

TOWNSHIP COMMITTEE MEETING
June 9, 2014

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: David Cook, Glenn Johnson, Daniel Mulligan, and Jay Taylor. Mayor Susan Goetz was absent. Also present were Denise Marabello, Township Administrator/Director of Finance; and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. In Mayor Goetz's absence, Deputy 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 4, 2013 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 4, 2013.
- (3) Filed on December 4, 2013 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.

On motion by Mr. Mulligan, seconded by Mr. Johnson unanimously carried (with Mayor Goetz being absent), the following Township Committee Minutes were adopted:

Regular Township Committee Minutes of May 27, 2014
Closed Session Minutes of May 27, 2014
Special Township Committee Minutes of June 2, 2014
Special Closed Session Township Committee Minutes of June 2, 2014

Reports and Communications

--Mayor

Mayor Goetz was absent.

--Township Committee

Mr. Johnson reported he attended a Cranbury Business and Professional Association Meeting. He reported the Association discussed their upcoming calendar events, including a "Touch-a-Truck" on July 12th from 10:00 a.m. to 1:00 or 2:00 p.m. Public Works will provide several trucks for the event. Mr. Johnson stated the Association had asked if there was some space available in the barn they could use for storage; however, there is no space available. Mr. Johnson reported he also met with representatives of JET USA on Dey Road. He stated the Hindu-education organization talked about the work they do and they also discussed with Mr. Johnson the ways they could become more active in Cranbury.

Mr. Cook reported there was a delay on the veneering of the Brainerd Lake Bridge and Dam Project because of the weather; however, that work should continue quickly. He reported there was a change order for additional resurfacing near the Bridge so the work looks uniform. After the spillway work is complete, the cantilever work will begin.

Mr. Mulligan reported the C1 Baseball Field work is complete, and Public Works will now be putting dirt down on the field. He reported the Environmental Commission met on the Rain Garden. Mr. Mulligan reported the parking on the Witt's should be available on June 30th, weather permitting. He reported Public Works will rent a lift and paint the flag pole at Village Park. Ms. Cunningham reported she followed up with Congressman Rush Holt's office concerning the flag, stating the flag has already been flown in

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Reports and Communications

--Township Committee

(Mr. Mulligan cont'd.)

Washington D.C., and they are working on the logistics of getting the flag to Cranbury. Mr. Mulligan stated he will follow up with Mr. Tom Weidner, Chairman of the Parks Commission concerning the July 5th festivities. He stated the Township Committee has been invited, and Mayor Goetz will say a few words to acknowledge the 50th Anniversary of Village Park. Ms. Cunningham stated she will prepare a Proclamation once she receives the information from Mr. Tom Weidner. Mr. Mulligan stated Public Works will be changing some of the signs on Main Street since some parking signs no longer apply now that there are bump outs.

Mr. Mulligan stated he attended services for a local resident, Mr. Nick Kafasis. He stated Mr. Kafasis was a long-time resident, a good man and he will be missed. Mr. Taylor concurred, stating he grew up down the street from Mr. Kafasis, and he will be missed.

Mr. Taylor congratulated Mayor Goetz on coming through the Primary. He stated she will have one (1) challenger in the November election.

Mr. Taylor reported the 2014 Special Olympics will hold its games in New Jersey. He stated Cranbury Township will welcome the athletes to Town on Friday, June 13th at 10:47 a.m. There will be a short ceremony before the athletes embark on the final leg of their journey to West Windsor.

Mr. Taylor reported there will be a bone marrow "Be the Match" Drive for Cranbury resident Will Ellsworth, 12. Mr. Taylor stated he hopes people can come out for the drive.

Agenda Additions/Changes

Ms. Cunningham reported Resolution # R 06-14-073, a Developer's Agreement with Station Road, LLC, was added to the Agenda. Ms. Cunningham read a Proclamation, to be signed by Deputy Mayor James Taylor, which will be read in front of Town Hall when the Special Olympics athletes come on Friday, June 13th. On motion by Mr. Johnson, seconded by Mr. Cook, the Proclamation was adopted by a vote:

Ayes: (Cook

(Johnson

(Mulligan

(Taylor

Abstain: (None

Absent: (Goetz

Nays: (None

Public Comment – for Agenda Items

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

Ordinance

Second Reading

CRANBURY TOWNSHIP ORDINANCE # 05-14-06

A motion to enter an Ordinance entitled, CRANBURY TOWNSHIP ORDINANCE # 05-14-06 – "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, AMENDING VARIOUS CHAPTERS OF THE CODE OF THE TOWNSHIP OF CRANBURY TO REFLECT CHANGES MADE TO CERTAIN FEES CHARGED", 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

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CRANBURY TOWNSHIP ORDINANCE # 05-14-06
(Continued)

public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Mulligan, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

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

Nays: (None

Resolutions
Consent Agenda

Deputy Mayor Taylor asked the Township Committee if there were any questions or comments on the Consent Agenda, or if any Resolutions should be addressed separately. A motion was made by Mr. Mulligan, seconded by Mr. Johnson and unanimously carried, the following Resolutions were passed by vote:

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

Nays: (None

Cranbury Township Resolution # R 06-14-070

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 # R 06-14-071

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE
IN THE MUNICIPAL BUDGET OF THE TOWNSHIP OF CRANBURY
PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount,

Section 1

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2014 in the sum of \$9,854.04 which item is now available as a revenue from the State of New Jersey pursuant to the provision of statute, and

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CRANBURY TOWNSHIP # R 06-14-071
(Continued)

Section 2

BE IT FURTHER RESOLVED that a like sum of \$9,854.04 is hereby appropriated under the caption "Clean Communities"

Section 3

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

- (a) Director of the Division of Local Government Services
- (b) Township Chief Financial Officer

CRANBURY TOWNSHIP # R 06-14-072

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE
IN THE MUNICIPAL BUDGET OF THE TOWNSHIP OF CRANBURY
PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount,

Section 1

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2014 in the sum of \$177.24 which item is now available as a revenue from the County of Middlesex pursuant to the provision of statute, and

Section 2

BE IT FURTHER RESOLVED that a like sum of \$177.24 is hereby appropriated under the caption "Alcohol Education, Rehabilitation and Enforcement"

Section 3

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

- (a) Director of the Division of Local Government Services
- (b) Township Chief Financial Officer

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Cranbury Township Resolution # R 06-14-073

RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT
WITH "STATION ROAD LLC" FOR THE PROPOSED DEVELOPMENT
LOCATED AT BLOCK 10, LOT 1 IN THE TOWNSHIP OF CRANBURY, STATE OF NEW JERSEY

BE IT RESOLVED, by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey, that the Township is authorized to enter into a Developer's Agreement with "Station Road, LLC" regarding its proposed development located at Block 10, Lot 1 (Cranbury Township Tax Map) in the Township of Cranbury, County of Middlesex, State of New Jersey; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized and directed to execute the Developer's Agreement once all conditions precedent to execution are satisfied.

Work Session

a.) Discussion of Proposed Ordinance Amending Chapter 150-36 Outdoor Storage in Commercial Districts

Mr. Johnson presented to the Township Committee the proposed Ordinance amending the Township's Code in reference to Outdoor Storage in Commercial Districts. Mr. Johnson explained in the last six (6) months, the Planning and Zoning Boards have had three (3) applicants who wanted to move into Cranbury and needed the ability to store goods outdoors. Mr. Johnson stated all three (3) cases were located in a zone where outdoor storage is not allowed. He stated he is not sure why the Ordinance as written and previously amended excludes outdoor storage in some commercial zones. He explained this is presenting a problem because it is not a "clean" way to do zoning by continuing to make exceptions and do variances. Mr. Johnson rewrote Section B to include all of the commercial districts. He stated it would be better for the Ordinance to state what is permitted instead of prohibited for outdoor storage.

Mr. Cook clarified the new wording will be more accommodating, while the current wording is less relevant. Mr. Mulligan stated the current wording has been burdensome for some businesses. He inquired if there are other zoning limitations that prevent vehicles from being parked on commercial properties because there are a number of properties that are underutilized. There was discussion about the types of vehicles allowed to park on commercial properties, and Mr. Cook suggested looking at various scenarios since additional language in the Ordinance may be necessary. Mr. Mulligan stated there are businesses in Town that need parking and properties that are underutilized; it could be a win for the businesses and the Township to accommodate that sort of scenario. There was discussion about the location of commercial districts. Mr. Mulligan stated the commercial areas would include the Route 130 corridor and east of Route 130. Mr. Taylor stated excluding the Village Commercial and Village area makes sense because it is also residential. While South Main Street and Old Trenton is mixed commercial, there is a delicate balance on the permitted use. Mr. Mulligan stated if this area is zoned commercial, it should be included. Mr. Cook stated loosening up the restrictions on Route 130 is definitely needed and a good place to start. Mr. Mulligan stated he agrees with removing "Village Commercial" from the new wording. Mr. Taylor requested wording be added to exclude storage of materials for building projects. Mr. Johnson will work with the Township Attorney on the final wording to amend the Ordinance.

Mr. Art Hasselbach, Route 130, and a member of the Planning Board, stated the wording needs to be amended. There was discussion about the types of storage materials, and Mr. Hasselbach stated there has to be some differentiation with vehicles. Outside storage of products is separate from storage of licensed vehicles. He stated the amended wording will make it easier for upcoming applications.

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Work Session (Continued)

a.) Discussion of Proposed Ordinance Amending Chapter 150-36 Outdoor Storage in Commercial Districts

(Mr. Hasselbach cont'd.)

Mr. Hasselbach explained Cranbury does not want to turn away business because other municipalities will be glad to have them, including Robbinsville, which is getting the ratables of many new businesses. There was additional discussion about junk cars, impound lots and farm equipment. Mr. Hasselbach stated the Township has to look at the whole picture; the Ordinance wording must protect the Township and also attract businesses for ratables.

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions.

Reports from Township Staff and Professionals

-- Administrator's Report

Ms. Marabello reported the window of the main office of Town Hall has been replaced. She reported the hardware on the doors will be changed this week before the security system is installed next week.

Ms. Marabello reported the Township Attorney sent notification that the condemnation ruling has been appealed and it will be going to court.

Mr. Taylor inquired if bids are ready to go out for the painting. Ms. Marabello stated once the security system is completed, the painting of Town Hall will be the next project.

--Assistant Administrator's Report

Ms. Cunningham reported that per the FCC, effective July 23, 2014, the Cranbury "Access" Channel will no longer be Channel 3. The new channel will be Channel 26. Ms. Cunningham stated Ms. Larson will post the notice on the existing Channel 3. The information will also be posted on the Township's website and at Teddy's Restaurant. It was also suggested that the information be posted at Cranbury Pizza and Gill and Bert's.

Public Comment

Mr. Richard Kallan, Wynnewood Drive, stated the approach into Cranbury from Route 130 South is disgraceful, with an empty house and a closed business. He stated the Township has a Property Maintenance Ordinance and asked if complaints have been filed. Ms. Marabello stated several complaints have been received. Mr. Kallan stated he takes issue with the Township refusing to take any action unless a private citizen files a complaint. He stated that is outrageous, and stated the Ordinance does not require that. He stated if the Township is not willing to enforce the Ordinance it insisted be passed, then the Ordinance should be null and void. Mr. Mulligan stated a complaint must be filed because there was concern the Ordinance would be misused. There was additional discussion about the Property Maintenance Ordinance, and Mr. Mulligan stated it was written with minimal requirements (grass not taller than 12 inches, windows and doors covered). Mr. Kallan stated private citizens should not have to file the complaint and that action should be taken even if employees or Committee members see an issue. Mr. Mulligan stated the policy put in place per the Township Attorney requires a citizen file a complaint. He stated that wording does not have to be in the Ordinance.

Mr. Taylor clarified complaints can be made to the police and 9-1-1 without providing a name. Mr. Taylor stated he has been receiving complaints about the tall grass at the Swim Club. Ms. Marabello stated she spoke to the Health Officer when the grass was shorter. Ms. Marabello suggested the realtor also be called. There was additional discussion about various properties around the Township that also need attention. Mr. Mulligan stated if there is a problem, then a resident should file a complaint.

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Public Comment

Ms. Bonnie Larson, Cranbury Neck Road, asked who gets the Property Maintenance complaint. Ms. Marabello stated Ms. Linda Scott accepts the complaints and forwards them to Mr. Jerry Thorne, Public Works Manager. Complaints can be written on paper or e-mailed to Ms. Scott. There being no further comments, the Mayor closed the public portion of the meeting.

Mayor's Notes

Mayor Susan Goetz was absent.

On a motion by Mr. Mulligan, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 8:00 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk