

TOWNSHIP COMMITTEE MEETING  
November 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, Glenn Johnson, and Deputy Mayor Dan Mulligan. Mayor Jay Taylor and Susan Goetz were absent. Also present were Kevin Van Hise, Esq., Township Attorney; Denise Marabello, Township Administrator/Director of Finance, and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. Deputy Mayor Mulligan 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 November 9, 2015

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried (with Ms. Goetz and Mayor Taylor being absent), the Regular Township Committee Minutes of November 9, 2015 were adopted.

Closed Session Minutes of November 9, 2015

On motion by Mr. Cook, seconded by Mr. Johnson and unanimously carried (with Ms. Goetz and Mayor Taylor being absent), the Closed Session Minutes of November 9, 2015 were adopted.

Reports and Communication

--Deputy Mayor

Deputy Mayor Mulligan reported he has spent a lot of time, along with Mr. Cook, Ms. Marabello and Kevin Van Hise, Esq., COAH Attorney, on affordable housing. He reported the details should be able to be shared soon with the public. He shared overall he is very comfortable and confident with the affordable housing plan. He stated the plan will impact Cranbury financially; however, it will not be detrimental to Cranbury in the long run. He stated the plan will allow the Township to provide the housing required by law while at the same time keeping Cranbury as it is today. He stated as soon as can be allowed, a meeting will be held to formally discuss the plan, once they get to the next phase of work with the Judge in the courts.

Reports and Communications

--Members of Committee

--Mr. Johnson

Mr. Johnson reported he attended the following meetings: Environmental Commission, Historic Preservation Commission, Board of Education, and Planning Board. He reported last Wednesday there was a ceremony to report the winners of the Lions Club Peace Poster Contest. He stated it is always astonishing to see the talent of the Cranbury School children. He stated two of the children advancing to the next level of competition won awards in the past.

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--Mr. Cook

Mr. Cook reported, in addition to Deputy Mayor Mulligan's comments, an enormous amount of progress has been made on affordable housing. He stated it is refreshing to see the progress made in the last ten years.

Mr. Cook stated the meter box on the Brainerd Lake Fountain has been installed, and the plumbing is complete and electrical wire also run. He reported once the repointing is done on the Fountain, the wire will be incorporated into the Fountain to allow a small light at the top, replicating the look of the Fountain in the past. He reported Rock Solid should finish the electrical grid in the rest of the Bridge so there will be sockets on the Bridge and a functional sluice gate that will not have to be manually cranked.

Mr. Cook reported Ms. Kirstie Venanzi, President of the Cranbury Board of Trustees, is at tonight's meeting and he stated a "wants and expectations list" was devised on how the Township can work alongside the Library on some critical points. He stated Mr. Berkowsky of Cranbury Housing Associates is also present to cover some other issues as well.

Reports and Communications

--Subcommittees

There were no Subcommittee reports.

--Department Heads

Mr. Michael Kervan, Chief of the Cranbury Volunteer Fire Company gave report for October 12<sup>th</sup> through present. He reported there were 61 incidents (481 calls year-to-date) with a total of 219.85 hours (3,113.19 hours year-to-date). Chief Kervan reported some incidents: a combine fire in East Windsor; an extrication from a motor vehicle accident on Dey Road and Route 130; a hazardous material incident as a result of a motor vehicle accident at Station Road and Route 130; and a fire on Adams Drive in Shadow Oaks.

Chief Kervan reported their fund drive letter should go out to the public in the next few weeks. He reported the Second Annual "Santa's Delivery of Presents" will be held this year, and electronic notifications have been sent and fliers have been posted with details about that. He reported Santa will also be visiting the Fire House during the Tree Lighting Ceremony.

Mr. Cook inquired about the 481 year-to-date number of incidents, and Chief Kervan reported last year at this time there were 425 calls. Chief Kervan stated this year has been busy. He reported Cranbury is still responding to mutual aid calls for East Windsor, Hightstown and Plainsboro, which he reported is working out very well. Deputy Mayor Mulligan thanked Chief Kervan for his report and service.

Agenda Additions/Changes

Ms. Cunningham reported there no Agenda additions or changes.

Public Comment - For Agenda Items

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

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Ordinance  
First Reading

Cranbury Township Ordinance # 11-15-21

An Ordinance entitled, Cranbury Township Ordinance # 11-15-21, "Applewood Court" was introduced for first reading. Deputy Mayor Mulligan explained this Ordinance will rename the Route 130-D site to Applewood Court. On motion by Mr. Johnson seconded by Mr. Cook, the Ordinance was passed on first reading by vote:

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

Nays: (None

Public Hearing: December 14, 2015 at 7:00 p.m.

TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY  
AUTHORIZING THE CONVEYANCE OF CERTAIN REAL PROPERTY LOCATED AT 2665  
ROUTE 130 SOUTH (BLOCK 26, LOT 3 ON THE CRANBURY TOWNSHIP TAX MAP) TO  
CRANBURY HOUSING ASSOCIATES, INC.

**WHEREAS**, the Township of Cranbury ("Township") is the owner of certain real property located at 2665 Route 130 South and designated as Lot 3 in Block 26 on the Cranbury Township Tax Map (the "subject property"); and

**WHEREAS**, the Township acquired the subject property to provide for the construction of low- and moderate-income housing in partial satisfaction of the Township's fair share affordable housing obligation pursuant to the Fair Housing Act of 1985, *N.J.S.A. 52:27D-301, et seq.*; and

**WHEREAS**, Cranbury Housing Associates, Inc. ("CHA") is a volunteer, non-profit corporation of the State of New Jersey organized in 1963 that designs, develops, constructs, operates and manages housing opportunities for low- and moderate-income individuals and families within the Township; and

**WHEREAS**, the Township is ready to proceed with the development of the subject property for new affordable housing opportunities and CHA has designed and is prepared to construct, operate and manage this new affordable housing project; and

**WHEREAS**, *N.J.S.A. 40A:12-21* provides, in pertinent part, that when the governing body of a municipality shall determine that all or any part of a tract of land, with or without improvements, owned by the municipality is not then needed for municipal purposes, the governing body may authorize a private sale and conveyance of the same, without compliance with any other law governing disposal of lands by municipalities, for a consideration, which may be nominal, to a qualified non-profit organization and containing a limitation that such property shall be used only for the proposes of such organization and for such services and facilities as may be agreed upon, and if the property is not used in accordance with said

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Cranbury Township Ordinance # 11-15-21  
(Continued)

limitation, title thereto shall revert to the municipality without any entry or reentry made thereon on behalf of such municipality; and

**WHEREAS**, N.J.S.A. 40A:12-21(l) further provides, in pertinent part, that a municipality may convey such property to a duly incorporated nonprofit housing corporation or limited-dividend housing corporation or housing association for the propose of constructing housing for low or moderate income persons or families or handicapped persons; and

**WHEREAS**, the subject property is not otherwise needed for any municipal purposes; and

**WHEREAS**, as authorized by N.J.S.A. 40A:12-21, the Township now wishes to convey, and CHA wishes to obtain, the subject property so that CHA may proceed with the development of the property for affordable housing purposes.

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

1. The preamble to this ordinance is hereby incorporated as if more fully set forth herein.
2. The subject property, located at 2665 Route 130 South and designated as Lot 3 in Block 26 on the Cranbury Township Tax Map, was acquired by the Township for affordable housing purposes, and the Township finds that the property is not otherwise needed for any municipal purposes.
3. Pursuant to N.J.S.A. 40A:12-21, the Township authorizes and shall convey the subject property to Cranbury Housing Associates, Inc., for nominal consideration, for the purposes of constructing, operating and managing an affordable housing project that will assist the Township in satisfying its fair share affordable housing obligation.
4. The Mayor, Township Administrator, Township Clerk, Township Engineer, Township Attorney, and all other appropriate officers, employees, consultants and professionals, are hereby authorized and directed to prepare and execute any and all documents and instruments necessary, and undertake, or cause to be undertaken, any and all acts necessary, to effectuate the terms and purposes hereof.
5. This Ordinance shall take effect upon passage and publication, as provided for by law.

Ordinances  
Second Reading

Cranbury Township Ordinance # 11-15-19

A motion to enter an Ordinance entitled, # 11-15-19, "A BOND ORDINANCE AUTHORIZING ACQUISITION FOR AFFORDABLE HOUSING PURPOSES OF REAL PROPERTY SITUATED IN THE TOWNSHIP OF CRANBURY AND DESIGNED AS BLOCK 20, LOT 15, 19 OLD CRANBURY ROAD; APPROPRIATING \$250,000 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$237,500 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

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Cranbury Township Ordinance # 11-15-19  
(Continued)

on the Township Bulletin Board and copies were available to the public. Ms. Cunningham, Municipal Clerk, explained this Ordinance will have to be carried over until the next Township Committee Meeting on December 14, 2015 because the Statute mandates that three-quarters of the full membership must vote in order to adopt a Bond Ordinance. She further explained only three (3) members were present this evening, and four (4) members are needed.

Cranbury Township Ordinance # 11-15-20

A motion to enter an Ordinance entitled, # 11-15-20, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 143 ENTITLED "VEHICLES AND TRAFFIC," 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. Deputy Mayor Mulligan opened the public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Johnson, seconded by Mr. Cook, the Ordinance was adopted by a vote:

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

Resolutions  
Consent Agenda

Deputy Mayor Mulligan asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing none, he requested a motion to adopt the Consent Resolutions. On motion by Mr. Johnson, seconded by Mr. Cook, and unanimously carried, the following Resolutions were passed by vote:

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

Cranbury Township Resolution # R 11-15-130

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 11-15-131

WHEREAS, Cranbury Township is the owner of Block 26, Lot 3 on the tax map of the Township of Cranbury, commonly referred to as the "Route 130-D site;"

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Cranbury Township Resolution # R 11-15-131  
(Continued)

WHEREAS, Cranbury Township plans to build affordable housing on said property; and

WHEREAS, there is a need for northbound traffic to turn around to enter the development; and

WHEREAS, presently there does not exist a U-turn at the intersection of Route 130 northbound and Dey Road;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury it hereby applies to New Jersey Department of Transportation to acquire said U-turn;

BE IT FURTHER RESOLVED, a duly authenticated copy of this Resolution be sent to NJDOT for its approval.

Cranbury Township Resolution # R 11-15-132

WHEREAS, Cranbury Township owns 2665 Route 130 also known as Block 26 Lot 3 on the Cranbury Township Tax Map; and

WHEREAS, the owners, Cranbury Township of 2665 Route 130 have requested that the name be changed to Applewood Court; and

WHEREAS, the Cranbury Township Tax Assessor has confirmed that the name of Applewood Court is not duplicated in the corporate limits of the Municipality; and

WHEREAS, the Cranbury Township Tax Assessor does not have a concern with the name change as requested.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury that 2665 Route 130 be renamed to Applewood Court and that such name change be effective upon adoption of the resolution.

Cranbury Township Resolution # R 11-15-133

A RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT  
WITH THE TOWNSHIP OF SOUTH BRUNSWICK FOR THE PROVISION OF  
EMERGENCY "9-1-1" AND NON-EMERGENCY DISPATCHING SERVICES

WHEREAS, the Township of Cranbury is in need of procuring Emergency "9-1-1" and Non-Emergency "9-1-1" Services; and

WHEREAS, the Township of South Brunswick has agreed to provide said services to Cranbury Township for a term of ten (10) years; commencing on January 1, 2016 as set forth in the attached agreement; and

WHEREAS, these services will be provided by South Brunswick Township solely; and

WHEREAS, the total fee for 2016 will be \$125,000.00 plus \$42,436.80 for start-up labor charges for installment of equipment; and

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Cranbury Township Resolution # R 11-15-133  
(Continued)

WHEREAS, the Chief Financial Officer has certified that there will be sufficient funds for these services during 2016; and

WHEREAS, such agreements are authorized pursuant to the Uniform Shared Services consolidation Act, N.J.S.A. 40A:65-1 et. Seq:

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

1. Said Agreement is hereby executed for a period commencing January 1, 2016 through December 31, 2025.
2. A copy of the Agreement shall be available for public inspection in the Township Clerk's Office during regular business hours.

Cranbury Township Resolution # R 11-15-134

A RESOLUTION AUTHORIZING THE RELEASE OF EXTRA DUTY ESCROW

WHEREAS, Las Sirenas Restaurant has outstanding credits of \$1,840.00 in their Extra Duty escrow account previously posted with the Township.

WHEREAS, the Police Department has no outstanding bills

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township of Cranbury release outstanding credits in Las Sirenas Restaurant's extra duty escrow account.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy forwarded to each of the following:

- (a) Township Director of Finance
- (b) Las Sirenas Restaurant

Cranbury Township Resolution # R 11-15-135

A RESOLUTION AUTHORIZING THE RELEASE OF EXTRA DUTY ESCROW

WHEREAS, Warhorse Filmmaker has outstanding credits of \$690.00 in their Extra Duty escrow account previously posted with the Township.

WHEREAS, the Police Department has no outstanding bills

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township of Cranbury release outstanding credits in Warhorse Filmmakers' extra duty escrow account.

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Cranbury Township Resolution # R 11-15-135  
(Continued)

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy forwarded to each of the following:

- (a) Township Director of Finance
- (b) Warhorse Filmmaker Restaurant

Cranbury Township Resolution # R 11-15-136

A RESOLUTION AUTHORIZING THE EXECUTION OF A SHARED SERVICES AGREEMENT WITH THE  
EAST WINDSOR MUNICIPAL UTILITY AUTHORITY FOR REGULAR AND EMERGENCY OPERATION  
AND MAINTENANCE FOR CRANBURY TOWNSHIP'S SANITARY SEWER SERVICES

WHEREAS, the Township of Cranbury and the East Windsor Municipal Utility Authority wish to enter into a shared services agreement for the regular and emergency operation and maintenance of Cranbury's sanitary sewer; and

WHEREAS, the East Windsor Municipal Utility Authority has offered to provide these services to the Township of Cranbury during 2016 as set forth in the attached agreement; and

WHEREAS, the total fee for 2016 will be \$129,160.79; and

WHEREAS, the Chief Financial Officer has certified that there will be sufficient funds for these services during 2016; and

WHEREAS, such agreements are authorized pursuant to the Uniform Shared Services Consolidation Act, N.J.S.A. 40A:65-1 et. seq

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

1. Said Agreement is hereby for a period commencing January 1, 2016 through December 31, 2016
2. A copy of the Agreement shall be available for public inspection in the Township Clerk's Office during regular business hours

Work Session

- a) Discussion of Annual Shade Tree Commission Report and Request for Amendments to the Township Code.

Ms. Christine Quinn, Chair of the Shade Tree Commission, presented its Annual Report and also discussed with the Township Committee a request to have the Township's Code revised per recommendations from the Shade Tree Commission. Deputy Mayor Mulligan thanked Ms. Quinn for coming to give report to the Committee.

Ms. Quinn stated this was the 2014 Shade Tree Annual Report. She stated the Commission had 132 volunteer hours. Some highlights of Ms. Quinn's report include: the Township received a Certificate of Approval from the State DEP Forestry Service for the successful completion of an approved third five-year Community Forestry Management Plan and the Arbor Day ceremony celebrated Cranbury's 26<sup>th</sup> years as a Tree City. Ms. Quinn reported the Shade Tree Commission



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Work Session

- a) Discussion of Annual Shade Tree Commission Report and Request for Amendments to the Township Code (cont'd.)

worked with the Downtown Beautification Subcommittee to determine where trees were needed during the next phase of the Project.

Ms. Quinn reported the Commission discussed the need to draft an Ordinance or make amendments to Chapter 41, Ord. No. 01-99-02 that describes the Powers of the Commission. She stated the Ordinance should ensure the planting of new shade trees as replacements for trees that have been removed. There was discussion about the trees that were selected for planting near the Brainerd Lake Bridge.

Ms. Quinn asked if the Township Committee wanted to address possible amendments to the General Code concerning Powers of the Shade Tree Commission. The first item Ms. Quinn stated she would like included was that Cranbury Township residents and business owners are required to seek the permission of the Shade Tree Commission prior to the removal of any shade tree in the public right-of-way. Deputy Mayor Mulligan stated the Shade Tree Commission already has this power. He stated permission must be obtained for the removal of trees from the public right-of-way on Main Street. Deputy Mayor Mulligan stated it is the interpretation of the County and local municipal codes. Ms. Quinn was concerned that there could be different interpretations of the Code. Ms. Marabello stated it may not be in this section of the Code; however, it is definitely in the Code. Deputy Mayor Mulligan stated the Shade Tree Commission has a lot of power, probably the most power of any Board after Land Use Boards. He stated the Commission has the ability to levy fines. There was additional discussion concerning the Commission's powers. Ms. Quinn stated there is a professional organization that is working on a draft of fines to levy on the removal of trees. She stated fines should vary depending on the size and value of the tree. She stated it would make sense to have consistent fines across the State. Deputy Mayor Mulligan stated the Committee will get written clarification from the Township's Attorney concerning the Shade Tree Commission's powers. Deputy Mayor Mulligan stated the Committee will get clarification on the Ordinance from the Township Attorney for the Shade Tree Commission.

There was discussion about the Ordinance's wording about the obligation to replant a tree to replace a tree that was removed with approval by the Shade Tree Commission. Deputy Mayor Mulligan stated clarification on this point will be obtained from the Township Attorney. There was discussion about Shade Tree approving the removal of diseased and damaged trees and denying the removal of healthy, viable trees. Deputy Mayor Mulligan stated the Shade Tree Commission has the tools to handle the situations; it is how they want to leverage their power. Ms. Quinn was concerned about the Main Street residents who did not want trees planted in front of their homes. Deputy Mayor Mulligan stated there were a few residents who did not want trees, but there were many that did. He stated it might have to be a balancing act, and stated it will anger residents if the Shade Tree is too stringent. If that happens, Deputy Mayor Mulligan stated, the future could see wording being changed in the Ordinance. Mr. Cook agreed, stating the Committee does not want a backlash against the Shade Tree Commission because its heart and mind is in the right place. He stated it does not want residents to feel the Shade Tree's actions are being done "to" residents instead of "with" residents. Ms. Quinn stated Cranbury's charm is its tree-lined Main Street. Deputy Mayor Mulligan stated the last trees planted on Main Street were from the tree grant and the project was not a Shade Tree-driven project. It was coordinated with the Downtown Beautification project under the direction of the Township Committee. Deputy Mayor Mulligan stated if the Shade Tree wants, it can go to the homeowners that did not plant trees, force them to plant trees, and if they do not, levy fines against them. The homeowners would have to pay for the tree, and Ms. Marabello concurred, stating the Township does not have money to pay for trees. Deputy Mayor Mulligan explained the Township tried to get as many trees as possible on Main Street through the grants, and tried working with homeowners to plant trees. He stated he was happy with what the Township

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Work Session

a) Discussion of Annual Shade Tree Commission Report and Request for Amendments to the Township Code (cont'd.)

did; however, if Shade Tree wants to take further action, it is within their power to do so. Ms. Marabello read some wording of the Ordinance, and stated, since the County does not have a Shade Tree Commission, Cranbury's Shade Tree has the exclusive power to enforce the Ordinance. Mr. Cook stated the Township Committee will find out the enforceability of the Ordinance. Mr. Kevin Van Hise, Esq., Township Attorney stated his understanding of the Ordinance is that by affirmative vote of the Commission, you are authorizing enforcement action to be taken. After that the Shade Tree Commission would authorize the preparation of a Notice of Violation advising the homeowner a tree was removed and a tree must be replanted. If there is no response from the homeowner, action may be taken in Municipal Court to enforce that Notice of Violation.

Deputy Mayor Mulligan opened the floor to public comment. Ms. Bonnie Larson, Cranbury Neck Road and a member of the Shade Tree Commission, stated there is a tree on Main Street in front of the consignment shop that has no room to grow due to the macadam placed for the new sidewalk. She stated it is a large tree that will not be able to get water. Mr. Cook stated Mr. Bill Tanner, Township Engineer, will assess the problem.

Deputy Mayor Mulligan stated Mr. Steven Goodell, Esq., Township Attorney will further clarify the protocol and mechanics of the Shade Tree Ordinance. Ms. Marabello stated Mr. Goodell has done memos in the past on this, and she will retrieve them for review.

Mr. Richard Kallan, Wynnewood Drive, asked for a definition of "public right-of-way." Deputy Mayor Mulligan stated the general rule of thumb used is the first three (3) feet of someone's property is going to be public right-of-way. He stated this is not an absolute for every property. Mr. Kallan spoke about removing trees from his property years ago and the Township replacing them. Last year he removed a tree and was told the Township would not replace it. Ms. Marabello stated it is all about appropriations. Mr. Kallan stated Cranbury is more than Main Street. Mr. Kallan stated if the Shade Tree Commission wants to have power, it also must live up to its responsibilities. He stated if the Township planted his tree, the Township should be responsible for replacing trees. He stated the Township can find the money for tree removal on Main Street, but never has enough money for anywhere else in the Township. Mr. Kallan stated if the Township had a tree farm, why would the trees only be used in the rights-of way and not elsewhere. Deputy Mayor Mulligan stated there was a proposal for a tree farm; however, there is no funding for that. He stated if there is concern about a tree being in the right-of-way, Mr. Jerry Thorne, Manager of Public Works, should be called to determine the right-of-way. Deputy Mayor Mulligan explained the Township has a \$30,000 budget for tree removal, prioritizing the removal of the most distressed trees in the Township first. He stated when the money runs out, in the emergency the Township Committee must determine on a case-by-case basis. He stated Cranbury has 13 square miles, seven (7) Public Works employees, and limited resources, and stated the Township does the best it can do with tree removal.

Deputy Mayor Mulligan thanked Mr. Kallan for his comments and confirmed to Ms. Quinn that the Shade Tree Commission has the power to enforce the Ordinance. Ms. Quinn asked for information in writing, and the Committee confirmed to her that the information is in writing in the Ordinance. Ms. Marabello stated the Township Attorney will further clarify. The Committee thanked Ms. Quinn for the Commission's time and volunteerism.

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Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported the handicapped spot in the Sweetwater parking lot will be completed in the next week or two. She stated the Witt's will stripe the spot, and it will cost approximately \$425 to complete. The spot will require some signage.

Ms. Marabello stated Mr. Greg Farrington, the Township's Construction Official, took a look at the ladder to the clock tower. Ms. Marabello stated she had Mr. Farrington draw up a sketch of how he thinks we can re-work the ladder. She stated Mr. Farrington suggested turning the ladder around so that it comes down and stays down against the wall. There will be a platform at the top before stepping into the attic. She stated it will have to be addressed at capital time. Deputy Mayor Mulligan inquired if there was an upgrade to a pull down ladder that the Township can consider, and Ms. Marabello stated this would be the only option. Mr. Kallan asked if he could look at the proposal when it is submitted. He stated there are pull down stairs used for institutional purposes, not just residential. Some Township Committee members stated they did not want a ladder down all the time.

--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.

Ms. Kirstie Venanzi, President of the Cranbury Public Library Board of Trustees wanted to advise the Township Committee of several points concerning the new Library. She stated the Board met with the School Board's Facility and Finance Committees to discuss the end of the lease when the Public Library will be leaving the School. She stated notification requires one-year's notice to allow the School Board to include information in their budget and to include the space in their strategic planning. Before the School can do any planning, they need to know when the Library will be moving. She stated the School was very receptive and they talked about timing of the move so the Public Library does not move out during the school year. After the one-year's notice, the Library would continue the lease on a month-by-month basis and would move out during a school break. Ms. Venanzi reported the Library received 90% complete technical drawings for the new Library. She reported the Library did a site survey for the placement of the Library. The site survey had to be done so that the technical drawings could be done. Mr. Mark Berkowsky explained this is the conceptual drawing for where the Library building and parking lot will go. The Library paid for the drawings to keep the process moving along. He stated the plan satisfies previous conversations with Committee to include parking for 20 cars for downtown business requirements. Also included in the plan are the location of the retention basin and the footprint of the Library. The next step will be to go to the Planning Board for their approval.

Deputy Mayor Mulligan urged after Planning Board review to have all five (5) Township Committee members look at the plans. He recommended the Township Committee be kept abreast of the timing of the end of the lease. Mr. Berkowsky inquired if approval was needed to do borings on Township property. Ms. Marabello stated Mr. Tanner, Township Engineer, said it was fine to do the borings.

Mr. Mulligan inquired when the Library intends to have the funding in place, and Ms. Venanzi replied the Foundation is doing a big campaign "push" and the funding could be raised quickly. Ms. Venanzi stated the target number was \$3.2 million; however, if they want to break ground before all the funding is raised, they could remove some soft costs. Mr. Berkowsky clarified the construction will not be started until all the money is there. Deputy Mayor Mulligan stated as the time gets closer to construction, he would like to see financials on money in the bank, pledges, etc. He stated that would help the Township Committee answer the questions they will receive from residents. She stated the Library has about 80% of what has been

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Reports from Township Boards and Commissions (cont'd.)

pledged in the bank. Mr. Cook inquired about the ownership of the Library, and Mr. Berkowsky stated the Memorandum of Awareness outlines the ownership issue.

Public Comment

The Mayor opened the meeting to public questions and comments.

Mr. Richard Kallan, Wynnewood Road, stated two (2) meetings ago, he complained about the condition of Cranbury Neck Road. He stated the County did address the problem and did a beautiful job repaving the road. Ms. Marabello stated she spoke with Sgt. Giuseppe DeChiara who called the County again, and he stressed the importance of repaving the road. Mr. Kallan thanked the Committee for following up and having the road paved.

Hearing no further comments, Deputy Mayor Mulligan closed the public portion of the meeting.

Resolution

At 8:25 p.m., on motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried (with Ms. Goetz and Mayor Taylor being absent), the following resolution was adopted to go into Closed Session:

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

Resolution

Cranbury Township Resolution # R 11-15-137

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) Contract Negotiations": Discussion of possible contract negotiations.

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.

TOWNSHIP COMMITTEE MEETING  
November 23, 2015

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried (with Ms. Goetz and Mayor Taylor being absent), the meeting returned to Open Session at 9:20 p.m.

On motion by Mr. Cook, seconded by Mr. Johnson and unanimously carried (with Ms. Goetz and Mayor Taylor being absent), the meeting adjourned at 9:22 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk