

TOWNSHIP COMMITTEE MEETING  
April 13, 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 Richard Preiss, PP, Township Planner; Rachel Doobrajh, Esq., Township Attorney; Denise Marabello, Township Administrator/Director of Finance and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. 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 23, 2015

On motion by Mr. Cook, seconded by Mr. Johnson and unanimously carried, the Regular Township Committee Minutes of March 23, 2015 were adopted.

Reports and Communications

--Mayor

Mayor Taylor announced the appointments of Kevin Lowery and Vikal Kapoor as members to the Municipal Alliance Committee. Both terms will expire on December 31, 2017.

Mayor Taylor thanked the Cranbury Woman's Club for another wonderful Easter Egg Hunt on April 4th. He stated it is events like the Egg Hunt that make Cranbury a very special place.

He reported on April 6<sup>th</sup> the Fire Company Vehicle Fire Training occurred at the Mercer County Fire Academy. Mayor Taylor reported he attended the Governor's Town Hall Meeting at Old Bridge High School on April 7th. He stated the Governor did not address any questions that would impact Cranbury; however, he stated the event was well organized and was nice to attend.

Mayor Taylor reported he met with Assemblyman Dan Benson in Town Hall on April 8<sup>th</sup>. Mayor Taylor stated they discussed Affordable Housing and the fact that every town is now incurring legal costs to at least review the court ruling if not filing for protection. There is legislation being worked on in the Assembly and the expectation is that there will be legislation in the Senate; however, the timing is unknown at this point.

Mayor Taylor reported Assemblyman Benson advised that East Windsor Mayor Janice Mironov was working with other Mayors on legislative acts on Affordable Housing. Mayor Taylor stated he reached out to Mayor Mironov to let her know Cranbury is supportive of such efforts. He stated he spoke to Mayor Mironov on April 10<sup>th</sup> regarding affordable housing legislation and offered Cranbury's support.

Mayor Taylor stated he and Assemblyman Benson discussed how federal grants are too complex for small towns to adhere to the current terms and conditions. He stated even though Cranbury was

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Reports and Communications

--Mayor (cont'd.)

awarded a grant to put in sidewalks along Old Trenton Road, the Township had to turn down the grant as the risk of not being reimbursed was too great. Assembly Benson stated this is a broader concern and stated there is discussion on how the State can assist in such instances so federal money is not declined in the future.

Mayor Taylor stated he attended the Board of Education meeting on April 8<sup>th</sup> to thank them for their support of "Student Council Day" in Cranbury. He stated the Board will be introducing their Budget on April 28<sup>th</sup>. He reported he will be attending that meeting, and if the Township has two (2) or more Committee members attend the meeting, the Township will get credit on the State Checklist for State Aid. He stated the PARCC tests were administered, and Cranbury had a very high participation rate with a minimal number of students opting out.

Mayor Taylor stated there was a ribbon-cutting ceremony for the Cranbury Station Gallery and Cranbury Limousine. He stated he and Mr. Mulligan attended the Girl Scouts' "Best Fellow Dance." Mayor Taylor stated the next Coffee Meeting at Teddy's with the Mayor and Police Chief is scheduled for April 18<sup>th</sup>, and the Town-wide garage sale is on April 25<sup>th</sup>.

On other items, Mayor Taylor reported the police are working on road safety improvements. He stated the Police will carry Narcan as of April 9, 2015 for heroin/opiate and related overdoses.

Mayor Taylor announced the Arbor Day Celebration is on Friday, April 24<sup>th</sup> at 2:00 p.m. at the Babe Ruth Ballfield across from the Cranbury School. The public is invited. Cranbury has been named a Tree City for the 27<sup>th</sup> year!

Reports and Communications

--Members of Committee

Mr. Cook

Mr. Cook reported he attended the Library Board Meeting and stated the Board is proceeding with fundraising for the new Library, and they are also fine tuning the Budget.

Mr. Cook reported Rock Solid, the contractor for the Brainerd Lake and Dam Project, will have completed all of the punch list items by April 15<sup>th</sup>. He stated there will be a conference call on April 16<sup>th</sup> to confirm the punch list was completed. Mr. Cook stated Rock Solid will work with PSE&G to install the two lights on the Lake side. Mayor Taylor inquired about the railing pain, and Mr. Cook stated the railing has been primed and painted and will be touched up again now that the weather is better.

Mr. Cook stated the Township is still waiting for the final site plan regarding the remediation of Village Park Lake edge. He stated the Township should receive a date soon from Township Engineer, Bill Tanner.

Mr. Mulligan

Mr. Mulligan reported some of the Committee attended the Buy Rite Grand Opening. He stated the parking lot has been paved, and it is nice to see improvements on the property.

Mr. Mulligan reported the Township Committee, along with the Township Planner and Attorneys, Mark Berkowsky from Cranbury Housing Associates and also some residents have been working on Affordable Housing. He stated he and Mr. Cook are on an Affordable Housing Subcommittee. Mr. Mulligan explained the Township is under a July deadline to come up with the best plan to protect Cranbury.

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Reports and Communications  
--Members of Committee

Mr. Cook stated he did not realize that there is a certification where by a municipality can be certified as being compliant with affordable housing, and stated Cranbury Township is one of 68 out of 566 municipalities in New Jersey that is compliant with affordable housing. Mr. Mulligan stated Cranbury wants to do its fair share; however, it is also important to protect Cranbury's best interests.

Ms. Goetz

Ms. Goetz reported Cranbury received the fourth "Downtown Beautification" grant. She stated the Township had requested \$240,000 and received \$190,000, which will cover the two sections not included in Phase 3 (north side of Park Place and also the east side of Main Street from Park Place West to Scott Avenue). She stated if the Phase 3 and 4 Grants are combined, the Township can go out once to bid for the Project thus saving engineering costs. There was additional discussion on the sections of sidewalks to be replaced.

Ms. Goetz reported there have been discussions over the last few years concerning improvements to Petty Road. The first step is to get a survey, and that is currently underway. She stated there is some concern about drainage issues, location of easements, as well as concern that the road actually crosses property. A report should be available by the end of April.

Mr. Cook asked about the herbicide treatments for the Lake. Ms. Goetz stated the Township has agreed to issue contracts to Princeton Hydro. Ms. Goetz stated they are in the process of applying for the permit, and Ms. Marabello confirmed the Township just received an invoice from the DEP for the permit. Ms. Goetz reported Princeton Hydro will look at the Lake in early spring to determine what herbicides should be applied. She stated right now the Lake looks healthy and the goal is to keep it looking that way. She stated there will be several applications, and residents on the Lake will be notified before each application.

Mr. Johnson

Mr. Johnson reported he attended the Annual Business Association Meeting, and met with several developers who would like to do projects in Cranbury.

Mr. Johnson brought up the Riparian Zone Ordinance, which has been discussed several times as a Work Session item to determine whether the Township Committee or Zoning Board would handle the variances. Mr. Johnson stated he spoke to the Attorney who advises the Planning and Zoning Boards and asked if an application needing a variance came before the Zoning Board, could the Township Committee attend the meeting, hear the evidence, and act on the variance that night. Mr. Johnson stated this process would not inconvenience an applicant; however, it was advised this was not possible because State law provides for a separation between the Zoning Board and the Governing Body. Mr. Johnson stated if the Township Committee retains the control over variances, it would require the applicant come before the Committee at a second hearing. Mr. Johnson stated he was looking for some input, and felt the Attorney could then proceed to prepare an Ordinance.

Ms. Goetz stated she is very comfortable with having the Zoning Board making the decision on variances. She stated she was probably in the minority; however, she felt that this was the Zoning Board's area of expertise.

Mr. Mulligan stated he would like to see the decision stay with the Township Committee initially. He stated he would prefer to see if that did/did not work before it is given to the Zoning Board. He stated he felt a lot of the jurisdiction the Township Committee has had over the years has gone to different Boards

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Reports and Communications

--Members of Committee

and Commissions. He stated he often feels powerless as a Township Committee member, and he sees this as being a key element in an economic environment. Mr. Mulligan stated he wants to be able to give relief to a property because it could be very important to the Township, and stated if the process became too cumbersome or the process failed, it could then be given to the Zoning Board. He stated once the process was given to the Zoning Board, it could never come back.

Mr. Johnson stated if the Township Committee wanted to retain the process initially, he would agree to that. However, he stated he could understand how an applicant could become irritated if they had to attend a Township Committee meeting after attending one or more Zoning Board meetings.

Mr. Cook stated he agreed with Mr. Mulligan to see if the process works with the Township Committee first before giving it to the Zoning Board.

Ms. Goetz felt that the Township Committee by its nature may not have the expertise in some areas and would have to reach out to the Boards for input. Mr. Mulligan stated the Township Committee would still obtain guidance from the professionals before decisions are made. Ms. Goetz stated the Ordinance does not have a procedure to follow. Mr. Cook agreed the Ordinance would have to have a procedure which would include a specialist or counsel.

Mayor Taylor stated if the Township Committee hears appeals, the process is essentially a hearing including a stenographer, a professional's time (in addition to the time already spent with the Zoning Board), and an attorney present at the Township Committee meeting. He stated he sees a duplication of efforts with more costs and time involved. Mayor Taylor stated if the idea is to have Riparian issues come before the Township Committee to promote commercial growth, the Committee will have to understand the Riparian Ordinance as well as other zoning variance issues. He stated he felt the most cost-efficient process would be at the Zoning Board.

Mr. Richard Preiss, Township Planner, addressed the pros and cons of going before the Township Committee. He stated the process could incur additional time and costs to the applicant. Mr. Johnson stated it would be beneficial to make a decision so the Attorney could draft the Ordinance to have as a stand-alone or fall under the Land Use Law. After much discussion, the Township Committee decided to have the process be under the Land Use Law.

Reports and Communications

-- Subcommittees

There were no Subcommittee reports.

Agenda Additions/Changes

Ms. Cunningham reported after Public Comment, three (3) Proclamations will be added to the Agenda.

Public Comment - For Agenda Items

Mayor Taylor opened the meeting to public questions and comments for items on the Agenda.

Ms. Connie Bauder, Petty Road, stated she wanted to address the lack of lighting at the corner of North Main Street and both sides of Park Place. She stated drivers cannot see pedestrians because the lighting is too far down the road. Ms. Goetz explained the Beautification Grant did not cover lighting. She stated the Township provided the lighting. Ms. Goetz stated the Township needs to do an assessment of lighting and stated that area of the Village has become very busy.

Public Comment

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Ms. Bauder (cont'd.)

Ms. Bauder stated if Riparian issues are to be addressed by the Zoning Board, then she stated the Zoning Board must be better educated. She stated the Jet USA land on Dey Road had many wetlands issues which were not addressed. She stated zoning issues cannot be decided upon because of fear of lawsuits.

Ms. Bauder also addressed the drainage issues on Petty Road and stated the area has become a perfect breeding spot for mosquitos. She requested Public Works needs to clean up fermenting leaves. There being no additional comments, the Mayor closed the public portion of the meeting.

Proclamations

Mayor Taylor proclaimed Friday, April 24, 2015 as Arbor Day and urged all citizens to support efforts to protect trees and woodland, to support the Township's forestry program and to plant trees. Mayor Taylor proclaimed Saturday, April 25<sup>th</sup> as "Little Owl Enrichment Day" and urged all citizens to support the efforts of the teachers and staff of Little Owl Enrichment. Mayor Taylor read the Proclamation announcing that Tuesday, April 28<sup>th</sup> would be "Denim Day" in recognition of April 2015 as Sexual Assault Awareness Month. Mayor Taylor thanked Ms. Jane Elias and Ms. Susan Westerberg of the Cranbury Woman's Club for bringing this Proclamation to the Township Committee's attention.

Mayor Taylor asked for a motion to adopt the three (3) Proclamations. On a motion by Ms. Goetz, seconded by Mr. Mulligan, the Proclamations were adopted by vote:

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

Public Hearing on the Budget Amendment Resolution # R 03-15-043  
(A Resolution to amend Cranbury Township's Budget Resolution # R 02-15-031)

Ms. Marabello reported that after the Public Hearing on the Budget at the last meeting, she had to amend the Public Works Roads Budget for overtime due to the bad winter weather. She stated an additional \$30,000 had to be added to the Budget.

Ms. Cunningham announced the Public Hearing on the Budget Amendment Resolution was publicized in the Cranbury Press. The Mayor then opened the meeting to public questions and comment on the Budget Amendment Resolution. There were no comments and Mayor Taylor closed the Public Hearing on the Municipal Budget Amendment.

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

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

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Cranbury Township Resolution # R 03-15-043

**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 )	Nays (		Abstained (	
		(Goetz )	(		(	
		(Johnson )	(		(	
		(Mulligan )	(		Absent (	
		(Taylor )	(		(	
				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
(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>

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

<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, 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  
First Reading

Cranbury Township Ordinance # 04-15-04

An Ordinance entitled, # 04-15-04, "AN ORDINANCE FIXING THE SALARIES, WAGES AND BENEFITS FOR VARIOUS OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CRANBURY PROVIDING FOR THE MANNER OF PAYMENT THEREOF, AND RATIFYING SALARIES AND PAYMENTS TO EMPLOYEES AN OFFICIALS PREVIOUSLY PAID," was introduced for first reading. On motion by Mr. Mulligan, seconded by Mr. Cook, the Ordinance was passed on first reading by vote:

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

Nays: (None

Public Hearing: Monday, April 27, 2015 at 7:00 p.m.

TOWNSHIP COMMITTEE MEETING  
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Cranbury Township Ordinance # 04-15-04  
(Continued)

SECTION 1. The following salaries, wages and fees shall be paid to the various Township Officials and employees of the Township of Cranbury as hereinafter specified, effective, April 1, 2015 unless otherwise noted:

TITLE	ANNUAL SALARY RANGE		Minimum Hourly Rate	Maximum Hourly Rate
	Minimum Salary	Maximum Salary		
Mayor - Part Time	\$5,000	\$10,000		
Township Committee - Part Time	\$4,000	\$8,000		
Township Administrator – Full Time	\$20,000	\$40,000		
Director of Finance/Chief Financial Officer/Treasurer – Full Time	\$90,000	\$115,000		
Township Clerk/Registrar - Full Time	\$45,000	\$90,000		
Assistant Administrator – Full Time	\$1,000	\$3,000		
Tax Assessor - Part Time	\$20,000	\$60,000		
Zoning Officer - Part Time	\$5,000	\$12,000		
Chief of Police - Full Time <b>(effective 1/1/15)</b>	\$90,000	\$140,000		
Construction Official/Building Inspector - Full Time	\$60,000	\$90,000		
Building Sub-Code/Building/Sr. Fire Inspector – Full Time	\$50,000	\$87,000		
Building Inspector - Part Time	\$20,000	\$50,000		
Plumbing Subcode Official - Part Time	\$15,000	\$30,000		
Electrical Subcode Official - Part Time			\$14.00	\$32.00
Fire Sub Code Official – Part Time	\$6,000	\$7,000		
Sewer Superintendent	\$5,000	\$10,000		
Fire Official - Part Time	\$15,000	\$30,000		
Director of Recreation - Part Time	\$8,000	\$20,000		
Summer Recreation Art Director – Seasonal	\$3,000	\$6,000		
Summer Program Director – Seasonal	\$6,000	\$8,000		
Summer Program Employees – Seasonal			\$5.00	\$20.00
Assistant Fire Official – Part Time			\$15.00	\$20.00
Deputy Treasurer/Payroll Clerk/Tax Clerk/Sewer Clerk – FT			\$16.00	\$28.00
Qualified Purchasing Agent/Accounts Payable Clerk/Finance Assistant – FT			\$20.00	\$30.00
Deputy Clerk/Deputy Registrar - Full Time			\$13.00	\$31.00



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Tax Collector – Part Time <b>(effective 1/1/15)</b>	\$10,000	\$15,000		
Assistant Assessor			\$20.00	\$30.00
Planning Admin. Officer/InfoSystems Coord - FT			\$21.00	\$32.00
Administrative Assistant to the Chief of Police - Full Time <b>(effective 1/1/15)</b>			\$18.00	\$30.00
School Crossing Guards - Part Time			\$11.00	\$24.00
Sr. Technical Assistant/Alt Deputy Registrar - FT			\$13.00	\$31.00
Director of Public Works Mgr/Small Animal Control Officer/Property Standards Enforcement Officer – FT			\$19.00	\$43.00
Public Works Admin Asst/ Recycling Coordinator - FT			\$20.00	\$32.00
Heavy Equipment Operator/Sr Foreman - Full Time			\$20.00	\$45.00
Public Works Mechanic - Full Time			\$15.00	\$35.00
Sewer Assistant - Full Time			\$15.00	\$35.00
Public Works Employees – Full Time			\$15.00	\$35.00
Part Time Help			\$18.00	\$50.00
Temporary Help			\$12.00	\$30.00
Emergency Incentive First Aid or Fire Responders			\$1.00	\$1.00
Board Secretary - Part Time			\$13.00	\$25.00

**PAID HOLIDAYS for 2015**

All non-bargaining unit full-time employees and certain part-time employees, shall be entitled to eleven (11) paid holidays annually as follows:

1. New Year's Day
2. Martin Luther King Day
3. President's Day
4. Memorial Day
5. Independence Day-July 3rd
6. Labor Day
7. Veteran's Day
8. Thanksgiving Day
9. Friday after Thanksgiving Day
10. Christmas
11. Floating Holiday

**HEALTH BENEFITS**

Full-time employees are eligible to enroll in the Township's health benefit programs. For purposes of determining eligibility, a full-time employee is defined as one who works a minimum of thirty-five hours a week.

Effective January 1, 2012 all employees who are enrolled in the health benefits program shall be required to premium share.

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Cranbury Township Ordinance # 04-15-04  
(Continued)

**POLICE DEPARTMENT**

The Police Chief shall receive salary increases, longevity, perfect attendance payments, sick leave, holidays or holiday pay, physical exams, clothing allowances and retiree health benefits in accordance with the Police Contract. The Police Chief is an overtime exempt employee. The School Crossing guards shall receive a clothing allowance of \$275.00 per year. These expenses will be reimbursed by voucher and approved by the Chief of Police.

**SECTION II.**

If any section, paragraph, sentence, clause or phrase in the Ordinance is for any reason held or determined to be unconstitutional or invalid, the same shall not affect the remainder of this Ordinance.

**SECTION III.**

All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed.

**SECTION IV.**

This ordinance shall take effect upon its passage and publication according to law.

Cranbury Township Ordinance # 04-15-05

An Ordinance entitled, # 04-15-05, "A BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$704,027 THEREFORE, AUTHORIZING THE ISSUANCE OF \$668,826 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF," was introduced for first reading. On motion by Mr. Mulligan, seconded by Mr. Johnson, the Ordinance was passed on first reading by vote:

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

Public Hearing: Monday, April 27, 2015 at 7:00 p.m.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**Section 1.** The several improvements described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Cranbury, in the County of Middlesex, New Jersey (the "Township") as a general improvement. For the several improvements or purposes described in Section 3, there is hereby appropriated the sum of \$704,027, including the sum of \$35,201 as the down payment

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Cranbury Township Ordinance # 04-15-05  
(Continued)

required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

**Section 2.** In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$668,826 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

**Section 3.** (a) The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefore, the estimated maximum amount of the bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation And Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
a) Replacement of pistols	\$3,600	\$3,420	15 years
b) 2 Chevy Tahoes	\$81,200	\$77,140	5 years
c) 2 Mobile radios	\$5,200	\$4,940	5 years
d) L-3 Mobile Vision	\$25,500	\$24,225	5 years
e) JPS Racion Comparator w/ Console Control Processor	\$10,500	\$9,975	5 years
f) Brainerd Lake Dredging	\$200,000	\$190,000	40 years
g) Sewer Engineering and Emergency Costs	\$44,000	\$41,800	40 years
h) Brainerd Lake Misc Improvements	\$40,000	\$38,000	40 years
i) Beautification of Historic District Phase III-Supp Ord 04-14-04	\$10,000	\$9,500	10 years
j) Brainerd Lake Bridge/Dam Project	\$95,000	\$90,250	40 years
k) Town Hall Sump Pump	\$4,200	\$3,990	5 years
l) Town Hall Carpets	\$25,000	\$23,750	5 years

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Cranbury Township Ordinance # 04-15-05  
(Continued)

m) Firehouse Meeting Room Floor	\$6,470	\$6,146.50	5 years
n) Petty Road Survey	\$10,000	\$9,500	10 years
o) Misc Road Repairs	\$20,000	\$19,000	10 years
p) Station Road Sewer Pump	\$7,300	\$6,935	40 years
q) KHov Pump Station Odor Control System	\$5,000	\$4,750	40 years
r) South Brunswick Sewer Capital Improvements	\$12,500	\$11,875	40 years
s) Paint Town Hall Exterior	\$32,150	\$30,542.50	5 years
t) Town Hall Roof Repairs	\$10,200	\$9,690	5 years
u) Landscape front of Town Hall	\$30,143	\$28,635.85	5 years
v) Premise Based Computer Backup-Town Hall & Police	\$7,380	\$7,011	5 years
w) Backup Software – Police	\$1,801	\$1,710.95	5 years
x) Backup Software – Town Hall	\$1,801	\$1,710.95	5 years
y) Workstation UPS – Police	\$2,720	\$2,584	5 years
z) Desktop Workstations – TH	\$4,125	\$3,918.75	5 years
aa) Town Hall Copier-1 <sup>st</sup> Floor	\$8,237	\$7,825.50	5 years

**Section 4.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

TOWNSHIP COMMITTEE MEETING  
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Cranbury Township Ordinance # 04-15-05  
(Continued)

**Section 5.** The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

**Section 6.** The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense. They are all improvements or purposes that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$668,826 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$70,403 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

**Section 7.** Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

**Section 8.** The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**Section 9.** The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad

TOWNSHIP COMMITTEE MEETING  
April 13, 2015

Cranbury Township Ordinance # 04-15-05  
(Continued)

valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

**Section 10.** This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Resolutions  
Consent Agenda

Mayor Taylor asked the Township Committee if there were any questions or comments on the Consent Agenda. Ms. Goetz addressed the selection of Vintage Tech Recyclers. She stated Middlesex County no longer collects e-waste. She stated the County went out to bid unsuccessfully several times and now Cranbury Township is on its own for e-waste. Ms. Marabello stated this company was the only one willing to do e-waste recycling without a cost to the Township. Mayor Taylor commented on the bills list, stating Mason Pierson charged the Township \$1,000 for affordable housing billing. He stated that is an indication of upcoming legal bills to address affordable housing. Mayor Taylor reported the Board of Education has already approved the Shared Services Agreement for mowing the athletic fields, and stated the School is very appreciative. Mayor Taylor highlighted for the record that the Change Order for Think Pavers was for materials and was not a monetary change order. There were no additional comments, and the Mayor asked for a motion to adopt. A motion was made by Ms. Goetz, seconded by Mr. Mulligan 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 04-15-048

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 04-15-049

WHEREAS, a Tax Sale was held in the Township of Cranbury on November 16, 2012; and,

WHEREAS, US Bank as Custodian for Pro Capital 1 paid \$19,000.00 as a premium to obtain Tax Sale Certificate #12-00002 on Block 18.03 Lot 5 and,

WHEREAS, the Tax Sale certificates have been redeemed, the holder is entitled to a refund of the premium paid to obtain said certificate.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury, that a refund in the amount of \$19,000.00 be paid to US Bank as Custodian for Pro Capital 1.

TOWNSHIP COMMITTEE MEETING  
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Cranbury Township Resolution # R 04-15-050

Resolution Authorizing an Agreement between  
The Township of Cranbury and Vintage Tech Recyclers

WHEREAS, Cranbury Township is proactive in addressing environmental issues such as the proper recycling of consumer electronics; and

WHEREAS, the e-waste contract between Middlesex County Division of Solid Waste (MCDSWM) and Sims Metal Recycling expired on December 31, 2014; and

WHEREAS, Cranbury Township participated and benefitted from said Contract for approximately three (3) years; and

WHEREAS, the expiration of this contract in 2014 halted Cranbury's e-waste collection program in January, 2015; and

WHEREAS, the Township's Recycling Coordinator has made a recommendation to enter into a contract with Vintage Tech Recyclers;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury that an Agreement be executed on behalf of Cranbury Township by the Township Administrator; and

BE IT FURTHER RESOLVED, a fully-executed contract be sent to Vintage Tech Recyclers with a certified copy of this Resolution.

Cranbury Township Resolution #R 04-15-051

A RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT  
WITH THE CRANBURY SCHOOL DISTRICT  
FOR THE MOWING OF CERTAIN SCHOOL ATHLETIC FIELDS

WHEREAS, on April 13, 2015 the Township of Cranbury wishes to enter into a Shared Services Agreement with the Cranbury School District for the mowing of certain school athletic fields; and

WHEREAS, the terms of the service are in the Shared Services Agreement; and

WHEREAS, the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1 et seq. (the "Act") authorizes the approval of Shared Services Agreements by Resolution.

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

1. Said Agreement is for the period of March 1, 2015 through November 30, 2015.
2. A copy of the Agreement shall be available for public inspection in the Township Clerk's Office during regular business hours.

TOWNSHIP COMMITTEE MEETING  
April 13, 2015

Cranbury Township Resolution # R 04-15-052

A RESOLUTION APPROVING A CHANGE ORDER TO THE  
TOWNSHIP'S CONTRACT WITH THINK PAVERS

WHEREAS, a contract was awarded to Think Pavers for a not to exceed amount of \$431,387.32 on October 14, 2013; and

WHEREAS, the Township Engineer has recommended a change order for the attached re-distribution of items which would decrease the agreement by \$3,660.46; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that:

1. Change Order for Think Pavers is hereby approved.
2. This Resolution, when counter-signed by Think Pavers shall serve as an amendment to the original contract and will decrease the agreement amount by \$3,660.46

Work Session

- a). Discussion of "Outdoor Storage" Ordinance  
The Township Committee discussed a proposed "Outdoor Storage" Ordinance. Mr. Richard Preiss, Township Planner, stated a draft amendment was prepared last year. He stated one concern was the Ordinance would allow all types of outdoor storage in all commercial and warehouse zones. Mr. Preiss stated if the intent of the Ordinance is to widen the perspective pool of tenants in the industrial zone or help businesses be successful, the Ordinance would be a fix. However, Mr. Preiss stated if outdoor storage is permitted as a principle permitted use, it is the lowest ratable and lowest job-producing use. Mr. Preiss stated the intent of the present Ordinance was to bring in more intensive industrial/warehouse uses that the Township currently has. If the intent is change the outdoor storage regulations to allow businesses that ordinarily would not come to Cranbury and those businesses would bring ratables and employment, then it would be a good change. He stated he reviewed the Zoning Board and DRC applications over the last several years and stated outdoor storage is basically classified by four (4) types: outdoor display (showing what the business inside is selling; outdoor retail sales (car sales dealership where inventory is stored outside); outdoor storage for operational purposes (landscape business storing equipment and vehicles outdoors) and finally, outdoor storage of materials (items that logistically cannot be stored in the warehouse). He stated basically anything that can be stored indoors would remain indoors; however, those items that cannot be indoors would be allowed to be outdoors. There was additional discussion about outdoor displays and the types of items best suited for the outdoors without creating the appearance of clutter. More detailed explanations were given for the other types of outdoor storage and the suitable locations for those types.

Mr. Preiss stated he was seeking direction from the Township Committee to start drafting the Ordinance. Mr. Mulligan asked if the DPW yard would be in conflict with the Ordinance, and Mr. Preiss stated governmental use is outside the zoning.

Mr. Johnson asked Mr. Preiss if it would be better to revisit this when the Master Plan was next addressed. Mr. Preiss recommended doing the Ordinance then because there would not be the requirement to do a "super notice" (required mailing), unless there was a particular hurry to do so. Mr. Preiss stated the Zoning Board is also looking at other



TOWNSHIP COMMITTEE MEETING  
April 13, 2015

Work Session

- a). Discussion of "Outdoor Storage" Ordinance (cont'd.)  
Ordinances and procedures. He stated the most efficient way would be to continue to work on those Ordinances, and when doing the Master Plan Re-examination, recommend all of those Ordinances be included. A "super notice" would not be required, which would save the Township money. Mr. Preiss stated the Master Plan was done recently so there would not be a lot of updating involved. He suggested drafting all the Ordinances first and then update the Master Plan. He stated legally it is always better to have Ordinances that are consistent with the Master Plan. Mr. Preiss stated when the Master Plan was last done, outdoor storage was not considered.

Mayor Taylor asked if the Ordinance would apply to the Village. He used the example of a hardware store coming back to Town, and inquired if lawn mowers, etc. would be allowed to be put in front of the store. Ms. Goetz stated the bicycle store does that now with the bicycles. Mr. Preiss stated the Village could be included in the Ordinance; however, he cautioned about smaller items like clothing and books being permitted outside.

Mr. Richard Kallan, Wynnewood Drive, stated there are garden centers on Route 130 in Robbinsville with greenhouses, storage barns and piles of mulch. Mr. Kallan stated there is very little room for cars to park off the road. He asked if that would be allowed in Cranbury. Mr. Preiss stated only limited items would be allowed out front; however, stone and mulch would be outdoor sales and would have to be in back of the building or on the side screened from view.

- b). Discussion of a "Scenic Roadways" Ordinance  
The Township Committee discussed a proposed "Scenic Roadways" Ordinance. Mr. Preiss stated this item has been on the "back burner" of the Master Plan and needs to move to the front. He stated there have been a few applications that would have reduced the agricultural character of the roadways. He stated the Ordinance would require a 400 foot setback from the roadway. The underlying use regulations would still be in place. He stated the purpose of the Ordinance would be to preserve the character of Cranbury Neck Road, Plainsboro Road and Dey Road, which are County Roads, as scenic rural roads. He stated the Ordinance would send a signal to the County that typical County improvements like widening the right of way, adding sidewalks, curbs, and lighting would be discouraged. The goal would be to preserve the roadways as they are today. Mr. Preiss stated Old Trenton Road was not preserved and it has lost its rural character.

Mr. Preiss explained the recommendations for the first 200 feet off the roadway if a developer decided to build something that was not in keeping with the rural agricultural character. He stated there would need to be some type of screening. He stated parking lots near the roadway, bright outdoor lighting and certain architecture would be discouraged if they were not consistent with the rural character. Mr. Preiss stated there is an additional regulation to reinforce billboards, telecommunications equipment, cell towers or utilities are not to be developed in this area. He stated this is a strong statement which would help legally to deny an application. The Ordinance keeps the roadways as they are and will also control the character of the roadways. Mr. Preiss stated the Planning and Zoning Boards could enforce the Ordinance, and suggested having an advisory committee to review applications, similar to how the Historic Preservation Commission reviews and makes recommendations on applications. There was additional discussion concerning types of architecture and what would/would not be permitted.

TOWNSHIP COMMITTEE MEETING  
April 13, 2015

Work Session

b). Discussion of a "Scenic Roadways" Ordinance (cont'd.)

Ms. Goetz stated she was concerned about prohibiting the development of bike lanes. She stated Cranbury's goal is to be a "sustainable community," which encourages bike riding. Mr. Preiss stated this issue came up during the Master Plan. He stated they would prefer not to widen the roads to add a bike lane. Ms. Goetz stated she likes the look of the narrow roads; however, the roads are not bike friendly. Mr. Preiss stated the intent is not to turn Cranbury Neck Road into Old Trenton Road.

There was additional discussion about the Ordinance and who/how it would be interpreted and enforced. Ms. Rachel Doobrajh, Esq., Township Attorney, stated the way the Ordinance is currently written is very vague and open for interpretation. She stated it may not be a problem now; however, in the future it would allow people to do whatever they want since the language is not specific and lacks control. Mr. Mulligan asked if there were any additional roads besides these three (3) that were looked at, and Mr. Preiss stated only these were considered.

Mr. Johnson stated the size of the zone is important because if you are requiring someone to build 400 feet from the road, they will be required to build that length of driveway. He stated asphalt for that length of driveway would be expensive, as would landscape screening if that was required. Mr. Cook stated the goal is to keep the Township the way it looks and it is important to maintain control to prevent change.

Ms. Goetz asked Mr. Preiss how it would be handled if someone wanted to build something that was not in line with the character of the area. He stated they would need to consent to the regulations of the area, or otherwise find another place to build.

Mr. Preiss stated if the Township Committee agreed with the direction of the Ordinance, it would be taken back to the Zoning Board before coming back to the Township Committee for final approval. He stated this Ordinance would not have to wait for the Master Plan Re-Examination as it was in the prior Master Plan. Mr. Preiss stated the next step would be determining the procedure for the Ordinance. Mr. Cook stated he agreed with the Ordinance. Mr. Mulligan agreed and stated for consistency, the Ordinance should be administered by the Zoning Board.

Mayor Taylor opened the meeting to public questions and comments.

Ms. Connie Bauder, Petty Road, stated Dey Road is a major conduit between Route 1 and Route 130. She stated there are many accidents on Dey Road, which results in loss of power at least two (2) times a month. She stated many cars drive over the 45 mph speed limit. She stated acceleration and de-acceleration lanes are necessary for safety. She agreed with restrictions on lighting. Ms. Bauder stated the Ordinance wording must be specific in order for the Township to retain the "look" of the Township.

Mr. Richard Kallan, Wynnewood Drive, stated he likes the concept, and stated Cranbury Neck Road is really the only road that maintains the rural look even through Plainsboro. Dey Road and Plainsboro Road become wider and less rural. Mr. Kallan inquired about cell phone towers and wind turbines. Mr. Preiss stated residents are not permitted to have cell phone towers or wind turbines beyond the 400 foot buffer without going to the Zoning Board to get approval. There was discussion about solar farms being permitted. Mr. Preiss stated they are working on an alternative energy ordinance. Mr. Preiss clarified this Ordinance would have no effect on farming structures that are part of agricultural practices. There being no additional comments, the Mayor closed the public portion of the meeting.

TOWNSHIP COMMITTEE MEETING  
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Reports from Township Staff and Professionals

--Administrator's Report

Based on a previous discussion that Nicola Court needed additional lighting, Ms. Marabello reported PSE&G reviewed the lighting on Nicola Court and stated an additional light was not necessary; however, PSE&G recommended increasing the wattage which would cost the Township an extra few dollars a month. Ms. Goetz asked if there is an area that needs additional lighting, would PSE&G come to do an assessment. Ms. Marabello stated they should come and do one (1) assessment of all the areas at the same time. Mr. Cook stated on the corner of Maplewood Avenue and Park Place, there is a light down which came during Super Storm Sandy. He stated the Township has probably been paying for a nonfunctional light since then. Ms. Marabello stated the lighting is currently at 50 watts and could be increased to 100 or 150. Mr. Cook said the increased wattage would be significantly brighter.

Ms. Marabello reported Mr. Tom Ingenieri called on behalf of the Cranbury Business and Professional Association to see about providing helicopter rides on Cranbury Day. Ms. Marabello stated the business would provide rides for a fee. The business has insurance, knows safety procedures and will take care of waivers. Ms. Marabello stated she spoke with Chief Rickey Varga who has no problems with it, except the police will not be involved. Ms. Marabello checked with the Joint Insurance Fund, which would provide guidelines for the event. Ms. Marabello stated if the Committee is agreeable, she will get back to the Business and Professional Association. The Township Committee agreed to permit the helicopter rides.

--Assistant Administrator's Report

Ms. Cunningham stated she had nothing to report.

Public Comment

The Mayor opened the meeting to public questions and comments.

Mr. Richard Kallan, Wynnewood Road, stated two (2) Township Meetings ago the issue of potholes on Cranbury Neck Road was addressed. He stated the repairs were done fairly quickly; however, he stated the potholes heading west on Cranbury Neck Road need to be repaired again. Ms. Marabello stated the County made the temporary repairs and will have to make the repairs again now that the weather is warmer.

Ms. Connie Bauder, Petty Road, inquired about the time frame for repairing Petty Road. She stated the road from the Bridge to Dey Road is so bad that you can no longer drive on the northbound lane. She stated the road is so bad you have to drive on the other side of the road. Mayor Taylor stated the survey work is being done now and an assessment will be made. Mr. Cook stated the problem is the scale of the project, which is much larger than the typical patching. The project will involve addressing property lines, easements, and drainage issues. The project may have to be done in phases so it is necessary to get the full scope of the project before starting it. Ms. Bauder stated the potholes are terrible. Mr. Cook stated Phase 1 would probably address the potholes, however, additional work in phases would also be necessary because it is such a large project.

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.

TOWNSHIP COMMITTEE MEETING  
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Mayor's Notes

Mayor stated April 19<sup>th</sup> to 25<sup>th</sup> is Environmental Education Week and April 22<sup>nd</sup> is Earth Day. He 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. Mulligan and unanimously carried, the meeting adjourned at 9:30 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk