

TOWNSHIP COMMITTEE MEETING
October 10, 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 September 26, 2005

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried (with Mr. Stannard abstaining), the minutes of September 26, 2005 were adopted.

Reports and Communications

--Mayor

Mayor Beauregard announced Cranbury Housing Associates now has a web site and asked that the Township web site have a link to it. Mayor Beauregard also reported she had attended a reception on Sunday evening held by D&R Greenway for landowners of preserved land. Cranbury Township was honored for its role in preserving the Simonson and Kiesler farms.

--Members of Committee

Mr. Panconi reported he had his monthly meeting with the Police Chief and the overtime for the month of September was well within the budget. Mr. Panconi reported Chief Hansen plans on being at his desk in the new police building by October 24, 2005. Mr. Panconi also reported he had spoken with the Chief regarding a resident's concern with the speeding traffic on Halsey Reed Road. The Chief indicated he would be meeting with the Chief of the Monroe Police Department and would express the Township's concerns to him as half of Halsey Reed Road is located in Monroe Township. Chief Hansen also indicated he would have more of a police presence on the Road, as well as place a decoy car in the area. Mr. Panconi reported the bike patrol happened upon an incident in Village Park two weeks ago on a Saturday—individuals were cutting up a pig. A summons was issued and the Chief inquired about the signage being posted with the rules of Village Park. Mr. Panconi spoke with Mr. Witt concerning the sign. Mr. Witt had indicated Ms. Dossin, Park Planning Commission Chairperson, would be bringing up

--Members of Committee(Continued)

Mr. Panconi (cont'd)

the signage at the next meeting and once the Commission gives its approval, the signs will be ordered. Mr. Panconi reported prior to the Township Committee meeting him, Ms. Waterbury, Ms. Marcelli, Mr. Witt and several residents from Halsey Reed Road had met concerning the issue of sewer and water being provided to them. The water issue has been resolved and the residents should be receiving service shortly. The residents were directed to contact Monroe Township concerning the sewer service issue. The residents who attended the meeting had indicated they were not interested in pursuing the sewer issue as the cost to them would be excessive. Mr. Stannard reported at the Planning Board meeting the previous week, attended by Mr. Stout, Ms. Stave and Mr. Stannard, the Chairman, Mr. Harvey, suggested after receiving numerous comments from members and residents concerning the new H.P.A.C. Ordinance, a subcommittee be formed consisting of one member from the Township Committee, Planning Board, H.P.A.C. and the Historical Society to work out some of the suggestions and differences and asked that the Township Committee appoint a member to serve on the subcommittee. As Mr. Stannard is the Township Committee's appointment to the Planning Board, he will serve on the subcommittee.

Agenda Additions/Changes

Ms. Cunningham, Clerk, indicated under Closed Session, two items would be added under Land Acquisition: COAH 3rd Round Affordable Housing sites and Reinhardt. Mr. Stout asked that a discussion of a Resolution to accept an appraisal of the Reinhardt property, as Item 8a on the Agenda be added. Mr. Stannard requested under the Consent Resolutions, Cranbury Township Resolution # R 10-05-192, be added.

Informal Public Hearing on Cranbury Township's 3rd Round Affordable Housing Obligation

Mayor Beauregard began the informal public hearing on the Township's 3rd Round Affordable Housing Obligations at 7:12 p.m.

Members of the subcommittee who were present: Mayor Beauregard, Ms. Stave, Mr. Richard Preiss, Township Planner, Mr. Mark Berkowsky, Cranbury Housing Associates, Ms. Mary Beth Lonergan, Clarke Caton Hintz Consultant, Ms. Waterbury, and Tom Harvey, Planning Board Chairman.

Ms. Lonergan, Consultant from Clarke Caton Hintz, began the meeting with a brief history of the Township's participation in COAH and gave an explanation of rules and regulations concerning the program. Ms. Lonergan indicated the current deadline for submission of the Township's COAH plan is no later than December 20, 2005. Ms. Lonergan indicated the Township would be protected from a "builders' remedy litigation" by providing for low and moderate income-housing. Ms. Lonergan reported in the prior round, the Township had Regional Contribution Agreements with Perth Amboy for 76 units and Carteret for 34 units, and Cranbury Housing Associates had constructed 76 affordable units. For the 3rd Round, the Township has entered into an Agreement with Perth Amboy for 80 units. Ms. Lonergan reported the Township will be responsible for 80 units and of that number 50 would be rental units. The three sites for the rental units, chosen by the subcommittee to be interspersed within the community and having access to schools, parks and commercial Main Street, would be located on Maplewood Avenue, backing up to Village Park (1 unit), Route 130D site (backing up to both Ryan Road and Silvers Lane (29-46 family rental units) and the Cranbury Housing Associates /Four Seasons site (20 affordable rental units). Ms. Lonergan indicated the Township would be eligible to receive nine (9) surplus credits from having met its obligations in the previous round. Ms. Lonergan made reference to the proposed "Growth Share" Ordinance, on the Agenda for Second Reading and adoption this evening, as another

Informal Public Hearing on Cranbury Township's 3rd Round Affordable Housing Obligation (Continued)

means for the Township to address its COAH obligations. The Ordinance would place the Affordable Housing obligation that is generated by the development on the shoulders of the development. Ms. Lonergan referenced developments built four to five years ago not having this type of Growth Share

Ordinance in place to take the burden off of the Township and place on the developer. The Growth Share Ordinance is viewed as a companion piece of legislation to the existing Affordable Housing Development Fee Ordinance. Ms. Lonergan reported the Township has collected significant sums of money that have been used to build the existing affordable housing through Cranbury Housing Associates and also to help fund the Regional Contribution Agreement transfers to the other municipalities. Ms. Lonergan indicated the existing Development Fee Ordinance would remain on the books to capture fees from the small developments that do not generate one or two affordable units and to help fund the Regional Contribution Agreement.

Mr. Richard Preiss, Township Planner, gave an overview of the three proposed sites for the Affordable Housing units. Mr. Preiss explained the first site would be on Maplewood Avenue, presently a vacant lot and adjoining Village Park. Mr. Preiss indicated the site is approximately 60 feet wide with no environmental problems and had been designated a while ago as an affordable housing site. Mr. Preiss reported 1 of 50 units would be built on the site. Mr. Preiss indicated the second site would be on the parcel donated by the Four Seasons/K. Hovnanian development and is 2.76 acres. Twenty family-rental units would be built at the site. The third site designated by the subcommittee would be the Route 130-D site known as Block 26, Lot 3, consisting of 4.0 acres in size and located in a highly commercial zone. Mr. Preiss indicated the property consists of approximately 435 feet of frontage on Route 130 and is 400 feet in depth, backing up to Ryan Road and Silvers Lane. Vehicular access would be provided only from Route 130. Pedestrian access would be provided onto Ryan Road allowing students to walk to school and residents to have access to community facilities. The site would have anywhere between 29-48 units.

The Mayor opened the meeting to public comment on the 3rd Round Affordable Housing Obligation:

Jessica Byem, Cranbury Press, asked for clarification on the total number of units adding up to the Township's obligation of 160. Ms. Lonergan explained there are 10 surplus units from the prior round, consisting of 9 additional units and one additional R.C.A. from the prior round, the third round R.C.A. is 80, 50 affordable family units to be constructed and managed by Cranbury Housing Associates, 10 bonuses for very-low income units and also 10 rental bonus points. Ms. Lonergan added there is a COAH requirement that 10% of all rental of family rental units have to be given to those individuals earning no more than 35% of the median income. Mr. Peter Sockler, Ancil Davison Road, asked Mr. Preiss, Township Planner, the commercial zoned uses allowed in the Route 130-D site area and if there were other proposed residential developments planned for the site. Mr. Preiss read off the list of permitted uses and indicated there was very little vacant land left along Route 130 and did not know of any planned developments. Mr. Bob Virgadamo, Holmes Road, asked if the three different levels of income would be disbursed among the fifty units. Ms. Lonergan responded COAH's rules require the units contain low and moderate-income families and the one site would contain moderate-income units. Mr. Mark Berkowsky, Cranbury Housing Associates indicated as with all of C.H.A.'s projects, there is no visual way to tell what the income levels are for the occupants. Jack Ziegler, 9 Prospect Street, stated the entire COAH program is a travesty and urged residents to contact their State Legislators. Mr. Wayne, Wittman, 97 South Main Street, asked the breakdown of the units—how many residential and how many rental units. Ms. Lonergan responded all 50 of the units would be rental. Mr. Wittman raised his concern over only having the Route 130 access and urged the Township to add another access road to the site. Mr. Wittman applauded the Township for siting the units in various locations throughout the Township and not just in the southern end of the Township. Mayor Beauregard indicated there would be a lot of discussions held regarding the

**Informal Public Hearing on Cranbury Township's 3rd Round Affordable Housing Obligation
(Continued)**

access to and from the site as well as other issues, at a later date. Mr. Phil Moody, Halsey Reed Road, thanked the Township Committee for its maintenance of Village Park. Mr. Moody had recently entertained family members in the Park who asked him to express their appreciation for having such a presentable park for their use. Ms. Joan Weidner, North Main Street, asked if the COAH regulations had any requirements pertaining to number of bedrooms. Ms. Lonergan responded no more than 20% of all the units must be one bedroom and 20% three bedroom units. The remaining may be two bedroom

units. Ms. Lonergan indicated the proposed plan was to have 20 % one, 20% three and 60% two bedrooms. Mayor Beauregard requested Ms. Lonergan explain what the next step would be in the COAH process. Ms. Lonergan indicated there would be an informal presentation before the Planning Board on October 20, 2005 and hopefully a public hearing on the Master Plan on November 3, 2005. The housing element is part of the Township's Master Plan and has to be formally adopted by the Planning Board. Once adopted by the Planning Board, the housing element Fair Share Plan must go back to the Township Committee for endorsement at a public hearing on November 14, 2005. If the two informal public hearings produce an adoptable Fair Housing Plan, the Township will then file a petition with COAH, petitioning for 3rd Round certification. Providing everything goes smoothly and COAH certifies the Township's Plan, the Township would then be protected from builder remedy litigation for ten (10) years or through December 20, 2013. Mayor Beauregard urged anyone having any questions concerning the Fair Share Plan to call any Township Committee member and ended the informal public hearing on the Township's 3rd Round Affordable Housing Obligations. Mr. Mark Berkowsky, Cranbury Housing Associates, then gave a presentation of the history of the existing Affordable Housing units in the Township, pointing out when they were built and where they are located.

Ordinances

First Reading

Cranbury Township Ordinance # 10-05-25

An Ordinance entitled, "Cranbury Township Ordinance # 10-05-25, an ordinance authorizing a special emergency appropriation in the amount of \$300,000 for the preparation and execution of a complete re-valuation of real property in and by the Township of Cranbury, in the County of Middlesex, New Jersey", was introduced for first reading. On motion by Ms. Stave, seconded by Mr. Panconi, the Ordinance was passed on first reading by vote:

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

Public Hearing: October 24, 2005

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY AS FOLLOWS:

Section 1. The preparation and execution of a complete program of revaluation of real property for use by the local assessor in and by the Township of Cranbury is hereby authorized, and a special emergency appropriation of \$300,000 is hereby authorized pursuant to the Local Budget Law (N.J.S.A. 40A:4-53).

Cranbury Township Ordinance # 10-05-25 (Continued)

Section 2. A copy of this ordinance as finally adopted shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Section 3. This ordinance shall take effect in accordance with applicable law.

Ordinance

Second Reading

Cranbury Township Ordinance # 08-05-22

A motion to enter an Ordinance entitled, Cranbury Township Ordinance # 08-05-22, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 150 OF THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF CRANBURY TO ADD NEW SECTIONS 150-110, et seq., ENTITLED "REQUIRED GROWTH SHARE AFFORDABLE HOUSING OBLIGATION", 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. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Stave, seconded by Mr. Stout, the Ordinance was adopted by a vote:

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

Ordinance
Second Reading

Cranbury Township Ordinance 08-05-23

A motion to enter an Ordinance entitled, Cranbury Township Ordinance 08-05-23, An Ordinance of the Township of Cranbury in Middlesex County, New Jersey, amending sections 76-24 and 76-25 of Chapter 76, "Development Fees" 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. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Stave, seconded by Mr. Stout, the Ordinance was adopted by a vote:

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

Resolutions
Consent

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

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

Cranbury Township Resolution # R 10-05-190

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury that all bills and claims as audited and found to be correct be paid.

Mr. Stannard requested the Clerk read the following Resolution into the record:

Cranbury Township Resolution # R 10-05-192

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, 30 years ago Joyce Campbell was hired by the Cranbury Post Office to deliver mail to its residents in rain, snow, shine or blazing heat, and

WHEREAS, Joyce worked her way up the ladder after one year, landing the job of working behind the counter to wait on customers every day, and

WHEREAS, for these past 30 years Joyce has been the wonderful smiling face behind the counter, with kind words and deeds for all of Cranbury's residents, and

WHEREAS, the friendships Joyce has made throughout the Township of Cranbury are many, often visiting the elderly at the Elms of Cranbury or looking after a resident's pets while away, and

WHEREAS, Joyce has always gone one step beyond what was required of her in her duties in the Post Office, baking groundhog cookies for customers and supporting various Cranbury festivities throughout the past 30 years,

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury, that Joyce be given its heartfelt thanks and best wishes for a happy and healthy retirement as she moves to her hometown of Punxsatawny, Pennsylvania to enjoy her new home, and

BE IT FURTHER RESOLVED that a duly authenticated copy of this Resolution be given to Joyce Campbell with great admiration.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify this to be a true copy of a Resolution, adopted by the Township Committee of the Township of Cranbury at a regular meeting on October 10, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 10-05-191

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AWARDED PROFESSIONAL SERVICES AGREEMENT TO GREGORY H. MOORE, PSY.D.

WHEREAS, the Township of Cranbury seeks to retain the services of a psychologist to provide counseling services in connection with the Township's Municipal Alliance programs and more specifically, to conduct weekly counseling chat groups with middle school students at Cranbury School; and

WHEREAS, Gregory H. Moore, Psy.D., has offered to provide said services to the Township through the end of this year in consideration for payment of a fee of \$150.00 per session and for the not-to-exceed contract amount of \$4,000.00; and

WHEREAS, sufficient funds are available for this purpose; and

WHEREAS, the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., allows the Township Committee to award a professional services agreement without competitive bidding; and

WHEREAS, the Local Public Contracts Law requires that a Resolution authorizing the award of a professional services agreement be publicly advertised;

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 Gregory H. Moore, Psy.D., for the provision of professional counseling services connection with the Township's Municipal Alliance programs and more specifically, to conduct weekly counseling chat groups with middle school students at Cranbury School.
2. Dr. Moore shall be paid a fee of \$150.00 per session. The total contract amount shall not exceed \$4,000.00 and the agreement shall terminate on December 31, 2005.
3. 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 October 10, 2005.

Kathleen R. Cunningham, Clerk

Ms. Stave did not participate in the following discussion:

Mr. Stout made a motion, seconded by Mr. Panconi and unanimously carried (with Ms. Stave abstaining), a Resolution be prepared for the next meeting to adopt the appraisal for the Reinhardt parcel which was received. Mr. Stout indicated Fleming White Associates, had been chosen by the Middlesex County Improvement Authority to prepare the appraisal and the property is approximately 59 ½ acres, consisting of some fallow agricultural fields and wetlands. Mr. Stout reported the appraisal indicated the fair market value would be \$915,000.

Reports from Township staff and professionals

Ms. Marcelli reported Stop Work Orders had been issued by Freehold Soil for two sites in the Township—Cranbury Service Center and Perrine Pontiac. Work had been performed on both sites without prior permits and/or approvals. Ms. Marcelli also reported the Township had received a letter from the New Jersey Department of Transportation Commissioner, indicating for The Fiscal Year 2006 Municipal Aid Program, the Township had been awarded a \$222,000 Grant for the construction of Liberty Way and Half Acre Road. Ms. Marcelli indicated to date, the Township had accumulated over \$700,000 in grant monies for this Master Plan roadway and a large portion of those monies had been earmarked for that portion of Liberty Way south of Half Acre Road. Ms. Marcelli indicated all applicable permits had been filed with NJDEP including stream encroachment, wetlands and soil and expected to hear back shortly with approvals. Ms. Marcelli recommended, as there would be a shortfall of approximately \$300,000, once the project goes out to bid to earmark the additional grant monies awarded for that portion of the roadway south of Half Acre Road and to continue to apply for grant monies. Ms. Marcelli reported she had received a response from D.E.P. requesting an extension of time for the Brainerd Lake Dam project. A representative from D.E.P. telephoned Ms. Marcelli on Friday and indicated they have approved a portion of the extension request and would require the Emergency Action Plan portion only be submitted by the deadline which Ms. Marcelli will send. Ms. Marcelli reported the previous Friday, Mayor Beauregard, Mr. Stout, Mr. Witt, Tom Harvey, Planning Board Chairman and Ms.

Marcelli had attended a site meeting at the old Unexcel Chemical Company. Ms. Marcelli reported the 395 acre site is located on Brickyard Road and at one time produced napalm bombs, hand grenades and trip bombs back in the 40s and 50s. In 1954 there had been a very large explosion at the site and since that time the site had not been used at all. In January 2005 the current property owner, a French holding company, was under an order from D.E.P. to start cleaning up the site. They have begun cleanup of the property, have performed ground water testing, soil and sediment testing and have a trailer at the site. Ms. Marcelli reported to date, none of the tests have exceeded the D.E.P. cleanup regulations. The company plans on being at the site for another six to eight months. To date the company has spent \$8-million on the cleanup and plans to spend another \$8-million. The company had indicated they will keep the Township informed as the cleanup continues. Ms. Marcelli reported part of the discussion at the site meeting on Friday pertained to sewer service. The developer working with the owner of the site is Trammel Crow and Ms. Marcelli indicated to them the area is out of the sewer service area and as far as she knew the Township did not have any intentions of providing sewer to that area, however, the decision would not be up to her but would be a Township decision. Ms. Marcelli recommended a subcommittee be formed, consisting of Township Committee Members along with Planning Board members to meet with the developer and owners on a periodic basis for discussions concerning the sewer and a possible 208 amendment to give them direction.

Mr. Witt reported the Liberty Way Bridge extension costs he had been receiving lately were becoming "astronomical", indicating around \$16-million and the Township was becoming very concerned. Mr. Witt reported the County had indicated the costs were excessive due to meeting the NJDOT standards. Mr. Witt had reached out to Mr. Robert Werkmeister, NJDOT, and would be seeking Freeholder Polous' help as Freeholder Polous is in charge of Public Works. In addition, Mr. Witt would be requesting the County Engineer, the State Department of Transportation and the Township to meet regarding this issue. Mr. Witt will report back to the Township Committee. Mr. Witt also reported on two items which had become issues at the public meeting concerning the sidewalk re-construction project by the Township: In reference to Mr. Hutchinson's Main Street sidewalk and drainage problem, the County had come out and reviewed the problem with Mr. Hutchinson's problem on and acknowledged there was a problem and the County has agreed to address the problem at their expense. Also, in reference to Mr. Gatowski's (North Main Street) question concerning the curbing and who was responsible, the County had responded "the County does not construct nor maintain curbs".

Reports from Township Boards and Commissions

There were no reports.

Work Session

a. Township Committee Meeting dates for 2006

The Township Committee reviewed and discussed the 2006 proposed meeting dates.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. Mr. Arthur Hasselbach (Route 130) addressed the Township Committee concerning the recent article in The Cranbury Press concerning a cell tower and what, he felt, was erroneous information. Mr. Hasselbach indicated he had been contacted many months ago by Sprint in reference to placing a cell tower on his property on Route 130 and had an agreement, signed by Sprint, indicating their desire to utilize his property for the cell tower. Mr. Hasselbach raised his concern over the cell tower being placed in the "historic village area" and cited as one of his concerns, the large height of the tower and the effect it would have on nearby neighbors. Mr. Hasselbach objected to the proposed Resolution mandating the cell tower must be located on "Township owned property" and suggested before any cell tower site is finalized, a meeting of all of the affected residents should take place. Mr. Richard Preiss, Township Planner and member of the CellTower subcommittee, responded. Mr. Preiss indicated when the subcommittee had been formed, it was its understanding from the cell tower companies, in order to provide service to the residents of the village, it was likely a site should be provided in the village area. The subcommittee had been charged with the responsibility to find one or more sites which would

accommodate the tower and have the least visual impact on the community. In addition, the subcommittee had hired an RF frequency expert to evaluate various sites. Mr. Preiss indicated the Cell Tower subcommittee had looked at several sites before deciding on the proposed site and indicated Sprint had brought forward to the subcommittee a proposal to locate additional towers on the existing tower at the Fire Station, however, the existing tower would not be able to support additional towers. Mr. Preiss also indicated the D.E.P. did not consider the proposed site to be an issue as far as the stream encroachment is concerned. The State Historic Preservation Office (SHPO) had indicated they would be willing to go along with the building of the tower, providing its limit in height would not exceed 130 feet. The existing tower is 124 feet. Mr. Preiss also stated along with the cell tower there would be a need for a facility to house the equipment. The subcommittee requested Sprint to construct a building that would be compatible with the existing Fire House. There had been an indication a lattice tower similar to the existing tower could be provided. Two to four cell antennas could be accommodated allowing two to four carriers to provide service. Mr. Preiss stressed no decision had been made that would preclude other possibilities. Mr. Hasselbach responded he had been contacted by Sprint engineers, who indicated to him his site would be the best location. Mayor Beauregard indicated Sprint had approached the Township Committee with a request to place a cell tower on the Fire House and the Township had never contacted Sprint. Mr. Stannard also spoke, indicating this was the first the Township Committee heard Mr. Hasselbach was interested in building a cell tower on his property.

Mr. Jack Ziegler, 9 Prospect Street, expressed his concerns regarding the preparation of the Babe Ruth baseball field (remediation costs), along with the maintenance costs for the proposed field and suggested building the backstop where the tennis courts are now located and have the field face opposite way, thus alleviating the need to have the soil remediation performed. Mr. Stout explained the Township has an agreement with the State D.E.P. to remediate any lands having public access. Mr. Ziegler also spoke concerning the proposed new Liberty Way Bridge and urged the Township to have a study done on how many trucks would use the roadway and bridge. Ms. Marcelli responded there had been a study performed as part of the Master Plan. Ms. Marcelli indicated the new road and bridge were not for just truck traffic but also to be utilized as an alternate route for traffic to alleviate the "bottleneck" on Route 130 North between Half Acre and Station Road to South River Road leading to the New Jersey Turnpike - Exit 8A and the report had indicated there was a need for the roadway.

Public Comment (Continued)

Ms. Virginia Graydon, 15 Station Road, read a letter to the Township Committee she had written concerning safety issues on Station Road. Ms. Graydon made reference to not having a sidewalk on the north side and a shoulder on either side of Station Road, thus making walking on the road very hazardous. Ms. Graydon also mentioned those residents on the south side of Station Road often park on the sidewalks as there is no shoulder, making it necessary for children walking to and from school to walk in the road. Ms. Graydon indicated with the added truck traffic due to the expansion of The Cranbury Inn, walking and riding her bicycle has become very dangerous. Mayor Beauregard indicated the Township Committee and the Sidewalk subcommittee would take Ms. Graydon's suggestion into consideration and thanked her. Mr. Stout responded Ms. Graydon had raised a very good point and the sidewalk subcommittee would take her suggestion into consideration.

Diane Stasi, Old Cranbury Road, spoke regarding her concerns in reference to the density of the proposed affordable housing to be sited on Old Cranbury Road adjacent to The Four Seasons development. Mr. Preiss responded the zoning would be the same as The Four Seasons. Mr. Preiss also indicated, in this particular case, since it is the Township that is having the units built by The Cranbury Housing Associates, C.H.A. would determine the density on the project and since the parcel is designated 100% affordable housing, the zoning would have to change in order to accommodate the number of units proposed. Ms. Stasi raised her concern with reference to the units being too close to the street and having the parking for the units facing the street. 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 (Panconi (Stannard (Stave (Stout	Absent: (None Abstain: (None
Nays:	None	

Cranbury Township Resolution # R 10-05-189

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:

- Review of Closed Session Minutes from September 26, 2005;
- Potential litigation: Owens' sidewalk.
- Land Acquisition: COAH 3rd Round Affordable Housing sites
- Land Acquisition: Reinhardt

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

Cranbury Township Resolution R 10-05-189
(Continued)

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: October 10, 2005

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried, the meeting returned to Open Session:

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

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried (with Mr. Stannard abstaining), the Closed Session minutes of September 26, 2005 were adopted.

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried, the meeting adjourned at 10:00 p.m.

Kathleen R. Cunningham, Clerk