

A Regular Meeting of the Township Committee of the Township of Plainsboro was called to order by Mayor Peter A. Cantu on May 13, 2020 at 5:30 p.m. in the Municipal Center via teleconference located at 641 Plainsboro Road, Plainsboro, New Jersey.

The Township Clerk certified that the meeting was noticed as a Regular Meeting on January 2, 2020. Notices were sent to the Home News/Tribune, Princeton Packet and Trenton Times and were posted at the Municipal Center, Municipal website and the Library at least 48 hours prior to the meeting. All requirements of the Sunshine Law were met.

Present were: Mayor Peter A. Cantu, Deputy Mayor Neil Lewis and Committeeperson David Bander, Nuran Nabi and Ed Yates were present via teleconference. Township Attorney Michael Herbert was also present via teleconference. Also present were: Township Administrator Anthony Cancro, Township Clerk Carol J. Torres, Chief Financial Officer Greg Mayers, Chief of Police Fred Tavener and Lester Varga, Director of Planning and Zoning. There were no interested citizens and no member of the press present via teleconference.

It was MOVED by LEWIS and seconded by NABI that the minutes from April 7, 2020 be approved.

VOTE: CANTU, YES; LEWIS, YES; NABI, YES; BANDER, YES; YATES, YES.

It was MOVED by NABI and seconded by YATES that the minutes from April 22, 2020 be approved.

VOTE: CANTU, YES; LEWIS, YES; NABI, YES; BANDER, YES; YATES, YES.

The Mayor opened the meeting for comments from the public.

There being no further comments, it was MOVED by YATES and seconded by NABI to close the public comment portion of the meeting.

VOTE: CANTU, YES; LEWIS, YES; NABI, YES; BANDER, YES; YATES, YES

The Township Committee discussed the Redevelopment Area Assessment and agreed to refer the matter to the Planning for further consideration.

It was MOVED by LEWIS and seconded by NABI that the following Resolutions be approved as a Consent Agenda:

R-20-109 RESOLUTION TO REFUND OVERPAYMENT OF TAXES

BE IT RESOLVED, that the Township Committee of the Township of Plainsboro hereby authorize the refund of the overpayment for the 1st qtr 2020 taxes. Owner mistakenly paid the taxes after the mortgage company already paid.

Blk	Lots	Refund to	Amt.
3001	105	RAJU,MADANAGOPAL PRAVEEN & PRATIBHA 105 ASHFORD DR PLAINSBORO, NJ 08536	\$2452.44

R-20-110 RESOLUTION ACCEPTING INSPECTION FEES FOR PSEG – 12 SCHALKS CROSSING ROAD ROAD OPENING PERMIT NO. 1321

WHEREAS, the Township Engineer has set forth the posting of inspection fees for PSE&G Road Opening Permit No. 1321 – 12 Schalks Crossing Road; and

WHEREAS, PSE&G posted check no. 2733 for inspection fees in the amount of \$500.00; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Plainsboro hereby accepts the inspection fees as presented by PSE&G.

R-20-111 RESOLUTION FOR ADDITIONAL PARTIAL RELEASE OF PERFORMANCE BOND TO VCARE DEVELOPMENT LLC FOR BLOCK 1701; LOT 4.06 ADULT CARE CENTER PHASE

WHEREAS, VCARE Development LLC has requested a release of the performance bond for Block 1701; Lot 4.06 Adult Care Center Phase; and

WHEREAS, Bond No. BD757602 in the amount of \$228,819.06, cash bond in the amount of \$25,424.34 and inspection fee in the amount of \$12,712.17 was accepted by Resolution No. 2018-232 on July 11, 2018; and

WHEREAS, a partial release reducing Bond No. BD757602 in the amount of \$205,685.40 of which \$20,568.54 was to be held as the cash bond with the remainder \$185,116.86 to be held as a performance bond was accepted by Resolution No. 2019–195 on August 14, 2019; and

WHEREAS, the Township Engineer has inspected the improvements for VCARE Development LLC for Block 1701; Lot 4.06 Adult Care Center Phase, and recommends an additional partial release of the performance bond to \$81,329.16 of which \$8,132.92 is to be held as the cash bond with the remainder \$73,196.24 to be held as a performance bond; and

WHEREAS, VCARE Development LLC has agreed to post a rider to Bond No. BD757602 reducing it to \$73,196.24.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Plainsboro hereby accepts this rider and reduces the cash bond to \$8,132.92, refunding \$12,435.62.

R-20-112 RESOLUTION FOR ADDITIONAL PARTIAL RELEASE OF PERFORMANCE BOND TO VCARE DEVELOPMENT LLC FOR BLOCK 1701; LOT 4.06 COMMON AREA PHASE

WHEREAS, VCARE Development LLC has requested a release of the performance bond for Block 1701; Lot 4.06 Common Area Phase; and

WHEREAS, Bond No. BD757601 in the amount of \$606,254.22, cash bond in the amount of \$33,680.79; additional cash bond in the amount of \$33,680.79 and inspection fee in the amount of \$4,210.99; additional inspection fee in the amount of 4,210.99 which represented 25% of the total inspection fee requested was accepted by Resolution No. 2018-233 on July 11, 2018; and

WHEREAS, a partial release reducing Bond No. BD757601 in the amount of \$441,247.56 of which \$44,124.76 was to be held as the cash bond with the remainder \$397,122.80 to be held as a performance bond was accepted by Resolution No. 2019–196 on August 14, 2019; and

WHEREAS, the Township Engineer has inspected the improvements for VCARE Development LLC for Block 1701; Lot 4.06 Common Area Phase, and recommends an additional partial release of the performance bond to \$267,953.28 of which \$26,795.33 is to be held as the cash bond with the remainder \$241,157.95 to be held as a performance bond; and

WHEREAS, VCARE Development LLC has agreed to post a rider to Bond No. BD757601 reducing it to \$241,157.95.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Plainsboro hereby accepts this rider and reduces the cash bond to \$26,795.33, refunding \$17,329.43.

R-20-113 RESOLUTION FOR PROFESSIONAL SERVICES SPECIAL HEARING OFFICER

WHEREAS, there exists a need in the Township of Plainsboro for a Special Hearing Officer; and

WHEREAS, funds are available for this purpose, and N.J.S.A. 40A:11.1 et seq. requires that the resolution authorizing the award of contracts for professional services without competitive bids must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey that it hereby appoints the following individual to the position of Special Hearing Officer to serve on an as-needed basis:

Brian Kronick, Esq.
Kronick Resolutions
185 Hudson Street, Suite 2500
Jersey City, New Jersey 07311

Rate: \$175 per hour/\$1,400 per day
Amount not to exceed \$10,000.00

BE IT FURTHER RESOLVED that the above appointment be approved and the Township Administrator be authorized to process payment for services.

(SEE EXHIBIT "A" PAGE 1 INCLUSIVE)

R-20-114 RESOLUTION OPPOSING SOUTH BRUNSWICK TOWNSHIP ORDINANCE #2020-8 REZONING CERTAIN PARCELS THAT ABUT OR ARE NEAR THE BORDER WITH PLAINSBORO TOWNSHIP FOR PURPOSES OF CREATING RESIDENTIAL DEVELOPMENT

WHEREAS, there is a Court Order dated December 5, 2018 in In the Matter of the Application of the Township of South Brunswick, County of Middlesex currently before the Superior Court of New Jersey Superior Court of New Jersey; and

WHEREAS, the Court Order orders South Brunswick Township to provide 1,417 units of affordable housing as its Third Round Fair Share obligation; and

WHEREAS, the South Brunswick Township continues to dispute the Court's findings and conclusions; however, in order to comply with the Court's Orders the Township has introduced Ordinance 2020-8, under protest, which will rezone approximately 356.34 acres to one of several

“CTRAH” Development Zones which will permit the development of up to 2,433 single-family and/or multi-family units; and

WHEREAS, 2,433 residential units on 356.34 acres represents approximately 7.0 units per acre, and about 240 of those acres are found on Schalks Crossing Road and Perrine Road which abuts Plainsboro Township and could result in a buildout of 1,600+/- units; and

WHEREAS, presently there is no utility infrastructure, proper road network, educational facilities, recreational facilities, proper public safety facilities, or commercial opportunities to support all of the new resident’s needs;

WHEREAS, Plainsboro Township could bear a disproportionate share of the responsibilities to provide the support such development could demand;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Plainsboro opposes proposed Ordinance 2020-8 under consideration by the Township Council of the Township of South Brunswick; and

BE IT FURTHER RESOLVED, that a copy of this resolution will be forwarded to Mayor Carley and members of the Township Council.

R-20-115 RESOLUTION CONCURRING THE PAYMENT OF BILLS

WHEREAS, there exists the need to pay certain claims in a timely manner; and

WHEREAS, the Chief Financial Officer has deemed it proper to pay these claims as needed; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey concurs with the payment of the following bills by the CFO:

04/01/20	ACH	25.00	Heartland Fee	Current
04/08/20	1726W	5,350,462.00	West Windsor-Plainsboro BOE	Current
04/15/20	1727W	223,974.58	State Health Benefits	Current
04/24/20	1728W	2,046,176.00	Annual Pension	Current

Payroll

04/01/20	Transfer	439,949.77	Gross Payroll-Employer Taxes
04/15/20	Transfer	449,680.43	Gross Payroll-Employer Taxes
04/29/20	Transfer	451,757.38	Gross Payroll-Employer Taxes

VOTE: CANTU, YES; LEWIS, YES; NABI, YES; BANDER, YES; YATES, YES.

The Township Administrator gave an update on staff duties during the pandemic, the Bulk Farm design and the improvements to the Mill Pond Park.

Old Business:
None

New Business:
Yates – concern over large amounts of spam coming in through the township email
Cantu – coronavirus update and concern over the upcoming league conference
Lewis – thankful remarks to Chief of Police for continuous updates

Correspondence was reviewed and no further action was required.

It was MOVED by LEWIS and seconded CANTU that the bills on the following list be ratified:

(SEE EXHIBIT "B" PAGE 1 OF 13 INCLUSIVE)

VOTE: CANTU, YES; LEWIS, YES; NABI, YES; BANDER, YES; YATES, YES.

There being no further business, it was MOVED by YATES and seconded by CANTU that the meeting was adjourned at 5:50 p.m.

VOTE: CANTU, YES; LEWIS, YES; NABI, YES; BANDER, YES; YATES, YES.

Carol J. Torres, Township Clerk