

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

The Township Committee Meeting of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: Dave Cook, Susan Goetz, Glenn Johnson, Dan Mulligan, and Mayor Jay Taylor. Also present were Denise Marabello, Township Administrator/Director of Finance; Kathleen Cunningham, Municipal Clerk/Assistant Administrator; Steven Goodell, Esq., Township Attorney; and Richard Preiss, P.P., Township Planner. Mayor Taylor led in the salute to the flag, and Ms. Cunningham gave the following Open Public Meetings Act statement:

In accordance with Section 5 of the Open Public Meetings Act, it is hereby announced and shall be entered into the minutes of this meeting that adequate notice of this meeting has been provided:

- (1) Posted on December 2, 2014 on the Bulletin Board of the Municipal Office at 23-A North Main Street, Cranbury, New Jersey and remains posted at that location.
- (2) Communicated to the Cranbury Press, Home News Tribune and Trenton Times on December 2, 2014.
- (3) Filed on December 2, 2014 at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey, posted on the Township's web site and remains on file for public inspection.
- (4) Sent to those individuals who have requested personal notice.

Regular Township Committee Minutes of March 9, 2015

On motion by Mr. Mulligan, seconded by Mr. Johnson and unanimously carried, the Regular Township Committee Minutes of March 9, 2015 were adopted.

Reports and Communications

--Mayor

Mayor Taylor reported he had attended a "Ribbon Cutting" at Buy-Rite Liquors this past Friday, March 20, 2015. He also hosted on Saturday, March 21, 2015, "Coffee with the Mayor and Chief" at Teddy's Restaurant; residents had concerns with road safety, the proposed "Area in Need of Redevelopment" and affordable housing issues. He reported effective March 30<sup>th</sup>, residents will no longer need to separate recyclable materials.

Mayor Taylor reported he has a meeting scheduled with Assemblyman Dan Benson for April 8, 2015 at Town Hall.

He announced Arbor Day will be celebrated this year on Friday, April 24, 2015 at 2:00 p.m. at the Babe Ruth Ball Field. He also announced the Annual Easter Egg Hunt will be held in Village Park for ages 3 to 3<sup>rd</sup> grade at Village Park.

Mayor Taylor made the appointment of Ellie Sitrin to the Parks Commission as Second Alternate with a term expiring on 12/31/15.

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Reports and Communications

-Members of the Township Committee

-Mr. Cook

Mr. Cook presented a rendering of the proposed signage for Brainerd Lake and asked the members of the Township Committee to approve the sign. All members approved the sign.

Mr. Cook reported on the status of the Dam Project; he indicated the Contractor, Rock Solid has removed its "field office" and is in the process of completing punch-list items. Mr. Cook reported for every day the Project is not completed on time, they have to pay a fine.

-Mr. Mulligan

Mr. Mulligan stated the Township Committee worked very hard on this year's proposed Budget. He reported the Township's debt has gone down from \$21-million to \$16-million. He added, he too is a Township resident and does not like to see taxes increase; however at some point, the surplus will run out. He reported he and Mr. Cook are participating in a "COAH" meeting next week and will be reporting back to the Township Committee on a "Plan" at a later date.

-Ms. Goetz

Ms. Goetz reported Phase III of the "Downtown Beautification Project" will go out to bid in mid-June and construction will occur from the end of July to mid-September. She stated part of the reason this has been delayed is due to the weather and the survey not being able to be performed.

-Mr. Johnson

Mr. Johnson reported since the last Township Committee meeting he had attended Planning Board, Environmental Commission and Shade Tree Commission meetings. He also attended a "Ribbon-Cutting" last Friday, March 20, 2015 at Buy-Rite Liquors. Mr. Johnson announced the annual town-wide cleanup will be held the weekend of April 18<sup>th</sup>. Mr. Johnson reported the Shade Tree Commission had received a communication from the State of New Jersey concerning "borers" attacking ash trees. They have requested if the Township has any ash trees (and it has been determined it does) would it be agreeable to participate in a "monitoring" of those trees. The Shade Tree Commission has agreed, if any trees fit the criteria, it will participate.

Reports and Communications

-- Subcommittees

There were no Subcommittee reports.

Agenda Additions/Changes

Ms. Cunningham reported there were no Agenda additions or changes.

Public Comment - For Agenda Items

Mayor Taylor opened the meeting to public questions and comments for items on the Agenda. There being no comments, the Mayor closed the public portion of the meeting.

**PUBLIC HEARING ON THE PROPOSED 2015 BUDGET**

Mayor Taylor officially opened the Public Hearing on the 2014 Municipal Budget.

Ms. Denise Marabello, Township Administrator and Director of Finance, gave a PowerPoint presentation on the 2015 Municipal Budget, attached as Addendum A.

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

**PUBLIC HEARING ON THE PROPOSED 2015 BUDGET  
(Continued)**

Ms. Marabello stated, "As the Township Committee reviewed the proposed Budget, it faced some challenges; a future declining rate of surplus replenishment, the potential for future increasing affordable housing costs and major capital projects that will need to be funded. added, "The Township Committee's goal is always to keep the municipal tax rate as low as possible while still maintaining the level of service that Cranbury residents are accustomed to. This Budget is a portrayal of economic and fiscal realities currently confronting the municipality. With this in mind and after many hours of discussion, a thorough analysis of appropriation, revenue and surplus trends and taking into consideration that the ratable base increased slightly from last year the budget being proposed tonight includes a 1 cent tax increase." Ms. Marabello noted the 2015 Budget was prepared with four (4) objectives in mind: to keep controllable operating expenses down, to monitor assessed value, to monitor the use of surplus and to maintain the level of service that makes Cranbury a place where people want to live.

Ms. Marabello reported the 2015 municipal budget is \$10,743,903. The Township currently has 34 full time and 35 part-time employees. 37% of the staffing is for public safety. 11 % of the 70 employees represent public works, 35% includes administrative, Township Committee and Clock Winding Committee. 11% of the staffing is for the Construction Dept. and Fire Official positions which are not paid for by tax dollars. Another 6% of total staffing is for statutory positions.

Ms. Marabello further explained at the close of 2014 the unaudited surplus balance was \$3,004,369. In order to maintain our AAA bond rating, Cranbury needs to have at least \$2,000,000 in surplus. This brings the available cash surplus to \$1,004,369. The 2015 municipal proposed budget is using \$970,000 as revenue from available cash surplus. With an estimate of replenishing only \$600,000 of surplus by the end of 2015 the Township is carefully monitoring the balance between the use and the replacement of surplus per year.

The taxable value of property in Cranbury Township for 2015 is \$1,543,320,969 compared to a 2014 taxable value of \$1,532,299,393 resulting in an increased ratable base. The 2015 value of one penny on the tax rate is \$154,332. The recommended tax rate for 2015 to support municipal operations including the library is .450, an increase of 1 cent.

Ms. Marabello stated, "In closing, Cranbury strives to maintain its quality services while allowing the Township to function in an environment with increasing expenses and decreasing surplus. While cautiously optimistic that the economy will turn around in the near future, the Township Committee has worked hard to come up with a budget in 2015 that will help Cranbury to continue to grow while ensuring fiscal responsibility."

The Mayor then opened the meeting to public questions and comment on the Municipal Budget:

Mr. Dee Wahlers, 33 Hagerty Lane, asked about the Township's bond rating; how much surplus the Township needs to maintain its AAA Bond Rating. Ms. Marabello responded, 20% of the operating budget. Mr. Cook added, approximately \$2-million.

Hearing no further comments, Mayor Taylor closed the Public Hearing on the Municipal Budget.

Cranbury Township Resolution # R 03-15-043

A motion was made by Ms. Goetz, seconded by Mr. Cook and unanimously carried, the following Resolution was passed by vote:

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Cranbury Township Resolution # R 03-15-043  
(Continued)

Ayes: (Cook (Goetz (Johnson (Mulligan (Taylor Nays: (None	Abstain: (None Absent: (None
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**RESOLUTION OF THE TOWNSHIP OF CRANBURY  
TO AMEND THE LOCAL MUNICIPAL 2015 BUDGET**

WHEREAS, the local municipal budget for the year 2015 was introduced on the 23rd of February,  
and

WHEREAS, the public hearing on said budget has been held as advertised on the 23<sup>rd</sup> of March,  
and

WHEREAS, it is desired to further amend said budget, now

THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury,  
County of Middlesex, that the following amendments to the budget of 2015 be made:

Recorded Vote	Ayes (Cook ) (Goetz ) (Johnson ) (Mulligan ) (Taylor )	Nays ( ) ( ) ( ) ( ) ( )	Abstained ( ) ( ) ( ) ( ) ( ) Absent ( ) ( )
		From	To

GENERAL REVENUES:

<b>1. Surplus Anticipated</b>	<b>\$970,000.00</b>	<b>\$1,000,000.00</b>
<b>3. Total Miscellaneous Revenues</b>	<b>\$2,656,766.00</b>	<b>\$2,656,766.00</b>
<b>4. Receipts from Delinquent Taxes</b>	<b>\$167,125.00</b>	<b>\$167,125.00</b>
<b>5. Subtotal General Revenues</b>	<b>\$3,793,891.00</b>	<b>\$3,823,891.00</b>
<b>6. Amount to be Raised by Taxes</b>		
a) Local Tax for Municipal Purposes	\$6,466,711.92	\$6,466,711.92
c) Municipal Library Tax	\$483,300.00	\$483,300.00
<b>7. TOTAL GENERAL REVENUES</b>	<b>\$10,743,902.92</b>	<b>\$10,773,902.92</b>

GENERAL APPROPRIATIONS:

Roads—Salaries & Wages	<u>\$199,741.00</u>	<u>\$229,741.00</u>
(A) Operations within "CAPS"	\$6,299,325.22	\$6,329,325.22

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Cranbury Township Resolution # R 03-15-043  
(Continued)

(E) Deferred Charges and Statutory Expenditures within "CAPS"	<u>\$732,622.00</u>	<u>\$732,622.00</u>
<b>H(1) Total Operations within "CAPS"</b>	<b>\$7,031,947.22</b>	<b>\$7,061,947.22</b>
<b>(A) Operations – Excluded from "CAPS"</b>	<b>\$1,443,002.86</b>	<b>\$1,443,002.86</b>
<b>(C) Capital Improvements</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>
<b>(D) Municipal Debt Service</b>	<b>\$2,072,438.84</b>	<b>\$2,072,438.84</b>
<b>(E) Total Deferred Charges</b>	<b>\$25,000.00</b>	<b>\$25,000.00</b>
<b>(M) Reserve for Uncollected Taxes</b>	<b>\$141,514.00</b>	<b>\$141,514.00</b>
<b>8. TOTAL GENERAL APPROPRIATIONS</b>	<b>\$10,743,902.92</b>	<b>\$10,773,902.92</b>

Notice is hereby given that the budget amendment was approved by the Township Committee of the Township of Cranbury, County of Middlesex on March 23<sup>rd</sup>, 2015.

A hearing on the budget amendment will be held in the Committee Meeting Room, Town Hall, 23A North Main Street on April 13, 2015 at 7:00 o'clock at which time and place objections to the budget amendment for the year 2015 may be presented by taxpayers or other interested persons.

BE IT FURTHER RESOLVED, that three certified copies of this resolution be filed forthwith in the Office of the Director of Local Government Services for his certification of the Local Municipal Budget so amended.

Ordinances  
Second Reading

Cranbury Township Ordinance # 02-15-02

A motion to enter an Ordinance entitled, # 02-15-02 – "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING TOWNSHIP CODE CHAPTER 150, LAND DEVELOPMENT, TO INCREASE THE HEIGHT LIMITS IN THE LIGHT INDUSTRIAL (LI) AND INDUSTRIAL – LIGHT IMPACT SEWERED (I-LIS) ZONES." was presented for second reading and final adoption. The Ordinance was published in the Cranbury Press, posted on the Township's website, posted on the Township Bulletin Board and copies were available to the public. Mayor Taylor opened the public hearing on the Ordinance. Hearing no comments, he closed the public hearing and asked for a motion. On motion by Mr. Johnson, second by Mr. Cook and unanimously carried, the Ordinance was adopted:

Ayes: (Cook (Goetz (Johnson (Mulligan	Abstain: (None
	Absent: (None

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Cranbury Township Ordinance # 02-15-02  
(Continued)

(Taylor

Nays: (None

Resolutions  
Consent Agenda

Mayor Taylor asked the Township Committee if there were any questions or comments on the Consent Agenda. There were no questions, and the Mayor asked for a motion to adopt. A motion was made by Mr. Mulligan, seconded by Mr. Johnson and unanimously carried, and the following Resolutions were passed by vote:

Ayes:	(Cook	Abstain: (None
	(Goetz	Absent: (None
	(Johnson	
	(Mulligan	
	(Taylor	

Nays: (None

Cranbury Township Resolution # R 03-15-044

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury that all bills and claims as audited and found to be correct be paid.

Cranbury Township Resolution # R 03-15-045

2015 Temporary Budget Resolution

WHEREAS, NJSA 40A:4-19 provides that where any contract, commitment or payments are to be made prior to the final adoption of the 2015 budget, temporary appropriations should be made for the purpose and amounts required in the manner and time therein provided; and

WHEREAS, the budget deadline has been extended to April 24, 2015; and

WHEREAS, the Division of Local Government Services approved this being adopted after March 13, 2015 and

WHEREAS, THE TOTAL APPROPRIATIONS IN THE 2014 Budget, exclusive of any appropriations made for interest and debt redemption charges, capital improvement fund and public assistance in said 2014 budget is the sum of \$8,545,800.16.

WHEREAS, 1/12 of the total appropriations in the 2014 Budget exclusive of any appropriations made for interest and debt redemption charges, capital improvement fund and public assistance in said 2014 budget is the sum of \$712,150.01.

NOW THEREFORE, BE IT RESOLVED that to constitute the 2015 Temporary Budget the following appropriations be made:

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

		Original Temp Budget	1/12 Budget	Total Temp Budget
20-100-011	Administrative & Executive - S & W	\$38,535.00	\$12,845.00	\$51,380.00
20-100-025	Administrative & Executive - OE	\$30,205.00	\$10,068.33	\$40,273.33
20-110-011	Mayor & Council - S & W	\$6,220.00	\$2,073.33	\$8,293.33
20-130-011	Finance Administration - S & W	\$31,940.00	\$10,646.67	\$42,586.67
20-130-025	Finance Administration - OE	\$21,224.54	\$7,074.85	\$28,299.39
20-145-011	Tax Collection - S & W	\$2,770.00	\$923.33	\$3,693.33
20-145-025	Tax Collection - OE	\$2,640.00	\$880.00	\$3,520.00
20-150-011	Tax Assessment - S & W	\$13,350.00	\$4,450.00	\$17,800.00
20-150-310	Tax Assessment - OE	\$16,325.00	\$5,441.67	\$21,766.67
20-151-025	Tax Map - OE	\$625.00	\$208.33	\$833.33
20-155-025	Legal - OE	\$30,725.00	\$10,241.67	\$40,966.67
20-165-310	Engineering - OE	\$18,950.00	\$6,316.67	\$25,266.67
21-180-011	Planning - S & W	\$13,670.00	\$4,556.67	\$18,226.67
21-180-025	Planning - OE	\$24,725.00	\$8,241.67	\$32,966.67
21-185-011	Zoning - S & W	\$4,645.00	\$1,548.33	\$6,193.33
21-185-025	Zoning - OE	\$8,640.00	\$2,880.00	\$11,520.00
21-190-011	Affordable Housing - S&W	\$11,640.00	\$3,880.00	\$15,520.00
21-190-025	Affordable Housing - OE	\$19,750.00	\$0.00	\$19,750.00
22-200-011	Fire Official - S & W	\$12,200.00	\$4,066.67	\$16,266.67
22-200-025	Fire Official - OE	\$1,100.00	\$366.67	\$1,466.67
22-205-011	HPC - S & W	\$2,485.00	\$828.33	\$3,313.33
22-205-025	HPC - OE	\$375.00	\$125.00	\$500.00
23-210-652	Other Insurance - OE	\$51,750.00	\$11,000.00	\$62,750.00
23-215-651	Worker's Comp - OE	\$63,200.00	\$0.00	\$63,200.00
23-220-650	Group Insurance - OE	\$229,300.00	\$60,000.00	\$289,300.00
26-315-201	Vehicle Maintenance - OE	\$200.00	\$0.00	\$200.00
26-315-240	Vehicle Maintenance - OE	\$15,912.00	\$11,200.00	\$27,112.00
26-315-301	Vehicle Maintenance - OE	\$14,750.00	\$11,854.93	\$26,604.93
25-240-011	Police - S & W	\$567,780.00	\$189,260.00	\$757,040.00
25-240-025	Police - OE	\$39,085.00	\$13,028.33	\$52,113.33
25-250-011	911 S&W	\$1,180.00	\$393.33	\$1,573.33
25-252-025	Emergency Management - OE	\$750.00	\$0.00	\$750.00
25-256-025	LOSAP - OE	\$65,000.00	\$0.00	\$65,000.00
25-265-600	Fire - OE	\$41,365.00	\$13,788.33	\$55,153.33
26-290-011	Roads - S & W	\$87,645.00	\$39,215.00	\$126,860.00
26-290-025	Roads - OE	\$53,115.00	\$39,335.00	\$92,450.00
26-295-011	Shade Tree - S&W	\$500.00	\$166.67	\$666.67
26-295-025	Shade Tree - OE	\$7,715.00	\$2,571.67	\$10,286.67
26-305-025	Garbage & Trash - OE	\$6,000.00	\$3,000.00	\$9,000.00
26-306-011	Recycling - S & W	\$13,515.00	\$4,505.00	\$18,020.00
26-306-025	Recycling - OE	\$1,740.00	\$580.00	\$2,320.00
26-310-011	Buildings & Grounds - S & W	\$5,990.00	\$1,996.67	\$7,986.67
26-310-025	Buildings & Grounds - OE	\$17,680.00	\$5,893.33	\$23,573.33
27-330-011	Health - S & W	\$285.00	\$95.00	\$380.00
27-330-025	Health - OE	\$465.00	\$155.00	\$620.00
27-335-011	Environmental Commission - S & W	\$645.00	\$215.00	\$860.00

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

27-335-025	Environmental Commission - OE	\$435.00	\$145.00	\$580.00
27-340-011	Animal Control - S & W	\$915.00	\$305.00	\$1,220.00
27-340-025	Animal Control - OE	\$2,725.00	\$908.33	\$3,633.33
28-370-011	Board of Recreation - S&W	\$2,345.00	\$781.67	\$3,126.67
28-375-011	Parks - S & W	\$14,925.00	\$4,975.00	\$19,900.00
28-375-025	Parks - OE	\$5,875.00	\$1,958.33	\$7,833.33
41-703-021	Municipal Alliance - Local	\$6,960.00	\$2,320.00	\$9,280.00
29-390-030	Library - S & W	\$74,695.00	\$24,898.33	\$99,593.33
29-390-025	Library - OE	\$21,490.00	\$18,230.00	\$39,720.00
31-430-310	Electric - OE	\$11,875.00	\$3,958.33	\$15,833.33
31-430-240	Electric - Police	\$9,500.00	\$3,166.67	\$12,666.67
31-435-600	Street Lighting - OE	\$23,750.00	\$7,916.67	\$31,666.67
31-440-310	Telephone - Public Buildings	\$17,270.00	\$5,756.67	\$23,026.67
31-445-310	Water - OE	\$3,000.00	\$1,000.00	\$4,000.00
31-446-310	Gas - OE	\$11,000.00	\$0.00	\$11,000.00
31-446-240	Gas - Police	\$4,000.00	\$0.00	\$4,000.00
31-455-011	Sewer - S & W	\$29,000.00	\$9,666.67	\$38,666.67
31-455-025	Sewer - OE	\$76,385.00	\$30,377.66	\$106,762.66
31-460-240	Motor Fuel - Police	\$12,670.00	\$14,223.33	\$26,893.33
31-460-290	Motor Fuel - PW	\$16,765.00	\$5,588.33	\$22,353.33
36-472-670	Social Security - OE	\$61,130.00	\$20,376.67	\$81,506.67
36-477-025	DCRP - OE	\$815.00	\$271.67	\$1,086.67
41-702-025	Municipal Alliance Grant - OE	\$5,931.00	\$1,977.00	\$7,908.00
42-250-025	911 Project - OE	\$37,400.00	\$12,466.67	\$49,866.67
42-306-011	Recycling MCIA - S&W	\$2,485.00	\$828.33	\$3,313.33
42-306-025	Recycling MCIA - OE	\$9,875.00	\$3,291.67	\$13,166.67
42-331-025	County Health Contract - OE	\$10,000.00	\$3,333.33	\$13,333.33
42-340-025	Animal Control Shared Service - OE	\$1,750.00	\$583.33	\$2,333.33
42-455-025	MCUA - OE	\$80,000.00	\$8,000.67	\$88,000.67
42-456-025	Sewer Maintenance - OE	\$40,000.00	\$0.00	\$40,000.00
43-490-320	Municipal Court - OE	\$50,000.00	\$18,928.24	\$68,928.24
Debt Service:				
45-944-026	Police Lease Interest	\$209.58	\$0.00	\$209.58
<b>2015 Temporary Budget Total</b>		<b>\$2,243,482.12</b>	<b>\$712,150.01</b>	<b>\$2,955,632.13</b>

Cranbury Township Resolution # R 03-15-046

**WHEREAS**, pursuant to the Solid Waste Management Act, N.J.S.A. 13:1E-1, et seq., each county within the State of New Jersey is deemed a solid waste management district; and

**WHEREAS**, each solid waste management district is responsible for developing a solid waste management plan that sets forth the strategy for disposing and/or recycling of solid waste generated within the geographic boundaries of the respective county; and



TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Cranbury Township Resolution # R 03-15-046  
(Continued)

**WHEREAS**, the Board of Chosen Freeholders (the "Board") of the County for Middlesex ("the County") has adopted the Middlesex County Solid Waste Management Plan, as the same has been amended from time to time; and

**WHEREAS**, the County Plan designates the Middlesex County Improvement Authority (the "Authority") as the sole implementing agency responsible for the implementation of the County's Recycling Plan; and

**WHEREAS**, the Township of Cranbury, Middlesex County, State of New Jersey, is desirous of contracting with the Authority, as more fully set forth in the attached "Agreement for the Provision of Recycling Collection and Marketing Services of Designated Recyclables";

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Cranbury, in the County of Middlesex, that the above-referenced Agreement with the Middlesex County Improvement Authority be executed by the Township Administrator and Township Clerk; and

**BE IT FURTHER RESOLVED** that the term of this Agreement shall commence on March 30, 2015 and shall continue until March 30, 2018 unless this Agreement is earlier terminated, as provided herein.

Work Session

a). Discussion by Township Planner on redevelopment of the Cheney, Kushner & Hagerty Parcels.

The Township Planner, Richard Preiss, PP, discussed and presented to the Township Committee and Public the "Area in Need of Redevelopment Report" ("AINR") for the "Cheney/Kushner/Hagerty" parcels. Mr. Preiss gave the background on a study which was done ("Area in Need of Redevelopment" dated February 20, 2015) and explained how the two-step process works; the Township determines if this area is in need of redevelopment and once that is done the next step is to create the redevelopment "plan". Mr. Preiss stated there is a definite advantage to go with this route rather than an eminent domain condemnation. He stressed this process will not be used. He explained this area has remained vacant for quite some time and has become an "eye sore". Mr. Preiss referenced pages 18-19 in the study: the statutory criteria to designate an area as an "urban redevelopment" and reported this parcel meets all of the criteria items listed in a-d of the statute: "a) buildings are substandard, b) the discontinuance of the use of the buildings previously used for commercial, manufacturing, or industrial purpose; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable, c) the land has been vacant for ten (10) years and d) areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community." Mr. Johnson stated it was a good study and outlines what the Township needs to do moving forward. He stated he is in favor of adopting the Resolution. Mr. Preiss indicated the "Plan" will be prepared with all items being addressed and then presented to the Township Committee for its adoption. Mr. Mulligan asked what the time table is. Mr. Preiss reported it will take approximately two (2) to three (3) months to come up with the "Plan". It will then be presented to the Township

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Work Session (Continued)

a). Discussion by Township Planner on redevelopment of the Cheney, Kushner & Hagerty  
Parcels (cont'd).

Committee, given First Reading, referred to the Planning Board and then referred back to the Township Committee for Second Reading and Public Hearing and then adopted. Mr. Preiss also reported there will be presentation of the concept plans to the public and at that time comments will be addressed. Ms. Goetz asked the Township Attorney, Mr. Goodell to speak on the legal process. Mr. Goodell stated, the Township Committee considers and adopts a Resolution adopting the Planning Board's Recommendations and declaring the area in need of redevelopment, the Plan then gets prepared, an Ordinance formally adopting the Plan is adopted as outlined by Mr. Preiss (above). Mr. Goodell stated the statute requires notices have to go out after the adoption of the Resolution this evening. The statute requires notice, N.J.S.A. § 40A:12A-6, "Notice of the determination shall be served, within 10 days after the determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent." Mr. Mulligan inquired if the intent of the Township is to pursue the goals of the Master Plan revisions which were adopted in 2010 and Mr. Preiss agreed. Mayor Taylor stated anyone who has seen the property would agree that it is an area in need of redevelopment and then inquired how long the Department of Community Affairs has to get back to the Township. Mr. Preiss responded they have to get back to the Township within 30 days from date of receipt. Mr. Preiss reported a subcommittee of the Planning Board will be created to make sure everything moves quickly and correctly.

Mayor Taylor asked for public comment:

Ms. Susan Troost, 6 Longstreet Lane, expressed concern that no consideration has been given to how traffic will impact Old Cranbury Road and The Four Seasons at Cranbury development. Mr. Preiss explained the redevelopment is only "a conceptual plan" at this point and once the Plan is done, traffic will be addressed.

Mr. John Calabrese, 84 Labaw Drive, asked if any studies have been made on old oil tanks, contamination, etc. Mr. Preiss responded the environmental issues and possible remediation will be dealt with as well; however, he indicated the area is much less of a concern as originally thought.

Ms. Jane Elias, 12 Labaw Drive, asked if the pine and maple trees can be considered to be left as they act as a barrier/buffer from Old Cranbury Road to the Cheney Property. Mr. Preiss indicated they would most likely not stay however, buffers will be put in.

Mr. Ed Kietlinski, 83 South Main Street, asked why the white ranch house on Old Hightstown Road cannot stay. Mr. Cook responded part of the decision of the Township to be able to apply for the area to be redeveloped, was to "bundle" all of the parcels together.

Mr. Mike Dulin, Wynnewood Drive, asked how the process will work with the developer. Mr. Preiss explained the intention of the Planning Board subcommittee is to work with the developer on the Plan. Mr. Dulin then inquired as to how detailed the Plan will be and Mr. Preiss indicated it will be "very detailed-- layout, architecture, etc." Mr. Dulin asked what happens if another developer should come in. Mr. Preiss stated the Plan goes with

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Work Session (Continued)

- a). Discussion by Township Planner on redevelopment of the Cheney, Kushner & Hagerty  
Parcels (cont'd).  
the property.

Mr. Dee Wahlers, 33 Hagerty Lane, asked if other goals put in place by the Planning Board will now become "null and void." Mr. Preiss reported the Plan will supersede other plans.

Mr. Vikal Kapoor, 4 Handley Court, asked Mr. Preiss if he stands to gain anything from the "Plan" from the Developer. Mr. Preiss responded he does not. Mr. Kapoor inquired if the name of the Developer has been disclosed and Mr. Preiss responded it is his belief it has. Mr. Kapoor raised his concern with having mixed residential and retail in that particular location; impact on schools and traffic concerns. Mr. Goodell, Township Attorney, indicated the Developer will be sitting down with the Planning Board subcommittee and at that time the Developer will be known. Mr. Taylor reported there are three (3) property owners and a Developer who has asked for the Township's help; he is personally very comfortable to work with them. Mr. Cook stated the Township is just at the phase where it is working to come up with the Plan and not "fast tracking" or "green lighting" the property. Mr. Mulligan stated the Township is not looking to change the Master Plan.

Mr. Larry Kettlekamp, 26 Labaw Drive, asked if the property is "under contract". Mr. Goodell indicated there is a contract.

Mr. John Battles, President, Four Seasons at Cranbury Homeowners' Association, stated this area is "blight" and needs to be addressed. The Homeowners' Association wishes to work with the Planning Board subcommittee to make this area a "gateway to the Town" and suggested including a park at the site.

Mr. Fred Macaro, 87 Labaw Drive, asked if Four Seasons will be left alone or is there going to be a "cut through". Mr. Preiss responded, "Absolutely Not!"

Ms. Jennifer Yesalavage, 61 South Main Street, asked if a redevelopment plan could change the density in the area. She raised her concerns if the area is redeveloped, there will be a lot of noise and traffic. She indicated she would rather look at the vacant lot across the Street than to have the proposed development. Mr. Cook stated the Township's idea is to create something that is beneficial to all.

Mr. Kapoor (senior), 4 Handley Court, stated Old Cranbury Road is not wide enough to accommodate the increase in traffic. Mr. Goodell responded the concern is premature as the Planning Board will be working on creating the Plan and there will be time to raise concerns once the Plan is presented. Mr. Kapoor referenced there are empty stores now in the downtown area so why build any more stores. Mr. Preiss addressed the question, explaining whatever retail is allowed for this proposed location will be given consideration to what kinds of shops already exist in the downtown area and traffic issues will be reviewed as well.

Ms. Jane Elias, 12 Labaw Drive, asked if there is a fence around the swimming pool. Mr. Preiss indicated there is however, it is in bad shape and stated the residents who live in Four Seasons have lived with the debris and other issues for many years; the site needs to be redeveloped. Ms. Elias requested the Township "not be swayed" to not approve the site for redevelopment. Mayor Taylor asked if anyone else wished to speak. Hearing none, he closed the public comment portion of the Work Session.

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

On motion offered by Johnson, seconded by Cook, the following resolution was adopted by vote:

Ayes: (Cook	
(Goetz	Abstain: (None
(Johnson	
(Mulligan	Absent: (None
(Taylor	

Nays: (None

Cranbury Township # R 03-15-047

**TOWNSHIP OF CRANBURY  
RESOLUTION DESIGNATING  
THE "CHENEY/HAGERTY/KUSHNER" SITE  
(BLOCK 19, LOTS 2, 3 & 4 AND BLOCK 20.16, LOTS 7, 8, 9, 10 & 20)  
AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT  
PURSUANT TO THE NEW JERSEY LOCAL  
REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 *et seq.*)**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located within the municipality constitute an area in need of redevelopment; and

**WHEREAS**, to determine whether certain parcels of land constitute an area in need of redevelopment, the Township Committee of the Township of Cranbury, pursuant to Resolution #R 12-14-148 adopted December 22, 2014, authorized and directed the Cranbury Township Planning Board ("Board") to conduct a preliminary investigation to determine whether the area consisting of Block 19, Lots 2, 3 and 4, and Block 20.16, Lots 7, 8, 9, 10 and 20 and commonly referred to as the "Cheney/Hagerty/Kushner" site (the "Study Area") met the criteria set forth in *N.J.S.A. 40A:12A-5* and should be designated as an area in need of redevelopment; and

**WHEREAS**, the Planning Board authorized and directed its planning consultants Phillips Preiss Grygiel LLC ("PPG") to conduct a preliminary investigation to determine whether the Study Area should be designated an area in need of redevelopment and to prepare a report on the Board's behalf regarding the results of that investigation; and

**WHEREAS**, in conjunction with Board engineering consultants Hoder Associates, PPG prepared a map depicting the Study Area as well as a report entitled "AREA IN NEED OF REDEVELOPMENT INVESTIGATION FOR THE CHENEY/HAGERTY/KUSHNER SITE, CRANBURY, NJ," dated February 20, 2015 (the "Report"), regarding the determination of the Study Area as an area in need of redevelopment; and

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Cranbury Township # R 03-15-047  
(Continued)

**WHEREAS**, the Redevelopment Law requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as an area in need of redevelopment, at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

**WHEREAS**, the Board conducted its public hearing on March 12, 2015, at which it heard the testimony of its planning consultant, Richard M. Preiss, PP and the testimony of its engineering consultant David J. Hoder, PE; reviewed Exhibits PB-1, consisting of the above-referenced Report, and PB-2, consisting of a map of the Study Area (Figure 8 from the Report); and took comments and questions from members of the public; and

**WHEREAS**, the meeting and public hearing were duly noticed in accordance with the requirements of the Open Public Meetings Act and the Redevelopment Law; and

**WHEREAS**, members of the general public were provided an opportunity to present evidence concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment, and an opportunity to cross-examine the Board's consultants and to address questions to the Board and its representatives concerning the potential designation of the Study Area as a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Planning Consultant concluded in the Report and testified to the Planning Board on March 12, 2015 that there was evidence to support the following findings:

- (i) the **Cheney Property** satisfies the criteria for redevelopment area designation set forth in *N.J.S.A. 40A:12A-5a, 5b and 5d* (Block 20.16, Lot 7);
- (ii) the **Hagerty Property** satisfies the criteria for redevelopment area designation set forth in *N.J.S.A. 40A:12A-5c* (Block 19, Lot 2), *N.J.S.A. 40A:12A-5a, 5b and 5d* (Block 19, Lot 3), *N.J.S.A. 40A:12A-5a and 5d* (Block 19, Lot 4), *N.J.S.A. 40A:12A-5a and 5d* (Block 20.16, Lot 8) and *N.J.S.A. 40A:12A-5a and 5d* (Block 20.16, Lot 9);
- (iii) the **Kushner Property** satisfies the criteria for redevelopment area designation set forth in *N.J.S.A. 40A:12A-5a, 5b and 5d* (Block 20.16, Lot 10) and *N.J.S.A. 40A:12A-5c* (Block 20.16, Lot 20); and

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Cranbury Township # R 03-15-047  
(Continued)

**WHEREAS**, after the conclusion of the public hearing described above, the Planning Board adopted a Resolution (the "Board Resolution") finding and concluding that the Study Area qualified as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5a, -5b, -5c, and -5d*; and

**WHEREAS**, the Planning Board recommended that the Cranbury Township Committee designate the Study Area as a non-condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law; and

**WHEREAS**, the Township Committee agrees with the conclusion of the Planning Board that the Study Area meets the criteria for redevelopment area designation, and the Township Committee finds that such conclusion is supported by substantial evidence; and

**WHEREAS**, the Township Committee now desires to designate the Study Area as a non-condemnation area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-6*; and

**WHEREAS**, the Township Committee further desires to authorize and direct the Planning Board to cause a redevelopment plan to be prepared for the Study Area and present same to the Township Committee pursuant to *N.J.S.A. 40A:12A-7f*.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranbury, in the County of Middlesex, New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Township Committee hereby designates the **Cheney Property** (Block 20.16, Lot 7), the **Hagerty Property** (Block 19, Lots 2, 3 and 4; Block 20.16, Lots 8 and 9) and the **Kushner Property** (Block 20.16, Lots 10 and 20), collectively referred to as the "Study Area," as a non-condemnation area in need of redevelopment, pursuant to *N.J.S.A. 40A:12A-6*.
3. The Planning Board is hereby authorized and directed to cause a redevelopment plan to be prepared for the Redevelopment Area and to present same to the Township Committee pursuant to *N.J.S.A. 40A:12A-7f*.
4. This resolution shall be forwarded to the Commissioner of Community Affairs pursuant to *N.J.S.A. 40A:12A-6(b)(5)(c)* and shall be served on all persons entitled to notice pursuant to *N.J.S.A. 40A:12A-6(b)(5)(d)*.

TOWNSHIP COMMITTEE MEETING  
March 23, 2015

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello stated she had nothing to report.

--Assistant Administrator's Report

Ms. Cunningham stated she had nothing to report.

Reports from Township Boards and Commissions

Public Comment

The Mayor opened the meeting to public questions and comments. There being no further comments, the Mayor closed the public portion of the meeting.

Township Committee Member Notes

There were no additional Township Committee Member comments.

Mayor's Notes

Mayor Taylor stated he had no additional comments for the Mayor's Notes and requested a motion to adjourn. On a motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 9:02 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk

ADDENDUM A

# TOWNSHIP OF CRANBURY

2015

## MUNICIPAL BUDGET

Presented By: Denise Marabello, CMFO  
Township Administrator/Director of Finance



# CRANBURY TOWNSHIP CHALLENGES

- Future Declining Role of Surplus Replenishment
- Increasing Costs (Affordable Housing Costs, Contractual Obligations, Master Plan Update)
- Major Capital Projects (Sewer Improvements, Brainerd Lake Dredging, Vehicles, Affordable Housing, Road Repairs)

# DEVELOPMENT OF THE 2015 BUDGET

The process was driven by four objectives:

1. Keep controllable operating expenses manageable
2. Control surplus spending
3. Monitor assessed value
4. Maintain level of service that makes Cranbury a place people want to live

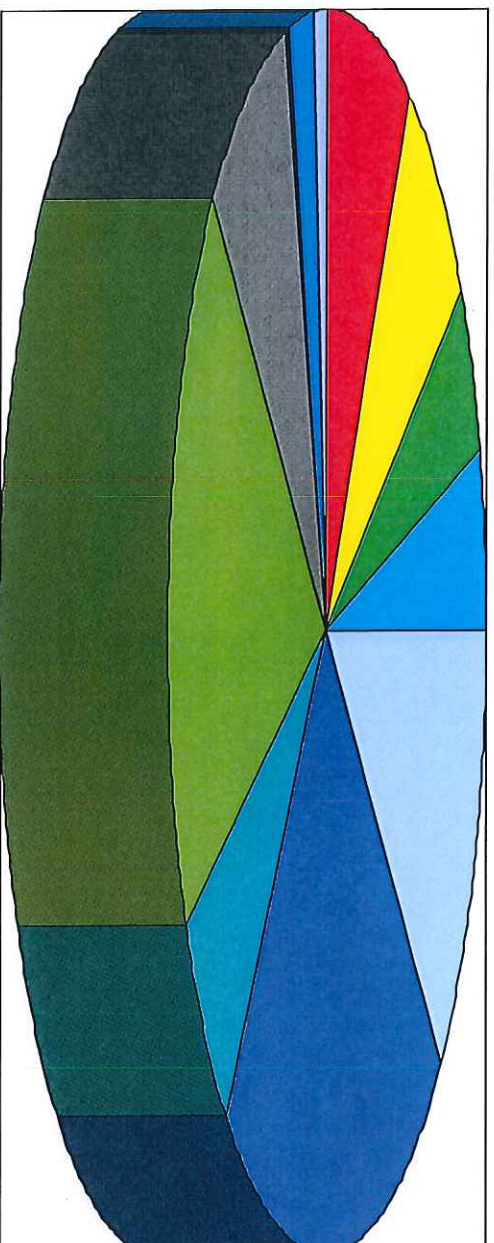
# 2014 ACCOMPLISHMENTS

- Planted Third Round of Trees from Turnpike Tree Grant
- Painted Town Hall and Implemented Security Measures
- Implemented Tax and Sewer Credit Card Payments On-Line
- Installed Village Park Rain Garden
- Awarded Phase III Downtown Beautification Grant for \$300,000
- Completed Cranbury Brook Sewer Pump Station Improvements
- Completed Brainerd Lake Dam Project
- Completed Downtown Beautification Phases I and II
- Installed Generator at Town Hall
- Purchased Reinhardt Farmland Easement



	<u>2015</u>	<u>2014</u>
Operating Budget	\$8,838,614	\$8,671,235
Debt Service	\$2,072,439	\$2,294,834
<b>Less Open Space Tax</b>	\$308,664	\$306,460
Net Debt Service	\$1,763,775	\$1,988,374
Capital Improvement Fund and Capital Projects	\$30,000	\$20,000
Reserve for Uncollected Taxes	\$141,514	\$181,504
<b>Total</b>	<b>\$10,743,903</b>	<b>\$10,860,663</b>
Non-Surplus Revenues	\$2,823,891	\$2,769,034
Remainder to be Funded	-\$7,920,012	-\$8,091,629
Use of Surplus	\$970,000	\$1,344,050
Amount to be Raised by Taxes	-\$6,950,012	-\$6,747,579
Total Assessed Value	\$1,543,320,989	\$1,532,299,393
Tax Rate w/o Use of Surplus	\$0.51	\$0.53
	0.450328	0.440356
Open Space Tax	\$0.020	\$0.020
.510=AMOUNT TO BE RAISED BY TAXES-1(TOTAL ASSESSED VALUE/100)		
.450328-.440356 = .010 TAX INCREASE		
Inside CAP limit @ 3.5% = \$7,481,209.79		
Inside CAP limit @ .5% = \$7,243,787.13		
Inside CAP budget \$7,031,947.22		

# CRANBURY TOWNSHIP MUNICIPAL BUDGET 2014 \$10,743,903



- |                             |                               |
|-----------------------------|-------------------------------|
| Admin Staff & Professionals | Public Safety                 |
| Public Services             | Debt                          |
| Utilities                   | LOSAP                         |
| Gov't Related               | Reserve for Uncollected Taxes |
| Insurance                   | Shared Services               |
| Library                     | Pension                       |

# EMPLOYEES

69 Total Cranbury Township Municipal Employees – 34 Full Time / 35 Part Time  
11 Library Employees – Township handles Payroll for the Library's Employees

- Administrative (other than statutory positions) – 5 Full Time / 5 Part Time
- Township Committee – 5 Part Time
- Public Works – 7 Full Time
- Police – 17 Full Time
  - Includes Police Secretary
- Crossing Guards – 9 Part Time
- Clock Winding – 9 Part Time
  - Paid Once a Year
- Statutory Positions – 2 Full Time / 2 Part Time
  - Tax Collector, Tax Assessor, Clerk/Registrar, CFO
- Fire Official – 2 Part Time
  - Paid for by State Local Enforcement Agency (LEA) Revenue
- Construction – 3 Full Time / 3 Part Time
  - Paid for by Permit Fees not by Tax Dollars

# BUDGET HISTORY

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Assessed Value	\$1,696	\$1,600	\$1,543	\$1,543	\$1,532	\$1,543
Budget*	\$10.3	\$10.3	\$10.3	\$10.3	\$10.8	\$10.8
Amount to be Raised by Tax	\$6.3	\$6.3	\$6.3	\$6.3	\$6.7	\$6.9

Per Million Dollars

\*Less Grants and Note Paydown

# STATE MANDATED EXPENSES

• PERS (Pension)	\$151,576
• PFRS (Pension)	\$350,965
• DCRP (Pension)	\$3,027
• Library	\$483,300
• Planning Board Member Training	\$1,000
• Affordable Housing	\$130,191

Total	\$1,120,059
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10% of TOTAL OPERATING BUDGET

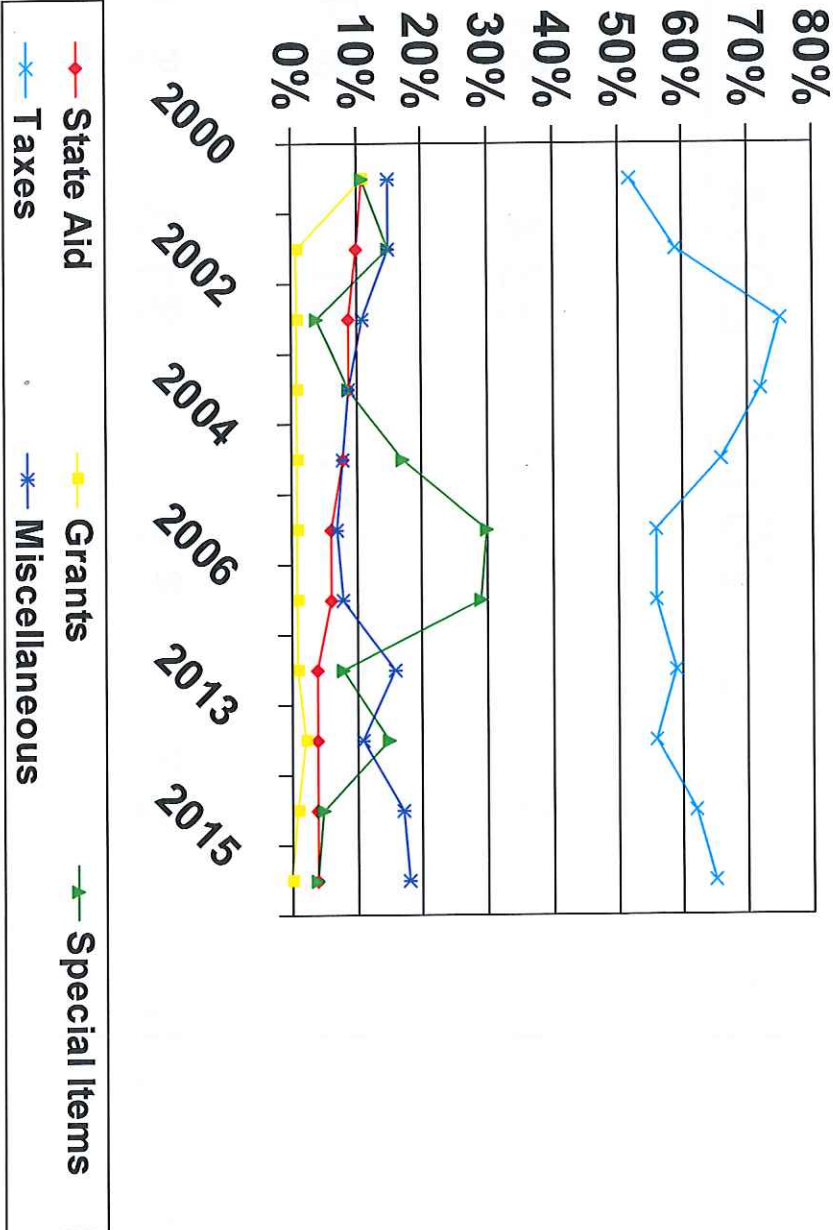


## 2015 REVENUES

Total Anticipated = \$10,743,903

- Tax Revenue = \$6,950,012 (65%)
- Miscellaneous = \$1,937,206 (18%)
- Special Items = \$419,665 (4%)
- State Aid = \$467,020 (4%)
- Surplus = \$970,000 (9%)

# ANTICIPATED REVENUE TREND



## DETAIL OF SURPLUS

2011   2012   2013   2014   2015

Available      \$4.9      \$4.0      \$3.4      \$3.4      \$3.0

Used            \$1.7      \$1.3      \$1.3      \$1.3      \$.9

Replaced      \$.8      \$.7      \$.9      \$1.3      \$.6 est

Per Million Dollars

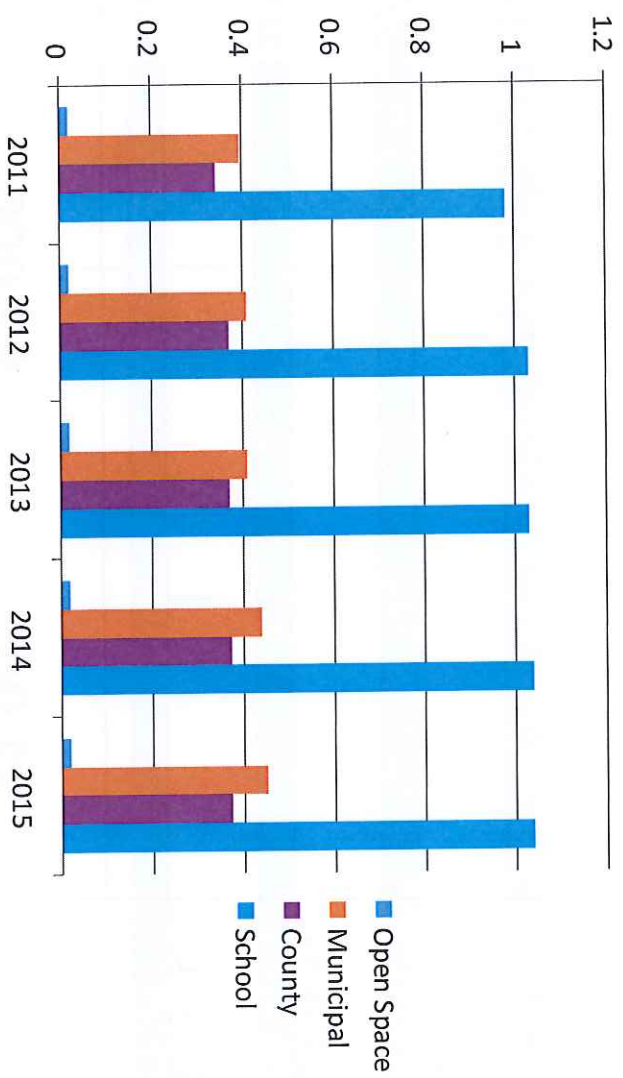
**SURPLUS  
ANALYSIS**

	Balance January 1	Surplus Used in Budget	Surplus Added in Tax Year	Balance December 31	Surplus Replenishment	Municipal Tax Rate	Revenue Per .01 Tax Levy
2004	\$4,269,207.51	\$2,600,000.00	\$2,512,804.13	\$4,182,011.64	97%	0.720	\$54,532
2005	\$4,182,011.64	\$2,200,000.00	\$2,700,959.15	\$4,682,970.79	123%	0.770	\$58,819
2006	\$4,682,970.79	\$2,317,000.00	\$1,488,775.69	\$3,854,746.48	164%	0.850	\$61,938
2007	\$3,854,746.48	\$1,227,859.00	\$1,993,788.47	\$4,620,675.95	162%	0.350	\$185,622
2008	\$4,620,970.79	\$1,543,326.00	\$1,855,996.49	\$4,933,346.44	120%	0.375	\$185,094
2009	\$4,933,346.44	\$1,580,350.00	\$1,248,021.16	\$4,601,017.60	79%	0.375	\$178,676
2010	\$4,601,017.60	\$1,146,000.00	\$1,480,690.64	\$4,934,442.54	129%	0.375	\$169,569
2011	\$4,934,442.54	\$1,704,000.00	\$848,096.63	\$4,078,539.71	49%	0.395	\$160,046
2012	\$4,078,539.17	\$1,371,000.00	\$748,008.58	\$3,455,547.75	54%	0.41	\$154,301
2013	\$3,455,547.75	\$1,359,922.00	\$967,964.02	\$3,063,589.77	73%	0.41	\$154,420
2014	\$3,063,589.77	\$1,344,050.00	\$1,284,829.67	\$3,004,369.44	96%	0.44	\$153,320
2015	\$3,004,369.44	\$970,000.00	\$600,000.00	\$2,634,369.44	62%	0.45	\$154,332

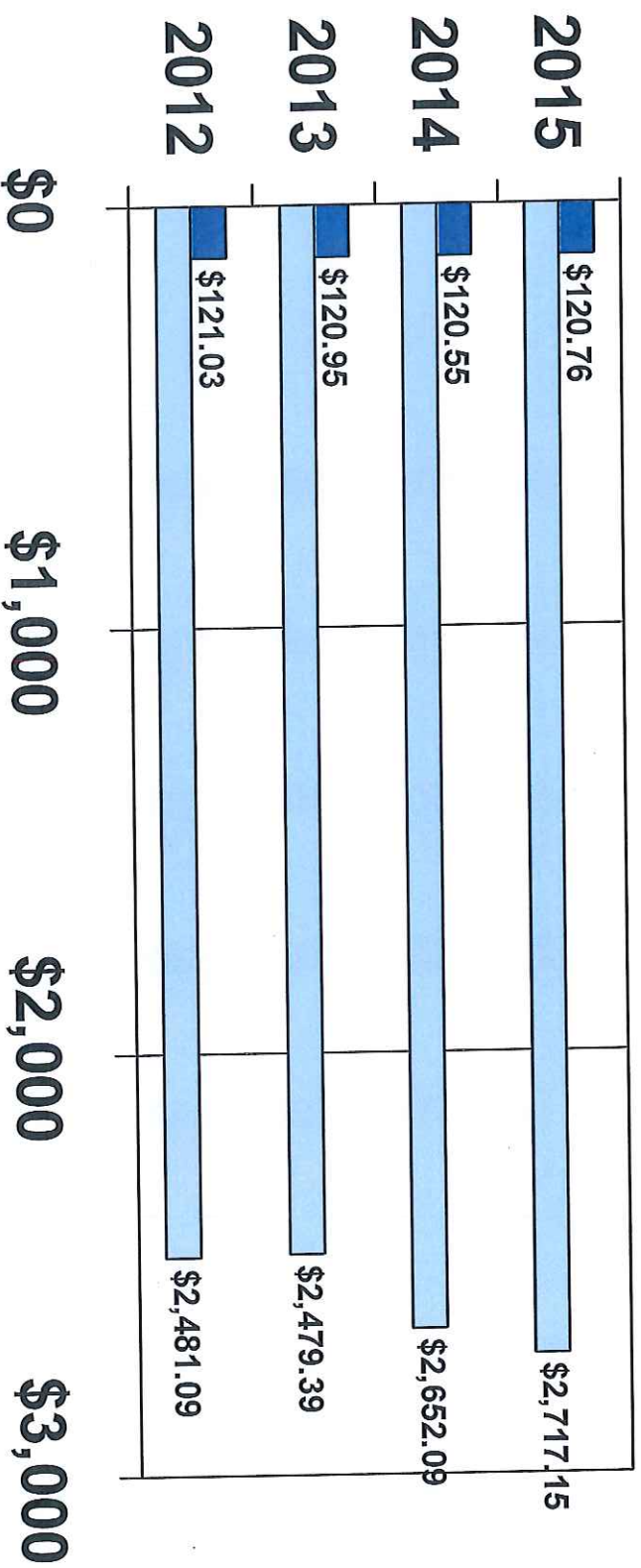
## DETAIL OF TAXES

	2014	2015
Assessed Value	\$1,532,299,393	\$1,543,320,969
Municipal Tax Rate (Includes Library)	.440	.450
Average Household Assessment	\$602,748	\$603,813

# TAX RATE COMPARISON



## AVERAGE ASSESSMENT BY TAX RATE (equals \$603,813 for 2015)



■ Municipal ■ Municipal Open Space



# TAX COMPARISON BY MUNICIPALITY

Cranbury   S Bruns   Monroe   W Windsor   E Windsor   Plainsboro

2014 Total						
Rate	1.869	2.123	2.308	2.467	3.160	2.393
Annual						
Taxes	\$11,285	\$12,819	\$13,936	\$14,896	\$19,080	\$14,434

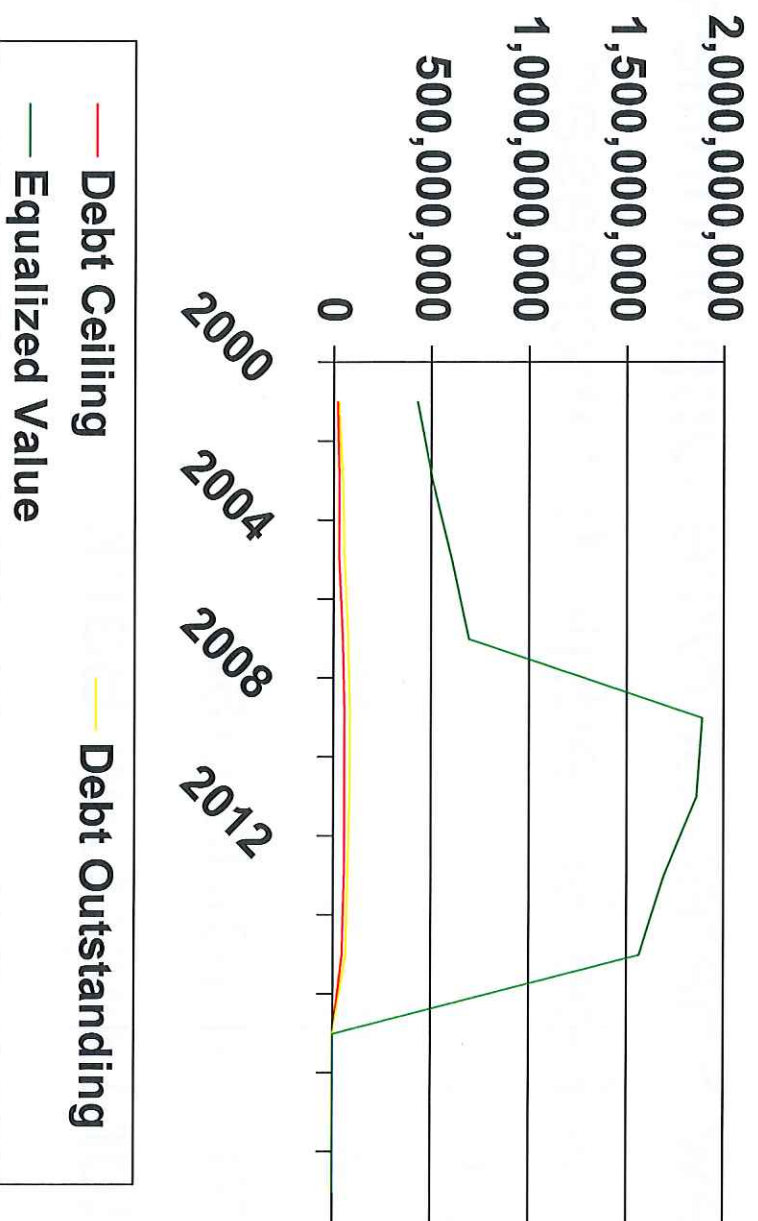
Using Average Household \$603,813

Using Effective Tax Rate-enables the comparison of one district to another



	ORIGINAL	INTEREST	PRINCIPAL	INTEREST	2015	2015	BALANCE
<u>BOND</u>	<u>AMOUNT</u>	<u>RATE</u>	<u>PD TO DATE</u>	<u>PD TO DATE</u>	<u>PAYMENT</u>	<u>PAYMENT</u>	<u>O/S 12/31/15</u>
2005 GENERAL	\$6,241,000.00	3.75% - 4.10%	\$3,500,000.00	\$1,694,017.50	\$550,000.00	\$106,890.00	\$2,191,000.00
2005 SEWER	\$2,018,000.00	3.75% - 4.10%	\$750,000.00	\$607,162.50	\$100,000.00	\$50,400.00	\$1,168,000.00
2009 REFUND	\$9,490,000.00	2.549% - 4.00%	\$3,605,000.00	\$1,642,267.50	\$750,000.00	\$207,225.00	\$5,135,000.00
2013 GENERAL	\$5,924,000.00	2.50% - 3.00%	\$210,000.00	\$154,877.31	\$210,000.00	\$152,417.50	\$5,504,000.00
2013 OPEN SPACE	\$2,425,000.00	2.50% - 3.00%	\$90,000.00	\$63,412.50	\$90,000.00	\$62,325.00	<u>\$2,245,000.00</u>
							<u>\$16,243,000.00</u>

# DEBT HISTORY



# 2015 BUDGET ACTIONS

- Review Shared Service Opportunities
- Review Fee Schedule for Increased Revenue
- Review Sewer Fees
- Monitor Surplus Use
- Monitor Levy Cap Bank