

TOWNSHIP COMMITTEE MEETING
September 28, 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, 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 September 8, 2015

On motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the Regular Township Committee Minutes of September 8, 2015 were adopted.

Closed Session Minutes of September 8, 2015

On motion by Mr. Cook, seconded by Mr. Johnson and unanimously carried, the Closed Session Minutes of September 8, 2015 were adopted.

Reports and Communications

--Mayor

--Mayor Taylor reported the Planning Board will hold the Redevelopment Meeting on October 1st. He reported the package has been posted on the web and e-mailed to those who requested it. Mayor Taylor reported the Woman's Club of Cranbury requested a Proclamation, which recognizes October 4th to 10th as "Mental Illness Awareness Week." He read the Proclamation and stated the Woman's Club is selling "forget-me-not" seeds for \$1.00/packet with the proceeds going to the National Alliance for Mental Health.

Mayor Taylor reported the Recreation Commission met and he wanted to thank the Commission's Chair, Mr. Ed Sekelsky, for his assistance in making soccer fields available for practice. Mayor Taylor explained the Cranbury Soccer Club, which is a private travel organization, had reserved the fields for every day after school and also on weekends. He stated there were a number of parents that voiced opposition to that because Cranbury children playing in PAL were not able to get practice time on the Cranbury fields. The Recreation Commission agreed to keep the fields open two (2) nights a week so local leagues can practice on the fields.

Mayor Taylor reported Cranbury Day was successful, and the rain held off until the end of the day.

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Reports and Communications
--Members of Committee

--Ms. Goetz

Ms. Goetz reported the past several weeks have been very busy. She reported at the last Township Committee, there was discussion about the "Downtown Beautification Project" and the handicapped parking space. She stated there was also discussion about a tree in front of 19 North Main Street and whether the tree needed to be removed or protected. Ms. Goetz stated the issue was referred to the Shade Tree Commission, who at their meeting decided they needed to see the tree before making a decision. The Shade Tree Commission then held a Special Meeting where they unanimously determined the tree did not need to be removed. During this same time, the Subcommittee was looking for an alternative plan and decided that one (1) of the parking spaces in the Sweetwater parking lot could be allocated as a handicapped space in the middle of the Village. She reported a third handicapped space further south in the Village could either be the last parking space before the West Property driveway or one of the spaces in the gravel parking lot on the West Property driveway. The gravel parking lot would be paved. She recommended the Township Committee support these spaces. Mayor Taylor stated he spoke with Ms. Nancy Witt, of Sweetwater, who agreed to have a handicapped space in their lot.

Mr. Mulligan clarified the Township Committee did not just refer the decision to the Shade Tree. He stated the Township Ordinance was followed that the Shade Tree Commission had to make the decision. Ms. Goetz stated the Shade Tree met twice to be able to return their decision quickly to the Township Committee. Mayor Taylor asked if the Shade Tree Commission thought the tree would survive the work when the new sidewalk was being installed. Ms. Bonnie Larson, Cranbury Neck Road, and a member of the Shade Tree Commission, was at the meeting and stated the Commission knew the roots would need to be trimmed. She recommended the limb going over the driveway should be trimmed. She stated the Commission resists taking down trees that are in good condition and stated many trees were lost on that stretch of Main Street. Mr. Cook stated the "checks and balance" process of involving Shade Tree worked and helped the Committee to clearly see what should be done with the tree. Ms. Larson stated the tree is a good tree; however, it was planted both too high and in the wrong location. Mayor Taylor wanted to be sure the future roots of this tree would not damage the new sidewalk. Ms. Goetz stated the Shade Tree Commission asked for funds to bring in an arborist to look at the trees and make recommendations. She stated the Commission will get back with an amount.

Ms. Goetz reported since the last Township Committee Meeting there were two Planning Board meetings on Applewood Court, which is the affordable housing site formerly referred to as the Route 130-D site. Ms. Goetz reported she and Mr. Johnson attended the first meeting with Cranbury Housing Associates (CHA). She stated there was some disagreement about an issue dealing with a storm water easement having to go across a property owned by Cranbury Walk that is already an easement. Ms. Goetz stated there was some disagreement that Cranbury Walk is not interested in providing an easement. She reported CHA had a second option done; however, that alternative is very costly. She stated the second option would not go through the easement but would go down through Ryan Road and connect there. Ms. Goetz stated the Cranbury Walk Association was represented by an attorney, who agreed to speak with CHA, and thought there may be an opportunity for an agreement on the easement. However, Ms. Goetz does not believe that happened. She stated when they met again last week, the Planning Board did go ahead and give preliminary final approval to the Project, approving both options. They will continue to work on obtaining the easement; however, they do have another option if that does not work. She reported it is good news that the Project is approved.

Ms. Goetz reported the Redevelopment Plan is out now for public review and can be found on the Township's website. She explained the Project can now be reviewed by the public and then it goes to the Planning Board. She reported there is a public meeting scheduled for October 1st and also October 8th. She stated both meetings will be held to give the public an opportunity to attend. She stated after the Planning Board reviews the plan and makes their recommendation to the Township Committee, there will

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Reports and Communications
--Members of Committee

--Ms. Goetz (cont'd.)

be a third public meeting before the Township Committee makes its decision. Ms. Goetz reported the changes made from the original rendition made to the public include a reduction of units from 61 to 54 and also a reconfiguration of the driveway and where it comes out of the complex. She reported there was some concern about creating an intersection with Four Seasons so the entrance/exit has been changed. Ms. Goetz reported there was a concern about losing trees; however, some trees along Old Cranbury Road must be taken down for the construction. Ms. Goetz invited the public to take a look at the plan and to come to the meetings. She stated a Fiscal Impact Study will also be presented, which evaluated the potential impact of the Project on taxes, the Municipality and the School.

Mr. Cook asked if a traffic study was done, and Ms. Goetz confirmed it was done.

--Mr. Johnson

Mr. Johnson reported he attended two (2) Planning Board Meetings and two (2) Shade Tree Meetings and a Board of Health Meeting.

--Mr. Mulligan

Mr. Mulligan reported he was contacted by the Cranbury Greene Homeowners' Association and he has spoken several times with Ms. Marabello regarding the handicapped access cutouts done by the County approximately 1-1/2 years ago. He reported striping was never done for the crosswalks. He reported Ms. Marabello has contacted the County for their feedback. He reported the Association also asked for striping within the development stating the old striping has faded. Mr. Mulligan stated he has not gone out to look at it. He stated there are areas in the Township that require striping, and he asked Ms. Marabello to research the cost of a striping machine versus hiring a contractor versus borrowing equipment. He stated this could then be looked at during budget time. He stated the Township needs a lot of roadwork; however, striping could be done in the meantime.

Mr. Mulligan stated the approval of the Applewood site is great news. He stated the Project is a major part of the Township's affordable housing plan and it must move forward quickly. He stated the issue with easements must be resolved and cannot hold up the project.

Mr. Mulligan reported the Millstone River is very high as a result of dams built by the beavers. He stated the water is encroaching over the banks by 20 to 30 feet at some points. He is concerned there will be flooding on the road if there are any heavy rains. He stated in emergency situations a permit to remove the beavers can be obtained from the DEP. He stated it will be difficult to remove the dam.

--Mr. Cook

Mr. Cook agreed with Mr. Mulligan on the importance of the approval of the affordable housing site and stated it is an important part of the Township's affordable housing initiative. He stated he wanted to stress the relationship the Township has with the County and Judges is not an adversarial one and is working quite well. Mr. Cook stated the site will be a great addition to the Township.

Mr. Cook stated the wiring and lighting on the Bridge should be done shortly. He stated the contractor was waiting for the check to be signed by the Freeholders, which was done last Thursday. Mr. Cook stated New Jersey American Water looked at the fountain and it was determined the lines were "vintage" and will need to be replaced. The fountain will require a meter, which will require a fee.

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Reports and Communications
--Members of Committee

--Mr. Cook (cont'd.)

Mr. Cook reported Pumpkin Carving Night has been confirmed for Friday, October 23rd. The event is co-sponsored by the Cranbury PTO and the Lions Club and is the result of 75 years of involvement with the Lions Club in Cranbury. He stated the event draws mostly kindergartners through fifth graders; however, some high schoolers and adults participate too.

Ms. Goetz inquired if the lighting for the Bridge will be installed soon. Mr. Cook stated he followed up with PSE&G and he understood there was a scheduling issue.

Mr. Mulligan stated he wanted to commend the residents of Cranbury Estates for working with the Township on the affordable housing project. He stated the relationship between Cranbury Estates and the Planning Board and Township Committee has never been better and he wanted to thank those residents. Ms. Goetz also thanked the residents, Planning Board and Cranbury Housing Associates for working well together.

Agenda Additions/Changes

Ms. Cunningham reported there 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.

Mr. Kallan inquired about the Ordinance for cat and dog licenses. He stated only dogs were mentioned through most of the Ordinance. There was discussion about the Ordinance being complete. Mr. Mulligan inquired why the Ordinance was being updated. Ms. Marabello explained the Board of Health requested the fees be increased and also that a court appearance will no longer be required for first offense of not obtaining a license. She explained there will be fines for the first offense and a mandatory court appearance required for a second offense. Mr. Kallan inquired if a cat that never leaves the house must be licensed, and Ms. Marabello confirmed it must be licensed. Ms. Goetz stated it is a rabies issue.

There being no further comments, the Mayor closed the public portion of the meeting.

Ordinances

First Reading

An Ordinance entitled, Cranbury Township Ordinance # 09-15-16, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, INCREASING DOG AND CAT LICENSE FEES AND AMENDING THE VIOLATION AND PENALTY SECTION," was introduced for first reading. On motion by Mr. Johnson, seconded by Ms. Goetz, the Ordinance was passed on first reading by vote:

Ayes: (Cook
(Goetz
(Johnson
(Mulligan
(Taylor

Abstain: (None
Absent: (None

Nays: (None

Public Hearing: October 12, 2015 at 7:00 p.m.

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Cranbury Township Ordinance # 09-15-16
(Continued)

WHEREAS, Chapter 162 of the Code of the Township of Cranbury ("Code") sets forth requirements for licensing dogs and cats in the Township of Cranbury; and

WHEREAS, any person who shall own, keep or harbor a dog or cat of licensing age in the Township of Cranbury, on or before January 31 of each year, procure from the Clerk of the Township of Cranbury, or other person designated by the Township Committee for said purpose, a license and official metal registration tag for each such dog or cat owned, kept or harbored; and

WHEREAS, a survey of neighboring municipalities reveals that dog and cat licensing fees in the Township of Cranbury need to be increased; and

WHEREAS, the Board of Health has made recommendations for the violation and penalty section of the Animal Code

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

1. The recitals contained in the foregoing preamble are incorporated herein as if fully restated.
2. Section 162-5 of the Code of the Township of Cranbury ("Code"), entitled "Fees," is hereby amended to add dog license fees, and shall read as follows (additions are underlined; deletions are in [brackets]):

§ 162-5. Fees

Spayed/neutered dog license fee \$10.00. Non spayed/neutered dog or license fee \$13.00. A dog license obtained after January 31st will be charged a late fee of \$5.00 per animal plus \$1 per month for each month delinquent (1).

(1) Editor's Note: Current fees are on file in the Township offices

[The fee for the license and registration of said dog shall be set forth by the Township Committee of the Township of Cranbury, as provided for in §82-2, Miscellaneous fees of Chapter 82 of this Code, entitled "Fees"(1).]

3. Section 162-16 of the Code of the Township of Cranbury ("Code"), entitled "Violations and penalties," is hereby amended to specify the penalty for the first and second offense for the failure to obtain a dog license, and shall read as follows (additions are underlined; deletions are in [brackets]):

§ 162-16. Violations and penalties

Any person who shall own, keep or harbor a dog of licensing age in the Township of Cranbury that has not obtained a dog license by March 1st will receive a first offense violation summons from the Board of Health Officer with a fine of \$50.00. If a license has not been obtained by April 1st a second offense violation summons will be issued by the Board of Health Officer with a mandatory court appearance and a fine of not less than \$75.00 nor more than \$150.00.

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Cranbury Township Ordinance # 09-15-16
(Continued)

Any person violating the remaining provisions of this article shall, upon conviction thereof, be punishable for a fine of not less than \$5 nor more than \$50 for each offense.

4. Section 162-25 of the Code of the Township of Cranbury ("Code"), entitled "Violations and penalties," is hereby amended to specify the penalty for the first and second offense for the failure to obtain a cat license, and shall read as follows (additions are underlined; deletions are in [brackets]):

§ 162-25. Violations and penalties

The violation and penalty required by the provisions of this article shall be the same as the violation and penalty of any dog under Article II of this chapter.

[Any person violating the provisions of this article shall, upon conviction thereof, be punishable for a fine of not less than \$5 nor more than \$50 for each offense.]

5. This Ordinance will take effect upon final adoption and publication, as provided for by law.

Second Reading

Cranbury Township Ordinance # 09-15-15

A motion to enter an Ordinance entitled, Cranbury Township Ordinance # 09-15-15, "SUPPLEMENTAL BOND ORDINANCE TO 06-05-16 AUTHORIZING THE INSTALLATION OF AN ODOR CONTROL SYSTEM AT THE FOUR SEASONS PUMP STATION APPROPRIATING \$100,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$95,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF," 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. The Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Cook, seconded by Mr. Mulligan, the Ordinance was adopted by a vote:

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

Nays: (None

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:

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Cranbury Township Ordinance # 09-15-15
(Continued)

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 \$100,000, including the sum of \$5,000 as the down payment required by the Local Bond Law. The down payment is 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 \$95,000 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 improvement hereby authorized and the purpose for financing of which the bonds are to be issued is the installation of an odor control system at the Four Seasons Pump Station.
- (b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is stated in Section 2 hereof.
- (c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefore.

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.

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 improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose 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.

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Cranbury Township Ordinance # 09-15-15
(Continued)

- (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 25 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 \$95,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.
- (d) An aggregate amount not exceeding \$10,000 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 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. Hearing no comments or questions, Mayor Taylor asked for a motion to approve the Consent Agenda.

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Resolutions

Consent Agenda (cont'd.)

On motion by Ms. Goetz, seconded by Mr. Johnson, and unanimously carried, the following Resolutions were passed by vote:

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

Cranbury Township Resolution # R 09-15-107

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 09-15-108

TOWNSHIP OF CRANBURY
MIDDLESEX COUNTY, NEW JERSEY

A RESOLUTION AWARDING A PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Township wishes to hire the following firm ("Professional") to provide professional services to the Township from August 1, 2015 until July 31, 2016 as follows:

Ronald D. Cucchiaro, Esq. of Weiner Lesniak, LLP, 629 Parsippany Road, Parsippany, NJ 07054 (conflict legal services)

WHEREAS, the costs for the services to be provided by the Professional is set forth in the respective proposal submitted to the Township, which are incorporated herein as if fully restated; and

WHEREAS, the Township has a need to acquire the foregoing services without a "Fair and Open Process" as defined by P.L. 2004, c. 19, the "Local Unit Pay-to-Play Law"; and

WHEREAS, the Professional has completed and filed with the Township Campaign Contributions Affidavits as required by N.J.S.A. 19:44A-20.2 *et seq.* certifying that he has not made any prohibited contributions to a candidate's committee or municipal committee representing the elected officials of the Township of Cranbury, along with Certifications Regarding Political Contributions as required by N.J.S.A. 19:44A-20.26; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* authorizes the award of these contracts without public bidding on the basis that they are professional services agreements; and

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

1. The Township of Cranbury hereby approves the following firm to provide professional services to the Township from August 1, 2015 until July 31, 2016:

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Cranbury Township Resolution # R 09-15-108
(Continued)

Ronald D. Cucchiaro, Esq, of Weiner Lesniak, LLP (conflict legal services)

2. The Mayor and Clerk are hereby authorized and directed to enter into Professional Services Agreement with the aforementioned professional pursuant to the provisions of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* This contract is being awarded without competitive bidding as Professional Services Agreement under the provisions of the aforementioned law because a service will be rendered or performed by a person or persons by law to practice recognized professions and whose practice is regulated by law.

3. A copy of this Resolution, the pay-to-play forms, and the executed Agreement and insurance certificate shall be placed on file in the Office of the Township Clerk.

4. A brief notice of this action shall be published in a newspaper of general circulation in the Township of Cranbury within ten (10) days of its passage.

Work Session

- a). Discussion by Township Committee on Possible Changes to Existing Zoning Ordinances.
The Township Committee discussed possible changes to existing zoning ordinances to be referred to the Planning Board for its evaluation and recommendations. Mr. Johnson led the discussion, stating the Township had a problem for a while whereby businesses wanted to relocate to new buildings only to be told their business was not on the list of permitted uses and a variance would be required. He stated he was trying to think of ways to come up with a more comprehensive list and stated there is an intricate coding system called the North American Industrial Classification System, which is used in the U.S., Canada and Mexico. He stated the list is very detailed and over 2,000 codes. To make the list more manageable, Mr. Johnson stated he included the four (4) retail zones and included only codes that pertain to those four (4) retail zone, such as retail, service and services that would operate out of office space. He suggested the list may be a way for the Planning Board to approach the problem of what may be permitted in those four (4) zones. Mr. Johnson stated the Planning Board can review the list and stated there will be some changes as they may not want to permit some uses in some zones. He stated the end result will be a list of permitted uses that is less open to interpretation than the current system. Mr. Johnson stated this list will make the process more clear for businesses. There was additional discussion about uses in other zones. Mr. Johnson stated he could add any uses the Committee suggested. The Committee suggested many uses could also be added to the Village Commercial Zone. Ms. Goetz stated she agreed with Mr. Johnson that it was important to make it as attractive as possible for businesses to come to Cranbury. Mayor Taylor suggested the Committee look through the list and give suggestions to Mr. Johnson.

--Administrator's Report

Ms. Marabello reported the D & R Greenway has reached out to Cranbury about a piece of land they are looking to have donated to them. The owners are donating the land, which is all wetlands that cannot be built on, to D & R Greenway. The land runs along the Millstone River and is on Old Trenton Road across from the Cranbury Swim Club and is on the border of East Windsor and Cranbury. D & R Greenway reached out to Ms. Marabello to see if the Township would then be interested in having the land turned over to the Township. There would be no maintenance required and the land would be considered passive-recreation. Ms. Marabello stated the property is not very big. She asked D & R Greenway if there was any contamination on the property and stated they are doing a Phase 1. She stated the Township does not have to accept the property. D & R Greenway stated they would come to a Committee Meeting to answer any questions, and if Cranbury is not interested in the property, it will be offered to East Windsor. It was suggested D & R Greenway come in to discuss the property with the Committee.

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--Assistant Administrator's Report

Ms. Cunningham stated she had nothing to report.

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions.

Public Comment

The Mayor opened the meeting to public questions and comments.

Mr. Richard Kallan, Wynnewood Drive, thanked the Township Committee for addressing the sharp corner of the stonework in front of Town Hall. Mr. Kallan inquired about the status of repairing the pot holes on Cranbury Neck Road. Ms. Marabello reported she sent it to the Police Department who will contact the County for repairs. There being no further comments, the Mayor closed the public portion of the meeting.

Resolution

At 7:54 p.m. Mayor Taylor requested a motion to go into Closed Session. On a motion by Mr. Cook, seconded by Mr. Mr. Johnson and unanimously carried, the following Resolution was adopted by vote:

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

Nays (None

Cranbury Township Resolution # R 09-15-109

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

RESOLUTION TO CLOSE MEETING TO THE PUBLIC

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

The general nature of the subject to be discussed in this session is as follows:

----- N.J.S.A. 10:4-12b(7)/Pending or anticipated litigation and matters falling within
the Attorney-Client privilege.

It is unknown at this time precisely when the matters discussed in this session will be disclosed to the public. Matters involving contract negotiations or the acquisition of land will be disclosed upon conclusion of the negotiations or upon approval of the acquisition. Matters involving personnel will be disclosed when the need for confidentiality no longer exists. Matters concerning litigation will be announced upon the conclusion of trial or settlement of that litigation or when the need for confidentiality no longer exists.

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried, the meeting returned to open session at 9:40 p.m.

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On a motion by Ms. Goetz, seconded by Mr. Mulligan and unanimously carried, the meeting adjourned at 9:42 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk