

TOWNSHIP COMMITTEE MEETING
July 8, 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, Daniel Mulligan, Jay Taylor and Mayor Glenn Johnson. Also present were Denise Marabello, Township Administrator/Director of Finance; 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.
- (4) Sent to those individuals who have requested personal notice.

Regular Township Committee Minutes of June 24, 2013

On motion by Mr. Taylor, seconded by Mr. Cook, and unanimously carried, the Regular Township Committee Minutes of June 24, 2013 were adopted.

Reports and Communications

--Mayor

Mayor Johnson reported he met with a group of Baptists who intend to build a house of worship on the east side of Route 130. Mayor Johnson stated The American Association for State and Local History announced Mr. John Whiteclay Chambers II is the recipient of an Award of Merit from the Leadership in History Awards for his book, "Cranbury: A New Jersey Town from the Colonial Era to the Present." Mayor Johnson offered his congratulations to Professor Chambers.

--Township Committee

Mr. Mulligan reported a letter was received from the Council of Affordable Housing and stated the Township has done a good job utilizing its funds appropriately.

Mr. Cook reported everything is in order for the Bridge and Dam Project to be approved at the July 18th Freeholders' meeting, at which point the project can go out to bid. Mr. Cook reported it looks like ground breaking will be in October. Mr. Cook brought up the issue of large trucks coming into the Village because they are lost. He recommended investigating with the DOT to have a business district designation. Mr. Cook asked Ms. Marabello to assist in locating resources to handle GPS programming and to designate a business district in Cranbury.

Ms. Goetz reported there will be a Farmers' Market this summer, starting Friday, July 12th from 3:00 to 7:00 p.m. She stated that is the time residents requested; however, the Market may be smaller as some vendors are committed to other Markets at that time. She encouraged residents to support the Market and stated the market also needs volunteers to provide assistance to shoppers.

TOWNSHIP COMMITTEE MEETING
July 8, 2013

--Township Committee (Continued)
(Ms. Goetz cont'd.)

Ms. Goetz reported she met with the Cranbury Business and Professional Association. She stated they are looking at buying new holiday decorations, and stated the Association is also excited about the Bridge and Dam Project and the Downtown Beautification Project because it will allow them to decorate the lights for the holidays. Ms. Goetz stated the Association is looking to create a "small business" day to encourage residents to frequent the small businesses in Town.

Mr. Taylor reported the Construction Department received \$8,600 in permit fees.

Mr. Taylor stated he would like to obtain agreement from the Township Committee to ask the Chief to have the officers on patrol to note when brush is a hazard on the roadway. Mr. Taylor stated the officers could forward the addresses to Ms. Linda Scott in Public Works to issue violation notices. Mr. Taylor reported Mr. Jerry Thorne, Public Works Manager, stated the Public Works employees do not drive around the Township as frequently as the police and often do not have pens on them to write addresses. Mr. Taylor stated it would be easier for the Township to issue the violations notices on a weekly basis if the police could submit addresses. Ms. Goetz asked if the Chief was contacted on this, and Mr. Taylor stated Chief Varga stated direction would have to come from the Township Committee. Mr. Taylor stated it would not be time consuming for the Police to write down an address having brush violations. Mr. Taylor stated there would be no changes to the violation process other than the Police, rather than Public Works, notifying Ms. Linda Scott of addresses so she can issue the violations.

Mr. Taylor stated he would like the Township Committee's support to have Chief Varga give monthly reports at Township Committee meetings, and the Committee agreed it would be helpful to have Chief Varga available once a month to answer questions.

Agenda Additions/Changes

Ms. Cunningham, Municipal Clerk, announced there was an addition of Resolution # R 07-13-087. Ms. Cunningham explained back in February the Township received funds for affordable housing from the Community Development Block Grant. She reported the Township received notice that the Federal Government increased the allocation for each municipality in Middlesex County. Ms. Cunningham stated Cranbury Township will receive an additional \$1,109 for a new grant total of \$23,845.82 so a new Resolution must be adopted.

Resolution

On a motion by Mr. Mulligan, seconded by Mr. Taylor and unanimously carried, the following Resolution was adopted by vote:

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

Nays (None

Cranbury Township Resolution # R 07-13-087

WHEREAS, Cranbury Township has applied for \$ 23,845.82 from the Community Development Block Grant (CDBG) earmarked to be used for its Third Round Affordable Housing Program; and

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Cranbury Township Resolution # R 07-13-087
(Continued)

WHEREAS, Cranbury Township has submitted its Third Round Affordable Housing Plan;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury it hereby requests the \$ 23,845.82 in grant monies be used to defray some of the costs related to assist in the development of or rehabilitation of low-to-moderate income housing in the Township of Cranbury.

Public Comment on Agenda Items

Mayor Johnson asked if there was public comment on any agenda items.

Mr. Brian Deverin, Cranbury Neck Road, asked if discussion about the parking lot would be held later in the meeting. Mayor Johnson stated the issue could be addressed during Public Comment at the end of the meeting.

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

Ordinance

Second Reading

Cranbury Township Ordinance # 06-13-20

A motion to enter an Ordinance, entitled # 06-13-20, "AN ORDINANCE SUPPLEMENTING THE CODE OF THE TOWNSHIP OF CRANBURY, MIDDLESEX COUNTY, NEW JERSEY; CHAPTER 143 ENTITLED "VEHICLES AND TRAFFIC" was introduced by title only on June 24, 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.

Mayor Johnson explained for a number of years the Police Department has asked the Township Committee for an Ordinance to place a truck weight limit on Plainsboro Road, John White Road and George Davison Road. He stated Ordinance # 06-13-20 was introduced at the last Township Committee on June 24, 2013 to place limits on those roads; however, since that meeting, it was discovered that a previous Ordinance addressing this issue was adopted in 1988 but was never codified. Mayor Johnson stated the Committee was advised an Ordinance does not have to be codified to be enforceable. Mayor Johnson stated this Ordinance on Second Reading is redundant. Mayor Johnson asked for a motion on the Ordinance, and hearing none, the Ordinance died for lack of a motion.

Consent Agenda
Resolutions

Mayor Johnson asked the Committee members if they wished to address any Consent Resolution separately. Mr. Taylor asked if Cranbury Township Resolution # R 07-13-085, Change Order No. 1 for IT Network Solutions, was discussed at a previous meeting or if this was a new Change Order. Ms. Marabello stated the amount was previously discussed, and the Resolution is required by the auditors.

On motion by Mr. Mulligan, seconded by Ms. Goetz, the Consent Agenda Resolutions were passed by vote:

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Consent Agenda
Resolutions (Continued)

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

Abstain: (None
Absent: (None

Nays (None

Cranbury Township Resolution # R 07-13-084

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 07-13-085

A RESOLUTION APPROVING CHANGE ORDER NO. 1 WITH IT NETWORK SOLUTIONS

WHEREAS, a professional service contract was awarded to IT Network Solutions for IT support services and capital projects for \$42,500.00 by Resolution # R 04-13-055 on April 8, 2013; and

WHEREAS, the consultant has indicated he needed additional supplies; and

WHEREAS, THE Chief Financial Officer has certified said funds are available;

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

1. Change Order No. 1 is hereby approved.
2. This Resolution, when counter-signed by IT Network Solutions shall serve as an amendment to the original Contract for the purpose of increasing the contract amount by \$63,758.50 and confirming that the new Contract amount, including all change orders is \$106,258.50.

CRANBURY TOWNSHIP # R 07-13-086

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,

TOWNSHIP COMMITTEE MEETING
July 8, 2013

CRANBURY TOWNSHIP # R 07-13-086
(Continued)

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 2013 in the sum of \$211.10 which item is now available as a revenue from State of New Jersey pursuant to the provision of statute, and

Section 2

BE IT FURTHER RESOLVED that a like sum of \$211.10 is hereby appropriated under the caption "Alcohol, Education and Rehabilitation Enforcement Fund".

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 Auditor
- (c) Director of Finance

Work Session

- a). Installing Signs Prohibiting Buses from Driving and Parking on the West Property

The Township Committee discussed installing signs prohibiting buses from driving and parking on the West Property. Mayor Johnson stated input was solicited from the Township Administrator, Recreation Department, the Fire Department, Police Department, adult and children's soccer programs, and he stated no one was in favor of putting the signs up. Ms. Marabello clarified that not many buses have been seen back on the West Property. Mayor Johnson reported the Fire Company's stated any broken down vehicle would block the Fire Company's access to the West Property. Mr. Taylor stated buses going down the drive are a nuisance to the resident living off the drive. He stated it makes sense to restrict buses from using the West Property driveway and having the buses park in the paved school parking lot for access to the soccer fields.

Ms. Goetz asked if buses go down the West Property driveway because they don't realize they should be going to the school parking lot. Ms. Marabello stated the soccer teams were not aware buses were going back to the West Property.

Mr. Cook recommended, before erecting signs, that an "awareness campaign" be conducted to educate people that buses are not allowed to drive on the West Property driveway. Mayor Johnson stated Mr. Richard Grubb, who runs an adult soccer tournament each summer, was not aware of any buses accessing the drive. Mr. Cook suggested doing a temporary sign on a traffic cone to direct buses to the school parking lot. Ms. Goetz agreed with using a temporary sign instead of erecting another sign in Town.

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Reports from Township Boards and Commissions

Ms. Bonnie Larson, Cable TV Commission, presented to the Township Committee answers to the questions the Committee asked her at the last meeting concerning the access channel. Ms. Larson reported she obtained two (2) prices for system support. She reported if the Township wants to air commercials on the access channel, a declaration similar to the PBS Channel's announcement "This program has been funded by (or underwritten by) ..." must be broadcast.

Ms. Larson suggested Lighthouse Computers, which was highly recommended by West Windsor Township. Ms. Larson gave the Committee quotes on subsequent years for maintenance. Ms. Marabello stated the Township can move forward because the quote is below the bid threshold, and the purchase order can now be prepared and signed. Mr. Mulligan stated the Township is acquiring a new service and there will be ongoing costs incurred; however the Township will benefit from the access channel. He stated we can look again at costs in a year and perhaps roll the service into our IT costs and realize a savings.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello stated she had 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. Sean Deverin, Prospect Street, stated he wanted to address a concern he and his neighbors had about the potential parking lot on Maplewood Avenue. Mr. Deverin referenced the Mayor's article in the Summer 2013 Newsletter, which proposed the question of additional parking being needed in the Township, and the article referencing the Cranbury Business District Study conducted in January 1999 that poses a hypothetical situation that if every public parking space was occupied, the Township would need 58 parking spots. Mr. Deverin summarized the article, which stated the Committee did its due diligence and, if not for community activism, the parking need would go unmet.

Mr. Deverin stated he wanted to reiterate information he sent in an April 25, 2013 e-mail to the Township Committee where he cited the 2010 Master Plan, which states "the current 81 parking spaces from Bunker Hill to Scott Avenue appear to currently handle the existing peak parking demand without any major problems." Mr. Deverin summarized other parking information in the study, including that if there was no available parking on Main Street, drivers would seek additional parking in the School lot, on Westminster Place or Park Place. He stated the Study also cited that traffic measures be instituted on Maplewood Avenue. Mr. Deverin asked the Township Committee why the Township Newsletter cited a study from over 13 years ago but neglected to take information from a study a few short years ago. He stated that study cost Cranbury Township \$124,000 and asked why the information was ignored. He asked if the information in the study was faulty, and if so, it should be addressed.

Mr. Deverin stated he wanted to address another incorrect fact contained in the letter: that Main Street has not changed in 13 years and the four (4) new parking spaces are the only spaces added. Mr. Deverin stated there are 47 buildings on Main Street between Scott Avenue and Bunker Hill, and today only 25 of those buildings are commercial, and four (4) of those buildings have converted from commercial to residential in just the past three (3) years and additional parking spaces have resulted from a couple of those conversions. Mr. Deverin stated a parking lot on Maplewood Avenue is not needed and would only exacerbate the safety condition noted in the 2010 Master Plan. He asked the Township Committee a) if the Master

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Public Comment (Continued)
(Mr. Sean Deverin cont'd.)

Plan Study is faulty, would the Township receive a credit for the services rendered; and b) if Township funds are still being used to have appraisals done to pursue that property.

Mayor Johnson responded the Township did pay for an appraisal, and stated the Business District Study he cited in the article explains at length the methodology used. He stated it is interesting to note the uses in the business district today are very similar to the ones that existed 13 years ago. Mayor Johnson stated when the parking situation was discussed a few months ago, the Township Planner acknowledged the need for additional parking and pointed out the Township has land at the end of Park Place West.

Mr. Deverin stated the Planner's Office concluded in the 2010 Study that peak parking in the Village could be handled, and if it were to intensify, there were additional spaces that could be utilized on Westminster Place and Park Place and after that, land could be utilized for an additional parking lot. Mr. Deverin asked if the Planner was now going against the findings in the study.

Mr. Cook stated the Township Committee has a fiduciary responsibility to gauge how situations change. Mr. Cook stated the parking spaces on Westminster and Park Place were always there; however, the spaces have recently been lined. Mr. Cook stated Maplewood Avenue has become a bigger issue because it is essentially boxed in and is a tight conduit during peak and off-peak hours. Discussions were held over the years about the water tower property becoming a parking lot and research was done to see if the purchase was justifiable. However, he stated he would not use the 1999 and 2010 information solely as a gauge of whether additional parking is needed. Mr. Cook stated parking is needed primarily downtown and stated the key is to create an accommodating parking situation that is valuable to business owners. Mr. Cook stated the possibility of additional parking at the end of Park Place West ties in with the possible new library project, which may alleviate some parking pressures. He stated the hope is the Township will not have to look at recommendations at turning Maplewood Avenue into a one-way street. Mr. Cook stated he supported having the water tower property evaluated to find out its worth.

There was discussion about the former PNC parking lot before the property was sold to a private owner. Mr. Deverin stated he lived on Maplewood Avenue across from the parking lot and some residents used it for parking. Mr. Cook stated Maplewood Avenue is now a problem without that lot because of cars parking on both sides of the road. Mr. Cook stated the Township has to look at and address parking issues. Mr. Cook stated the parking situation is fluid and the Township cannot look solely at previous information.

Mr. Deverin asked about the impact on parking of properties converting from commercial to residential. He stated the fluidity of parking was addressed in depth in the 2010 study, and Mr. Cook stated in 2013 the situation has changed. Mr. Deverin urged the Committee to be fair and represent all studies that were conducted when releasing information to the public. He stated he does not attend every meeting; however, he does read the Minutes and has not found any justification of why the Township needs more parking. He stated putting a parking lot in a residential area on Maplewood Avenue would only exacerbate traffic.

Mr. Mulligan stated the referenced parking study was part of the Master Plan. Mr. Mulligan clarified the Master Plan cost \$125,000, not the parking study, which was a component of the Master Plan.

Mr. Brian Deverin, Cranbury Neck Road, asked if the Township Committee has the authority to bid on commercial real estate without public opinion or referendum, and the Township Committee responded yes. Mr. Deverin asked if a property could be removed from the tax ratables to make it a public property, thus reducing or eliminating tax ratables. Mr. Deverin

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Public Comment (Continued)
(Mr. Brian Deverin cont'd.)

stated he was at a Committee meeting several months ago when an Ordinance on this issue died due to a lack of motion. He asked why the issue was being discussed again. Mayor Johnson explained between the First Reading and Second Reading of that Ordinance, the NJ American Water accepted another bidder's offer. Mr. Deverin stated the Ordinance died due lack of motion, and asked why it was being addressed again. Mayor Johnson explained once the other offer was made on the property, there was no reason for the Township Committee to adopt that Ordinance at Second Reading. Mr. Deverin asked why the issue did not die then, and asked why the public was not informed the parking lot was again a possibility. Mayor Johnson stated the Township was going to make an offer, and Mr. Deverin stated there was never any information released about an offer, only the question of whether or not the Township wanted to buy the water tower property.

Mr. Cook explained because the situation changed and was fluid, the Ordinance was no longer valid so it died; however, it did not eliminate the Town's interest. Mr. Deverin asked how can the parking lot issue can come up again when it was clear that the public was against it. Mr. Mulligan explained the Township Committee still wanted to understand the value of that property in the best interests of all taxpayers. He stated when the private party was working with the water company, the Township was deciding if it wanted to still be involved in the negotiations. Mr. Mulligan stated there was a Closed Session meeting, which happens with any land acquisition because you cannot negotiate in public. It was at that point that the plan was to at least understand the value of the property for the best interest of the taxpayers. An assessment of the property was obtained so conversations would be reopened if there was tangible value. If the Township Committee had decided to move forward, the item would be listed on the agenda with a public discussion.

Mr. Deverin asked if the private offer has been accepted, and Ms. Marabello stated the offer was accepted; however, she did not know if the title had changed yet. Mr. Witt confirmed that the title had changed. Mr. Deverin stated the only people impacted by the loss of the water tower property would be the Odd Fellows office staff. Mr. Cook stated the Township was looking at the property for fiduciary reasons for the best interests of the Township as a whole. Mr. Cook stated after losing the PNC parking lot, there has been an issue on Maplewood Avenue, which is only one (1) component of the parking issue. He stated discussions have been held on this property for a number of years and he stated the Township was still looking at it to see if it did or did not offer value to the Township.

Mr. Deverin stated he could not fathom that the Township lost the opportunity to buy the property because it was outbid and now would use eminent domain to obtain it. Mr. Deverin stated four (4) years ago Maplewood Avenue residents were at a Township Committee meeting because they were concerned about: 1) the Township not moving on the PNC property because they said it was not needed; and 2) the impact Sweetwater would have on Maplewood Avenue. Mr. Deverin stated Sweetwater has been an excellent addition to the neighborhood and provides another tax ratable to the Township. Mr. Deverin stated he wants to understand why four (4) years ago the parking lot was not needed and a few months ago the Ordinance died and now there is discussion the parking is needed. He stated the Township should not be spending additional funds on studies.

Mr. Mulligan stated he felt the Township Committee has a responsibility to understand the value of the property, even if the Township was not going to buy it. Mr. Mulligan stated the Committee is doing due diligence to get all the facts on the property. Mr. Mulligan stated the Committee moved as quickly as possible; however, the reality is government moves slowly. He stated the Township is just trying to get as much data as possible.

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Public Comment (Continued)

There was additional discussion about why the Township Committee was still looking at the property and about ratables in the Township.

Mr. Mulligan stated from a financial standpoint, the Township Committee has done a good job considering the increased loss of ratables due to a decrease in property values. Mr. Mulligan stated the Committee took many proactive measures to reduce spending in these tough economic times. He stated taxes did not go up this year because of efforts started three (3) or four (4) years ago. He stated the Committee has a responsibility to investigate long-term plans for the Township, and stated future parking must be considered. Mr. Mulligan stated the Township restaurants are much more vibrant than three (3) years ago, and Gil and Bert's brings more people into the village.

Mr. Mulligan stated the Township Committee is not trying to do anything in secret, rather the Committee strives to be very open and public. However, Closed Session is necessary during land negotiations, and the information becomes public once the negotiations are complete.

Mr. Geoff Forrest, Maplewood Avenue, stated he strongly disagreed with the statement the PNC Bank parking lot was only used by Maplewood Avenue residents. Mr. Taylor clarified the Township Committee was previously told Maplewood Avenue residents used the parking lot. Mr. Forrest stated he was puzzled by the discussion and asked the Committee if a number was assigned to the cost of acquiring the water tower property. Mayor Johnson stated the Township's professionals advised the Committee that the process of condemnation through eminent domain can be long and costly. Mr. Forrest stated the acquisition would be inconsistent with the Master Plan, which the Township adopted by Ordinance. He stated a parking lot in the village hamlet residential zone is a non-conforming use. He asked why the Township would pursue acquiring the lot when the bang-for-the-buck is very small, and stated other options cited in the Master Plan should be pursued.

Mr. Forrest stated that lot will never meet the requirements of N.J.A.C. 7:8, Stormwater Management Rules because the impervious surface coverage cannot be maintained. He stated the pursuit of eminent domain sends a very bad message to the taxpayers of the Township, following a draconian practice of obtaining property which does not offer many benefits to the public. Mr. Forrest asked why the Township Committee would revisit this issue, and consider an eminent domain process, which is as serious as it can get. He asked what confidence this gives the Town's taxpayers and suggested if the Committee does follow this path, it be prepared to explain to the taxpayers the enormous amount of money spent to acquire the property.

Mr. Dale Smith, Maplewood Avenue, reported since the Grubb Group no longer occupies Odd Fellows Hall, the parking issues on Maplewood Avenue have decreased by 90%. He stated as many as 12 trucks would be in the parking lot. Grubb employees would park their cars on Maplewood Avenue for the day to take the Grubb company trucks from the lot. Mr. Smith stated cars would be parked all day, every day, on the street. Since the Grubb Group no longer occupies the building, parking problems have decreased, and Sweetwater has not added to the problem. Mr. Smith stated parking can always be found on his end of Maplewood. He stated residents' cars are parked on alternate sides of the street, which forces vehicles to sometimes wait for oncoming traffic thus slowing down traffic. Mr. Smith stated it would not be practical if a parking lot was put on Maplewood unless there was an easement for people to get out to Main Street. Mr. Smith stated he thought the issue was over and was surprised to hear the Township was pursuing appraisals. He requested the Committee let the issue go.

Mr. Sean Deverin asked why the Committee would decide to pursue eminent domain now, and Mayor Johnson stated the real estate market has become much more active in the last two (2) or three (3) years ago. Ms. Deverin specified the March 2013 time period, and Mayor Johnson

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Public Comment (Continued)
(Mr. Sean Deverin cont'd.)

stated the earliest the Township could get an appraisal would be in six (6) weeks. He clarified the appraisal cited in the Newsletter was an appraisal done by the Water Company. He stated the Township needs its own survey if it decides to proceed.

Mr. Cook stated eminent domain is used as a last resort. He stated the Township wanted an appraisal that was unrelated to the Water Company's appraisal and wanted to see if an easement to Main Street would be possible. Other issues, including stormwater drainage and possibility of lead in the ground were also being researched.

A question was asked if the buyer of the property had to wait to develop it, or if not, was it possible the building could then be condemned in the future. Mr. Cook stated the Township is waiting for the appraisal. He stated the Committee has to consider the impact of the parking lot to Maplewood Avenue residents versus the benefit to the whole Town.

Mr. Richard Stones, Maplewood Avenue stated the appearance if the property had been obtained from the Water Company through eminent domain versus obtaining it from a resident by eminent domain. He stated the appearance, not the Township Committee's motive, is a black stain on the Township.

Mr. Brian Deverin, Cranbury Neck Road, stated he previously commented about all the money being spent on studies and appraisals. Mayor Johnson clarified the Township is paying for an appraisal. Mr. Deverin asked if someone has been engaged to check for lead on the property, and Mr. Cook stated it would all be part of due diligence. Mayor Johnson stated an appraisal would be done first, and if the decision is made to proceed, other issues, including environmental, would be addressed. Mr. Deverin asked how much more money will be spent.

Mr. Sean Deverin stated he was in favor of the purchase of the PNC property back in 2010; however, Mayor David Stout then stated the Township is not a real estate investor, and the Committee decided there was no need to purchase the property. Mr. Deverin stated money is being spent evaluating this property and a need has not been defined. Mr. Cook stated it would be reckless not to appraise a property and not to determine the EPA component. Mr. Cook stated it sometimes costs a little bit of money to determine what you have. Mr. Deverin clarified again that the need has not been defined, which is the step before spending money. He asked that the need be determined and documented. Mr. Cook stated three (3) years have passed since the Master Plan was adopted and situations change. Mr. Deverin asked to see documentation concerning the need.

Mr. Brian Deverin asked how five (5) members of the Township Committee can personally contradict the views of the people of the constituency they are supposed to be representing and not have to explain themselves. He stated he thinks the State's assistance is needed to determine what is going on.

Mr. Richard Kallan, Wynnewood Drive, stated the Township is not always correct; however, he stated compared to other years, the Township is very lucky to have these five (5) people on the Committee. He stated he does not always agree with them; however, in comparison to what has happened in the past, he stated they have done a good job. He stated it is very underhanded to have a group of people attend a meeting on one issue and attack the Committee. Mr. Kallan addressed the many unknowns about the PNC property when it was up for sale. He suggested residents come to more Township Committee meeting so they know what is going on in the Township. He stated the last thing anybody wants to do is eminent domain because it leaves a bad taste in everyone's mouth.

TOWNSHIP COMMITTEE MEETING
July 8, 2013

Public Comment (Continued)

Ms. Bonnie Larson, Cranbury Neck Road, inquired if anything is being done about putting landscaping in at the former storage company site on Route 130. Mayor Johnson stated the site plan is over 30 years old and he stated records were pulled from archives to review. He stated he is contacting Mr. Jeff Graydon, Township Zoning Officer, to see if the present owner can be held to the site plan. He stated he has never come up against this type of problem since the plans are so old. Ms. Larson asked if something can be done. Mr. Cook recommended speaking directly with the owner, and Mr. Taylor stated perhaps a landscaper has been hired but is waiting to do the work because of the heat.

Mr. Mulligan thanked Mr. Deverin and residents for the back-and-forth dialogue, and stated it is an important part of the process. He stated he appreciated the feedback.

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

Mayor's Notes

Mayor Johnson reported there were no Mayor's notes.

Mr. Taylor asked if a second meeting would be held in July. Ms. Cunningham explained the July 22nd date had been put on the calendar as a tentative meeting date. The Township Committee decided there were no pressing issues that could not wait until the August 12th meeting. Mayor Johnson stated if a meeting is needed, it can be added. Ms. Cunningham stated she would need to notice the newspapers 48 hours prior to the added meeting as required by law. Ms. Cunningham stated there are no Ordinances pending, and Ms. Marabello stated she will be on vacation. Ms. Cunningham stated she will notice the newspapers that the July 22nd meeting is not being held.

On a motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 8:32 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk