

TOWNSHIP COMMITTEE MEETING  
March 26, 2013

The regular meeting of the Township Committee 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, Susan Goetz, Jay Taylor, and Mayor Glenn Johnson. Mr. Daniel Mulligan was absent. Also present were Denise Marabello, Township Administrator/Director of Finance; and Kathleen R. Cunningham, Municipal Clerk/Assistant Administrator. Mayor Johnson 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 3, 2012 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 3, 2012.
- (3) Filed on December 3, 2012 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, and
- (4) Sent to those individuals who have requested personal notice.
- (5) Notice of the change of date of this meeting was sent to the Cranbury Press, Home News Tribune and Trenton Times on February 28, 2013.

Regular Township Committee Minutes of March 11, 2013

On motion by Mr. Taylor, seconded by Mr. Cook, and unanimously carried (with Mr. Mulligan being absent), the Regular Township Committee Minutes of March 11, 2013 were adopted.

Reports and Communications

--Mayor Johnson reported he participated on a conference call with PSE&G concerning disaster preparedness and recovery. He reported he also attended a public hearing on the school budget last week. He stated the School Board displayed slides on certain line items, and he stated he was impressed the School saw an 8% reduction in their health coverage premiums. Mayor Johnson stated at first he thought there was a shift of costs in the budget; however, he reported two insurance companies competed, and the school received a better deal than last year. Mayor Johnson reported he also met last week with a disaster recovery company that is considering locating to Cranbury.

Reports and Communications

--Township Committee

Mr. Cook reported permits have been obtained from DEP for Brainerd Dam Project so the Project can now go forward. Mr. Cook reported the Historical Society building needs an alarm system at an estimated cost of \$2,700. He reported there is an affordable housing apartment in the Grist Mill, and it is the meeting place for the Historical Society. Mr. Cook reported the building has a limited burglar system but it does not have a fire alarm. Ms. Marabello stated she wants to look at the Agreement to determine who is responsible for the building.

Ms. Goetz reported the Beautification Subcommittee will be discussing the Downtown Beautification Project later in the meeting. She stated the Subcommittee has been one of the most hardworking committees she has ever seen.

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Reports and Communications

--Township Committee

Mr. Taylor reported South Main Street residents are asking why the County has not repaired the curbs damaged by the street paving in the spring. Mr. Taylor stated he was officially asking the Township Committee to allow the Township Engineer to approach the County to make the repairs to the curbs they damaged during the paving. The Township Committee agreed.

Agenda Additions/Changes

Ms. Cunningham, Municipal Clerk, stated there were no changes to the agenda.

Ordinance

First Reading

An Ordinance entitled, Cranbury Township Ordinance # 03-13-09 , "AN ORDINANCE SUPPLEMENTING THE CODE OF THE TOWNSHIP OF CRANBURY, § 5.6 "RULES AND REGULATIONS OF THE POLICE DEPARTMENT" was introduced on First Reading and will be heard on Second Reading and have a Public Hearing at the next regular Township Committee Meeting on Monday evening, April 8, 2013 at 7:00 p.m. On motion by Mr. Taylor, seconded by Ms. Goetz, the Ordinance was passed on first reading by vote:

Ayes: (Cook  
(Goetz  
(Taylor  
(Johnson

Abstain: (None  
Absent: (Mulligan

Nays (None

Second Reading: April 8, 2013, 7:00 p.m.

WHEREAS, Pursuant to N.J.S.A. 40A:14-118, the Township Committee is designated as the appropriate authority with the powers consistent with the law and with the Township of Cranbury's Code; and

WHEREAS, the Chief of Police shall be the executive head of the Department and shall have complete authority regarding the technical operations, personnel assignments and day-to-day operations of the Police Department in accordance with N.J.S.A. 40A:14-118 and shall have the authority and duties imposed by law and as set forth in the rules and regulations of the Department. The Chief shall adopt and implement, and amend from time to time, internal affairs guidelines which shall be consistent with the guidelines governing the "Internal Affairs Policy and Procedures" of the Police Management Manual and other directives promulgated by the Police Bureau of the Division of Criminal Justice in the Department of Law and Public Safety; and

WHEREAS, Cranbury Township Committee and the Police Chief wish to supplement Section **§ 5.6 "Rules and regulations of the Police Department"** as follows:

G. Mission Statement

The mission of the Cranbury Township Police Department is to provide effective and efficient police services, through a partnership with the community, to prevent and deter crime as well as reduce the fear of crime, protect property and individual rights, and improve traffic safety through education and enforcement.

H. Core Values

- **INTEGRITY** – We are committed to maintaining the trust of our community through honest, moral and ethical behavior that is above reproach.

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Cranbury Township Ordinance # 03-13-09  
(Continued)

- RESPECT – We are dedicated to being objective, fair, consistent, and compassionate in the treatment of our community and fellow employees in all of our actions.
- PROFESSIONALISM – In partnership with the community, we strive to provide responsive, effective and quality service through teamwork, problem solving, and personal accountability.

I. Vision Statement

The Cranbury Township Police Department is staffed with the finest men and women in law enforcement.

We will provide a level of service which is second to none. We will deliver a progressive and cost-effective law enforcement service as well as identifying and meeting the challenges of our community. We will continue to seek input from our citizens and employees in hopes of improving the lives of our Township residents and guests.

To achieve this vision, the Cranbury Township Police Department is dedicated to sustaining a quality and equitable work environment that is based on merit, and developing its members through effective training and leadership.

Ordinance  
Second Reading

Cranbury Township Ordinance # 02-13-08

A motion to enter an Ordinance entitled, # 02-13-08, entitled "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, REVISING CHAPTER 150, LAND DEVELOPMENT, OF THE CODE OF THE TOWNSHIP OF CRANBURY BY AMENDING THE LIST OF PERMITTED AND CONDITIONALLY PERMITTED USES IN THE HIGHWAY COMMERCIAL (HC) AND GENERAL COMMERCIAL (GC) ZONING DISTRICTS" was introduced by title only on February 11, 2013 and 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. Ms. Kathleen Cunningham, Municipal Clerk, read a letter from Ms. Josette Kratz, Secretary to the Planning Board, stating the Planning Board unanimously approved the recommendations set forth in the letter (attached as Addendum A.) The Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the public hearing was declared closed.

On motion by Mr. Cook, seconded by Ms. Goetz, the Ordinance was passed on by vote:

Ayes: (Cook  
(Goetz  
(Taylor  
(Johnson

Abstain: (None  
Absent: (Mulligan

Nays: (None

TOWNSHIP COMMITTEE MEETING  
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Ordinance  
First Reading

Ms. Cunningham read a letter from the Planning Board Attorney to the Township Committee concerning Cranbury Township Ordinance # 03-13-10, which was just adopted by the Township Committee. The communication addresses making changes to certain use standards applicable to convenience stores/gas stations in the General Commercial zone on Route 130. An Ordinance entitled, Cranbury Township Ordinance 03-13-10, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY, FURTHER REVISING CHAPTER 150, "LAND DEVELOPMENT," OF THE CODE OF THE TOWNSHIP OF CRANBURY BY ADDING THERETO A DEFINITION OF "SUPERMARKET" AND BY AMENDING THE CONDITIONAL USE STANDARDS APPLICABLE TO CONVENIENCE STORES AND FUEL SERVICE STATIONS IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT" was introduced on First Reading and will be heard on Second Reading and have a Public Hearing at the next regular Township Committee Meeting on Monday evening, April 8, 2013 at 7:00 p.m. On a motion by Mr. Taylor, seconded by Mr. Cook, the Ordinance was passed on first reading by vote:

Ayes: (Cook  
(Goetz  
(Taylor  
(Johnson

Abstain: (None  
Absent: (Mulligan

Nays: (None

Second Reading: April 8, 2013, 7:00 p.m.

WHEREAS, on February 21, 2013, the Cranbury Township Planning Board adopted an amendment to the Land Use Plan Element of the Cranbury Township 2010 Master Plan; and

WHEREAS, the purpose of the amendment is "to reexamine the permitted uses and development standards of the non-residential zones along the Route 130 Corridor in Cranbury Township, and to recommend changes that will spur new development and redevelopment that will promote the purposes of the Cranbury Master Plan and the Municipal Land Use Law"; and

WHEREAS, the amendment *inter alia* recommends changes to the Highway Commercial (HC) and General Commercial (GC) zoning districts to spur new development or redevelopment within those zones, including by adding convenience stores and fuel service stations as conditionally permitted uses in the General Commercial (GC) Zoning District; and

WHEREAS, on February 25, 2013, the Cranbury Township Committee introduced on first reading Ordinance No. 02-13-08, which makes various revisions to Cranbury Township ("Township")'s Land Development Ordinance (Chapter 150 of the Township Code)("LDO") to implement the recommendations set forth in the above-referenced master plan amendments; and

WHEREAS, following Ordinance 02-13-08's introduction, it was referred to the Cranbury Township Planning Board ("Board") for review pursuant to the provisions of the Municipal Land Use Law ("MLUL") at N.J.S.A. 40:55D-26; and

WHEREAS, the Board undertook this review at a special meeting held on March 13, 2013; and

WHEREAS, the Board found Ordinance 02-13-08 to be consistent with the Cranbury Township Master Plan and endorsed its adoption, but *inter alia* recommended that as part of any

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Cranbury Township Ordinance # 03-13-10  
(Continued)

future amendments to the Land Development Ordinance, a definition of the term “supermarket” be added to the LDO; and

WHEREAS, it has also become apparent that certain of Ordinance 02-13-08’s conditional use standards applicable to convenience stores and fuel service stations in the GC district require modifications; and

WHEREAS, the Township Committee finds that it is in the best interests of the public to amend the LDO to add a definition of “supermarket” as recommended by the Board and to revise Ordinance 02-13-08’s conditional use standards applicable to convenience stores and fuel service stations;

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

Section 1. Definitions Amended. Section 150-7, “Definitions,” in Chapter 150, “Land Development”, of the Code of the Township of Cranbury (“Code”) is hereby amended by adding thereto the following new definition:

SUPERMARKET — A retail establishment with 40,000square feet of gross floor area or more selling primarily food as well as other convenience and household goods, including the sale of fresh produce, prepared and pre-prepared foods for on- or off-site consumption, baked goods, cheese, meat, groceries, beer, wine, liquor, household items, flowers, gifts, cosmetics and pharmaceutical goods.

Section 2. Conditional Use Standards Applicable to Convenience Stores and Fuel Service Stations in General Commercial (GC) District Amended. Subsection 150-21C of the Code, which was amended by Ordinance #02-13-08 adopted on March 26, 2013, is hereby further amended by revising certain of the conditional use standards applicable convenience stores and fuel service stations in the General Commercial (GC) Zoning District, to read as follows (additions are underlined; deletions are in [brackets]):

C. Conditionally permitted uses.

- (1) Fuel service stations and convenience stores, subject to the following standards:
  - (a) No fuel pump shall be located less than 35 feet from [the] any [street] public right-of-way or [other] property line.
  - (b) At least two driveways shall be provided, at least 18 feet wide and no more than [25] 30 feet wide, and located not less than 20 feet from any adjoining property or corner of an intersecting public street. Such driveways shall be separated by a distance of at least 100 feet measured from the centerline of each driveway. No more than two curb cuts may be permitted per street frontage, and no more than three curb cuts on corner lots.

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Cranbury Township Ordinance # 03-13-10  
(Continued)

- (c) No servicing, repair, auto body work, automobile sales, towing or any other automobile-related activities shall be permitted except for the sale of automobile accessories such as oil or window washer fluid and the provision of one or more air pumps.
- (d) [No automobiles or trucks or commercial vehicles shall be parked overnight on the premises.] No overnight parking shall be permitted.
- (e) A canopy may be provided over the fuel service area, but such canopy shall not contain any signage[, or logo, or] and may only be painted in a solid color with non-fluorescent paint [bright or garish colors, nor shall the face of the canopy be illuminated].
- (f) Canopy illumination, if any, shall be limited to recessed lights installed underneath the canopy. Any such lights shall be directed downward and shall employ cut-off shields to minimize glare, nuisance to adjacent property owners, and sky glow. [Lighting below the canopy shall not exceed 10.0 foot candles in any location] Average light levels underneath the canopy shall not exceed 20 footcandles nor shall any light levels at the property line exceed 0.1 footcandles.
- (g) For a fuel service station, only one freestanding sign shall be permitted, which may include price information, and shall not exceed 60 square feet in area or [,be higher than] 20 feet in height, and shall not be located [no] closer than 20 feet from any [the] public right-of-way. If the site has frontage on a second public street, a second freestanding sign may be added, subject to the same dimensional limitations and setback requirements [permitted, but shall not be located within 100 feet of any intersecting streets, measured at the property line].
- (h) One wall sign on any convenience store or accessory fuel service station building shall be permitted per street frontage, and shall not exceed 40 square feet in area[, nor shall such sign be internally illuminated].
- (i) No storage or display of any kind shall be permitted outdoors.
- (j) A curbed, landscaped area, at least 15 feet in width, shall be installed and maintained and shall extend [across] along all front, side and rear property lines.

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Cranbury Township Ordinance # 03-13-10  
(Continued)

- (k) [In addition to the fuel service station, additional o] Off-street parking for fuel service stations shall be provided at a ratio of one space for each two pumps and a minimum of 4 spaces. This shall be in addition to the parking that may be required for a convenience store pursuant to subsection (m) below, if the fuel service station is located on the same property as the convenience store.
- (l) No convenience store shall exceed one story or 35 feet or have a floor area which exceeds 6,000 square feet.
- (m) Off-street [P]parking for the convenience store shall be provided at a ratio of one space for each 150 square feet of floor area. This shall be in addition to the parking that may be required for a fuel service station pursuant to subsection (k) above, if the convenience store is located on the same property as the fuel service station.
- (n) One truck loading space [of no less than] at least 10 feet wide by 50 feet long with a height clearance of 14 feet shall be provided for the convenience store and shall be located to the rear of the store. To the extent necessary to block views of the loading area from the street, a fence, wall, plantings or a combination thereof shall be provided to shield views of such loading space.
- (o) A standalone convenience store may have a freestanding sign of the same dimensions, height and location as that permitted by a fuel service station. However, if both uses are located on the same property, the convenience store may have a second such freestanding sign, provided the total area of the two signs does not exceed 100 square feet.

Section 3. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged and the remainder of the ordinance shall be deemed valid.

Section 4. Effective date. This ordinance will take effect upon its passage and publication and upon the filing of a copy of said ordinance with the Middlesex County Planning Board, as required by law.

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Resolutions  
Consent Agenda

Mayor Johnson gave a brief summary of the Consent Agenda Resolutions and asked the Township Committee if there were any questions or comments.

Resolution # R 03-13-048 making appointments to the Cranbury Township Zoning Board was addressed separately. On a motion by Mr. Taylor, seconded by Mr. Cook, the following Resolution was adopted by vote:

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

Cranbury Township Resolution # R 03-13-048

WHEREAS, it is necessary to make the following appointments,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following individuals are appointed to the positions and terms noted effective March 26, 2013:

**TOWNSHIP COMMITTEE APPOINTMENTS**

NAME	APPOINTMENT	TERM ENDING
Mike Dulin	Zoning Board of Adjustment	12/31/14
Sean Deverin, 1 <sup>st</sup> Alternate	Zoning Board of Adjustment	12/31/14

Consent Agenda  
Resolutions

On a motion by Mr. Taylor, seconded by Mr. Cook, the following Consent Agenda Resolutions were adopted by vote:

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

Cranbury Township Resolution # R 03-13-047

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury that all bills and claims as audited and found to be correct be paid.

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Cranbury Township Resolution # R 03-13-049

**WHEREAS,** The Tax Collector, Ross E. Maszczak has certified that the following taxpayers overpaid their taxes; and

**WHEREAS,** The Tax collector is requesting that the overpaid taxes be refunded,

**NOW, THEREFORE BE IT RESOLVED,** by the Township Committee of the Township of Cranbury that the following overpayment be refunded:

<u>Taxpayer</u>	<u>Refund</u>
<b>OWNER:</b> Exeter Property Group 140 W. Germantown Pike, STE150 Plymouth Meeting, PA 19462	\$204,259.62

**LOCATION:** 258 Prospect Plains Rd.

**BLOCK: 4 LOT: 1.02 QUALIFIER: N/A**

Total	\$204,259.62
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Work Session

a) Presentation of the "Downtown Beautification Project"

Members of the Historic Beautification Committee presented to the Township Committee their recommendations for maintaining and revitalizing the character of the historic Cranbury Village with the \$220,000 grant received from the State. Ms. Lynne Fox, member of the Historical Preservation Commission and the Committee's facilitator, stated the Committee included Mr. Bill Gittings, local architect; Mr. Dave Szabo, Main Street resident and member of The Historical Society, Ms. Christine Ondocin, local business owner; Mr. Jay Taylor and Ms. Susan Goetz, Township Committee members; Ms. Suzanne Palocz, Main Street resident and Mr. Bill Tanner, Township Engineer. Ms. Fox reported the goal of the grant is the beautification and historic preservation of the Historic District within 18 months from the grant award, which may include the improvement of sidewalks, crosswalks, pedestrian scale lighting, street trees and landscaping, street furnishings and curbing from the West Property Driveway to Bunker Hill (both sides of North Main Street.) The Committee surveyed the current sidewalks and streetscape and gathered input from a Public forum last October. Material options and costs were researched and input was gathered from experts. The Committee set guiding principles: to enhance Cranbury's tradition of being a historic village; integrate and balance the streetscapes in the village; make the historic district pedestrian friendly; and promote the Village as a destination and cultural resource to be enjoyed by our residents and visitors.

The Committee faced some challenges, including funding limitations; balancing streetscape vision and pedestrian safety and complying with Federal and State requirements concerning handicap accessibility. Other challenges included integrating and protecting trees, sidewalk variation, safety and sustainability; wires and trees; lighting and crosswalks.

The proposed design element includes one (1) contiguous sidewalk in a herringbone-side pattern; blue stone in the service area; pedestrian-level street lighting and tree replacement. The Committee recommended using the current grant funding for the proposed design starting at Park Place/Main Street intersection towards Schoolhouse Lane; using furthering grant funding and community service projects to complete the

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Work Session

- a) Presentation of the "Downtown Beautification Project" (continued)  
Master Streetscape Vision; and coordinate the design elements of the streetscape with the "Dam Project" for continuity.

The Historic Preservation Committee presented the preliminary budget and timeline for the Project and a question and answer session followed. Mayor Johnson stated if the Township Committee was in agreement, a motion could be made to authorize Mr. Bill Tanner, Township Engineer to proceed with the Project.

On a motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried (with Mr. Mulligan being absent), authorization was granted to Mr. Tanner to proceed with the bidding process for sidewalks, lighting and curbing for the "Downtown Beautification Project."

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

Work Session

- b). Discussion with Mr. John Kirkenir  
Mr. John Kirkenir, North Main Street, discussed with the Township Committee an issue concerning Middlesex County's release of a bond in conjunction with the County's 2003 proposal to widen Cranbury Neck Road from Applegate Court to the corner of Ancil Davison Road. He stated his company built the ten (10) houses on Applegate Court. He stated at the time there was a bond with the County to widen Cranbury Neck Road. He stated ten (10) years have passed, and stated a letter to the County Planning Board stating Cranbury Township is not interested in widening Cranbury Neck Road will be forwarded to the Commissioners for consideration to release the bond. Mr. Kirkenir stated the cost to widen the roadway now and relocate utility poles would be considerably more than ten (10) years ago. Ms. Marabello, Township Administrator, stated the Township will prepare another letter to the County.

Reports from Township Boards and Commissions

Ms. Bobbie Marlowe, Chairperson of the Historic Preservation Commission presented and discussed with the Township Committee HPC's Annual report for 2012. Ms. Marlowe reported a total of 41 applications were completed during 2012, including concept plans, Certificates of appropriateness, minor and/or ordinary maintenance applications. She reported updates were made to the Township website including FAQs, Certificate of Appropriateness application, Chapter 93 and the Design Guidelines. She stated HPC has been actively seeking grants with "no match" funding the foremost priority. Ms. Marlowe reported of the grants available, many are matching grants. She updated the Township Committee on HPC's membership and education/training. Ms. Marlowe thanked the Township Committee for their continued support and acknowledged Mayor Johnson, the HPC liaison, who attended ten (10) meetings in 2012.

Mayor Johnson inquired about the status of the "buffer areas" of the Historic District. Ms. Marlowe explained the issue is very complicated, and stated the HPC is looking for a way to protect the important areas of the Historic District and be less involved with infringing on less important areas. She stated it is an on-going project. The Township Committee thanked Ms. Marlowe for her report.

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Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello stated she has nothing to report.

--Assistant Administrator's Report

Ms. Cunningham stated she had nothing to report.

Public Comment

The Mayor opened the meeting to public questions and comment.

Mr. Tom Connolly, Petty Road, stated he had several questions concerning the 2013 proposed Township Budget. He complimented Ms. Marabello and the Township Committee for including Petty Road for improvements in the Capital Plan, and to the Township Committee for not being afraid to dip into the surplus to balance the budget. He inquired about the \$55,000 included in the budget for Town Hall storm windows; asked why the Township needs a 4 x 4 dump truck, and also inquired about the \$150,000 for a generator for Town Hall. Ms. Cunningham explained an energy grant was received to replace windows, and the \$55,000 is the balance needed to replace the remaining windows. Ms. Marabello stated she did not have the Capital Plan in front of her; however, she believed that amount was in for next year's budget.

Ms. Marabello explained the Public Works Department asked for two (2) trucks, and one (1) was put off until next year. Ms. Goetz stated the larger truck is in bad repair because of damage from road salt and that purchase cannot be delayed. The 4 x 4 dump truck purchase is being delayed until next year's budget. Ms. Marabello stated anything in next year's budget gets reviewed again by next year's Township Committee. She stated these items are included in the Capital Plan because the State wants to see a five (5) to seven (7) year plan. Ms. Marabello reported the generator is in this year's budget because the Township Committee felt it was extremely necessary to have a generator for emergencies like Super Storm Sandy. She stated after Sandy, Town Hall was without power for over one (1) week. Residents could not come to Town Hall because there was no heat or power, and employees could not work without computers. Ms. Marabello stated other municipal buildings (Police Department, Fire House and Public Works,) do have generators. Ms. Goetz stated it is important to keep the Township running during a power outage, and to have a place for residents to come to for warmth during a state of emergency like Sandy. Mr. Cook explained part of the cost would be to have a natural gas-fired system.

Mr. John Kirkenir, North Main Street, discussed with the Township Committee the driveway to his property. He explained it is a driveway that is used more than it was ever intended for providing access to the back fields for sporting and school events. He stated normally the driveway is not a problem; however, during events there is a lot of traffic on a one-way driveway. He reported the telephone pole, fence and barn are "choke points" creating an issue with the one-way road. He stated the driveway is a mess and asked the Township Committee to consider improvements in the future. Ms. Goetz asked if any of the preserved land would be affected, and Mr. Kirkenir stated the roadway is wider at that point and there are no obstructions so people can drive on the grass.

Mr. Richard Kallan, Wynnewood Drive, also spoke about the driveway and stated a tour bus went down that driveway last week. He stated the bus barely cleared the wires from the utility pole.

There was no additional public comment, and the Mayor closed the public portion of the meeting.

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Mayor's Notes

Mayor Johnson stated he had nothing to report.

Resolution

At 9:05 p.m. Mayor Johnson requested a motion to go into Closed Session. On a motion by Mr. Cook, seconded by Ms. Taylor, the following Resolution was adopted by vote:

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

Cranbury Township Resolution # R 03-13-050

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 (5) (Land Acquisition): Discussion of possible land  
acquisition for Block 32, Lots 9, 17 and 25.

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.

Date: March 26, 2013

On a motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried, the meeting returned to Open Session at 9:40 p.m.

On a motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 9:43 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk

TOWNSHIP COMMITTEE MEETING  
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Addendum A

**PLANNING BOARD &  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF CRANBURY**

*23-A NORTH MAIN STREET  
CRANBURY, NEW JERSEY 08512  
(609) 395-0900, Ext. 221  
FAX: (609) 395-3560*

**MEMORANDUM**

TO: Honorable Mayor and Members of Committee  
Planning Board Members & Professionals  
Denise Marabello, Township Administrator  
Kathleen R. Cunningham, Township Clerk  
Steve Goodell, Esquire, Township Attorney

FROM: Josette C. Kratz, Planning & Zoning Administrative Officer

DATE: March 18, 2013

RE: CRANBURY TOWNSHIP ORDINANCE # **CRANBURY  
TOWNSHIP ORDINANCE # 02-13-08** – an Ordinance of the  
Township of Cranbury, Middlesex County, New Jersey,  
revising Chapter 150, Land Development, of the Code of the  
Township of Cranbury by amending the list of permitted and  
conditionally permitted uses in the Highway Commercial (HC)  
and General Commercial (GC) Zoning Districts

**ORDINANCE REFERRAL REPORT FROM CRANBURY TOWNSHIP  
PLANNING BOARD ORDINANCE 02-13-08**

The Cranbury Township Planning Board considered Ordinance 02-13-08 at the public meeting on March 13, 2013, and requested that I provide to the Committee the following report to address the requirements of N.J.S.A. 40:55D-26.

The following recommendations were unanimously approved by the Planning Board on March 13, 2013:

I. The Cranbury Township Planning Board reviewed Ordinance 02-13-08 and finds Ordinance 02-13-08 to be **CONSISTENT** with the Cranbury Township Master Plan and favorably recommends the adoption of Ordinance 02-13-08.

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II. The Cranbury Township Planning Board offers the following non-substantive editing changes to Ordinance 02-13-08: In Section 6 of the ordinance, replace “gasoline service station” or “gas station” with “fuel service station” or “fuel station”. The suggested editing changes are shown on the attached revised draft of the ordinance.

III. The Cranbury Township Planning Board also suggests that as part of any future amendments to the Land Development Ordinance, a definition of the term “supermarket” be added.

Respectfully submitted,

Josette C. Kratz  
Planning Board Secretary