

TOWNSHIP COMMITTEE MEETING
December 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.
- (5) Communicated on December 16, 2015 to the Cranbury Press, Home News Tribute and Trenton Times, Cranbury Township Web Site and posted on Bulletin Board that "Optional Meeting" of December 28, 2015 would be held.

Regular Township Committee Minutes of December 14, 2015

On motion by Mr. Cook, seconded by Mr. Johnson and unanimously carried, the Regular Township Committee Minutes of December 14, 2015 were adopted.

Closed Session Minutes of December 14, 2015

On motion by Mr. Mulligan, seconded by Mr. Johnson and unanimously carried, the Closed Session Minutes of December 14, 2015 were adopted.

Reports and Communication

--Mayor Taylor

Mayor Taylor reported he attended the Employee Holiday Lunch, which was paid for by the Joint Insurance Fund and not taxpayer funds.

Reports and Communications

--Members of Committee

--Mr. Cook

Mr. Cook reported the Township has been working on the permit for Brainerd Lake's edge remediation for a year and a half, and reported progress was being made with the specialists being used. However, he stated with this type of remediation, the DEP is particular and is requesting additional information at each meeting the Township attends. Mr. Cook stated he hopes the remediation can begin by spring or summer.

--Mr. Mulligan

Mr. Mulligan reported he has been working on affordable housing; however, he stated he cannot share anything with the public at this time.

TOWNSHIP COMMITTEE MEETING
December 28, 2015

Reports and Communications (cont'd.)

--Members of Committee

--Ms. Goetz

Ms. Goetz stated she has nothing to share this evening.

--Mr. Johnson

Mr. Johnson reported since the last meeting he attended a Developer's meeting concerning the demolition of the Aetna Building. He reported two (2) large warehouses will be built on the site. Mr. Johnson reported the Planning Board granted approvals for the Cheney/Hagerty/Kushner site.

Reports and Communications

--Subcommittees

There were no Subcommittee reports.

--Department Heads

There were no reports from Department Heads.

Agenda Additions/Changes

Ms. Cunningham reported Cranbury Township Resolution # R 12-15-147 should be listed as Maser Consulting, P.A. and not Act Engineering.

Public Comment - For Agenda Items

Mayor Taylor 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.

Resolutions

Consent Agenda

Mayor Taylor 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. Cook, seconded by Johnson, and unanimously carried, the following Resolutions were passed by vote:

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

Nays: (None

Cranbury Township Resolution # R 12-15-146

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 12-15-147

WHEREAS, the Township Committee of the Township of Cranbury has determined that it is in the public interest for the Township to facilitate the construction of a 100% affordable housing project consisting of 32 rental units to be located on certain real property owned by the Township, known as Block 26, Lot 3 ("The Affordable Housing Project") which shall be part of the Township's Fair Share Plan; and

TOWNSHIP COMMITTEE MEETING
December 28, 2015

Cranbury Township Resolution # R 12-15-147
(Continued)

WHEREAS, the Affordable Housing Project has received approval from the Cranbury Township Planning Board by Resolution of Memorialization adopted November 19, 2015; and

WHEREAS, the Township has determined that in order to construct the Affordable Housing Project, it will be necessary to acquire certain easements for storm water management on the following properties: Block 26, Lot 29.21 and Block 26, Lot 29.22; and

WHEREAS, the Township has determined that it will be necessary to obtain an appraisal and survey of the subject easement areas in order to offer a fair market value for the easements; and

WHEREAS, the Township is authorized to retain professionals to provide appraisal and surveying services without public advertising for bids pursuant to the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et. seq.* because the aforesaid services are professional in nature; and

WHEREAS, the Local Public Contracts Law requires a resolution authorizing the award of contract for the services without competitive bidding to be publicly advertised; and

WHEREAS, the professional services agreements attached hereto appropriately set forth the obligation of the parties with respect to such services;

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

1. The Township Committee authorizes the Mayor and Clerk to execute an agreement with Martin Appraisal to provide an appraisal regarding the fair market value of the aforementioned easements; said agreement to run through December 31, 2016.
2. The Township Committee further authorizes the Mayor and Clerk to execute an agreement with Maser Consulting P.A. to provide a survey and metes and bounds descriptions of the aforementioned easements; said agreement to run through December 31, 2016.
3. A notice of this action shall be published in the newspaper used by the Township for legal publications as required by law within ten (10) days of its passage;
4. An executed copy of the aforementioned professional agreements with Martin Appraisal and Maser Consulting P.A. and a copy of this Resolution shall be on file and available to the public for inspection in the Office of the Township Clerk.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported she did a Bond Anticipation Note Sale for Ordinances over the last two (2) years that were not funded to put the \$1,934,000 back into the Capital Account. She reported the interest rate was .77%.

TOWNSHIP COMMITTEE MEETING
December 28, 2015

Reports from Township Staff and Professionals

--Assistant Administrator's Report

Ms. Cunningham reported she put at each Committee Member's seat a letter from Middlesex County Department of Planning which states an appointment of a member of the Governing Body is needed for the Office of Planning Transportation Committee. Ms. Cunningham explained for the last three (3) years, Cranbury Township has not had a member on the Transportation Committee, which is an important Committee since it concerns infrastructure. She stated with the proposed warehouses in the Township, a Committee member should be involved. Ms. Goetz inquired when the Transportation Committee meets, and Ms. Cunningham stated the yearly schedule is attached to the letter. Ms. Goetz proposed a decision be made at the Re-Org meeting. Ms. Cunningham explained years ago the Township Engineer was the designated member on the Transportation Committee.

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, inquired about the status of the stairs to access the clock. Ms. Marabello stated Mr. Greg Farrington, Construction Official, has been working on it. Mr. Kallan stated he was concerned about an unlicensed tractor parking on Danser Drive. Mr. Taylor stated Ms. Marabello will have the Police check on it. Mr. Kallan wished the Township Committee a Happy and Healthy New Year. There being no additional comments, the Mayor closed the public portion of the meeting and requested a Resolution to go into Closed Session.

Resolution

At 7:14 p.m., on motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the following Resolution was adopted to go into Closed Session:

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

Cranbury Township Resolution # R 12-15-148

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.

TOWNSHIP COMMITTEE MEETING
December 28, 2015

Cranbury Township Resolution # R 12-15-148
(Continued)

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 Ms. Goetz and unanimously carried, the meeting returned to Open Session at 8:01 p.m.

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 8:02 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk