

TOWNSHIP COMMITTEE MEETING
SEPTEMBER 12, 2005

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 Panconi, Jr., Richard Stannard, David J. Stout, Pari Stave and Mayor Beauregard. Also present were: Trishka Waterbury, Esquire, Attorney, Cathleen Marcelli, Engineer, Thomas C. Witt, Acting Administrator and Kathleen R. Cunningham, Clerk. Mayor Beauregard 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 6, 2004 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 6, 2004.
- (3) Was filed on December 6, 2004 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.

Committee Minutes of August 29, 2005

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried, the minutes of August 29, 2005 were adopted.

Reports and Communications

--Mayor

Mayor Beauregard thanked Mr. Witt and Ms. Cunningham for their help on Cranbury Day and a special thanks to the Township Public Works Department for a great job setting and cleaning up. Mayor Beauregard also reported she had performed a wedding the previous Friday between Mr. Gary Giacalone and Ms. Jacquelyn Zatorski and they had very generously made contributions to both the Cranbury Fire Company and Cranbury First Aid Squad. Mayor Beauregard indicated she had accepted an invitation to speak at the Four Seasons Development at which the Historical Society will be making a presentation to them on September 22, 2005.

--Members of Committee

Ms. Stave echoed the Mayor's thanks to Mr. Witt and Ms. Cunningham for "manning" the Township's first table all day on Cranbury Day. Ms. Stave reported by way of the Special Projects subcommittee, the Eagle Scout's project to install split-rail fencing along the West Property driveway had been completed and looked great and seemed to help with slowing down traffic. Ms. Stave also reported earlier in the evening she and Mr. Stout had met with the traffic subcommittee. The purpose of the meeting was to address safety conditions on Plainsboro Road, following a bicycle accident and also other areas in town. As a result of the meeting, Ms. Marcelli had agreed to speak to the Planning Board to look for ways to amend the Master Plan this year while it was being revised and to take into consideration where the Township might install bike paths and/or sidewalks to make the shoulder edges of the Township safer. Ms. Stave indicated the subcommittee desired

--Members of Committee (Continued)

to have an initiative, to be known as, "Cranbury Crawl". Ms. Stave requested a letter be sent, under the Mayor's and Chief of Police's signatures, to encourage everyone to obey the speed limits in the Township. The letter would go out in the school children's backpacks, on the web site and in the Press and would let the residents know that the Township would be encouraging the Police to write tickets for those who do not obey the posted speed limits in the Township. Mayor Beauregard suggested that all of the Township Committee Members sign the letter as well. Mr. Stout mentioned that the subcommittee had learned many accidents are caused by inattention and the letter would be one way of getting residents' attention. Mr. Stout also mentioned now that School had been recently re-opened it would be a good time to re-communicate. Mr. Stave indicated Captain Kahler had attended the meeting earlier in the evening and she intended to bring Chief Hansen into the discussion before the letter goes out. Mr. Panconi mentioned the Township recently dressed up the cross walks in the Village area and asked Mr. Witt if it were possible to get a "Yield To Pedestrians" sign posted at the cross walk on Old Trenton Road. Mr. Witt explained the process would be to have the County come out and take a look at it to determine if one were warranted. Mr. Witt also suggested having the Police take a look at it as well and did not foresee a problem with having the sign placed.

--Subcommittees

Mr. Tom Panconi has reported that the Township Clerk had received to date, ten (10) resumes for the Township Administrator position and the Personnel subcommittee was going to wait one more week then start reviewing the resumes.

Agenda Additions/Changes

Ms. Cunningham indicated there would be a change under Consent Resolutions—Resolution # R 09-05-179 was being removed and Mr. Panconi requested under Closed Session, an item be added, "Litigation: Danser vs. Township of Cranbury.

Ordinances

First Reading

Cranbury Township Ordinance # 09-05-24

An Ordinance entitled, "Cranbury Township Ordinance # 09-05-24, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY REPEALING IN ITS ENTIRETY CHAPTER 93 OF THE CODE OF THE TOWNSHIP OF CRANBURY AND REPLACING IT IN PART WITH NEW CHAPTER 21 IN PART I OF THE CODE, ENTITLED "HISTORIC PRESERVATION COMMISSION," AND NEW CHAPTER 93 IN PART II OF THE CODE, ENTITLED "HISTORIC PRESERVATION", was introduced for first reading. Ms. Stave explained the Ordinance had been in review for many, many years and thanked Ms. Waterbury for building upon the work previously done by Michele Donato, Esquire, along with Harvey Moskowitz, Retired Township Planner and Joseph Stonaker, Esquire. Ms. Stave indicated the reason the Ordinance was being introduced now and having a second hearing not until October 24th, was for the purpose of making it available to the public, posting it on the web site and allowing ample time for review and input from the public. On motion by Ms. Stave, seconded by Mr. Panconi, the Ordinance was passed on first reading by vote:

Ayes: (Beauregard

Absent: (None

Cranbury Township Ordinance # 09-05-24
(Continued)

(Panconi

(Stannard
(Stave
(Stout
Nays: None Abstain: (None

Public Hearing: October 24, 2005

Ordinance
Second Reading

Cranbury Township Ordinance # 08-05-18

A motion to enter an Ordinance entitled, "Cranbury Township Ordinance # 08-05-18, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, STATE OF NEW JERSEY, AMENDING CHAPTERS 60 ("BOATS"), 103 ("NOISE") AND 110 ("PEACE AND GOOD ORDER") OF THE CODE OF THE TOWNSHIP OF CRANBURY", 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. Mr. Stannard noted on page 7, "sparklers", a fine would be levied on a person using them. Also, on page 13, 110-13, Section B., "Habit Forming Drugs", Mr. Stannard noted that cigarettes are considered a drug and urged members of the public to read the ordinances upon introduction by the Township Committee to alleviate a problem of not knowing and once the Ordinance was adopted being fined. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Stave, seconded by Mr. Panconi, the Ordinance was adopted by a vote:

Ayes: (Beauregard
(Panconi
(Stannard
(Stave
(Stout
Nays: None
Absent: (None
Abstain: (None

Resolutions
Consent Agenda

Cranbury Township Resolution # R 09-05-173

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 09-05-174

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

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

Cranbury Township Resolution # R 09-05-174
(Continued)

WHEREAS, the Annual Report of Audit for the year 2004 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

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, Kathleen R. Cunningham, Clerk, hereby certify that this is a true copy of the Resolution adopted by the Township Committee of the Township of Cranbury on September 12, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-05-175

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE REDUCTION OF A PERFORMANCE GUARANTEE FOR ROCKEFELLER GROUP-73 Station Road

Cranbury Township Resolution # R 09-05-175
(Continued)

WHEREAS, by letter dated July 25, 2005, Rockefeller Group has requested the reduction 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 August 18, 2005 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows :

Performance Bond	\$ 1,181,499.70
Cash Deposit	\$ 131,277.74

WHEREAS, the amount that shall be **retained** until all bonded items are complete as follows:

Performance Bond	\$ 538,061.48
Cash Deposit	\$ 59,784.61

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

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 reduction 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) Glen Muleucis, Rockefeller Group
- (d) Township Attorney

CERTIFICATION

I, Kathleen R. Cunningham 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 12, 2005.

Kathleen R. Cunningham Clerk

Cranbury Township Resolution # R 09-05-176

RESOLUTION OF THE TOWNSHIP OF CRANBURY MIDDLESEX COUNTY, NEW JERSEY

A RESOLUTION AWARDING A PROFESSIONAL SERVICES AGREEMENT FOR TAX APPEAL CONSULTING SERVICES TO SOCKLER MIGNOGNA DILELLO REALTY 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

Cranbury Township Resolution # R 09-05-176

(Continued)

WHEREAS, Sockler Mignogna DiLello Realty Group Inc. submitted a proposal dated August 24, 2005 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 Mignogna DiLello Realty Group Inc. ("SMDR") is hereby retained to provide tax appeal consulting services to the Township for the calendar year 2005, in accordance with the above-cited August 24, 2005 proposal.
2. The Mayor and Township Clerk are hereby authorized and directed to execute a Professional Services Agreement with SMDR, 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 12, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-05-177

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION AUTHORIZING
EXECUTION OF AGREEMENT FOR PURCHASE OF RECORDS MANAGEMENT SOFTWARE AND
PROCUREMENT OF RELATED SERVICES

WHEREAS, the Township of Cranbury seeks to purchase records management software for use by the Township Police Department and to procure installation and support services related thereto; and

WHEREAS, on August 17, 2005, CODY Computer Services, Inc., with offices in Pottstown, Pennsylvania, submitted a proposal to provide these goods and services to the Township for a term of two (2) years and for the cost of \$28,817.00 for the first year and \$3,711.60 for the second year; and

Cranbury Township Resolution # R 09-05-177
(Continued)

WHEREAS, the scope of services for the first year includes the purchase and installation of the records management software and the provision of related support services; and

WHEREAS, the scope of services for the second year includes the provision of support services only; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., authorizes the award of a services contract without competitive bids when the cost of the contract for the contract year does not exceed the applicable bid threshold; and

WHEREAS, additional quotations were not solicited because it was not practicable to do so; and

WHEREAS, the Chief Financial Officer has certified that there are sufficient funds for this contract;

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

1. The Mayor and Clerk are hereby authorized and directed to execute an agreement with CODY Computer Services, Inc., from Pottstown, PA, for the purchase of records management software and the provision of related services, as set forth in the August 17, 2005 proposal, for the term of two (2) years. The cost of the contract for the first year shall be \$28,817.00 and the cost of the contract for the second year shall be \$3,711.60. This term may be extended for additional one-year terms as provided for by law, subject to the consent of both parties. The terms of the agreement shall be subject to the approval of the Township Attorney's office.
2. A copy of the executed agreement shall be available for public inspection in the Township Clerk's office during regular business hours.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, do hereby certify that the foregoing is a true and correct copy of a resolution passed by the Township Committee of the Township of Cranbury at its meeting held on September 12, 2005.

Kathleen R. Cunningham, Clerk

Reports from Township staff and professionals

Ms. Marcelli reported on Tuesday, there had been a pre-bid meeting for the re-bid on the Wright South remediation project and seven contractors had picked up bids and were interested in bidding on the project. Ms. Marcelli indicated the contractors had raised several questions and prompted the specs to be revised, adding an addendum addressing "unforeseen underground finds". If the contractor should find any debris, it would be hauled off, paying the contractor the fair market value. Bids will be received on the 23rd of September. Ms. Marcelli also added, Ms. Joan Weidner, representing the Cranbury School Board, had attended the pre-bid meeting and been kept "in the loop" regarding this project.

Mr. Stout added, on Cranbury Day, a fact sheet had been handed out concerning the Wright South remediation project.

Reports from Township staff and professionals (Continued)

Mr. Witt reported Mr. John Ritter had volunteered to enter all of the 128 names and addresses of those individuals who had signed up for web site advisories and thanked Mr. Ritter on behalf of the Township. Ms. Stave reported Mr. Ritter had recommended some changes to the links portion of the web site and encouraged everyone to visit the site and mentioned how very easy it is now to navigate. Mr. Witt also mentioned he had spoken to Mr. Applebaum, a reporter for The Cranbury Press, who had agreed to report on Cranbury Township's new web site and give out the address and other relative information to residents.

Reports from Township Boards and Commissions

There were no reports.

PUBLIC HEARING

EXAMINATION OF ENGINEER'S REPORT ON COSTS TO BE ASSESSED ON INDIVIDUAL PROPERTY OWNERS FOR VILLAGE SIDEWALK IMPROVEMENTS.

Mayor Beauregard opened the Public Hearing at 7:25 p.m. Mayor Beauregard explained the Township Engineer had been required to prepare for the Township Committee a report on the sidewalk assessment. The Township Committee was to then review and sign off on the report. Ms. Waterbury, Township Attorney, indicated what the report represented was, based on the total final cost of the project, the property owner was to be assessed a proportional amount of the total, based on the amount of tonnage of sidewalk (each property owner's total number of feet of new sidewalk).

Mr. Harvey Hutchinson, South Main Street, presented photographs to the Township Committee, showing a drainage problem in front of his house whenever it rains. Ms. Marcelli, Township Engineer, indicated the problem existed with the County, as it is a County road and the problem was caused by the County. The tree roots have created a damming effect south of the driveway and the natural topography is toward the lake and the roots are causing a dam effect, causing the water to not run off towards the lake. Ms. Marcelli indicated the only way to eliminate the problem would be for the County to come out and "burn down" the shoulder area. Ms. Marcelli indicated she had been out to the site on several occasions and would assist Mr. Hutchinson by writing a letter to the County to try to resolve the problem.

Mayor Beauregard requested the Township Engineer report back to the Township Committee at a later date, the status of all the residents' issues who came forward with an issue during the Public Hearing.

Mr. Vincent Kotowski, 81-83 North Main Street, thanked the Township Committee for undertaking the sidewalk project and indicated he had to have three sections replaced due to damage from tree roots and asked how to get the curb repair addressed by the County. Mr. Kotowski asked if the homeowner had to contact the County. Ms. Marcelli, Township Engineer, explained the curbs in front of their property on a County roadway, were in fact, the responsibility of the homeowner per the County. Ms. Marcelli offered to write to the County asking them to reconsider their position on this decision. Mayor Beauregard asked if the same were true for any road owned by the Township. Ms. Marcelli, Township Engineer, indicated it was up to the individual municipality. Mr. Witt, Acting Administrator and Public Works Director, indicated he believed that was the case in the Township.

Mr. John Ritter, Plainsboro Road, suggested letting residents know that they are responsible for the curbs in front of their homes.

The Mayor closed the public hearing at 7:40 p.m.
Resolution

Messrs. Stannard and Stout did not vote on the following Resolution as they were conflicted:

On motion offered by Ms. Stave, seconded by Mr. Panconi, the following resolution was adopted by vote:

Ayes: (Beauregard
(Panconi
(Stave

Absent: (None

Abstain: (Stannard and Stout

Nays: None

Cranbury Township Resolution # R 09-05-178

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION CONFIRMING THE TOWNSHIP ENGINEER'S REPORT ON THE COSTS TO BE
ASSESSED TO INDIVIDUAL PROPERTY OWNERS FOR
THE VILLAGE SIDEWALK IMPROVEMENTS, FIXING THE NUMBER OF ANNUAL INSTALLMENT
PAYMENTS FOR THE ASSESSMENTS AND FIXING THE INTEREST RATE(S) FOR THE UNPAID
BALANCE ON THE ASSESSMENTS

WHEREAS, pursuant to Ordinance # 05-04-13, the Township Committee of the Township of Cranbury ("Township") determined that the Village Sidewalk Improvements ("Improvements") would be undertaken as a sidewalk improvement project and that the cost thereof would be assessed as a local improvement upon the properties fronting the improvements in proportion to their respective frontage thereon as permitted by N.J.S.A. 40:65-1 *et seq.* and Sections 130-17 and 130-18 of the Code of the Township of Cranbury; and

WHEREAS, the Township Engineer has certified that the construction of the Improvements is now complete and that the total cost is \$80,757.86; and

WHEREAS, \$73,866.14 of the total cost is attributable to the cost of constructing the sidewalks and driveway aprons and is therefore to be assessed upon the benefited property owners; and

WHEREAS, the remaining \$6,891.72 of the total cost represents the cost for handicap ramp replacement and sidewalk replacement along Township-owned properties and therefore, is to be borne by the Township; and

WHEREAS, by cover letter dated July 19, 2005, the Township Engineer filed a report ("Engineer's Report") with the Township Committee itemizing the estimated and as-built costs of the Improvements and the portion of said as-built costs to be assessed upon each property owner in proportion to each property owner's respective frontage thereto;

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

1. The preamble to this Resolution shall be incorporated herein as if fully restated.

Cranbury Township Resolution # R 09-05-178
(Continued)

2. The Township Committee has reviewed the Engineer's Report and finds that the cost to be assessed upon each property owner represents the proportion of the cost of the Improvements to the property's respective frontage thereon and therefore concludes that the Engineer's Report has been properly made. Accordingly, the Township Committee confirms the Engineer's Report.
3. Pursuant to N.J.S.A. 40:65-8, the Engineer's Report, along with a copy of this Resolution, shall be filed with the Tax Collector who shall record such sidewalk assessments in the book in which other assessments of the Township are recorded.
4. As of the date of this Resolution, the sidewalk assessments shall bear interest at the same interest rate that the Township is presently paying on the bonds used to finance the Improvements that were authorized by Ordinance #05-04-13 and, from the date of this Resolution, shall be a first and paramount lien upon the real property assessed.

5. Each assessment shall remain a lien upon the real property assessed until the assessment with all installments and accrued interest thereon shall be paid and satisfied.
6. Pursuant to Ordinance #05-04-13, the owner of any property upon which any assessment for the Improvements has been made is permitted to pay such assessment in ten (10) equal annual installments, along with accrued interest on the unpaid balance of the assessment.
7. The Township Committee may periodically adjust the applicable interest rate but at no point shall the interest rate be higher than the interest rate at which the Township is repaying the bonds that funded the Improvements.
8. The first of the installments shall be due and payable two months after the date of this Resolution, which is on or before November 12, 2005. Subsequent annual installments and interest payments shall be payable on or before November 12th of each successive year thereafter, the last of which shall be payable on or before November 12, 2014.
9. The Township shall provide written notification of the installment amount and accrued interest to each owner of the assessed properties with unpaid balances at least thirty (30) days before each annual installment is due.
10. The owner of assessed property shall have the option of paying the whole of any assessment or of any balance of installments with accrued interest thereon at any time.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, do hereby certify that the foregoing is a true and correct copy of a resolution passed by the Township Committee of the Township of Cranbury at its meeting held on September 12, 2005.

Kathleen R. Cunningham, Clerk

Work Session

a. Police Station Update (Mark Berkowsky)

Mark Berkowsky discussed with the Township Committee the new Police Station and some additional items, such as cameras for more visual capabilities in the interrogation rooms, indicating he had two proposed recommendations from the contractor and asked the Township Committee to choose one. The first proposal was to do all of the wiring and power work for approximately \$3,300.00, which would not include the new cameras and accessories. The second proposal would involve doing all the work for approximately \$10,000.00, which would include all of the hardware. Mr. Panconi indicated it was his and the Chief's recommendation to do just the wiring (behind the walls) and in the future purchase the cameras. Ms. Stave asked how much space had been "banked" for future use. Mr. Berkowsky responded he believed it was 3,000 square feet. Ms. Stave requested the area be closed off to allow the Township to not pay for the heating and air conditioning for an area which was not being utilized. Mr. Berkowsky indicated it would be possible to do so.

b. Township Re-Valuation Process (Steve Benner)

Steve Benner, Tax Assessor, presented and discussed with the Township Committee a draft of the bid documents, specifically, the Request For Proposal documents, along with the introduction letter for the RFPs, pertaining to the upcoming re-valuation. Mr. Benner indicated the Township Attorney's office had reviewed the documents. Mr. Benner indicated the RFPs would be going out to each of the qualified vendors the State Division of Taxation had approved for doing re-valuations. Mr. Benner reported there were two lists, the residential and the commercial lists and everyone on both lists would be receiving the

RFPs. Mr. Benner reported there were two options on the RFPs—Option A, which included all residential and farm exempt properties and Option B, which would include the ten (10) largest commercial properties. The reason for this, Mr. Benner stated, was due to the fact there would be more work involved with Option B. Mr. Benner recommended sending out the RFPs out to both of these groups. Mr. Witt, Acting Administrator, asked Mr. Benner to review the time frame. Mr. Benner indicated the RFPs would be mailed out, hopefully getting them back by October 26th and once the Township Committee grants approval to go ahead with the contract, it would be mid-December when the vendors would get started, with the target date of January, 2007. Mr. Benner indicated what would generally happen once the contract was approved, would be for the vendor to hold a public relations meeting with the residents before going out in the field, and Mr. Benner stressed how important it would be for the meeting to take place. By having the meeting, the public would have an opportunity to get information first hand from the vendor on the re-valuation process. The actual residential inspections would not be started until after the holidays. Mr. Benner indicated there was a requirement in the RFPs specifying the vendors perform public relations (Section 24B), in particular, sending out a mailing to every resident, publication in the newspapers and conducting meetings with the residents.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. Ms. Judy Dossin, Wynnewood Drive, thanked the Township Committee for installing sidewalks on Cranbury Neck Road to Main Street. Ms. Dossin asked if there was a procedure to report an aggressive driver. Chief Hansen responded and explained the procedure. Mr. John Ritter, Plainsboro Road, asked about the process for the new H.P.A.C. Ordinance. Mr. Ritter asked if there were going to be public hearings on the ordinance prior to the Second Reading and the Planning Board's role in the process. Ms. Waterbury, Township Attorney, explained the Planning Board must follow the statutory procedures, and put in writing to the Township Committee, any recommended changes to the ordinance. Ms. Waterbury also indicated if there were any substantive changes, the Ordinance would have to be re-introduced. Mr. Richard Kallan, Wynnewood Drive, raised his concern over the H.P.A.C. being "too dictatorial" and

Public Comment (Continued)

referenced the First Presbyterian's Church's application several years ago to replace the vinyl siding. Mr. Kallan raised concern over the financial burdens placed on residents who live in the historic district of the Township. Mr. Stannard suggested that residents read the Ordinance, as it was very lengthy and either he or Ms. Stave would be glad to answer any questions or address any concerns from any resident. Mayor Beauregard asked if the analysis showing the changes from the previous Ordinance to the new Ordinance be placed as well. The Township Attorney indicated there was nothing of a confidential nature in the analysis which would prohibit the analysis from being posted. Mayor Beauregard directed the Clerk to post the analysis along with the Ordinance on the web site. Mr. Charles Smith, President of the Cranbury Fire Company, spoke concerning the request from the Fire Company, during the 2005 budget hearings, to purchase a new rescue vehicle in 2006 and he indicated in February of 2005 he had sat down with the Township Committee. At that time it had been suggested an Evaluation Assessment Report be performed by Mr. William Peters, Consultant. Mr. Smith raised his concern over the Evaluation report not being done to date by Mr. Peters. Mr. Thomas Witt, Acting Township Administrator, indicated Mr. Peters had been ill and when Mr. Witt had spoken with Mr. Peters, Mr. Peters indicated the report would be forthcoming within the next ten days. Mr. Witt indicated he would follow up with Mr. Peters the following day. Mr. Smith raised his concern also about the price of the truck going up if the order could not be placed by January 2006. Mayor Beauregard responded the Township had been in some organizational transition, both with the Finance Office and the Administrator's position, and one of the items promised had been in June there was to have been a report, showing how much the Township had spent and how much was anticipated to be spent by the end of the year. Mayor Beauregard explained there had been a few "kinks" in getting the report produced. Mayor Beauregard indicated she had spoken with Mr. Witt in reference to the Fire Company's request, and was going to try to speed up the report to the Township Committee in order to evaluate where the Township was with the possible funding of this and other items. Mr. Panconi indicated the first thing which was needed was the evaluation

assessment report from Mr. Peters. Mr. Witt will follow up with Mr. Smith once he has spoken with Mr. Peters. There being no further comments, the Mayor closed the public part of the meeting.

Resolution

On motion offered by Ms. Stave, seconded by Mr. Panconi, the following resolution was adopted by vote:

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

Nays: None

Cranbury Township Resolution # R 09-05-172

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

RESOLUTION TO CLOSE MEETING TO THE PUBLIC

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

The general nature of the subject to be discussed in this session is as follows:

Cranbury Township Resolution # R 09-05-172

(Continued)

- Personnel: Police;
- Review of Closed Session Minutes from August 15 and August 29, 2005;
- Land Acquisitions: COAH3rd Round Affordable Housing Obligation and potential acquisition of sites to satisfy same;
- Litigation: Danser vs. Township of Cranbury.

It is unknown at this time precisely when the matters discussed in this session will be disclosed to the public. Matters involving contract negotiations or the acquisition of land will be disclosed upon conclusion of the negotiations or upon approval of the acquisition. Matters involving personnel will be disclosed when the need for confidentiality no longer exists. Matters concerning litigation will be announced upon the conclusion of trial or settlement of that litigation or when the need for confidentiality no longer exists.

Date: September 12, 2005.

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried, the meeting returned to Open Session at 10:30 p.m.

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

Nays: (None

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried, the Closed Session minutes of August 15 and 29, 2005 (with Mr. Panconi abstaining on the minutes of August 15, 2005) were adopted and approved for release.

Mr. Stout indicated it had been brought to the Open Space subcommittee's attention the Township Committee should discuss "timber rights" for the E. Barclay parcel as the property is heavily wooded, active logging had been going on at the adjacent property and it had been suggested the Township discuss how to protect it. Ms. Waterbury, Township Attorney, explained the options were to place a conservation easement on the parcel. However, to do so, the upcoming auction would have to be cancelled, all of the information packets on the auction would have to be pulled back, the application to the S.A.D.C. would have to be cancelled and a new amended application filed, specifying the terms of the easement and a new auction would have to be scheduled. Mayor Beauregard asked if there were any way the Township could lease the timber rights for a 99-year period. Ms. Waterbury explained there would need to be a public purpose for doing so and also indicated logging is, in fact, farming. Mr. Stannard mentioned the Township cannot decide what can and cannot be farmed on the parcel and Mr. Stout raised his concern over the Township missing an opportunity to protect its resources on the parcel a month ago when this was brought to the Township's attention and should this actually take place the view shed of the area will be affected significantly. Ms. Waterbury indicated it would delay everything but there was no reason why the auction could not be stopped. Mr. Witt, Acting Administrator, indicated part of the reason the logging had been done on the adjacent property, he believed, was to facilitate the pivot.

Mayor Beauregard asked the status of the Reinhardt appraisal. Ms. Waterbury indicated the Tax Appraiser was to get back to Mr. Benner. Mr. Witt, Acting Administrator, will follow up.

Ms. Stave asked about if the Township could pass an ordinance, moving the date up (the new State law does not take effect until January, 2006) to require anyone under the age of 17 to wear a bike helmet. Ms. Waterbury, Township Attorney, indicated she would research the law and get back to her. Ms. Stave indicated given the recent accident on Plainsboro Road, this would be another pro-active and good-faith action the Township Committee could take.

On motion by Mr. Stannard, seconded by Ms. Stave and unanimously carried, the meeting adjourned at 10:50 p.m.

Kathleen R. Cunningham, Clerk