



Municipality of Princeton

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**HEATHERSTONE IMPROVEMENT PROJECT
NEIGHBORHOOD MEETING NOTICE – June 6, 2018**

Dear Heatherstone Neighborhood Residents:

You are invited to attend a neighborhood design meeting, chaired by Mayor Liz Lempert, on Wednesday, June 6, 2018 at 7:00 pm in the Main Meeting Room at One Monument Drive (former Borough Hall) to discuss proposed roadway improvements of Hale Drive, Worths Mill Lane, Carriage Way and Potters Run.

Princeton staff has completed video inspection of storm and sanitary sewers within the project area and has found that minor repair work is needed on the storm drain catch basins. The sanitary sewer is in good condition and does not require work at this time.

The proposed improvements to be discussed at the neighborhood meeting include (but are not limited to) the following:

- Storm sewer repairs
- Roadway pavement resurfacing
- Concrete curb and ramps where the asphalt path meets the roadway and crosswalk striping
- Neighborhood's request to install curbing

The roadways within the Heatherstone neighborhood do not meet municipal standards for the installation of curbing. Therefore, if the neighborhood desires curbing, the benefitted property owners would be assessed for the cost of curb installation plus a not to exceed bonding rate of 5 percent (5%). The process for assessments is as follows:

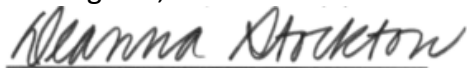
- A pre-assessment bond ordinance is drafted by bond counsel for introduction by Princeton Council. The bond ordinance would identify the benefitted property owners and the amount per property to be assessed.
 - Typically, the costs are assessed on a linear foot basis; the cost of curbing along the common spaces would then be divided by percentage of property frontage.
 - However, we have been advised by Heatherstone owners that there is a desire to equally divide the cost among the benefitted property owners.
 - Typically, Council looks to have unanimous support by the property owners before introducing an ordinance. However, in the last curb assessment, a couple of properties were left out and not given curbing.
 - In the case of Heatherstone, the common space curb assessment poses a challenge, as the benefitted properties would include those that may not want curbing along their property frontage.

- Once the preassessment bond ordinance is introduced by Council, each affected property owner is notified by certified mail of a public hearing date to comment on the ordinance.
- If the bond ordinance is approved, the curb installation will be incorporated into the road project.
- Upon completion of construction, a final assessment ordinance is brought to Council for introduction and public hearing through the same process as the preassessment ordinance.
 - In previous final assessments, the Engineering Department has not recommended charging a higher unit price per foot in the final assessment than that which was included in the preassessment. If the contract unit price is lower than the preassessment unit price, you will be assessed the contract unit price. If the contract unit price is higher, then we will recommend assessing the preassessment unit price.
- Owners have the opportunity to pay their assessment at the time of the first billing. If the option to pay over ten years is chosen, owners pay the assessment plus interest (about 3%). Also, if an owner chooses to pay for the full assessment any time during the 10-year term, you will be required to pay for all 10 years of interest.

Property owners are advised that a five-year moratorium on cutting into the new pavement will be enacted upon project completion and acceptance. If you are considering any utility service upgrades, please contact your utility suppliers as soon as possible to schedule this work. A complete list of phone numbers are provided on the following page.

Please contact me at dstockton@princetonnj.gov or 609-921-7077 with comments and/or questions. To facilitate ease of communication regarding the project, please email jredeyoff@princetonnj.gov to be added to the project email list. A contact list is provided on the next page of this notice for your use.

Best regards,



Deanna Stockton, P.E., C.M.E.
Municipal Engineer

IMPORTANT CONTACT INFORMATION

Liz Lempert, Mayorllempert@princetonnj.gov, (609) 924-5176

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Jeff Laux, E.I.T., Construction Engineer jlaux@princetonnj.gov
Engineering Webpage<https://www.princetonnj.gov/departments/engineering-department>

Princeton Police Department (non-emergency)..... (609) 921-2100
Emergency 911
Lt. Geoff Maurer gmaurer@princetonnj.gov
Sgt. Thomas Murray III, Traffic Safety Officer tmurray@princetonnj.gov, x 1879
Nixle alerts (for emergency notifications only) <https://local.nixle.com/register/>
Emergency Alert System..... <https://www.princetonnj.gov/resources/register-for-emergency-phone-notifications>

Princeton Sewer Operating Committee..... (609) 497-7639
Robert Hough, P.E., Director of Infrastructure and Operations rrough@princetonnj.gov
Tom Hughes, Manager of Infrastructure and Operations thughes@princetonnj.gov

Princeton Public Works..... (609) 688-2566 x 1472

New Jersey American Water Company (800) 272-1325
Public Service Electric and Gas..... (800) 436-7734
Verizon (Telephone)..... (800) 837-4966
Comcast Cable..... (800) 266-2278

cc: Mayor and Council
Administration
Sandra Webb, CFO
Tejal Patel, Assistant Municipal Engineer
Jeff Laux, E.I.T., Construction Engineer
Robert Hough, P.E., Director of I&O
Dan Vanmater, Director of Public Works
Chris Torres, Assistant Director of Public Works
Tom Hughes, Manager of I&O
Sgt. Thomas Murray III, Traffic Safety Bureau