

TOWNSHIP COMMITTEE MEETING  
MAY 19, 2008

The regular meeting of the Township Committee of the Township of Cranbury was held at 6:30 p.m. in the Town Hall Meeting Room. Answering present to the roll call were: Township Committee members: Thomas F. Panconi, Jr., Richard Stannard, Wayne Wittman and Mayor David J. Stout. Ms. Stave arrived at 6:40 p.m. Also present was: Paul Adezio, Esquire, Attorney, Christine Smeltzer, Administrator and Kathleen R. Cunningham, Clerk. Mayor Stout 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 May 14, 2008 (Change in Time and a change in location at 7:00 p.m.) 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 May 14, 2008 (Change in Time and a change in location at 7:00 p.m.).
- (3) Was filed on May 14, 2008 (Change in Time and a change in location at 7:00 p.m.) 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.

Reports and Communications

--Mayor

There were no reports.

--Members of Committee

There were no reports.

--Subcommittees

There were no reports.

Agenda Additions/Changes

There were no additions/changes.

Ordinance

First Reading

Cranbury Township Ordinance 05-08-13

An Ordinance entitled, "Cranbury Township Ordinance 05-8-13, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY AMENDING "AN ORDINANCE FIXING THE SALARIES, WAGES AND BENEFITS FOR VARIOUS OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CRANBURY PROVIDING FOR THE MANNER OF PAYMENT THEREOF, AND RATIFYING SALARIES AND PAYMENTS TO EMPLOYEES AND OFFICIALS PREVIOUSLY PAID", was introduced for first reading. Ms. Smeltzer explained the Ordinance was being introduced due to a new title for said employee which the former Salary Ordinance did not cover. On motion by Mr. Stannard, seconded by Mr. Wittman, the Ordinance was passed on first reading by vote:

Ayes: (Panconi  
(Stannard  
(Stave  
(Stout  
(Wittman

Abstain: (None  
Absent: (None

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Cranbury Township Ordinance 05-08-13  
(Continued)

Nays: (None

Public Hearing: June 9, 2008

SECTION 1. The following salaries, wages and fees shall be paid to the various Township Officials and employees of the Township of Cranbury as hereinafter specified, effective, January 1, 2008 unless otherwise noted:

TITLE	ANNUAL SALARY RANGE		Minimum Hourly Rate	Maximum Hourly Rate
	Minimum Salary	Maximum Salary		
Police Administrative Assistant			\$18.00	\$30.00

**A. PAID HOLIDAYS**

All full-time employees (except members of the bargaining unit whose salaries, benefits and working conditions are governed by a separate agreement), shall be entitled to eleven (11) paid holidays annually as follows:

1. New Years Day
2. Martin Luther King Day
3. President's Day
4. Good Friday
5. Memorial Day
6. Independence Day
7. Labor Day
8. Veteran's Day
9. Thanksgiving Day
10. Friday after Thanksgiving Day
11. Christmas

**B. PERSONAL DAYS**

All full-time employees shall be entitled to three (3) personal days per year (they cannot be carried over) and must be approved by the Department Head. Any personal time of less than one-half hour shall be charged as one-half hour.

All part-time employees receive personal days on a pro-rata basis where such part-time personnel normally work at least 15 regularly scheduled hours per week (or based on employment agreement with the Township Administrator).

**C. SICK PAY**

All full-time employees shall be entitled to sick days in accordance with the following standards:

During the first calendar year of employment, Township employees shall be entitled to 1.75 sick days for each calendar quarter or portion thereof that they have actually worked for the Township. Thereafter, Township employees shall be entitled to seven (7) sick days per calendar year that they have actually worked. **Said sick days may be accumulated to a maximum of 120 days. There would be a one – time buyout of 50% of accumulated sick leave upon retirement,**

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Cranbury Township Ordinance 05-08-13  
(Continued)

**with one year written notice, not to exceed \$15,000.00.** The purpose hereof is to ensure that employees will be compensated within the framework hereof for days during which they shall become ill and unable to work. It is not intended that sick days will be considered days off as a matter of right and unrelated to illness.

In the event any employee is required to be absent because of sickness in excess of three (3) consecutive days, a doctor's certificate evidencing said illness will be required to be furnished to the Township at the time said employee returns to work. In the event that any such day or portion thereof is taken on the day prior to, or the day immediately after a vacation or holiday, said employees will likewise furnish a doctor's certificate evidencing said illness to the Township at the time of returning to work. Sick time is to be taken in no less than one half hour increments. Any sick time of less than one half hour shall be charged as one-half hour.

All part-time employees receive sick days on a pro-rata basis where such part-time personnel normally work at least 15 regularly scheduled hours per week (or based on employment agreement with the Township Administrator).

**D. VACATION PAY**

All full-time employees of the Township of Cranbury shall be entitled to annual vacation days in accordance with the following formula:

1. Any full-time employee commencing employment after July 1<sup>st</sup> of a given year shall not be entitled to receive a vacation during the first calendar year of employment. Any employee
2. commencing employment before July 1<sup>st</sup> of a given year shall be entitled to receive one-half (1/2) day vacation for each full month of employment during said first calendar year,
3. During the second through the fifth years of employment, all employees shall be entitled to receive a vacation totaling ten (10) working days per year.
4. During the sixth through the fifteenth years of employment, all employees shall be entitled to receive a vacation totaling fifteen (15) working days per year.
5. From the sixteenth year and thereafter, all employees shall be entitled to receive a vacation totaling twenty (20) working days per year.
6. All vacation days must taken during the particular year, except that not exceeding five (5) vacation days may be taken within the first six months or, by July 1<sup>st</sup>, of the following year.
7. No employee shall be entitled to receive additional compensation for vacation days not taken in accordance with the above.
8. Other leave negotiated as part of an offer of employment shall be approved by the Township Committee and set by letter of the Administrator.

Any vacation time of less than one-half hour shall be charged as one-half hour.

All part-time employees receive vacation days on a pro-rata basis where such part-time personnel normally work at least 15 regularly scheduled hours per week (or based on employment agreement with the Township Administrator).

**E. BEREAVEMENT LEAVE**

In the event of the death of a husband, wife, parent, sibling, son, daughter, grandparent, or individual who was primarily responsible for raising the employee, the employee will be granted up to a five (5) day leave. For the death of a mother-in-law, father-in-law, brother-in-law, sister-in-law, aunt, uncle, domestic partner, civil union status, niece or nephew, the employee will be

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Cranbury Township Ordinance 05-08-13  
(Continued)

granted up to a four (4) day leave. This leave will be with pay. This bereavement leave, if scheduled during a time when other excused leave has been granted, will not be in addition to that leave. A one-day leave of absence with pay may be granted by the Township Administrator, at his/her discretion, to an employee in case of death of other relative(s) or friends, as appropriate, in order to attend funeral or burial services. The Township Administrator may extend bereavement leave if such extension is in the best interest of the employee and the Township. Each case will be considered on a case-by-case basis and shall not establish a precedent.

**F. APPROVAL OF LEAVE**

Leave shall not be taken unless approved by the department head. The leave of a department head must be approved by the Administrator.

**G. POLICE DEPARTMENT**

The Police Chief shall receive salary increases, longevity, perfect attendance payments, sick leave, holidays or holiday pay, physical exams and clothing allowances in accordance with the Police Salary Ordinance.

The Police Chief is an overtime exempt employee. The Police Secretary shall receive a clothing allowance of \$700.00 per year and the School Crossing guards shall receive a clothing allowance of \$275.00 per year. These expenses will be reimbursed by voucher and approved by the Chief of Police.

**H. HEALTH BENEFITS**

Full-time employees are eligible to enroll in the Township's health benefit programs. For purposes of determining eligibility, a full-time employee is defined as one who works a minimum of thirty-hours a week.

**Full-time employees who are at least 62 years of age and who have 15 total years of service with Cranbury Township, or have 25 years of total years of service with Cranbury Township will upon retirement from Cranbury Township be entitled to full medical and dental coverage paid for by the Township. If the retiree is married, the coverage will cover the cost of "employee and spouse".**

SECTION II.

If any section, paragraph, sentence, clause or phrase in the Ordinance is for any reason held or determined to be unconstitutional or invalid, the same shall not affect the remainder of this Ordinance.

SECTION III.

All ordinances or parts of ordinances, inconsistent herewith are hereby repealed.

SECTION IV.

This ordinance shall take effect upon its passage and publication according to law.

Ordinance  
Second Reading

TOWNSHIP COMMITTEE MEETING  
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Cranbury Township Ordinance 04-08-10

A motion to enter an Ordinance entitled, "Cranbury Township Ordinance 04-08-10, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY AMENDING "AN ORDINANCE FIXING THE SALARIES, WAGES AND BENEFITS FOR VARIOUS OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CRANBURY PROVIDING FOR THE MANNER OF PAYMENT THEREOF, AND RATIFYING SALARIES AND PAYMENTS TO EMPLOYEES AND OFFICIALS PREVIOUSLY PAID", was presented for second reading and final adoption. The Ordinance was published in the Cranbury Press, posted on the Township Bulletin Board and copies were available to the public. The Mayor opened the public hearing on the Ordinance. Ms. Smeltzer stated in prior years the Township's Salary Ordinance was placing the amount of salaries for a position in the Ordinance and this year the Township wanted to provide a range for different positions. A Salary Study was performed in preparing the Ordinance. Mayor Stout stated the new system provides a more meaningful employee evaluation process as well and will benefit both the Township and employee. Mr. Wittman stated this year, as was the case the previous year, the Township Committee members had elected not to take the increase in their respective salaries. Ms. Linda Scott, 109 North Main Street, asked why both full-time and part-time positions are listed for the Tax Collector and Accounts Payable/Purchasing Clerk. Ms. Smeltzer responded there is a possibility the positions may become part-time and in order to facilitate same, has to be reflected in the Salary Ordinance. Mayor Stout added, "for flexibility". No one else present wished to speak, so the hearing was declared closed. On motion by Mr. Stannard, seconded by Mr. Wittman, the Ordinance was adopted by a vote:

Ayes:	(Panconi	Abstain:	(None
	(Stannard	Absent:	(None
	(Stave		
	(Stout		
	(Wittman		

Nays: (None

Resolutions  
Consent Agenda

Cranbury Township Resolution # R 05-08-094

On motion offered by Mr. Wittman, seconded by Mr. Stannard, the following Consent Agenda Resolutions were adopted by vote:

Ayes:	(Panconi	Abstain:	(None
	(Stannard	Absent:	(None
	(Stave		
	(Stout		
	(Wittman		

Nays: (None

Cranbury Township Resolution # R 05-08-095

TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX

**Whereas**, there were 716 motor vehicle fatalities in New Jersey in 2007; and

**Whereas**, a large percentage of the motor vehicle occupants killed in traffic crashes were not wearing a seat belt; and

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Cranbury Township Resolution # R 05-08-095  
(Continued)

**Whereas**, use of a seat belt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

Whereas, the National Highway Traffic Safety Administration estimates that 135,000 lives were saved by safety belt usage nationally between 1975-2000; and

**Whereas**, the State of New Jersey will participate in the nationwide "Click It or Ticket" seat belt mobilization from May 19 – June 1, 2008 in an effort to raise awareness and increase seat belt usage through a combination of enforcement and education; and

**Whereas**, the Division of Highway Traffic Safety has set a goal of increasing the seat belt usage rate in the State from the current level of 91% to 93%; and

**Whereas**, a further increase in seat belt usage in New Jersey will save lives on our roadways;

**Now, Therefore, Be It Resolved** that the Township Committee of the Township of Cranbury declares its support for the "Click It or Ticket" seat belt mobilization both locally and nationally from May 19 – June 1, 2008 and pledges to increase awareness of the mobilization and the benefits of seat belt use.

Cranbury Township Resolution # R 05-08-096

WHEREAS, Cranbury Township took ownership of the Four Seasons Pump Station at 13 Old Cranbury Road in October 2004; and

WHEREAS, Community Services Group continued to pay NJ American Water on behalf of Four Seasons Homeowners Association for water usage at this pump station through March 2006; and

WHEREAS, Four Seasons Homeowners Association in a letter dated November 30, 2007 is requesting a refund for \$729.22;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, the amount \$729.22 be refunded to Community Services Group.

Cranbury Township Resolution # R 05-08-097

**RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ**

A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR  
ROCKEFELLER Block 8 LOT 1.01  
PUBLIC IMPROVEMENTS

WHEREAS, by letter dated September April 16, 2008 The Rockefeller Group has requested the release of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated April 24, 2008 (attached hereto as "Exhibit A") recommended that the following performance guarantee be released:

Bond	\$439,255.48
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Cranbury Township Resolution # R 05-08-098  
(Continued)

1. It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".
2. It hereby authorizes the release of performance guarantees set forth in the Township Engineer's letter referenced above.
3. The Township hereby accepts the public improvements, if any so designated pursuant to the Planning Board's approval.

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

- (a) Township Engineer
- (b) Township Chief Financial Officer
- (c) Tim Watts, Rockefeller Group
- (d) Township Attorney

Cranbury Township Resolution # R 05-08-099

**RESOLUTION OF THE TOWNSHIP OF CRANBURY  
MIDDLESEX COUNTY, NEW JERSEY**

A Resolution awarding an Agreement for heating/air conditioning services (HVAC) for Town Hall, Police Building, Public Works Building and the old and new Fire Houses located within the Township of Cranbury

WHEREAS, there exists a need for maintenance as well as repair services (as needed) for heating/air conditioning (HVAC) in the following buildings: Town Hall, Police Building, Public Works Building and the old and new Fire Houses located within the Township of Cranbury (the "Township") in the County of Middlesex, State of New Jersey; and

WHEREAS, two (2) proposals were obtained for the above-named services and Titan Mechanical Service LLC ("Titan") submitted the lowest proposal, dated March 13, 2008 for said services; and

WHEREAS, the Chief Financial Officer has certified funds are available for said services; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq., requires that notice with respect to contracts for Professional Services awarded without competitive bids must be publicly advertised.

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

1. Titan Mechanical Service LLC, is hereby retained to provide maintenance and as needed, repair services for a one-year period, upon execution of said contract.
2. The Mayor and Township Clerk are hereby authorized and directed to execute a Professional Services Agreement with Titan Mechanical Service LLC, subject to approval of the Township Committee.



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Cranbury Township Resolution # R 05-08-099  
(Continued)

3. The Contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a), because it is for services performed by persons authorized by law to perform a recognized service.
4. A copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Township.
5. A notice of this action shall be published in the official newspaper as required by law.

Resolution

On motion offered by Mr. Wittman, seconded by Mr. Stannard, the following resolution was adopted by vote:

Ayes: (Stannard	Abstain: (None
(Stave	Absent: (None
(Stout	
(Wittman	

Nays: (Panconi – ***Mr. Panconi stated he was voting no because he did not believe the Township needs to fill the position of Chief of Police.***

Cranbury Township Resolution # R 05-08-100

TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX

WHEREAS, due to the pending retirement of Chief Jay Hansen, Cranbury Township encouraged Police Officers with the rank of Sergeant and higher to express their interest in the position of Chief, and

WHEREAS, Captain Edward L. Kahler, III, applied for the position, and

WHEREAS, Captain Edward L. Kahler, III has demonstrated that he has the necessary experience and knowledge, skills and abilities to serve as the next Police Chief of Cranbury Township, and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, Edward L. Kahler, III is hereby appointed to the position of Police Chief, effective June 1, 2008;

BE IT FURTHER RESOLVED that Captain Kahler be given a certified copy of this Resolution upon its adoption.

Resolution

On motion offered by Mr. Stannard, seconded by Mr. Wittman, the following resolution was adopted by vote:

Ayes: (Panconi	Abstain: (None
(Stannard	Absent: (None
(Stave	
(Stout	
(Wittman	

TOWNSHIP COMMITTEE MEETING  
MAY 19, 2008

Cranbury Township Resolution # R 05-08-100  
(Continued)

Nays: (None)

Cranbury Township Resolution # R 05-08-101

**NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the township of Cranbury that the following salaries, wages and fees shall be paid to the various Township Officials and employees of the Township of Cranbury effective January 1, 2008 unless otherwise noted:**

<u>POSITION</u>	<u>SALARY OR HOURLY RATE</u>
Mayor	\$ 7,436.52
Township Committee	\$ 5,949.58
Township Clerk/Registrar	\$ 76,284.26
Tax Assessor	\$ 50,612.64
Tax Collector - Hourly	\$32.45 per hour
Tax Collector - Salary (effective June 1, 2008)	\$ 33,748.00
Chief of Police	\$ 120,767.30
Zoning Officer	\$ 9,089.08
Clock Winder*	\$ 100.00
Construction Official/Building Inspector	\$ 76,380.98
Building Sub-Code/Building/Fire Inspector	\$ 72,999.94
Building Inspector	\$ 32,578.78
Plumbing Inspector	\$ 30,229.42
Electrical Inspector/Asst Fire Inspector	\$ 40,498.86
Fire Sub-code Official	\$ 6,451.90
Fire Official	\$ 23,364.99
Assistant Fire Official	\$18.00 per hour
Director of Recreation	\$ 12,686.70
Summer Recreation Supervisor**	PER MEMO
Summer Programs Employees**	PER MEMO
Summer Program Director	PER MEMO
Chief Financial Officer/Treasurer	\$50.00 per hour
Deputy Treasurer/Sewer Collector/Deputy Registrar	\$21.83 per hour
Accounts Payable/Purchasing Clerk	\$22.96 per hour
Assistant to the Assessor/Payroll Clerk	\$25.72 per hour
Technical Assistant/Alternate Deputy Registrar	\$22.70 per hour
Deputy Clerk	PER MEMO
Planning Admin Officer/Info Systems Coordinator	\$27.24 per hour
Public Works Admin Asst/Recycling Coordinator	\$22.72 per hour
Police Secretary	\$20.25 per hour
School Crossing Guards**	PER MEMO

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Public Works Manager/Small Animal Control Officer		\$29.88 per hour
Heavy Equipment Operator/Acting Foreman		\$24.06 per hour
Sewer Superintendent	\$	7,488.00
Public Works Employees **		PER MEMO
Public Work Employee		\$20.69 per hour
Public Work Employee		\$20.79 per hour
Public Work Employee		\$20.69 per hour
Public Work Employee		\$20.89 per hour
Part-Time Help *		\$18.94 per hour
Part-Time Help *		\$21.09 per hour
Emergency Services Incentive-First Aid Responder		\$1.00 per hour
Emergency Services Incentive-Fire Responder		\$1.00 per hour

\* Set by memo of the Administrator

\*\* Set by memo of the Department head with approval of the Administrator

Reports from Township Boards and Commissions

There were no reports.

Reports from Township Staff and Professionals

There were no reports.

At this time the Township Committee Meeting left the Town Hall Meeting Room to go over to the School Cafeteria to swear in the new Police Chief, Edward L. Kahler, III and for the Work Session.

Mayor Stout administered the Oath of Office to Edward L. Kahler, III, the new Police Chief, effective June 1, 2008.

Work Session

a. Discussion on possible acquisition of former PNC Bank Building and Lot located on North Main Street.

The Township Committee discussed and took comments from the public concerning the possible acquisition of the former PNC Bank Building, located on North Main Street.

Following is a summary of comments which were made by various residents:

Mayor Stout led the discussion stating at this time the discussion is not about a Library; it is to determine if the Township wants to move forward in the acquisition of the former PNC Bank Building or end the process now.

Ms. Stave reported she had checked on putting a referendum on the ballot to ascertain the sentiments of the voters and the approximate cost to do so would be approximately \$16,000 (the cost of the Primary Election). Ms. Stave stated at a recent Planning Board Meeting, the Township Planner had made the remark the Township should not buy the bank building without a purpose. She disagreed, referencing the Township's purchase of the West Property many years ago without a purpose.

Mr. Nick Kafasis, 29 Scottsdale Court, spoke in favor of purchasing the building and to keep the parking for the merchants in the Village area.

Mr. Jack Ziegler, 9 Prospect Drive, spoke in favor of purchasing the building and recommended not using County or State monies to do so.

TOWNSHIP COMMITTEE MEETING  
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Work Session (Continued)

a. Discussion on possible acquisition of former PNC Bank Building and Lot located on North Main Street (cont'd)

Kirstie Venanzi, 18 Brainerd Drive, urged the Township to maintain the nature of the Village area and keep parking available. Ms. Venanzi stated by purchasing the property it would control development in the downtown area, adding the purchase would end up costing a family approximately \$40/year to buy the property.

Spencer Warren Perrine, Plainsboro Road, stated he was in favor of buying the property. He suggested that part of the space could be rented out and bring in income to the Township.

Robert Dreyling, 32 Old Cranbury Road, stated there are two (2) issues: bringing in traffic to the downtown business area and parking. Mr. Dreyling stated when he had served on the Planning Board, any applicant applying for approval had to provide a plan for parking and many times business owners would look to have parking in their backyards. Mr. Dreyling stated a library or community center would not bring people to Cranbury's downtown area.

Karen Finigan, North Main Street, stated she was a former resident of the Township and had just moved back. She recommended the Township have a vision of the Town (as referenced in the Master Plan) on how to solve the parking issue. Ms. Finigan recommended the Township take a prompt and proactive approach to complete the due diligence toward the purchase without a specific or proscribed use for the building and stated the Township Committee should consider the cost/benefit of the parking lot as a viable way to fulfill the long existing need for additional public parking.

Jack Frohbiebter, 34 Cranbury Neck Road, stated he was opposed to the purchase as it would serve no purpose and would expand government.

Betty Wagner, 158 North Main Street, stated the building is in the center of our State and National Historic District, surrounded by many, many preserved historic buildings. The original bank building built in 1890, still stands as part of the current bank building and even today has served as a focus in the community. Ms. Wagner explained before PNC acquired the building, it was owned by Midlantic Bank and, as such, served as the focus for the United States Bicentennial Celebration in 1977. At that time, after appropriate speeches, etc., a Time Capsule, containing Township records, records of the various Cranbury organizations, photographs and an aerial view of the Town circa 1977, and other memorabilia of Cranbury was placed in the building—to be opened on July 4, 2022, which will be the 325<sup>th</sup> anniversary of the town's founding, and the 150 anniversary of Cranbury's incorporation as a Township. In addition, in 1997 a Northern Red Oak, the State tree of New Jersey, was planted at the front of the then Midlantic parking lot and is commemorated by a marker on the site. Ms. Wagner added, the property is worthy of the Township's favorable decision to acquire it, and, hopefully, to preserve it in the tradition of Historic Cranbury.

Kevin Fox, 19 Liedtke Drive, recommended the Township continue to look at the purchase of the building and further stated if the building is owned by the Township, it can control its use.

David Cook, North Main Street, spoke in favor of the purchase and also recommended the Township look at various opportunities for its use.

TOWNSHIP COMMITTEE MEETING  
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Work Session (Continued)

- a. Discussion on possible acquisition of former PNC Bank Building and Lot located on North Main Street (cont'd).

Jason Stewart, 6 Cubberly Court, stated the threat of the new proposed COAH rules should be considered before the Township pursue such an acquisition. The Township should be investing dollars to buy open space and not a building. He stated this was not the right time to invest in such an acquisition and the Township's debt level is not enough to cover its COAH obligations. Mr. Stewart stated the question should be put to the voters and asked just how essential the purchase is to the Township. He stated 100% of the Township's focus should be on saving money, should the new COAH rules not go in favor of the Township.

Mayor Stout reminded the residents, everyone was here as a community for a discussion to discuss an opportunity; nothing more, nothing less.

Brian Deverin, 64 Cranbury Neck Road, asked if a show of hands could be demonstrated as he could not determine from the remarks made how many were for or against the acquisition of the building. Mr. Deverin then stated he had determined 80% for and about 20% against. He stated the current downtown district flavor be preserved.

Frank Marlowe, 11 North Main Street, stated he was not in favor of purchasing the building for an unspecified purpose. If the Township were to purchase the building it should be for a "lofty purpose", such as a library and stated the layout of the building is very similar to the existing library. Mr. Marlowe also stated it would be worth a public investment to move the adult section from the current library to the bank building thus freeing up space in the School and at whatever the price now the investment would be a bargain.

Florence Kettelkamp, 26 Labaw Drive, stated she is worried about the Township's debt and recommended the Township be more prudent. Ms. Kettelkamp stated the building will still keep its historic look even if the Township does not purchase the building.

Winthrop Cody, 8 Adams Drive, stated the Township should define the problem first, then find a solution and then define the cost and recommended the Township get input from its residents.

Richard Kallan, 10 Wynnewood Drive, stated he was not in favor of purchasing the building as items always cost more money than originally thought.

John Ritter, Plainsboro Road, stated the Township could not make a good decision without knowing the final asking price for the bank and the costs of renovating the building for its potential uses and recommended the Township go forward and negotiate and get a detailed understanding of what the costs would be to renovate the building versus building from scratch from property that is already owned by the Township.

Mark Berkowsky, North Main Street, stated without knowing the buildings use the cost to purchase the building is not what the Township needs. Mr. Berkowsky stated the Township should not be in the business of buying up real estate. In addition, he stated it would cost approximately \$1,000,000 to renovate the building and to make it into a library, over \$1,000,000. The Township will be burdened with Affordable Housing costs should the new COAH rules go into effect.

Art Hasselbach, Route 130, stated he was concerned with the costs the Township would be incurring should it purchase the building. The Township has COAH obligations and most likely will need to acquire land to meet those obligations. Mr. Hasselbach also stated

TOWNSHIP COMMITTEE MEETING  
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Work Session (Continued)

- a. Discussion on possible acquisition of former PNC Bank Building and Lot located on North Main Street(cont'd)

Art Hasselbach (cont'd)

should the building be purchased for use as a library, there would be renovation costs, heating/air conditioning costs and double staff costs.

Bob Finigan, North Main Street, stated the Township needs to get more facts before making such a decision. The Historic Preservation Society will control the look of the building even if the Township does not buy it. Mr. Finigan stated he is concerned about losing the parking spaces the Township now has at the site.

Linda Cody, 8 Adams Drive, stated she was not in favor of the acquisition of the building. Ms. Cody stated the Township should optimize its existing space. The purchase would not be a good idea due to unknown renovation costs and the economic situation at this time.

Dan Dreyling, 32 Old Cranbury Road, stated he was very concerned with the COAH issue and the Township would be very short sighted to put money into a new building and urged the Township to focus on the COAH issue instead.

Kelly Lehman, 60 Old Cranbury Neck Road, stated she also is very concerned about the COAH issue, however, urged the Township not to make a decision not to purchase the building just because of the COAH issue.

James Taylor, 13 South Main Street, stated even if the Township should decide not to pursue the purchase of the building, any business that does buy the building would most likely allow the Township to continue to utilize the existing parking spaces.

Connie Bauder, Petty Road, stated the Township needs to make a business decision, however, without a purpose for the bank building, it cannot. She also stated she is against having a free-standing library at the site.

William Kanawyer, 20 Brainerd Drive, stated he felt the Township should continue with the process as the property is unique and is worthy of consideration. He urged the Township to gather information and then present the information to the public. He also stated he is in favor of having a free-standing library at the site.

Nancy Kietlinski, 82 South Main Street, stated she felt the Township is trying to keep up with other towns such as Plainsboro, who is in the process of building a new library. Ms. K urged the Township to watch its spending and stated without a plan the Township should not purchase the building.

Nick Kafasis, 29 Scottsdale Court, stated the Township should continue on in the process and he felt the building should be used as a library. Mr. Kafasis noted the School has expanded twice since he moved here in the '70s and enrollment has gone from 270 children to over 600 now. Having a library at the site would free up space for classrooms in the School.

Mayor Stout concluded the discussion and thanked everyone for attending.

Township Committeeman Wayne Wittman stated he is not in favor of pursuing the acquisition or purchasing the building because of his concern with the upcoming COAH issues.

TOWNSHIP COMMITTEE MEETING  
MAY 19, 2008

Work Session (Continued)

- a. Discussion on possible acquisition of former PNC Bank Building and Lot located on North Main Street(cont'd)

Township Committeeman Richard Stannard stated he recommends studying further the facts and recommended forming a subcommittee to look at several of the issues raised this evening by residents and the issues with COAH should not scare the Township not to.

Township Committeeman Thomas F. Panconi, Jr., stated he was not in favor of the acquisition because of the upcoming COAH issues. He projected COAH could very well cost the Township \$68-million.

Mayor Stout stated there are not enough Township Committee members in favor of the acquisition to bond for the monies. He further explained to adopt a bond ordinance, two-thirds (2/3) of the full membership is needed (4 members) and therefore the Township would not be pursuing the acquisition.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. There being no comments, the Mayor closed the public part of the meeting.

Mayor's Notes

There were no Mayor's Notes.

On motion by Mr. Stannard, seconded by Ms. Stave and unanimously carried, the meeting adjourned at 9:15 p.m.

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Kathleen R. Cunningham, Clerk