

TOWNSHIP COMMITTEE MEETING

September 10, 2007

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 was: Township Committee members: Thomas F. Panconi, Jr., Richard Stannard, Pari Stave and Mayor David J. Stout. Mr. Wittman was absent. Also present was: Trishka Waterbury, Esquire, Attorney, Cathleen Marcelli, Engineer, Christine Smeltzer, Administrator and Kathleen R. Cunningham, Clerk. Mayor Stout led in the salute to the flag and led the audience in observing a Moment of Silence for the sixth anniversary of September 11th. Ms. Cunningham then 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 1, 2006 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 1, 2006.
- (3) Was filed on December 1, 2006 with a Deputy Municipal Clerk at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey and remains on file for public inspection, and
- (4) Sent to those individuals who have requested personal notice.

Ms. Cunningham, Clerk, announced there had been a change in the Agenda; Item 8, "Agenda Additions/Changes" was being moved to after the roll call:

Agenda Additions/Changes

Ms. Cunningham, Clerk, announced on the Consent Agenda, Cranbury Township # R 09-07-160 had an incorrect description and should be changed to: "Over The Limit, Under Arrest 2007 Impaired Driving Crackdown Grant" and explained the grant was for \$5,000.00.

Mayor Stout reminded everyone school had started and there are a lot of children who either walk or bike to school within the Township. The Police do a great job to ensure safety, however, residents need to be aware and exercise extra caution for sudden pedestrian and bicycle traffic on the roads.

Mayor Stout administered the Oath of Office to new Police Officer, Kaitlin M. Walling and congratulated Ms. Walling on joining the Cranbury Police Department.

Mayor Stout administered the Oath of Office to new Police Officer, Douglas J. Mayer and congratulated Mr. Mayer on joining the Cranbury Police Department.

Work Session

a. Monthly Report From Police Chief Jay Hansen

Police Captain Ed Kahler updated the Township Committee for the month of August, 2007. Captain Kahler stated at the previous Township Committee meeting, he had been asked to reach out to other municipalities to find out if they had been having any problems at their parks with individuals dressing pigs, etc. Captain Kahler reported they had not. Captain Kahler added the Dey Farm, where the individuals are purchasing the pigs, indicated they are fully aware that it is illegal to bring their purchases to Village Park. Captain Kahler indicated the Police Department would continue to be diligent and patrol the area. Captain Kahler reported 143 summonses had been issued; 47 for speeding. Captain Kahler stated the bicycle activity had been a little low due to shift

Work Session

a. Monthly Report from Police Chief Jay Hansen

changes, scheduled vacations and mandatory training requirements. He also reported there had been four (4) prisoner transports during the month, three (3) arrests for driving on the revoked list and nine (9) arrests for unlicensed drivers.

b. Revaluation Question and Answer with Steve Benner, Tax Assessor

Steve Benner, Tax Assessor, hosted a question and answer session with residents concerning the recent revaluation in the Township: Mayor Stout led the discussion, thanking everyone for attending the meeting. Ms. Deanne Napurano, 92 Halsey Reed Road, expressed her displeasure with the appeal process, namely, not knowing the tax rate before the deadline for appeals to be filed. Mr. Benner responded, years ago the new tax rate was known before the deadline to file an appeal, however, the State Legislature changed the process after determining the appeal process is about appealing the assessment and not the tax rate. Ms. Napurano requested someone visit her property again as the appraiser indicated he would return and never did. Mr. Benner indicated he would visit the property even though the appeal period had expired. Ms. Anna Ritter, 88 Halsey Reed Road, stated no one ever came out a second time to look at her home as well and requested Mr. Benner come out. Mr. Mark Mullen, 107 North Main, stated he also agreed the process had not been adequate and stated there had been very little information given. Mr. Mullen indicated he had a 50% increase in his taxes due to the revaluation. Mr. Benner responded by explaining the revaluation process and stated there had been plenty of notice given by the Township during the revaluation process. Mayor Stout explained the Township's 2006 Budget had been burdened with a triple increase of pension payments to the State (and most likely it would happen again in 2008 and 2009), the hiring of two (2) new police officers, the cost of employees' benefits rising and the rise in energy and fuel. Mayor Stout added, the Budget hearings were open to the public and urged public interaction to help control the Budget. Mr. Mullen expressed his displeasure with having to make up for the first two quarters the new tax rate on his property. Mr. Benner responded the Township did not have the authority to waive the back payments and stated his office will be keeping an eye on current property values and the current housing market to make sure the values are in sync with one another. Mr. Benner explained if the current market values continue to decline, the Township would have to spend more money to go back and do studies of neighborhoods and take another look at assessed values. Ms. Susan Hamilton, 90 Halsey Reed Road, asked why taxes had not gone down with the construction of warehouses. In addition, Ms. Hamilton inquired why someone on her road with ½ acre more of property had lower taxes. Ms. Hamilton also mentioned she and her husband had never been contacted for a second time by the appraiser and requested Mr. Benner come back to her home. Mr. Benner responded he would go back out to her home and apologized for the conduct of the previous appraiser. Mr. Benner indicated the appraiser had been replaced because of his lack of inter-personal skills. Mr. Benner stated he was aware of the Halsey Reed Road situation and his office would be returning to the homes to take another look at them as initially the appraisers may have been a "little aggressive". Mr. Benner further explained the warehouses have the resources to initiate appeals on their respective taxes and rather than pay a lot in attorneys fees, the Township opted to do a revaluation. Mr. Benner stated it had been 20+ years since the Township's last revaluation. Mr. Richard Kallan, 10 Wynnewood Drive, stated his taxes went up 18.5%. If everything else had stayed the same (State, County, School and Open Space) taxes would have only risen approximately 2.3%. Mr. Kallan reported he had been attending the Township's budget meetings for 32 years and had not ever seen any residents at the meetings. Mr. Kallan urged residents to subscribe to The Cranbury Press to keep informed.

Work Session (Continued)

b. Revaluation Question and Answer with Steve Benner, Tax Assessor

Mr. Edward Kietlinski, 83 South Main Street spoke thanking everyone for having the meeting. Mr. Kietlinski stated The Cranbury Press does a good job however; they give an overview of what

happens at the Township Committee meetings. He referenced a lot of residents work in New York and other locations out of town and it is very difficult to make the 7:00 p.m. meetings. Mr. Kietlinski asked if the entire meeting could be made available to the public on the Township's web site. Mr. Kietlinski indicated his wife, Nancy, had sent to the Township Committee members, samples of other municipalities' web sites and how they make information available. Mayor Stout stated the Budget meetings are made available to the public and also the Clerk's Office has a Budget binder in her Office which is also available to the public. Mr. Kietlinski asked to what extent the residents come to the meetings. Mayor Stout responded very few residents attend the Budget meetings. Mr. Kietlinski urged the Township to utilize the web site better. Mayor Stout stated the Township is always trying to do a better job and make everything more transparent. Ms. Nancy Kietlinski, 83 South Main Street, asked if the residents are going to have a bigger burden in five years as far as the tax shift is concerned. Mr. Benner responded, prior to the revaluation, the warehouses made up 55% of the overall base rate and now they make up approximately 50% and most of the shift took place in the residential community. Ms. Kietlinski raised her concern with warehouses getting older and businesses moving before they are assessed. Ms. Kietlinski referenced the towns of Edison and Morristown and urged the Township to take a look at what those municipalities did after the businesses left the warehouses. Mayor Stout stated Ms. Kietlinski had raised a very good point; when you look at the life cycle of a property and its usability it is a cause for concern. Mayor Stout stated when the warehouses were first built; there was a lot of surplus to buffer the tax rate. Today, the Township has fewer surpluses to buffer the tax rate. However, land has a use--there are land use laws and vested rights. Once a property is zoned, it can be used as long as you meet the letter of the law. He stated it is a difficult undertaking. However, the Planning Board every six years under the Municipal Land Use Law is required to re-examine the Township's Master Plan and part of that re-examination is to review the Township's zoning, parks, recreation and schools along with its infrastructure. Mr. Benner responded, there was another aspect to the issue; they are well-located properties and as the market changes, they will get re-utilized either for warehousing or some other use. Mr. Benner agreed, commercial properties just as residential properties, go through various life cycles. Mayor Stout referenced Jersey City and Bayonne many years ago were having many destitute properties whose values now have skyrocketed. Mr. Bob Dillon, 32 Hightstown/Cranbury Station Road, asked Mr. Benner since he appealed his revaluation to the County, if he was barred from requesting Mr. Benner to come out and take a look at his property again. Mr. Benner responded could still have him come back out and would do so. Mr. Rick Burke, 35 Washington Road, spoke as both a resident and real estate agent. Mr. Burke stated the value of his home has more than doubled from two (2) years ago and compared to other towns, Cranbury residents have a great deal! Mr. Burke referenced his same home, built by the same builders and located in West Windsor Township is assessed for approximately \$75,000 less than his. Mr. Burke urged the Township to get on a regular calendar schedule for revaluations in the future. Mayor Stout responded he agreed that not doing a revaluation for twenty-one years is too long a period of time, however, there is a cost involved to the Township every time one is done. Mr. Carreno Eufonico, 9 Bergen Drive, asked that Mr. Benner return to his home to take a second look. Mr. Benner responded he would do so. Mayor Stout ended the discussion, thanking everyone for attending and Mr. Benner for his "easy to understand" participation and hard work. Mr. Benner then gave out his contact information and urged residents to feel free to contact him and also explained he is able to work on problems until January 10, 2008. Mayor Stout then distributed various graphs which were

Work Session (Continued)

- b. Revaluation Question and Answer with Steve Benner, Tax Assessor (cont'd)
prepared concerning the revaluation and showing the changes between the commercial and residential properties and their relationships to the taxes.

Regular Committee Minutes of July 23, August 6 and 23, 2007

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried (with Mr. Stout abstaining), the Regular Committee Minutes of July 23, 2007 were adopted.

On motion by Mr. Stannard, seconded by Ms. Stave and unanimously carried (with Mr. Stout abstaining) the Regular Committee Minutes of August 6, 2007 were adopted.

On motion by Mr. Panconi, seconded by Mr. Stout and unanimously carried (with Ms. Stave abstaining), the Regular Committee Minutes of August 23, 2007 were adopted.

Closed Session Minutes of July 23, August 6 and 23, 2007

On motion by Mr. Stannard, seconded by Mr. Panconi and unanimously carried (with Mr. Stout abstaining), the Closed Session Minutes of July 23, 2007 were adopted.

Ms. Cunningham, Clerk, announced the Township Committee would be approving for public release, the redacted Closed Session Minutes for the August 6 and 23, 2007 meetings until such time as Counsel deems it appropriate to release the un-redacted versions:

On motion by Mr. Stannard, seconded by Mr. Panconi and unanimously carried (with Mr. Stout abstaining), the Closed Session Minutes of August 6, 2007 were adopted.

On motion by Mr. Panconi, seconded by Mr. Stout and unanimously carried (with Ms. Stave abstaining), the Closed Session Minutes of August 23, 2007 were adopted.

Reports and Communications

--Mayor

Mayor Stout reported Saturday, September 10, 2007 had been another great Cranbury Day and thanked, on behalf of the Township, all of the volunteers who donated their time and expertise to make it a success that it was. Mayor Stout also thanked the Township's Public Works Department and Police Officers for all of their tireless efforts as well.

Mayor Stout reported the Sustainability Alternative Energy Work Group had held their kick-off meeting on Wednesday, September 15, 2007 for their energy audit of the Township buildings and he was looking forward to seeing the results and recommendations so the Township could look forward to making its buildings more energy-efficient and more economical.

--Members of Committee

Mr. Panconi indicated on Sunday, July 19th he had met with The Cranbury Fire Company and gave the July report: Mr. Panconi reported there were 11 calls, seven (7) were from 6:00 a.m. until 6:00 p.m., four (4) were from 6:00 p.m. until 6:00 a.m. Three were from 7:00 a.m. until 3:00 p.m. and the Township's Public Works/Volunteer Firemen had responded to two (2) of the three (3) calls. Of the eleven calls, two (2) could be considered false alarms-259 Prospect Plains Road again and 6 Cedar Brook. The new pumper/rescue truck had been delivered and only needs a few more items however, it was in operation.

Mr. Panconi expressed his displeasure with the Captain and not the Police Chief giving the monthly report during the Work Session. Ms. Smeltzer, Township Administrator, stated she had given permission for the Captain to give the report, given the Chief's attendance at the celebration taking place for the new police officers being sworn in.

Reports and Communications

--Members of Committee (continued)

Mr. Stannard raised the issue of the meeting of November 12th falling on a Holiday and asked other members if they would please let the Clerk know if they feel the meeting should be canceled. The Township Committee members unanimously agreed to cancel the meeting and Mayor Stout then directed

the Clerk to cancel the November 12, 2007 Township Committee meeting.

Ordinance
First Reading

Cranbury Township Ordinance # 09-07-11

An Ordinance entitled, Cranbury Township Ordinance # 09-07-11, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY AMENDING "AN ORDINANCE FIXING THE SALARIES AND WAGES 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. On motion by Ms. Stave, seconded by Mr. Stannard, the Ordinance was passed on first reading by vote:

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

Nays: None

Public Hearing: September 24, 2007

Resolutions

On motion offered by Mr. Stannard, seconded by Ms. Stave, the following resolutions were adopted by vote:

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

Nays: (None

Cranbury Township Resolution # R 09-07-164

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, on June 24, 2002, Cranbury Township (Resolution # R 06-002-105) entered into an Inter-local Agreement with Monroe Township Municipal Utilities Authority to provide all regular and emergency maintenance for the Township of Cranbury's Sewer System; and

WHEREAS the Monroe Township Utilities Authority has increased their rates by \$4,055 or 2.7% annually;

Cranbury Township Resolution # R 09-07-164
(Continued)

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury this rate increase is hereby approved.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that this is a true copy of a resolution which was adopted by the Township Committee of the Township of Cranbury at a regular meeting held on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-07-165

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, a contract was awarded to Meco, Inc. for the Liberty Way (North) Road Construction Project for \$548,192.50 by Resolution 07-07-127; and

WHEREAS, the Engineer has reviewed and approved Change Order No. 1, which would increase the Contract amount by \$18,230.00 to address requirements now required by the Delaware Raritan Canal Commission for the furnishing and installation of a stormwater treatment device;

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 Meco, Inc. shall serve as an amendment to the original Contract for the purpose of increasing the Contract amount by \$ 18,230.00 and confirming that the new Contract amount, including all change orders, is \$ 566,422.50.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, do hereby certify that the foregoing resolution is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on September 10, 2007.

Kathleen R. Cunningham, Clerk

AGREED to this 10th day of September, 2007.

ATTEST: MECO, INC.

By: _____

Resolutions
Consent

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

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

Nays: (None

Cranbury Township Resolution # R 09-07-154

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 09-07-155

A RESOLUTION APPOINTING A SAFETY DELEGATE AND
AN ALTERNATE SAFETY DELEGATE TO THE
MID JERSEY MUNICIPAL JOINT INSURANCE FUND

BE IT RESOLVED, on this 10th day of September, 2007, by the Township Committee of the Township of Cranbury, County of Middlesex , State of New Jersey, that the appointment of Edward L. Kahler as Safety Delegate and Jeanette M. Gettings as Alternate Safety Delegate for Cranbury Township to the Mid Jersey Municipal Joint Insurance Fund be and is hereby authorized.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that this is a true copy of a Resolution which was adopted by the Township Committee at a regular meeting held on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-07-156

A RESOLUTION APPOINTING AN INSURANCE FUND COMMISSIONER AND AN ALTERNATE
INSURANCE FUND COMMISSIONER TO SERVE ON THE
MID JERSEY MUNICIPAL JOINT INSURANCE FUND

BE IT RESOLVED, on this 10th day of September, 2007, by the Township Committee of the Township of Cranbury, County of Middlesex , State of New Jersey, that the appointment of Christine Smeltzer as Fund Commissioner for the Township of Cranbury, to serve on the Mid Jersey Municipal Joint Insurance Fund be and is hereby authorized.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that this is a true copy of a Resolution which was adopted by the Township Committee at a regular meeting held on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-07-157

WHEREAS, the Tax Collector has received a request from a property owner for Block 2, Lot 10 to change the address; and

WHEREAS, the present address is 1246 South River Road ; and

WHEREAS, the owners are expanding and constructing another building on their lot and wish to have an additional street address; and

Cranbury Township Resolution # R 09-07-157
(Continued)

WHEREAS, 1244 and 1246 are already being used; and

WHEREAS, after discussing the issue with the owners it has been determined to keep the designated street address and identify the existing building as Building #1 and the new building as Building #2;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the addressed listed below is changed to 1246 South River Road, Bldg. 1 & 2, effective immediately:

Block	Lot	Assessed To	Current Address	New Address
2	10	Jen-Dar Realty LLC	1246 S. River Road	1246 S. River Bldg. 1 & 2

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that this is true copy of a Resolution which was adopted by the Township Committee at a regular meeting held on September 10, 2007.

Kathleen R. Cunningham, Clerk

CRANBURY TOWNSHIP RESOLUTION # R 09-07-158

WHEREAS, the Township of Cranbury purchased Block 26, Lot 3 from RAVI, LLC on June 7, 2007 which has made the following parcel tax exempt:

Block	Lot	Assessed to	Property Address	2007 2 nd Half Taxes	2008 1st Half Taxes
26	3	Cranbury Township	2665 Rt. 130	\$5,250.66	\$ 4,761.33

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury that the above property taxes be canceled.

CERTIFICATION

I, Kathleen R. Cunningham, Township Clerk of the Township of Cranbury, hereby certify that this is a true copy of a Resolution which was adopted at a regular meeting on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-07-159

GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2006 has been filed by a Registered Municipal Accountant with the Municipal Clerk, pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and,

Cranbury Township Resolution # R 09-07-159
(Continued)

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and,

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the

State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations", and,

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and,

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and,

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Township Committee of the Township of Cranbury, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON September 10, 2007.

Kathleen R. Cunningham, Clerk

CRANBURY TOWNSHIP RESOLUTION 09-07-160

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

Cranbury Township Resolution # R 09-07-160
(Continued)

Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

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

Section 1

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2007 in the sum of \$5,000.00 which item is now available as a revenue from New Jersey Highway Traffic Safety pursuant to the provision of statute, and

Section 2

BE IT FURTHER RESOLVED that a like sum of \$5,000.00 is hereby appropriated under the caption OVER THE LIMIT, UNDER ARREST 2007 IMPAIRED DRIVING CRACKDOWN GRANT.

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) Township Chief Financial Officer

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, NJ, hereby certify that the above is a true of a Resolution adopted by the Township Committee of the Township of Cranbury at a regular meeting held on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-07-161

WHEREAS, Thomas C. Witt was appointed as the "Mayor's Rep" to the Cranbury Township Housing & Community Development Committee; and

WHEREAS, Thomas C. Witt retired on May 31, 2007 from Cranbury Township; and

WHEREAS, Christine Smeltzer has been hired as the new Township Administrator, effective August 13, 2007;

NOW, THEREFORE, BE IT RESOLVED, that Christine Smeltzer, Township Administrator, be appointed to fill the unexpired term of Thomas C. Witt to the Cranbury Township Housing & Community Development Committee (term ending December 31, 2007).

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that this is a true copy of a Resolution which was adopted by the Township Committee at a regular meeting held on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-07-162

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

**A RESOLUTION AWARDDING A PROFESSIONAL SERVICES AGREEMENT FOR TAX APPEAL
CONSULTING SERVICES TO SOCKLER REALTY SERVICES GROUP, INC.**

WHEREAS, there exists a need for tax appeal consulting services in the Township of Cranbury (the "Township") in the County of Mercer, State of New Jersey; and

WHEREAS, Sockler Realty Services Group Inc. submitted a proposal dated August 3, 2007 to perform those services; and

WHEREAS, 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. Sockler Realty Services Group, Inc. ("SRSG") is hereby retained to provide tax appeal consulting services to the Township for the calendar year 2007, in accordance with the above-cited August 3, 2007 proposal.
2. The Mayor and Township Clerk are hereby authorized and directed to execute a Professional Services Agreement with SRSG, subject to approval of the Township Attorney.
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 practice a recognized profession.
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.

CERTIFICATION

I, Kathleen R. Cunningham, do hereby certify that the foregoing resolution is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on September 10, 2007.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # 09-07-163

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF ROAD OPENING ESCROW

Cranbury Township Resolution # 09-07-163
(Continued)

WHEREAS, Cedar Brook has \$1,500.00 in a road opening escrow account previously posted with the Township.

WHEREAS, the Interim Public Works Manager has approved the release of this money

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township of Cranbury release Cedar Brook's road opening escrow account.

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

- (a) Township Chief Financial Officer
- (b) Cedar Brook

CERTIFICATION

I do hereby certify that the foregoing is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on September 10, 2007.

Kathleen R Cunningham, Clerk

Reports from Township Staff and Professionals

Ms. Marcelli, Township Engineer, reported on the outstanding issues ("punch list" items) at the KHov Development, The Four Seasons at Cranbury. Ms. Marcelli reported she had been receiving better communication back from KHov. Ms. Marcelli stated KHov was scheduled to perform the last two pipe repairs the following day, however, due to the weather forecast; the repairs would be done on Wednesday. Ms. Marcelli added, KHov had indicated the final paving should be completed by October. Ms. Marcelli stated her office had not signed off on the project yet and would be performing further inspections.

Ms. Stave asked Ms. Marcelli if she and the Township Administrator, Ms. Smeltzer had put together a time line for the baseball field yet. Ms. Marcelli responded she had been in communication with PSE&G and had submitted a request for them to come out and re-inspect the property (they would not accept the three-year old previous inspection) and Mr. Wittman had taken the lead in facilitating the removal of the poles. Ms. Marcelli stated it was her hope to have everything done within the next two weeks. Ms. Stave reminded Ms. Marcelli to contact the Zurfluhs, the homeowners who have a pole on their property which belongs to the Township. Ms. Marcelli indicated the poles which are providing service to the Zurfluhs are not in conflict with the baseball field and had asked PSE&G to come up with costs for the Zurfluhs to obtain service via a pole as well as running underground service for them.

Mr. Panconi expressed his concern the paving would not take place at the KHov Development until the end of October. Mr. Panconi stated, the Township should "put their feet to the fire". Mr. Panconi stated before he came to the meeting this evening, he had spoken with Mr. Moody on Halsey Reed Road and Mr. Moody indicated he had not heard anything concerning his flooding problem. Ms. Marcelli indicated she had received a copy of the notice to Halsey Reed Road residents that the Utilities Authority would be conducting work on Halsey Reed Road shortly.

Reports from Township Boards and Commissions

There were no reports.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda:

Ms. Nancy Kietlinski, 83 South Main Street, spoke concerning the baseball field and asked if it would be used only for the Little League. Ms. Stave responded, the field will be a regulation size baseball field. Presently the Township does not have a regulation size baseball field and first and foremost the field is being built to satisfy the need of the School as presently the girls softball league plays on the field at Village Park. The boys' team uses the present baseball field. Once the new field is built, the girls' team will then be able to play on the baseball field at the School as well. The field will also accommodate Babe Ruth Leagues and would be community based and for pick-up teams as well. There being no further comments, the Mayor closed the public part of the meeting.

Mayor's Notes

Mayor Stout indicated the Township had begun the 2008 Budget Process. Mayor Stout stated he would be attending on September 21, 2007, the "Mayors Roundtable Discussion" at the State D.E.P. to discuss their new Site Remediation Program. On September 27th and 28th the New Jersey Clean Energy will be hosting a Conference in New Brunswick and several members of the Alternative Sustainability Energy Work Group will be attending. The Township had received a letter from the New Jersey Turnpike Authority in reference to the widening project announcing several public hearings which will be held. The closest public hearing will be at the Crown Plaza Hotel in Monroe Township on September 24th or Thursday, September 27th at the Holiday Inn of East Windsor on Monmouth Street.

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried, the meeting adjourned at 8:55 p.m.

Kathleen R. Cunningham, Clerk