.00 - Revised Total Not to Exceed \$127,459.00
- 2026-R167 Authorizing the Business Administrator to Execute Change Order No. 1 with Riverview Landscapes (formerly On Site Landscape Management), for the 2025 Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement for a decrease of \$4,270.00 - Revised Total Not to Exceed \$142,943.00
- 2026-R168 Authorizing a one (1) Year Extension of the Contract with Scheideler Excavating Co., Inc. for Snow Removal Services for the Period of November 1, 2026 through October 31, 2027 - \$70,000.00
- 2026-R169 Authorizing the Mayor and Clerk to Execute a Contract with Aquatic Service, Inc. for Closing, Opening and Seasonal Maintenance of the West Windsor Aquatic Complex for the Period Fall 2026 Through Labor Day 2027 - \$61,230.95
- 2026-R170 Authorizing the Mayor and Clerk to Execute a Contract with MECO, Inc. for the 2023 Annual Road Improvement Program - \$2,181,045.50

- 2026-R171 Authorizing the Business Administrator to Purchase a new Telephone and System for the Police Division from: Newcastle Communications Through Sourcewell Cooperative Purchasing Contracts #120122-NEW for a total amount of \$23,682.00 and a Data Switch Port for a Total of \$2,135.00, for a Grand Total of \$25,817.00; and from RingCentral Inc. Through Sourcewell Cooperative Purchasing Contract #120122-RNG for a total not to exceed \$74,128.00.00. Also Authorizing the Police Chief to Execute Documents Required for the Project to Proceed
- 2026-R172 Authorizing the Mayor and Clerk to Execute a Redevelopment Agreement with K. Hovanian's Crossings at Princeton Junction, LLC for the RP-7B District Multi-Family Portion of the Ellsworth Center Redevelopment

13. Introduction of Ordinances

- 2026-17 AN ORDINANCE AMENDING THE BULK AND USE STANDARDS OF THE RP-1 ZONING DISTRICT (BLOCK 6, LOTS 54, 55.01 & 76) OF THE TOWNSHIP CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)

Public Hearing: September 28, 2026

14. Additional Public Comment (15 minutes comment period; three-minute limit per person)
15. Council Reports/Discussion/New Business
16. Administration Updates
17. Closed Session
18. Adjournment

REQUEST FOR COUNCIL ACTION

Date of Request: July 21, 2026

Initiated By: Francis Guzik Division/Department: Comm. Dev./Engineering

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Ordinance for the adoption of a new Code section to regulate bamboo within the Township of West Windsor to be designated as Chapter 42, Bamboo. The proposed chapter establishes prohibited areas for bamboo to exist, and addresses both new plantings of bamboo and existing bamboo that encroaches into the prohibited areas.

SOURCE OF FUNDING: N/A

CONTRACT AMOUNT: N/A

CONTRACT LENGTH: N/A

OTHER SUPPORTING INFORMATION ATTACHED:

Draft Ordinance Community Development memorandum

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Department/Division Head

Francis Guzik

Date

7/21/2026

APPROVED FOR AGENDA OF: August 3, 2026

By:

Marlena Schmid 07/29/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/3/26 Ordinance # 2026-16 Resolution # _____

Council Action Taken:

TOWNSHIP OF WEST WINDSOR

Community Development Department

Division of Engineering

MEMORANDUM

TO: Marlena Schmid, Business Administrator

FROM: Francis A. Guzik, PE, CME *FG*
Director of Community Development / Township Engineer

SUBJECT: Proposed Ordinance Introduction
Regulation of Bamboo

COPY: Hemant Marathe, Mayor
Alisa Stanislaw, LLA, Township Landscape Architect

DATE: July 21, 2026

At the request of the Mayor, the West Windsor Township Shade Tree Commission, including their advisor and liaisons, undertook the review of municipal bamboo regulations within the State of New Jersey. Bamboo has been found to be problematic plant with New Jersey, as reflected by the adopted Invasive Species Management Act (Assembly Bill A4137), which formally classifies some types of bamboo as a prohibited invasive species. The Shade Tree Commission's work resulted in the development of a draft Ordinance for the control of bamboo within West Windsor Township.

The draft regulations were reviewed and refined by the staff in Community Development, for consistency and clarity with other similar regulations, and with an eye to the future inspection and enforcement of said regulations by Township personnel, once enacted. That revised draft was presented for discussion at a work session at the July 13, 2026 Township Council meeting. Comments received as a result of that work session were reviewed by the Mayor and Administration, and used to further refine the draft bamboo regulations. The current version of the regulations is now being presented for Township Council introduction of a new Code Chapter 42 entitled "Bamboo."

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY

ORDINANCE 2026-16

AN ORDINANCE ADDING CHAPTER 42, BAMBOO, TO THE CODE OF THE
TOWNSHIP OF WEST WINDSOR TO REGULATE THE PROHIBITION, EXISTENCE,
AND REMOVAL OF BAMBOO

- WHEREAS, certain Bamboo species, particularly those in the *Phyllostachys* and *Pseudosasa* genera, are fast-growing, invasive and spread aggressively through underground rhizomes; and
- WHEREAS, New Jersey has enacted the Invasive Species Management Act P.L. 2025, Chapter 290, which lists running bamboo (*Phyllostachys*) as a prohibited invasive species; and
- WHEREAS, even non-running bamboo species can be vigorous, dense perennials that possess a substantial, expanding root mass capable of exerting significant pressure on foundations, retaining walls, sidewalks, and underground utility infrastructure over time; and
- WHEREAS, uncontrolled bamboo presents risks to **public** health and public safety when it obstructs sight triangles and intrudes into the public rights-of-way, and to private property when it spreads across property lines; and
- WHEREAS, bamboo is incompatible with governmental environmental easements, where native vegetation and natural resource protections exist; and
- WHEREAS, bamboo is incompatible with utility easements, as it may interfere with access and maintenance activities, and damage utility infrastructure; and
- WHEREAS, it is necessary to comprehensively regulate bamboo by: prohibiting new plantings of bamboo; requiring the removal of bamboo from environmental and utility easements; prohibiting bamboo within clear sight triangles, as well as providing buffers from property lines; and
- WHEREAS, it is necessary to further control existing bamboo by requiring the installation of a bamboo containment barrier to prevent its spreading and encroachment into such prohibited locations and across property lines.

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

SECTION I.

A new Chapter, entitled "Bamboo," shall be added as Chapter 42 to the Code of the Township of West Windsor Code, as follows:

CHAPTER 42: BAMBOO

§42-1. Regulation of Bamboo.

The governing body finds that certain species of bamboo, particularly running bamboos, are highly invasive. Their extensive underground rhizome systems allow them to spread rapidly, often encroaching onto neighboring properties and damaging hardscapes and vegetation. Uncontrolled growth of multiple bamboo species has been documented to undermine foundations, displace sidewalks, damage storm and sewer lines, and crowd out native plants.

This Chapter is adopted to safeguard public health, property values, public infrastructure and the environment from the documented harms of invasive bamboo. Its purposes are to outlaw the introduction of new bamboo; to require containment or removal of existing bamboo so that it cannot spread onto adjacent land; and to provide enforcement and penalties to ensure compliance and protect affected property owners.

§42-2. Definitions.

As used in this Chapter, the following terms shall have the meanings indicated:

BAMBOO

Any plant in the genera *Phyllostachys*, *Bambusa*, *Pseudosasa*, or other bamboo species, including all canes, branches, leaves, and rhizomes (underground runners).

BAMBOO CONTAINMENT BARRIER

A containment barrier to fully encircle the bamboo and prevent rhizome escape. This barrier prevents bamboo encroachment upon: buffer zones, other properties; Township rights-of-way; environmental and utility easements; and drainage facilities.

DESIGNATED TOWNSHIP OFFICIAL

The Township Landscape Architect, Zoning Officer, Construction Official, or other such official designated by the Mayor

CONSERVATION EASEMENT

A non-fee interest (e.g. an easement, covenant, restriction), in real property, established for protecting, preserving, restoring, or managing environmental resources (such as wetlands, habitat, groundwater recharge areas, stormwater recharge facilities, or open space), memorialized in an easement instrument.

SIGHT TRIANGLE

That area of street intersections as defined in § 170-8A of Chapter 170, Trees, and § 200-57E of Chapter 200, Land Use.

UTILITY EASEMENT

A non-possessory (less than fee) interest granting a public utility or public entity, a limited right to use another's land, for the access, installation, maintenance, repair or replacement of utility infrastructure (e.g. underground cables, water, sewer, stormwater pipes and drainage systems, underground and overhead electric or telecommunication lines and associated structures), memorialized in an easement instrument.

PROPERTY OWNER

The owner of the property where the Bamboo originated as determined by the designated township official. This term does not include an owner onto whose property bamboo has spread from another property.

§42-3. Standards Established.

A. Prohibited Locations

- (1) New planting of any bamboo species is prohibited everywhere in the Township, except as Container Planting as specified in § 42-3.B(1).
- (2) No property owner shall allow existing bamboo currently growing on any property within the Township, regardless of species, in the following prohibited locations:
 - a) Within fifteen (15) feet of any property line;
 - b) Within any conservation easement;
 - c) Within any utility easement;
 - d) Within a clear sight triangle.
- (3) All existing Bamboo outside the prohibited areas specified in § 42-3.A(2) must be contained as specified in § 42-3.B.

B. Bamboo Containment shall be as follows:

- (1) Container planting: The bamboo's root system must be entirely contained within an above-ground planter or pot, physically separated from the ground, that prevents any underground spread of the bamboo plants' root system beyond the container in which it is planted.

(2) Barrier containment: The bamboo's root system must be entirely enclosed and contained by a permanent underground barrier, constructed and maintained in accordance with the following specifications:

- a) The barrier shall be made of high-density polyethylene or similar material at least 60 mil thick, and
- b) Barrier shall extend no less than 30 inches deep with an additional 2–3 inches extending above ground, and
- c) Barrier shall slope outward so as to deflect rhizomes upwards utilizing bolted all stainless-steel clamp system of equal length to the depth of the barrier to join seams, and
- d) Such barrier must fully encircle and contain the bamboo and prevent rhizome escape., and
- e) Barrier shall not adversely affect topography, stormwater flow, or sight-distance conditions., and
- f) A design plan and details for the barrier, including plans for bamboo disposal, shall first be submitted to and approved by the designated Township Official prior to installation. Installation of the barrier shall be subject to inspection and approval by the designated Township Official during construction and at completion.

C. Existing Bamboo

If bamboo is present in any prohibited locations listed in § 42-3.A, and a complaint is received by the Township, the designated Township Official shall inspect and issue a written Notice to the property owner to cure the Bamboo in accordance with this Chapter.

D. Property Owner Responsibility

Property owners are responsible for all costs associated with bamboo removal and property restoration, containment, disposal and compliance with this Chapter on their property and encroached upon property.

§42-4. Enforcement, violations and penalties.

- A. Inspection: **The designated Township Official may, as allowed by law, conduct inspections to determine whether bamboo has been planted, maintained, or allowed to spread in violation of this chapter.**
- B. Notice of Violation: If bamboo is found to exist in violation of this Chapter, the designated Township Official shall issue a written notice to the Property Owner where Bamboo originated specifying the violation and requiring abatement. Notice shall be provided to the bamboo property owner by certified, return-receipt-requested mail and regular mail.
- C. Compliance:
 - (1) Within thirty (30) days of receipt of such notice, the property owner shall submit to the designated Township Official a plan for the removal of the bamboo from the prohibited locations, and any off-site property onto which they have encroached, which plan shall include restoration after removal of the bamboo, and Bamboo Containment Barrier for any bamboo to remain on the property, or, in the alternative, the total removal of bamboo from the property owner's property. The plan is also to include proper disposal of the removed Bamboo. Within thirty (30) days of receipt of the designated Township Official's approval of the plan, the removal and restoration shall be completed to the satisfaction of the designated Township Official.
 - (2) If the property owner fails to complete removal of the bamboo from prohibited locations within either 30 days from the approval of the plan or sixty (60) days of the initial notice, whichever is longer, the Township may remove or contract for the removal of such bamboo from said area(s). The cost of removal, restoration and disposal shall be the responsibility of the property owner and shall be assessed as a lien against the property on which the growth has been deemed to have originated. The cost of removal of the bamboo shall also include the installation of an appropriate barrier to prevent future bamboo invasion.

(3) The property owner may request an extension of time due to mitigating circumstances, if the extension request occurs within the time periods specified within 42.4 C (1). The Township Official shall review the request and respond in writing with allowed extension time and requirements or reasons for rejection.

D. Penalties: Any person violating this Chapter who fails to abate the violation as described in § 42-4.C shall be subject to a fine, not to exceed \$500, plus costs, for each day on which a violation has occurred and for which the property owner has been found guilty. Each day on which the violation occurs shall be a separate offense under this chapter.

§ 42-5. Encroachments.

A. Encroachment on public property; rights of Township. When an encroachment of bamboo occurs upon public property, right-of-way, or easement area, the Township may remove or contract for the removal of such bamboo from said area(s). The cost of removal, **restoration, disposal and installation of an appropriate barrier to prevent future bamboo invasion** shall be the responsibility of the property owner and shall be assessed as a lien against the property on which the growth has been deemed to have originated.

B. Encroachment on private property; if encroachment on private property is not cured within the timeframe described in § 42-4.C, the Township may remove or contract for the removal of such bamboo from said area(s). The cost of removal, restoration, disposal **and installation of an appropriate barrier to prevent future bamboo invasion** shall be the responsibility of the property owner and shall be assessed as a lien against the property on which the growth has been deemed to have originated.

C. **Any lien charged under 42-5(A) and (B) shall forthwith become a lien upon the property and shall be payable as soon as the township official certifies the amount due.**

D. Encroachment on private property; rights of individuals. Nothing herein shall be interpreted as limiting the rights of an individual to seek civil relief through a court of proper jurisdiction, nor the institution of civil proceedings against the proper parties.

SECTION II

SEVERABILITY - If any part of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

SECTION III

EFFECTIVE DATE - This ordinance shall take effect 20 days after action or inaction by the Mayor as approved by law or an override of a mayoral veto by the Council, which is applicable upon publication according to law.

INTRODUCTION: August 3, 2026

PUBLIC HEARING:

ADOPTION:

MAYOR APPROVAL:

EFFECTIVE DATE:

REQUEST FOR COUNCIL ACTION

Date of Request: August 17, 2026

Initiated By: Francis Guzik **Division/Department:** Community Development

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Appointment of Zuzana Karas as the Zoning Officer for West Windsor Township.

SOURCE OF FUNDING: N/A

CONTRACT AMOUNT: N/A

CONTRACT LENGTH: N/A

OTHER SUPPORTING INFORMATION ATTACHED:

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Francis Guzik 8-18-2026
Department/Division Head Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena A. Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 **Ordinance #** **Resolution #** 2026 - R/62

Council Action Taken:

RESOLUTION

WHEREAS, the Code of the Township of West Windsor, NJ, Part II General Legislation, Chapter 200 Land Use Part 1. Site Plan Review, Article 2, § 200-4, Definitions requires the appointment of a municipal official as Zoning Officer by the Township Council; and

WHEREAS, Zuzana Karas has been retained as the Manager of the Division of Land Use, whom is responsible for zoning enforcement; and

WHEREAS, it is recommended that Zuzana Karas be appointed as Zoning Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that Zuzana Karas be and is hereby appointed as Zoning Officer for West Windsor Township.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August, 2026.

Allison D Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: July 30, 2026

Initiated By: Kelly A. Montecinos, CTC **Division/Department:** Finance/Tax Collection

ACTION REQUESTED/ EXECUTIVE SUMMARY: Extension of the grace period for the 2026 third quarter taxes.

SOURCE OF FUNDING:

CONTRACT AMOUNT:

CONTRACT LENGTH:

OTHER SUPPORTING INFORMATION ATTACHED:

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Kelly A. Montecinos Jul 30, 2026
Department/Division Head Date

APPROVED FOR AGENDA OF: 8/24/2026

By: Marlena Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 **Ordinance #** _____ **Resolution #** 2026 - R 163

Council Action Taken:

RESOLUTION

WHEREAS, pursuant to N.J.S.A. 54:4-64, the Tax Collector shall complete the work of preparing and mailing tax bills at least twenty-five (25) days before the third installment of taxes falls due; and

WHEREAS, said mailing of the 2026 tax bills did not meet the requirements stated above; and

WHEREAS, the Tax Collector is requesting the time period, pursuant to (N.J.S.A. 54:4-67) for interest to be collected (within ten days after the date upon which same becomes payable) be extended; and

WHEREAS, the Tax Collector is requesting that the third quarter interest shall be charged after August 31, 2026 (instead of August 10, 2026).

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of West Windsor that the date to charge interest on the payment of third quarter taxes be extended from August 10TH to August 31, 2026.

BE IT FURTHER RESOLVED that in accordance with N.J.S.A. 54:4-67 interest calculated on payments received after August 31, 2026 will revert back to the original due date of August 1, 2026.

Adopted: August 24, 2026

I certify the above Resolution was adopted by the West Windsor Township Council at their meeting on the 24th day of August, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: July 28, 2026

Initiated By: Francis Guzik

Department of Comm. Dev./Engineering

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Adoption of a resolution authorizing execution of an Easement Modification Agreement with the owners of Block 21.26, Lot 27, to permit the construction of a fence in the drainage easement, located on the sides and back of their property (4 Blackhawk Court).

Prashant Dubey and Aruna Srivastava

SOURCE OF FUNDING: N/A

CONTRACT AMOUNT: N/A

CONTRACT LENGTH: N/A

OTHER SUPPORTING INFORMATION ATTACHED

Resolution

Map

Easement Modification Agreement

Letter of Request

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Francis Guzik
Department/Division Head

8/11/2026
Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena A. Schmid
Marlena Schmid, Business Administrator

08/19/2026

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026 - R164

Council Action Taken:

RESOLUTION

WHEREAS, Prashant Dubey and Aruna Srivastava, owners of property located at 4 Blackhawk Court, West Windsor Township, New Jersey, also known as Block 21.26, Lot 27, in West Windsor, New Jersey 08550 has made a request for a waiver to permit the construction of a fence in the drainage easements located in the side and rear yard of their property; and

WHEREAS, the Township Engineer has reviewed and approved this request subject to compliance with the terms of the Easement Modification Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township West Windsor that the waiver requested by Prashant Dubey and Aruna Srivastava be hereby granted subject to the acceptance of the recommendations of the Township Engineer and the execution of the annexed Easement Modification Agreement.

BE IT FURTHER RESOLVED the Mayor and Clerk are hereby authorized to execute said agreement in a form substantially similar to that attached hereto, which shall be filed in the Mercer County Clerk's Office by the Township Attorney.

Adopted: August 3, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 3rd day of August, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 11, 2026

Initiated By: Nikita Brancato Division/Department: Health

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Approval of a Resolution authorizing the Mayor and Clerk to execute a Shared Services Agreement (SSA) with the Hamilton Township Health Department for the provision of Sexually Transmitted Disease-STD clinic services. The West Windsor Township Health Department (WWT HD) requires access to clinical services for the protection of public health pursuant to State law. This longstanding contractual arrangement between the health departments is done by a SSA.

SOURCE OF FUNDING:

Board of Health - Public Health Services – 105-21-248 - \$2,000.00

CONTRACT AMOUNT: \$100.00 per patient visit for STD services. West Windsor is billed based upon resident usage of services.

CONTRACT LENGTH: January 1, 2026 through December 31, 2026

OTHER SUPPORTING INFORMATION ATTACHED:

Shared Services Agreement and Hamilton Township Health Services Fee Schedule
Memo

\$2.00

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Richa Sharma

Richa Sharma
Department/Division Head

Date 8/19/26

APPROVED FOR AGENDA OF:

By: Marlena Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026-R165

Council Action Taken:

RESOLUTION

WHEREAS, the Township of West Windsor Health Department is required by state law to provide certain professional health clinic services (related to sexually transmitted diseases) to protect public health; and

WHEREAS, the West Windsor Township's Health Department wishes to contract with the Township of Hamilton for the provision of these services for a fee and upon certain specified conditions per the attached Shared Services Agreement for the period January 1, 2026 to December 31, 2026; and

WHEREAS, the Uniformed Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et. seq., permits local units of this State to enter in a contract with any other local unit for the joint provision within combined jurisdictions of any service which any party to the Agreement is empowered to render within its own jurisdiction.

NOW, THEREFORE, BE IT RESOLVED the Township Council of the Township of West Windsor authorizes the Mayor and Clerk to execute the attached Shared Services Agreement with the Township of Hamilton for the provision of certain professional health clinic services the West Township Health Department needs access to for the period January 1, 2026 to December 31, 2026.

BE IT FURTHER RESOLVED a copy of this resolution and the executed agreement shall be forwarded to the Township of Hamilton.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 10, 2026

Initiated By: Alisa Stanislaw Division/Department: Comm. Dev./Engineering

ACTION REQUESTED/ EXECUTIVE SUMMARY: Adoption of a resolution authorizing execution of Change Order No. 1 for deduction in contract amount for the contract known as the 2024 Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement. Change Order No. 1 represents a decrease of -2% in the contract amount for the project. The Township Engineer has reviewed and endorsed the attached change order for Riverview Landscapes (formerly On Site) in Millstone, New Jersey.

SOURCE OF FUNDING:

Original Contract

Facilities & Service Maint. Contracts	105 44 251	\$ 93,938.00
Preserve Open Space Improvement	405-2020-16 002	\$ 9,534.15
Preserve Open Space Improvement	405-2021-13 002	\$ 6,590.85
Street Tree Planting Program	405-2023-09 022	\$ 20,000.00

Account Title

Account Number

Amount

CONTRACT AMOUNT:

Original Contract Amount: \$ 130,063.00

Change Order 1 and final: -\$ 2,604.00

Revised Contract Amount: \$ 127,459.00

CONTRACT LENGTH: No change.

OTHER SUPPORTING INFORMATION ATTACHED:

Resolution Engineer Memo
Change Order #1 Resolution 2024-R062

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Francis Gny 8/10/2026
Department/Division Head Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026-R166
Council Action Taken:

RESOLUTION

WHEREAS, the Township entered into a contract with On Site Landscape Management (currently Riverview Landscapes) of Millstone, New Jersey on February 12, 2024 for the 2024 Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement in the amount of \$130,063.00 as set forth in the contract documents (Resolution 2024-R062); and

WHEREAS, Change Order No. 1 has been submitted by the contractor and accounts for a decrease (-2%) of the total budget associated with tree works items being incomplete; and

WHEREAS, there is an overall reduction in the total project cost of \$2,604.00, as indicated in the recommended Change Order 1 form; and

WHEREAS, the Township Engineer has reviewed the documentation and recommends approval of the change order.

NOW, THEREFORE, BE IT RESOLVED, Township Council of the Township of West Windsor approves Change Order No. 1 resulting in an adjustment of the original contract amount of \$130,063.00 to a revised contract amount of \$127,459.00.

BE IT FURTHER RESOLVED Marlena A. Schmid, Township Business Administrator, is hereby authorized to execute Contract Change Order No. 1.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 10, 2026

Initiated By: Alisa Stanislaw Division/Department: Comm. Dev./Engineering

ACTION REQUESTED/ EXECUTIVE SUMMARY: Adoption of a resolution authorizing execution of Change Order No. 1 for deduction in contract amount for the contract known as the 2025 Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement. Change Order No. 1 represents a decrease of -2.9% in the contract amount for the project. The Township Landscape Architect has reviewed and endorsed the attached change order for Riverview Landscapes (formerly On Site) in Millstone, New Jersey.

SOURCE OF FUNDING:

Original Contract

Facilities & Service Maint. Contracts	105 44 251	\$ 93,938.00
Preserve Open Space Improvement	405-2021-13 002	\$ 13,409.15
Preserve Open Space Improvement	405-2022-07 005	\$ 19,865.85
Street Tree Planting Program	405-2024-18 019	\$ 20,000.00

Account Title	Account Number	Amount
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CONTRACT AMOUNT:

Original Contract Amount: \$ 147,213.00
Change Order 1 and final: -\$ 4,270.00
Revised Contract Amount: \$ 142,943.00

CONTRACT LENGTH: No change.

OTHER SUPPORTING INFORMATION ATTACHED:

Resolution Engineer Memo
Change Order #1 Resolution 2025-R041

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Alisa Stanislaw 8/10/26
Department/Division Head Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026-R167
Council Action Taken:

RESOLUTION

WHEREAS, the Township entered into a contract with On Site Landscape Management (currently Riverview Landscapes) of Millstone, New Jersey on January 13, 2025 for the 2025 Public Lands Maintenance Cul de Sac and Street Tree Maintenance and Replacement contract in the amount of \$147,213.00 as set forth in the contract documents (Resolution 2025-R041); and

WHEREAS, Change Order No. 1 has been submitted by the contractor and accounts for a decrease (-2.9%) of the total budget associated with tree works items being incomplete resulting in the Township hiring an emergency tree service to remove trees; and

WHEREAS, there is an overall reduction in the project cost of \$4,270.00, as indicated in the recommended Change Order 1 form; and

WHEREAS, the Township Landscape Architect has inspected the project, reviewed the contract, and recommends approval of the change order.

NOW, THEREFORE, BE IT RESOLVED, Township Council of the Township of West Windsor approves Change Order No. 1 resulting in an adjustment to the original contract amount of \$147,213.00 to a revised contract amount of \$142,943.00.

BE IT FURTHER RESOLVED Marlena A. Schmid, Township Business Administrator, is hereby authorized to execute Contract Change Order No. 1.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 7, 2026

Initiated By: Anthony Esposito **Division/Department:** Public Works

ACTION REQUESTED/ EXECUTIVE SUMMARY: Resolution authorizing a one (1) year extension of the contract with Scheideler Excavating Co., Inc. for snow removal services for the period November 1, 2026 through October 31, 2027.

SOURCE OF FUNDING:

Storm Recovery Trust Fund
Account No. 121407
11/1/26 – 12/31/27 \$70,000.00

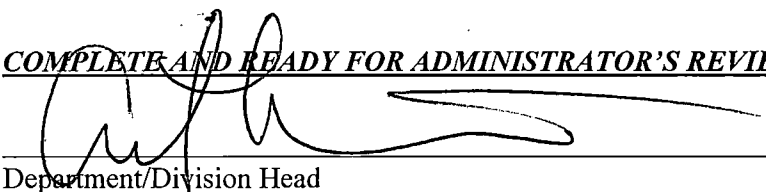
CONTRACT AMOUNT: Not to exceed \$70,000

CONTRACT LENGTH: November 1, 2026 through October 31, 2027

OTHER SUPPORTING INFORMATION ATTACHED:

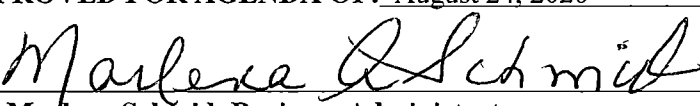
Resolution
Contract
Recommendation Memo from Director of Public Works
Letter from Jim Scheideler of Scheideler Excavating Co., Inc.
Certification of Funds

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW


Department/Division Head

8-6-2026
Date

APPROVED FOR AGENDA OF: August 24, 2026

By:  08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 **Ordinance #** _____ **Resolution #** 2026-R168
Council Action Taken:

RESOLUTION

WHEREAS, on October 8, 2025 the Township of West Windsor received one (1) bid for snow removal services from Scheideler Excavating Co., Inc., 149 Penn Lyle Road, Princeton Junction, New Jersey 08550 and Township Council awarded a for these services (2025-R228) for the period November 1, 2025 through October 31, 2026; and

WHEREAS, the bid specifications permit the Township to extend the contract for two (2) additional one (1) year periods; and

WHEREAS, the services performed by Scheideler Excavating Co., Inc. under the contract have been acceptable; and

WHEREAS, the Township wishes to extend the contract for said work to Scheideler Excavating Co., Inc. for a one (1) year period with no price increase; and

WHEREAS, the Township's Chief Financial Officer has certified funds are available in the 2026 Storm Recovery Trust Fund:

121407	Storm Recovery Trust Fund	\$70,000.00
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NOW, THEREFORE, BE IT RESOLVED the Township Council of the Township of West Windsor approves a one (1) year extension of the contract for Snow Removal Services with Scheideler Excavating Co., Inc. from November 1, 2026 through October 31, 2027 and that the Mayor and Clerk are authorized to execute the contract.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at its meeting held on the 24th day of August 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 7, 2026

Initiated By: Ronnie Quacquarelli Jr. **Division/Department:** Recreation and Parks

ACTION REQUESTED/ EXECUTIVE SUMMARY: Resolution authorizing the award of a contract for Closing, Opening, Painting and Seasonal Maintenance of the West Windsor Aquatic Complex to Aquatic Service, Inc. for the period Fall 2026 through Labor Day 2027. The Township has by public bid solicited proposals for Closing, Opening, Painting and Seasonal Maintenance of the West Windsor Aquatic Complex. On July 29, 2026 one bid was received from Aquatic Service, Inc.

SOURCE OF FUNDING:

2026 Recreation - Consultant Services \$12,432.70
2027 Recreation - Consultant Services \$48,798.25
Account No. 105-22-210

CONTRACT AMOUNT: Not to exceed \$61,230.95

CONTRACT LENGTH: Fall 2026 through Labor Day 2027

OTHER SUPPORTING INFORMATION ATTACHED:

Resolution
Contract
Recommendation Memo from Ronnie Quacquarelli
Certification of Funds

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW



Department/Division Head

8/7/26

Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena A Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 **Ordinance #** _____ **Resolution #** 2026 - R 169
Council Action Taken:

RESOLUTION

WHEREAS, West Windsor Township has by public bid solicited proposals for closing, opening, painting and seasonal maintenance of the West Windsor Aquatic Complex from Fall 2026 to Labor Day 2027; and

WHEREAS, at the bid opening on July 29, 2026 one bid in the amount of \$61,230.95 for the Base Bid - Closing and Opening the Facility and Alternate 1 - Painting the Pools was received from Aquatic Service, Inc. in response to such solicitation; and

WHEREAS, Township staff have reviewed the bid and have determined it is compliant with the bid specifications and applicable laws; and

WHEREAS, the Township's Chief Financial Officer has certified funds are available in the 2026 Municipal Budget in the following accounts and is subject to the adoption of the 2027 Municipal Budget:

105-22-210	2026 Recreation - Consultant Services	\$12,432.70
105-22-210	2027 Recreation - Consultant Services	<u>\$48,798.25</u>
	Total:	\$61,230.95

NOW, THEREFORE, BE IT RESOLVED by the Township Council of The Township of West Windsor the contract for Closing, Opening, Painting and Seasonal Maintenance of the West Windsor Aquatic Complex is awarded to Aquatic Service, Inc. for the period Fall 2026 through Labor Day 2027, and that the Mayor and Clerk are authorized to sign the contract.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: July 24, 2026

Initiated By: John Taylor Division/Department: Comm. Dev./Engineering

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Adoption of a resolution authorizing the awarding of a Contract for the 2023 Annual Road Improvement Program to MECO, Inc. of Clarksburg, New Jersey. This project includes, but is not limited to, milling, paving, striping, curbing, ADA sidewalk ramp improvements and crosswalk improvements within the municipal rights-of-way for Bayberry Dr, Beardsly Ct, Borosko Pl, Bruntsfield Dr, Carlton Pl, Deerfield Dr, Guilford Ct, Huntington Dr, Jean Ct, Lee Ct, Meadow Run Rd, Shelton Ct, Sherbrooke Dr, Sunnysdale Way, Sutton Ln, Tindall Tr, Washington Rd, Wilson Way, and Wycombe Way (19 areas). The Township received six (6) bids for this work. The Township Engineer is recommending that this contract be awarded to MECO, Inc. as the lowest responsive and responsible bidder.

SOURCE OF FUNDING:

Roadway Improvements	405-2022-08 014	\$ 579,165.50
Roadway Improvements	405-2023-09 017	\$1,250,000.00
<u>Roadway Improvements</u>	<u>405-2024-18 014</u>	<u>\$ 351,880.00</u>
Account Title	Account Number	Amount

CONTRACT AMOUNT: \$2,181,045.50

CONTRACT LENGTH: 180 calendar days from notice to proceed

OTHER SUPPORTING INFORMATION ATTACHED:

Resolution	Affirmative Action Contract
Engineering Recommendation Memo	Business Registration Certificate
Certificate of Funds	Certificate of Information Report
Agreement	Public Works Certificate
Affidavit of Compliance	Map

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Mrs. Giff 8/4/26
Department/Division Head Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena A. Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026-R170

Council Action Taken:

RESOLUTION

WHEREAS, the Township of West Windsor has determined the need for road repairs, resurfacing and other improvements within various Township maintained rights-of-way; and

WHEREAS, said contract for the 2023 Roadway Improvement Program were put out to public bid seeking bids for this project and said bids were opened on Tuesday, June 30, 2026 at 2:30 pm; and

WHEREAS, the Township has received six (6) bids from the following bidders:

<u>Company</u>	<u>Base Bid</u>
MECO, Inc.	\$2,181,045.50
S. Brothers	\$2,459,653.00
Earle Asphalt	\$2,467,093.13
Top Line Construction	\$2,689,695.95
Paving Plus	\$2,694,875.82
Richard T Barrett Paving Co	\$2,759,822.50

WHEREAS, the Township staff has reviewed all bids and determined that the lowest responsive and responsible bid was submitted by MECO, Inc.; and

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

Roadway Improvements	405-2022-08 014	\$ 579,165.50
Roadway Improvements	405-2023-09 017	\$1,250,000.00
<u>Roadway Improvements</u>	<u>405-2024-18 014</u>	<u>\$ 351,880.00</u>
Account Title	Account Number	Amount

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of West Windsor that the contract for the 2023 Annual Road Improvement Program project be awarded to MECO, Inc., 37 Prodelin Way, Millstone, New Jersey 07726, (mailing address PO Box 536, Clarksburg, New Jersey 08510) and the Mayor and Clerk are authorized to execute said contract.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: 07/13/2026

Initiated By: Chief Robert Garofalo **Division/Department:** Police

ACTION REQUESTED/ EXECUTIVE SUMMARY:

This purchase updates the police department's telephone system and service. Newcastle Communications will serve as the project manager and will oversee the coordination and installation of the RingCentral application, which will be used as the department's phone service provider. This purchase from Newcastle Communications contains a 5-year maintenance/support agreement. The purchase from RingCentral contains 5 years of RingEx Digital Line Unlimited Advanced phone service.

SOURCE OF FUNDING:

(Operating) Utility Expense – Telephone, Account # 105-56-270
(Capital) Police – Acquisition of Equipment, Account # 405-2020-14-027

CONTRACT AMOUNT:

Total Project Cost = \$99,945.00 for equipment and 5 years of service

Newcastle Communications: Total = \$25,817.00

Capital Account # 405-2020-14-027 = \$10,835.00

Operating Account # 105-56-270 \$14,982.00 (\$2,996.40 each year for years 1, 2, 3, 4, and 5)

RingCentral, Inc.: Total = \$74,128.00

Capital Account # 405-2020-14-027 = \$6,148.00

Operating Account # 105-56-270 = \$67,980.00 (\$13,596.00 each year for years 1, 2, 3, 4, and 5)

CONTRACT LENGTH:

5 years (This purchase from Newcastle Communications contains a 5-year maintenance/support agreement. The purchase from RingCentral contains 5 years of RingEx Digital Line Unlimited Advanced phone service.)

OTHER SUPPORTING INFORMATION ATTACHED:

Special Report Memo	Cost Saving Analysis	Service License Agreement
Resolution	Legal Advertisement	
Certification of Funds	Price Quotes	

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Department/Division Head

Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena Schmid 08/19/2026

Marlena Schmid, Business Administrator

Kerry E. Gubler 8/19/2026

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026-R171

Council Action Taken:

RESOLUTION

- WHEREAS, the Township of West Windsor Police Division has the need for a comprehensive replacement of telephone equipment, accessories, devices, telephone provider service, and telephone systems for the continuation of Police and Township-related telecommunications; and
- WHEREAS, the Police Division's current telephone utility provider is phasing out the use of the current telephone service lines, POTS (Plain Old Telephone Service), and the outdated telephone equipment and telephone service will no longer be operable; and
- WHEREAS, the new telephone "System" is inclusive of VOIP telephones, equipment, accessories and devices for police offices and work areas; project management, installation, configuration, and programming; on-site administrator and user training; and a maintenance and support agreement; and
- WHEREAS, the Township of West Windsor participates in Sourcewell, a national cooperative purchasing program that assist local governments in reducing procurement costs pursuant to N.J.S.A.52:34-6.2(b)(3); and
- WHEREAS, Newcastle Communications, 999 South Oyster Bay Road, Bethpage, NY 11747, is an Authorized Vendor for project management and technicians needed to configure and program, and installing equipment, accessories and devices, and on-site administrator and user training for implementing a RingCentral phone application for System Telecommunications; and
- WHEREAS, Newcastle Communications also includes a Master Services Agreement for Maintenance and Support, and a full equipment warranty, all parts and labor, and VOIP telephone replacement for a term of 5 years; and
- WHEREAS, Newcastle Communications Work Order Form dated July 7, 2026 includes the scope of work, services, and maintenance and support for a term of 5 years and other items as set forth herein through Sourcewell Cooperative Purchasing Contract #120122-NEW for a total amount of \$23,682.00; and
- WHEREAS, RingCentral, Inc., 20 Davis Drive, Belmont, CA 94002 is an Authorized Vendor for telephone equipment and provider of RingEx Services DigitalLine Unlimited Advanced for local and long-distance telephone services for a term of (5) years for the System; and
- WHEREAS, RingCentral Initial Order Form includes telephone equipment and RingEx Services DigitalLine Unlimited Advanced local and long-distance services for a term of 5 years as set forth herein through Sourcewell Cooperative Purchasing Contract #120122-RNG for a total amount of \$74,128.00; and

WHEREAS, the Township of West Windsor advertised the “Intent to Purchase Under a National Cooperative Purchasing Agreement” for Newcastle Communications and RingCentral Inc. contracts and posted the advertisements on the Township website for a ten (10) day comment period and no comments were received; and

WHEREAS, Newcastle Communications Work Order Form dated July 7, 2026 includes a data port switch in the total amount of \$2,135.00 that is not available through a Sourewell Cooperative Purchasing Contract; and

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

Police - Acquisition of Equipment	405-2020-14-027	\$16,983.00
Utility Expense – Telephone	105-56-270	\$82,962.00

NOW, THEREFORE, BE IT RESOLVED, the Township Council of the Township of West Windsor authorizes Marlena A. Schmid, Business Administrator to purchase goods and services as described above for a new telephone system for the Police Division from the following Authorized Vendors:

1. Newcastle Communications, 999 South Oyster Bay Road, Bethpage, NY 11747 through Sourcewell Cooperative Purchasing Contract #120122-NEW for a total amount of \$23,682.00 and a data switch port for a total amount of \$2,135.00. The grand total is for an amount not to exceed \$25,817.00.
2. RingCentral Inc., 20 Davis Drive, Belmont, CA 94002 through Sourcewell Cooperative Purchasing Contract #120122-RNG for a total amount not to exceed \$74,128.00.

BE IT FURTHER RESOLVED, the Township Council authorizes Robert Garofalo, Police Chief to sign the following documents:

1. Newcastle Communications Work Order Form dated July 7, 2026
2. RingCentral Initial Order Form
3. RingCentral Letter of Authorization for Certain Authorized Activities
4. RingCentral Master Services Agreement.

Adopted: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at their meeting held on the 24th day of August, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 10, 2026

Initiated By: Francis Guzik Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Authorize the Mayor and Clerk to execute a Redevelopment Agreement with K. Hovnanian Companies for a site within the Princeton Junction Redevelopment Area. K. Hovnanian's Crossings at Princeton Junction, LLC will be developing the RP-7B district multi-family portion of the Ellsworth Center Redevelopment within the Princeton Junction Redevelopment Area.

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Memo from Redevelopment Attorney, Kevin P. McManimon, Esq.
Resolution
Redevelopment Agreement (4 copies)

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Francis Guzik 8-10-2026
Department/Division Head Date

APPROVED FOR AGENDA OF August 24, 2026

By: Marlena Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 Ordinance # _____ Resolution # 2026 - R172

Council Action Taken:

RESOLUTION

- WHEREAS, by Resolution No. 2005-R285 adopted on December 19, 2005, the Township Council (the "Township Council") of the Township of West Windsor (the "Township") designated the area consisting of the properties designated as Block 5, Lots 8.05, 14, 19, 20, and 78; Block 6, Lots 6, 8-12, 14, 16.01, 16.02, 17, 18, 27, 32, 33, 41, 44, 48, 54, 55.01, 57, 60, 64-70, 76, 78.01, 79.01, 84.01, 84.02, 84.03, and 88; Block 6.20, Lots 20-22, 49, 73, 74 and 88; Block 12.04, Lots 2, 10, 17, 18, 25, 26 and 27; Block 13, Lots 1, 9-13; Block 57, Lot 1; Block 59, Lots 1-3; and Block 64, Lot 170.01 on the Official Tax Map of the Township (the "Original Princeton Junction Redevelopment Area") as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"); and
- WHEREAS, on March 23, 2009, the Township Council, after appropriate review by, and at the recommendation of the Planning Board, adopted the redevelopment plan entitled "Township of West Windsor Redevelopment Plan for Princeton Junction" (the "Original Redevelopment Plan"); and
- WHEREAS, on December 22, 2014, the Township adopted Resolution 2014-R265, designating Block 5, Lots 62 and 76 on the Township's tax maps (the "Project Site") as an area in need of redevelopment, recognizing that it was necessary to include the Project Site in the Original Princeton Junction Redevelopment Area (as expanded, the "Princeton Junction Redevelopment Area") to effectively implement the Original Redevelopment Plan; and
- WHEREAS, by Ordinance 2017-08, adopted on February 27, 2017, the Township Council adopted an amendment to the Original Redevelopment Plan entitled "Amendment to the Princeton Junction RP-7 Ellsworth Center Redevelopment Plan" dated February 1, 2017; and
- WHEREAS, on March 9, 2026, the Township Council adopted Ordinance 2026-09, adopting a second amendment to the Original Redevelopment Plan to create RP-7A and RP-7B Zoning Districts of the Princeton Junction Redevelopment Area (as further amended, the "Redevelopment Plan"); and
- WHEREAS, K. Hovnanian's Crossings at Princeton Junction, LLC, with offices at c/o K. Hovnanian Companies, 110 Fieldcrest Avenue, 5th Floor, Edison, New Jersey 08837 (the "Entity") has expressed an interest in redeveloping the Project Site; and

WHEREAS, the Entity proposes to construct, on the Project Site, a residential condominium community comprised of thirty seven (37) for-sale townhomes, including ten (10) affordable townhomes and twenty-seven (27) market rate townhomes; eighty-nine (89) parking spaces, with eight (8) of those spaces located in the Township's public right of way; walking path; children's play area; park amenities to be located on Block 5, Lot 15, if permitted by the property owner and Governmental Approvals for same can be obtained; along with certain related on-site and off-site infrastructure, amenities, landscaping and improvements; and

WHEREAS, the Entity, together with its affiliates, owns or controls, as contract purchaser, the Project Site; and

WHEREAS, the Township desires to designate the Entity as the redeveloper of the Project Site and to authorize the execution of a redevelopment agreement by and between the Township and the Entity, in substantially the same form as that on file with the Township Clerk (the "Redevelopment Agreement").

NOW, THEREFORE, BE IT RESOLVED by the Township Council of West Windsor, County of Mercer, State of New Jersey, that the Entity is hereby designated as the redeveloper of the Project Site, subject to the execution by the Township and the Entity of the Redevelopment Agreement.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the Redevelopment Agreement by and between the Township and the Entity in substantially the same form as that on file with the Township Clerk. The Township Clerk is hereby authorized and directed to attest to the Mayor's execution of the Redevelopment Agreement.

ADOPTED: August 24, 2026

I hereby certify the above Resolution was adopted by the West Windsor Township Council at its meeting on the 24th day of August, 2026.

Allison D. Sheehan
Township Clerk
West Windsor Township

REQUEST FOR COUNCIL ACTION

Date of Request: August 18, 2026

Initiated By: Francis Guzik Division/Department: Comm. Dev./Land Use

ACTION REQUESTED/ EXECUTIVE SUMMARY:

Introduction and subsequent adoption of an ordinance amending the Bulk & Use Standards of the RP-1 Zoning District (Block 6, Lots 54, 55.01 & 76).

SOURCE OF FUNDING: NA

CONTRACT AMOUNT: NA

CONTRACT LENGTH: NA

OTHER SUPPORTING INFORMATION ATTACHED:

Memorandum from Muller & Baillie, PC
Ordinance

COMPLETE AND READY FOR ADMINISTRATOR'S REVIEW

Francis Guzik 8-18-2026
Department/Division Head Date

APPROVED FOR AGENDA OF: August 24, 2026

By: Marlena A. Schmid 08/19/2026
Marlena Schmid, Business Administrator

MEETING DATE: 8/24/26 Ordinance # 2026-17 Resolution #

Council Action Taken:

**TOWNSHIP OF WEST WINDSOR
MERCER COUNTY, NEW JERSEY**

ORDINANCE 2026-XX

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF
WEST WINDSOR (1999) TO AMEND THE RP-1 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, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-260, RP-1 District, Subsection A., RP-1 District use regulations, Item (2), Principal permitted uses, Subitem (a) is hereby amended as follows. Added text is underlined and text to be deleted is [in brackets].

- (a) Multifamily dwellings, townhouses, stacked townhouses, senior housing, special needs housing, and live-work units, including affordable housing meeting all Uniform Housing Affordability Controls ("UHAC") standards. Residential structures will comply with all federal and state accessibility laws. "Senior housing" is defined as housing consisting of a bed and/or unit in one or more of the following housing arrangements: nursing home, senior citizen housing, age-restricted units (independent living), assisted-living residence (which may include memory and/or dementia care), and any other housing designed for persons aged 55 and older. "Special Needs Housing" is defined as housing consisting of a bed that is reserved for occupancy by an individual(s) with special needs or permanent supportive housing as those terms are defined at N.J.S.A. 34:1B-21.24.

Section 2. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-260, RP-1 District, Subsection B., RP-1 District intensity, bulk and other regulations, Item (2), Number of dwelling units, is hereby amended as follows. Added text is underlined and text to be deleted is [in brackets].

- (2) Number of dwelling units:

- (a) The redeveloper may construct up to [800] 733 family dwelling units as of right, which shall be exclusive of senior housing units permitted by this section. [at least 95 of which shall be senior housing.] 16.644% [16.5%] of [the] those family

dwelling units constructed shall be set aside as affordable units complying with all UHAC regulations. Special Needs Housing shall be permitted within the family dwelling units. [If a hotel is constructed, the maximum number of dwelling units shall remain at 800 units. If a hotel is not constructed, a maximum of 68 additional dwelling units may be constructed anywhere within the RP-1 District, and 25% of such additional dwelling units constructed shall be set aside as affordable units complying with all UHAC regulations and the distribution of such additional affordable units may be located within any residential component of the development.]

- (b) In addition to the maximum of 733 family dwelling units, the redeveloper may construct up to an additional 170 Senior Housing Units which shall be assisted living units including memory care units. This shall be within the assisted living building, the location of which was specified in the site plan approved by the Planning Board on October 13, 2021 (in the matter of the application of Avalon Bay Communities for Preliminary and Final Major Site Plan and Subdivision Approval with waivers). Ten percent (10%) of the assisted living units shall be set aside as senior affordable units complying with all applicable regulations, including N.J.S.A. 26:2H-12.16.
- (c) At least 37% of the affordable units shall be made available to low-income households and at least 13% shall be made available to very-low-income households as defined by the New Jersey Fair Housing Act,¹ and such very-low-income households may be located within any residential component of the development. Any Senior Housing Unit reserved for occupancy by a Medicaid-eligible person shall be deemed a very low-income household unit. The remaining affordable units shall be made available to moderate-income households. The affordable units within each residential component of the development shall be dispersed throughout such component.

Section 3. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls, Section 200-260, RP-1 District, Subsection B., RP-1 District intensity, bulk and other regulations, Item (7), Maximum building height, Subitem (b) is hereby amended as follows. Added text is underlined and text to be deleted is [in brackets].

- (b) Senior housing buildings may be up to five stories and 70 feet, except that the assisted living building may be up to six stories and 85 feet.

Section 4. Chapter 200 of the Code of the Township of West Windsor, Land Use, Part 5, Princeton Junction Redevelopment Plan Regulatory Provisions, Article XXXIV, Land Use Controls,

Section 200-260, RP-1 District, Subsection B., RP-1 District intensity, bulk and other regulations, Item (8), Minimum parking requirements, Subitem (c) is hereby amended as follows. Added text is underlined and text to be deleted is [in brackets].

- (c) Senior housing requires 0.7 off-street parking spaces per unit, provided that assisted living and memory care shall require 0.5 off-street parking spaces per unit.

Section 5. 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 6. This ordinance shall take effect twenty days after action or inaction by the Mayor as approved by law, or an override of a mayoral veto by the Council, whichever is applicable; upon filing with the Mercer County Planning Board; and upon publication according to law.

Introduction:

Planning Board Approval:

Public Hearing:

Adoption:

Mayor Approval:

Effective Date: