

TOWNSHIP COMMITTEE MEETING
September 24, 2018

The Township Committee Meeting of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: Mike Ferrante, Jay Taylor, Dan Mulligan and Mayor Glenn Johnson. Matt Scott was absent. Also present were Marcie Robison, Township Engineer and Debra Rubin, Municipal Clerk. Mayor Johnson led in the salute to the flag, and Ms. Rubin 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:

Posted on December 4, 2017 on the Bulletin Board of the Municipal Office at 23-A North Main Street, Cranbury, New Jersey and remains posted at that location.

Communicated to the Cranbury Press, Home News Tribune and Trenton Times on December 4, 2017.

Filed on December 4, 2017 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.

Sent to those individuals who have requested personal notice.

--Township Committee Regular Meeting Minutes of September 10, 2018

The Township Committee Regular Meeting Minutes of September 10, 2018 on a motion by Mr. Taylor, seconded by Mr. Mulligan, and unanimously carried by a roll call vote of all members present; the Township Committee Regular Meeting Minutes of September 10, 2018 were adopted.

--Township Committee Closed Session Meeting Minutes of September 10, 2018

The Township Committee Closed Session Meeting Minutes of September 10, 2018 on a motion by Mr. Ferrante, seconded by Mr. Taylor, and unanimously carried by a roll call vote of all members present; the Township Committee Closed Session Meeting Minutes of September 10, 2018 were adopted.

--Reports and Communications

--Mayor – Mayor Johnson reported on attending the Traffic Subcommittee, Developmental Review Committee and Planning Board meetings.

--Reports and Communications

--Members of Committee

--Mr. Ferrante

Mr. Ferrante plans on attending the Board of Education meeting to be held on September 25th as the committee liaison.

Mr. Ferrante was happy to report the street light in front of his house was replaced and hoped the replacement was due to the recent street light replacement plan that Cranbury Township has entered into with PSE&G. Other residents had responded positively to the beginning of the replacements as well. Mayor Johnson was unsure if these replacements were directly related to the recently discussed agreement, as he believed it was still in the planning process.

--Mr. Mulligan

Mr. Mulligan reported that the township had coordinated with Cranbury Housing Authority to provide a group home in Cranbury that will focus on helping residents diagnosed with autism. Additionally, a certain percentage of rooms will be counted towards the township's affordable housing requirements.

TOWNSHIP COMMITTEE MEETING
September 24, 2018

Mr. Mulligan reminded the public of the previously adopted ordinance from the township regarding the sale of marijuana for recreational use. Mr. Mulligan stated he hopes the State allows the recreational sale issue to be decided at the township level and not the State. He advised that he has some concerns regarding “cafes” or “pot shops” where patrons would be consuming the marijuana outside of the comfort of their homes. These may pose as safety concerns for residents and others if consumers are intoxicated when leaving the cafes/shops.

-- Mr. Taylor

Mr. Taylor displayed a power point presentation regarding the township’s economic situation from 2008-present. (Presentation attached to minutes). He included surplus information regarding Wayfair and Amazon that he received from the tax assessor for 2019.

--Subcommittees

There were no reports from Subcommittees.

--Departments Heads –

Michael Kervan, Cranbury Fire Department, provided the past two (2) monthly reports. Mr. Kervan reported on the number of calls and mutual aid assignments. He added information regarding the annual convention held in Wildwood, NJ and the members that attended. Mr. Kervan advised that Fire Prevention week begins the 2nd week in October. He reminded the public that the department is still seeking volunteers.

--Follow-up Items - None

--Public Comment (For Items on the Agenda) –

Mayor Johnson opened the meeting to public comment.

Mayor Johnson closed the portion to public comment.

Resolutions

Consent Agenda

Mayor Johnson asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing no questions or comments, Mayor Johnson requested a motion to adopt the Consent Resolutions. On a motion by Mr. Mulligan, seconded by Mr. Ferrante and unanimously carried, the following Resolutions adopted by vote:

Ayes:	(Ferrante (Mulligan (Taylor (Johnson	Abstain: (None Absent: (Scott
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Nays: (None

Cranbury Township Resolution #R 09-18-128

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 09-18-129

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury authorizing the refund of

TOWNSHIP COMMITTEE MEETING
September 24, 2018

permit (#18-235) – Trenton Roofing and Siding;

WHEREAS, Trenton Roofing and Siding will not be performing the work and no longer needs the permit;

WHEREAS, the Construction Official has recommended that the following Permit be refunded:

<u>Name</u>	<u>Permit #</u>	<u>Address</u>	<u>Refund Amount</u>
Trenton Roofing	18-235	96 North Main St	\$782.00

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, that the above permit payment be refunded.

Cranbury Township Resolution #R 09-18-130

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, authorizing the refund of overpaid taxes on Block 21 Lot 8.01

WHEREAS, The Tax Collector, Tanyika L. Johns has certified that the following taxpayers overpaid their taxes; and

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

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

<u>Taxpayer</u>	<u>Refund</u>
OWNER: SHOLL, ANDREW & CHERYL	\$2,855.68

Make check payable to: Premier Abstract & Title Agency, Inc.
LOCATION: 84 Old Trenton Road
BLOCK: 21 LOT: 8.01 QUALIFIER:

Work Session

--Discussion with Township Engineer on NJDOT Grants for 2019 – Thomas Decker, PE, Township Engineer will discuss with the Township Committee the NJDOT grants for 2019 –

Marcie Robison, PE, was in attendance for Thomas Decker

Ms. Robison advised the committee that the NJDOT has announced the application for FY 2019 State Programs are due by October 8th. Van Cleef evaluated the prospective projects that qualify for the potential funding in 2019. The two projects discussed were Ancil Davison Road Section Two and Brickyard Road. The members discussed the various reasons for each to be placed on the application, however, only one can be applied for. The committee agreed that Brickyard Road was the most important of the two to address. They also agreed to apply for Brickyard Road to be completed in its entirety and not in two (2) separate phases. Final determination by the members is to apply for Brickyard Road to be completed in its entirety under the NJDOT 2019 FY Grant.

Mr. Ferrante requested that a letter drafted by Ken Gordon be sent to the NJDOT from the Township Committee regarding funds for bike paths. The committee agreed to have letter sent on their behalf. Mr. Ferrante to request Ms. Marabello have letter sent to legislators.

--Reports from Township Staff and Professionals

--None

--Public Comment

Mayor Johnson opened the meeting to public comment.

TOWNSHIP COMMITTEE MEETING
September 24, 2018

Claudette Guy – Advised that she has witnessed local businesses speeding within the town. She also witnessed a neighboring police vehicle speeding through the township. She suggested appealing the local businesses to implore them to be more aware of the speeding issue and ask them to collectively be more aware and participate in the Slow Down in Our Town Agenda. Mr. Taylor agreed to speak to Ms. Guy at conclusion of meeting regarding the businesses she witnessed speeding in town so that he may personally contact them to discuss the speeding issue and resident concerns in town.

Regina Gallagher – Asked if there is any demographic data for Gateway Development? The development was initially proposed as a 55+ age restricted property. Now that it is not age restricted, there is a concern with additional students being added to the school. Ms. Gallagher questioned the current capacity of the school and Mr. Ferrante answered from the last study done by Board of Education. Ms. Gallagher was further advised that the developers are unable to request demographic information from the buyers. This information is not be available prior to any purchase of the homes and only possible upon the registration of school age students.

Steve Silverman – Asked for clarification regarding the debt forecast from the earlier presentation. Mr. Taylor gave further explanation. Mr. Silverman also suggested adding “Please” above the “Slow Down In Our Town” signs. He believed they would be perceived better by the drivers and adhered to.

Mayor Johnson closed the meeting to public comment.

--Mayor's Notes -

Mayor Johnson stated he had no additional information.

--Township Committee Members' Notes

None

Mayor Johnson requested a motion to adjourn. On motion by Mr. Taylor, seconded by Mr. Ferrante and unanimously carried, the meeting adjourned at 7:51 p.m.

Debra A. Rubin, RMC
Municipal Clerk

Executive Summary

1

The 2008 Economic recession occurred at the height of the housing market and after the 2006 revaluation. This devalued the tax base and substantially reducing revenue. The TC did not want to put this on the taxpayer.

2

Compounding issues the budget was at an all time high along with debt. Austerity measures needed to be implemented.

3

Economic slow down and growth between 2009 and 2015 translated into essentially no major development to support the tax base.

4

The TC adopted a philosophy of Keeping What Makes Cranbury, Cranbury. For example Fire works, Drug Free Fair, Cranbury Day, but cutting the wants. For example reducing all board budgets, donations to EWPAL, and so forth.

5

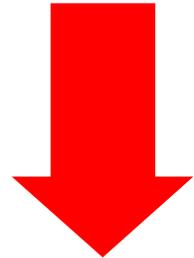
The TC reviewed every line item in detail going so far as postage stamps, stationary, office supplies, etc...

6

The TC adopted HR changes including revisions to time off policies and accruals, implementing merit based salary increases, revising performance reviews, implementing health care contributions, change in salary increase effective dates, removing retiree healthcare, and worked with the Police on two contracts.

TAX BASE

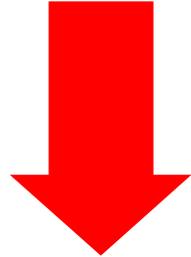
1.9B 2007 vs 1.6B 2018

 14%

Revaluation Occurred in 2006 prior to 2008 Economic concerns
Does not include amazon or Wayfair additions

OPERATING BUDGET

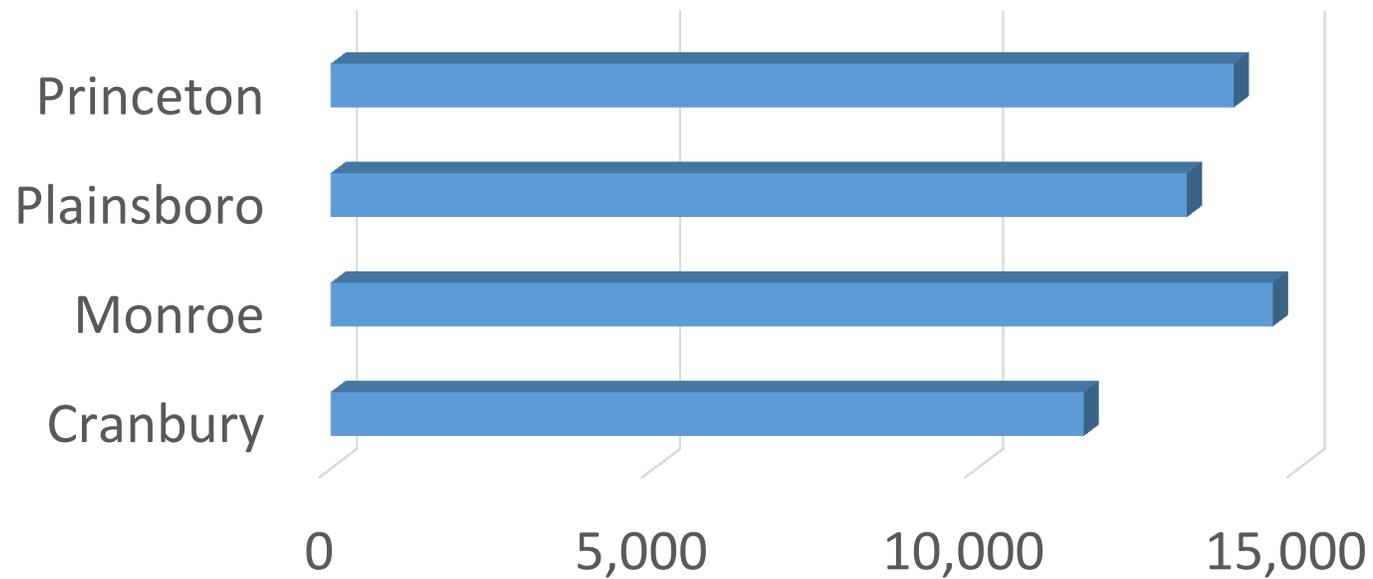
12.2m 2007 VS 2018 11.8M

 4%

Per DCA and NJLM we are likely the only town with an operating budget lower than 11 years ago. Even consolidated towns increased. 0 Cent Tax increase in 2018

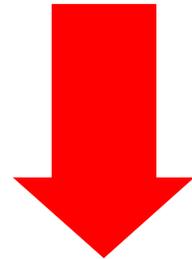
TAX COMPARISON

Town Tax Bills at Cranbury's Average
\$608K



DEBT SUMMARY

29m 2007 VS 19M*
2018

 34%

* 7.8 is from STATE MANDATED affordable housing

AAA Bond rating is maintained

COST OF FUTURE DEBT

Bond Anticipation Note

2.75%

Bond Rate

2.75%- 4%

Note: Estimate
since we have not
issued a bond
recently.

DEBT FORECAST

Forecasted
41.1M

Available
33M

18.8M

ROAD REPAIR

5 M

LAKE DREDGING

12M

LIBERTY WAY

5.3M

MISC

SURPLUS POSITION

\$3.8M 2007 VS \$5.8M 2018

 49%

\$950K used Toward the budget in 2018

Growth Anticipated: Wayfair and amazon values TBD