

TOWNSHIP COMMITTEE MEETING
NOVEMBER 28, 2005

The regular meeting of the Township Committee of the Township of Cranbury was held at 5:30 p.m. in the Administrator's Office for the purpose of conducting 2006 Budget Discussions. Mr. Witt led in the salute to the flag. Answering present to the roll call was: Township Committee members: Thomas Panconi, Jr., Richard Stannard, David J. Stout, and Pari Stave. Mayor Beauregard arrived at 7:00 p.m. Also present was: Thomas C. Witt, Acting Administrator and Denise Marabello, Chief Financial Officer. Ms. Cunningham arrived at 7:00 p.m. Mr. Witt 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 November 14, 2005

On motion by Ms. Stave, seconded by Mr. Panconi, with Mr. Stout abstaining, the minutes of November 14, 2005 were unanimously adopted.

Reports and Communications

--Mayor

The Mayor did not have anything to report.

--Members of Committee

Mr. Stout reported he had attended a "BRITF" (Brownfields Redevelopment Inter-Agency Team) meeting, along with the Mayor and Ms. Marcelli, Township Engineer. Mr. Stout stated the group meets regularly to look at opportunities for redevelopment of brown fields in the State. Mr. Stout indicated that a presentation had been given concerning the former Unexcelled property off of Brickyard Road. The owner is under an order from the State of New Jersey to clean up the site. The site formerly contained "munitions and explosives of concern". The BRIT heard a presentation by "Viridian Partners" who is interested in doing a redevelopment in partnership with Trammel Crow. Viridian and Trammel Crow made the presentation jointly. Mr. Stout reported that the developers understood their need to treat wastewater once the site was developed. The Township representatives clarified that the site is out of the Sewer Service Area and any application to amend the Sewer Service Area would involve a public process with NJDEP and Middlesex County. The Township representatives also conveyed to the Task Force that during the last re-examination of the Master Plan, the location had been designated as "Open Space" and at one time Middlesex County had been interested in acquiring the site triggering the clean up due to their discovery of what had formerly been on the site. Mr. Stout indicated he did not know if the County had intended to move forward on the acquisition. Also, present at the meeting was Mr. Waltman, from the Stony Brook Millstone Watershed Association, who indicated he would be

--Members of Committee (Continued)

Mr. Stout (cont'd)

sending a letter to the Editor of Cranbury Press which would appear in Friday's newspaper. Mr. Stout reported the Developers' concept for the site was 3-million square feet of warehousing. Of the 400 acres, the State had identified over half as wetlands.

Ms. Stave reported that Mr. John Ritter, Plainsboro Road, had added a number of links to the Township's web site for senior citizens, in particular, information pertaining to the new prescription drug plans under Medicare and Medicaid. Mr. Ritter had also put information in the Library for seniors to obtain. A copy of this information will be kept in Town Hall in the Clerk's Office as well. Mr. Ritter had called A.A.R.P. to try to obtain speakers to address issues and answer any questions. Ms. Stave asked to be able to coordinate everything and to use the Gourgaud Gallery. Mayor Beauregard suggested calling The Four Seasons Homeowners Association as they previously had someone come out from Princeton Medical Center to talk about the new drug prescription program. Mr. Ritter explained the State's Health Insurance Program had been charged with helping individuals understand the new "Medicare Part B" program and the State had indicated to Mr. Ritter they do send out speakers. Mr. Ritter also indicated the State had actually reserved time from 9:00 a.m. until 1:00 p.m. on December 13th to meet individually with anyone who was interested. Mr. Ritter reported he was in the process of obtaining a speaker, either from S.H.B.P. or A.A.R.P. so seniors could have a general orientation before meeting individually with a representative from the State.

Mr. Stout reported on the status of a copy of a letter received by the Township from D.E.P. concerning the MGD dam. The letter had been directed to MGD Development Corporation and the Grant at Ashford at Princeton Meadows. The State had performed an inspection and determined the dam had been breached. Mr. Stout reported the involved parties had ten (10) days to respond to D.E.P. and were required to report how they intended to address the problem with the dam. Mr. Stout recommended the Township following up with Ms. Marcelli, Township Engineer, on this issue once the ten-day deadline had lapsed.

Mr. Stout also reported he had attended a public hearing held by D.E.P. regarding Water Quality Management Plans. Mr. Stout indicated the State was proposing to amend all plans that had not been updated in six years, which included Middlesex County. The proposed amendment would not allow extensions in sewer service areas.

Agenda Additions/Changes

There were no additions or changes to the Agenda.

Ordinances

Second Reading

Cranbury Township Ordinance # 11-05-28

A motion to enter an Ordinance entitled, "Cranbury Township Ordinance # 11-05-28, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY, AUTHORIZING THE ACQUISITION FOR AFFORDABLE HOUSING PURPOSES OF CERTAIN REAL PROPERTY LOCATED AT 2665 ROUTE 130 SOUTH IN THE TOWNSHIP OF CRANBURY, DESIGNATED AS BLOCK 26, LOT 3 ON THE TAX MAP OF THE TOWNSHIP OF CRANBURY, AND COMMONLY REFERRED TO AS THE "ROUTE 130-D" SITE", was presented

Cranbury Township Ordinance # 11-05-28

(Continued)

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. Chris Torske, Silvers Lane, spoke concerning the proposed site and asked if the Township had considered the impact of having the homes near Silvers Lane would have (decreasing his property value) in choosing this site for the affordable homes. Mr. Torske asked another site, perhaps near where there are presently affordable homes located in the southern end of the Township, had been considered. Mayor Beauregard responded she, as a member of the Township Committee, had ever seen evidence of affordable housing having a negative impact on housing values. Mayor Beauregard went on to explain affordable housing is to provide a mix in a community of people and one of the objectives is over time to make sure the Township has affordable housing for families and seniors in as many locations in the Township as possible. Ms. Stave added, the vacant land is zoned for residential and also light business and there could be the possibility of a hotel being built at the site with a transient population, which would be far less desirable than actual neighbors living in the community. Mr. Kevin Kelly, Silvers Lane, asked COAH's role in the approval process and the timing of the application. Mayor Beauregard gave a brief summary of COAH and also explained COAH's rules and regulations are to protect a municipality from, what is known as, "Builders' Remedy". Mr. Kelly raised his concerns with the "Route 130-D site" being so close to the highway with children living in the units. Mr. Kelly then asked if any agency would be looking at the "appropriateness" of the proposed location and safety factors. Mayor Beauregard responded when the application is sent to COAH there are certain requirements that the site must meet and COAH would not allow a municipality to build units in a location that is not safe for the people who would live there. Mayor Beauregard apologized for the perception that this issue had been "dropped on the community" and reported the Township had just received the new COAH regulations last February. Mayor Beauregard went on to explain the Township had to find the potential sites, develop a plan and come up with numbers before bringing anything to the public and indicated the Township is required to have all the required paperwork in order and to COAH by December 20, 2005. Mayor Beauregard also offered to discuss the Township's Affordable Housing Plan with anyone interested in doing so, even after she ends her term of office in December. Mr. Berkowsky, Cranbury Housing Associates, also offered to meet with individuals as well. No one else 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	Absent: (None
		Abstain: (None
Nays:	None	

Resolutions

Consent Agenda

On motion offered by Ms. Stave, seconded by Mr. Panconi, the following Consent Agenda Resolutions were adopted by vote, with the exception of Resolution # R 11-05-222 at the request of Mr. Stout, due to his request to review the Developer's Agreement (which had not been attached) first:

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

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 # 11-05-213

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR HOME DEPOT – PRIVATE IMPROVEMENTS

WHEREAS, by letter dated November 9, 2005, Prologis has requested the release of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated November 11, 2005 (attached hereto as" Exhibit A") recommended that the following performance guarantee be released:

Performance Bond	\$1,692,776.51
Cash	\$ 174,848.06 (\$186,840.86 less \$11,992.80 for Maintenance Bond)

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

It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".

1. It hereby authorizes the release of performance guarantees set forth in the Township Engineer's letter referenced above.
2. 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) Greg Bradley, Prologis
- (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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 11-05-214

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR HOME DEPOT – SANITARY SEWER IMPROVEMENTS

WHEREAS, by letter dated November 9, 2005, Prologis has requested the release of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated November 11, 2005 (attached hereto as" Exhibit A") recommended that the following performance guarantee be released:

Performance Bond	\$ 25,904.45
Cash	\$ 2,878.27

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

It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".

1. It hereby authorizes the release of performance guarantees set forth in the Township Engineer's letter referenced above.
2. 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. Greg Bradley, Prologis
- 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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 11-05-215

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR ROCKEFELLER GROUP – PEARSON EDUCATION

WHEREAS, by letter dated November 10, 2005, Rockefeller Group has requested the release of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

Cranbury Township Resolution # R 11-05-215
(Continued)

WHEREAS, the Township Engineer has, in a letter dated November 11, 2005 (attached hereto as" Exhibit A") recommended that the following performance guarantee be released:

Performance Bond	\$ 1,060,299.60
Cash	\$ 117,811.07

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

It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".

1. It hereby authorizes the release of performance guarantees set forth in the Township Engineer's letter referenced above.
2. 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. Glenn P. 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 November 28, 2005.

Kathleen R. Cunningham, Clerk

RESOLUTION # R 11-05-216

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

**A RESOLUTION APPROVING CHANGE ORDER NO. 26 AND AUTHORIZING EXECUTION OF THE
CERTIFICATE OF SUBSTANTIAL COMPLETION IN CONNECTION WITH THE POLICE BUILDING
CONSTRUCTION**

WHEREAS, a contract for construction of a new Township police building was awarded to M&K Contracting, LLC ("Contractor") for \$3,241,875.00 by Resolution dated August 30, 2004 ("Contract"); and

WHEREAS, since execution of the Contract, seventeen (17) change orders have been approved by the Township Committee, resulting in a net contract increase of \$34,733.62 and extension of time for contract completion of 42 days; and

Cranbury Township Resolution # R 11-05-216
(Continued)

WHEREAS, the Construction Manager and Architect, in consultation with the Acting Township Administrator, have recommended approval of Change Order No. 26, which would extend the time for contract completion by an additional 12 days; and

WHEREAS, the extension of time is as a result of project delays through no fault of the Contractor; and

WHEREAS, the Construction Manager and Architect have also certified that the work underlying the Contract is substantially complete as of October 21, 2005 and therefore, in accordance with the Contract Documents, have presented a Certificate of Substantial Completion for acceptance and execution by the Township and the Contractor; and

WHEREAS, the Certificate of Substantial Completion sets forth the parties' respective responsibilities for security, maintenance, heat, utilities, damage to the work and insurance, and fixes the time within which the Contractor shall finish all items listed therein;

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

1. Change Order No. 26 is hereby approved. This Resolution, when counter-signed by M&K Contracting, LLC, shall serve as a contract amendment to the original Contract for the purpose of extending the contract completion date by 12 days.
2. The Township hereby accepts the responsibilities set forth in the Certificate of Substantial Completion. The Mayor is hereby authorized and directed to execute the Certificate of Substantial Completion. The date of Substantial Completion, as certified by the Construction Manager and Architect, shall be October 21, 2005.

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 November 28, 2005.

Kathleen R. Cunningham, Clerk
AGREED to this _____ of November, 2005

ATTEST: M & K CONTRACTING, LLC

_____ By: _____

CRANBURY TOWNSHIP RESOLUTION # R 11-05-217

WHEREAS, the Tax Collector has determined, there were erroneous paid taxes from various mortgage companies, which caused overpayments on some parcels for the 2005 property taxes,

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury that the following 2005 erroneously paid property taxes be refunded:

Block	Lot	Assessed to	Amount
7	18	Keystone Station Rd.LLC	\$ 45,864.73
20.08	1	Gregory & Barbara Zarifian	268.07
23	108.15	Pravin & Vrunda Khanolkar	4,424.97

Cranbury Township Resolution # R 11-05-217
(Continued)

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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 11-05-218

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF PLANNING ESCROW

WHEREAS, Natalie Caricato has deposited with Cranbury Township \$790.00 escrow deposit

WHEREAS, Natalie Caricato has requested the release of said deposit.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury authorizes the release of the above escrow deposit.

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:

- (e) Township Attorney
- (f) Township Chief Financial Officer
- (g) Natalie Caricato, 2 Woodland Drive Cranbury, NJ

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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 11-05-219

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF PLANNING ESCROW

WHEREAS, Princeton Ballet has deposited with Cranbury Township \$1793.25 escrow deposit

WHEREAS, Princeton Ballet has requested the release of said deposit.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury authorizes the release of the above escrow deposit.

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:

- (h) Township Attorney
- (i) Township Chief Financial Officer

Cranbury Township Resolution # R 11-05-219
(Continued)

Princeton Ballet, 80 Albany St, New Brunswick, NJ 08901

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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # 11-05-220

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF PLANNING ESCROW

WHEREAS, RC Maxwell has deposited with Cranbury Township \$6,646.30 escrow deposit

WHEREAS, RC Maxwell has requested the release of said deposit.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury authorizes the release of the above escrow deposit.

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 Attorney
- (b) Township Chief Financial Officer
- (c) RC Maxwell

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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 11-05-221

RESOLUTION AUTHORIZING THE RELEASE OF ENGINEERING ESCROW

WHEREAS, Rockefeller Group has deposited with Cranbury Township \$48,000.00 escrow deposit;

WHEREAS, Rockefeller Group has requested the release of said deposit;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury authorizes the release of the above escrow deposit.

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

- (a) Township Attorney
- (b) Township Chief Financial Officer
- (c) Glenn P. Mucleucis, Rockefeller Group

Cranbury Township Resolution # R 11-05-221
(Continued)

- (d) Township Engineer

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify that the foregoing is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on November 28, 2005.

Kathleen R. Cunningham, Clerk

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION AUTHORIZING A REDUCTION IN THE ASSESSMENT FOR REPAIRS TO THE
SIDEWALKS ABUTTING LOTS 19, 20 AND 21 IN BLOCK 33 MADE PURSUANT TO THE VILLAGE
SIDEWALK IMPROVEMENT PROJECT

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, included in the Improvements were three properties designated on the Cranbury Township Tax Map as Lots 19, 20 and 21 in Block 33 ("subject properties"); and

WHEREAS, the Township Engineer certified that the total cost of the Improvements attributable to the subject properties was \$5137.47; and

WHEREAS, the Township Committee confirmed this cost, among others, by passing Resolution 09-05-178; and

WHEREAS, before and after the Township's confirmation of the amount of the assessment, the benefited owner of the subject properties asserted that under the terms of section 130-17 of the Cranbury Township Code, he was not responsible for paying the assessment, and offered certain evidence to support this claim; and

WHEREAS, the Township's own investigation reveals that the information contained in its files is inconclusive; and

WHEREAS, in light of the inconclusive record, and in order to resolve the dispute without resorting to costly litigation, the Township finds that it is in the best interests of the residents of Cranbury Township to reduce the assessment for the subject properties by fifty percent;

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.
2. The assessment for Lots 19, 20 and 21 in Block 33 shall be reduced by fifty percent, or from \$5137.47 to \$2568.73.

Cranbury Township Resolution # R 11-05-223
(Continued)

3. Payment of the above-referenced assessment shall be made in accordance with and subject to the terms of Resolution R-09-05-178, which Resolution remains in full force and effect.

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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 12-05-224

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING YEAR 2005 BUDGET TRANSFERS.

WHEREAS, there are 2005 Budget Accounts which require more funding due to circumstances not known at the beginning of the year; and

WHEREAS, there will be excess balances in budget accounts in which the expenditures will be less than projected at the beginning of the year,
And

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury, that the following year 2005 Budget Transfers be authorized and made on the records and accounts of the Township:

<u>Budget Account</u>	<u>To</u>	<u>From</u>
5-01-29-390-670 Library S.S. O&E	\$2,500.00	
5-01-31-440-100 Telephone O&E	\$1,500.00	
5-01-26-315-301 Roads O&E	\$1,000.00	
5-01-27-340-011 Animal Control S&W	\$1,000.00	
5-01-21-180-025 Planning O&E	\$1,000.00	
5-01-20-145-025 Tax Collection O&E	\$1,000.00	
5-01-20-130-025 Finance O&E	\$1,000.00	
5-01-43-490-320 Municipal Court O&E	\$5,000.00	
5-01-36-472-670 Social Security O&E		\$14,000.00
5-01-26-315-240 Police Vehicle Maint O&E	\$7,000.00	
5-01-25-240-320 Police O&E		\$1,000.00
5-01-25-240-500 Police O&E		\$6,000.00

BE IT FURTHER 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 Auditor
- (b) Township Chief Financial Officer
- (c) Township Administrator

Cranbury Township Resolution # R 11-05-224
(Continued)

CERTIFICATION

I, Kathleen R Cunningham, Clerk of the Township of Cranbury, NJ, hereby certify that the above is a true copy of Resolution adopted by the Township Committee of the Township of Cranbury at a regular meeting on November 28, 2005.

Kathleen R Cunningham, Clerk

Reports from Township staff and professionals

Mr. Witt, Acting Administrator, reported the Township Committee earlier in the evening had had a Budget Committee meeting on the 2006 Budget. Mr. Witt indicated the Committee would most likely be taking a look at the proposed 2006 Operating Budget in January.

Reports from Township Boards and Commissions

There were no reports.

Work Session

a. Discussion and status of traffic violations by Chief Jay Hansen.

Police Chief Jay Hansen discussed with the Township Committee motor vehicle violations in the Township. Chief Hansen indicated the results did not live up to his expectations. The main roads in the village area were the roads which were targeted. Chief Hansen indicated there had been a lot of speeders (9 offenses) on Plainsboro Road. Ms. Stave asked what time frame had been involved. The Chief indicated the latter part of September through October and a portion of November. Chief Hansen also reported on South Main Street there had been two speeding violations, as well as a traffic light violation and one speeding violation on Cranbury Neck Road, on North Main Street there had been ten (10) speeding offenses and on Maplewood Avenue, one speeder. Ms. Stave asked how often the patrolmen were out "clocking" speeders and issuing summons on a daily average. Chief Hansen responded whenever an officer was available he was sent out. Ms. Stave requested for the next report, the Township Committee be provided, the number of hours per day officers were assigned. Chief Hansen further explained if an officer were assigned to clock speeders that officer may have been called away to help out another officer or assist with a motor vehicle accident. Mr. Panconi suggested, as the Police Department is so far under in the overtime budget, someone be assigned just to catch speeders and perhaps commit an officer once a day or once a week to get started. Chief Hansen indicated this time of year the officers were taking end of year vacation time, etc. Subsequently, on any given day, there were at times three officers out at once making it difficult just having shift coverage. Given these circumstances, Mr. Panconi requested the project start the second week in January. Chief Hansen indicated he would do so. Ms. Stave stated because of the "Cranbury Crawl" letter being sent out, on the web site and published in The Cranbury Press, it was really up to the Township Committee and the Police Department to back up the letter. Ms. Stave indicated the current statistics do not indicate enough individuals are being ticketed. Mr. Stout noted he would rather have calls from residents who were angry because they had received a ticket, than residents complaining about excessive speeders. Mr. Wittman indicated during his campaign, the speeding issue in the entire Township was one of the top five issues concerning residents. Mr. Wittman asked if it were possible to have statistics for in the Village area vs. out of the Village area. Mr. Panconi mentioned, in particular, Washington Road in the Shadow Oaks development which is off of Old Trenton Road, being a "speedway". Mr. Panconi went on to explain to the Chief, as long as there was a commitment from

Work Session (Continued)

a. Discussion and status of traffic violations by Chief Jay Hansen (cont'd)

everyone on the Township Committee, starting in January this issue needed to be addressed by the Police. Mr. Panconi asked if instead of having the trailer out, a radar device could be placed on the decoy car. Mr. Stout reported the past weekend he witnessed three vehicles being pulled over on Station Road for speeding. Mayor Beauregard indicated the residents' perception seemed to be the Township had enough patrolmen to catch speeders.

b. Discussion of Township's Re-valuation and awarding of Contract

Steve Benner, Tax Assessor, discussed with the Township Committee, the Township's upcoming re-valuation and made a recommendation to award the contract to Appraisal Systems, Inc. of Mendham, New Jersey. Mr. Benner reviewed with the Township Committee the bids which were submitted. Mr. Benner indicated he had researched Appraisal Systems, Inc, the lowest bidder, and they appeared to have an excellent reputation. Mr. Benner also visited Appraisal Systems, Inc. facility in Mendham, New Jersey and met the principals of the firm and reported he had been very impressed with their operations. Mr. Benner recommended to the Township Committee Appraisal Systems, Inc. perform the Township's revaluation. Mr.

Stout indicated he and Mr. Benner should get together to craft press releases concerning the revaluation. Mr. Benner responded Appraisal Systems, Inc. would also be doing press releases and Mr. Stout suggested that all parties work on the press releases together. Mr. Benner explained to the Township Committee the process and time line for the revaluation process. Mr. John Ritter, Plainsboro Road, stated he had been talking with Mr. Richard Kallan concerning this issue and Mr. Kallan had indicated many senior residents were concerned their taxes were going to double or triple. Mr. Ritter asked how the Township could manage people's expectations and not alarm them and how the Township could prevent having a mismatch in town between businesses represented by lawyers and homeowners who are not represented by lawyers and in addition asked how the Township would make sure there would be an "even" playing field. Mr. Benner responded revaluation is not designed to raise taxes, but to get everyone on equal pay and as far as businesses hiring attorneys, they hire them all year long and do not wait until a revaluation to appeal and, in fact, the revaluation should cure the problem. Mr. Benner also explained what had been occurring was the Township's ratio had been declining faster due to increased residential market values, putting the commercial properties more and more at risk for tax appeals. Mr. Benner stated by getting the Township's ratio back up to 100%, it would eliminate the possibility of the commercial property owners hiring the attorneys. Mr. Richard Kallan, Wynnewood Drive, stated for every person who understands revaluation, there are one hundred who do not. Mayor Beauregard recommended having one fact sheet to be used constantly as the residents ask their questions. Mayor Beauregard also stated the Township should stay very "pro active" throughout the revaluation process and stick to "message". Mr. Kallan referred to the pamphlet Mr. Benner had prepared for Cranbury Day on revaluation, stating how very informative it had been. Mr. Benner indicated that pamphlet would be sent out to everyone. Mr. Kallan expressed a desire to have a list sent to homeowners with their assessment showing what other homes in the neighborhood were assessed at once the revaluation was completed. Mr. Benner explained such a list would not be mailed out to homeowners. However, anyone could come in to his office and look up the information. Mr. Benner and the Township Committee members, urged any residents with questions to feel free to contact them concerning this issue.

Resolution

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

Ayes: (Beauregard

Cranbury Township Resolution # R 11-05-225

(Panconi
(Stannard
(Stave
(Stout

Absent: (None

Abstain: (None

Nays: None

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, the Middlesex County Board of Taxation ("Board") directed the Township of Cranbury ("Township") to undertake a complete revaluation of all real property within its jurisdiction; and

WHEREAS, in compliance with the Board's directive, the Township, through a Request for Proposals (RFP) issued on September 21, 2005, solicited proposals from qualified Revaluation Firms for purposes of providing on the Township's behalf professional appraisal services necessary to conduct a revaluation of all real property within the Township; and

WHEREAS, through the RFP, proposals were sought for three separate options, consisting of Option A, for all residential, farm exempt and similar properties; Option B, for commercial and industrial properties and apartments; and Option C, for all real property within the Township of Cranbury; and

WHEREAS, the RFP provided that the Township intended to make an award or awards based on the proposal or proposals which, in the Township's judgment, best serve(s) the interests of the Township, price and other factors considered; and

WHEREAS, in response to the RFP, three bids were received on October 26, 2005 as follows:

<u>Company Represented</u>	<u>Option A</u>	<u>Option B</u>	<u>Option C</u>
Renwick & Associates	No Bid	\$ 75,000	\$225,000
Certified Valuations, Inc.	\$191,065	\$ 27,500	\$200,665
Appraisal Systems, Inc.	\$134,000	\$ 24,000	\$158,000

WHEREAS, the Township Tax Assessor has recommended that the Committee award a single contract for Option C, covering all aspects of the revaluation; and

WHEREAS, the Township Tax Assessor has also recommended that the Committee award the contract to Appraisal Systems, Inc., whose proposal is reasonable as to price and completely responsive to the Township's needs; and

WHEREAS, the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*, authorizes the award of a contract for "professional services" without competitive bidding and requires that said award be publicly advertised; and

WHEREAS, funds are available to undertake this revaluation in the "Special Emergency Authorization" per Resolution # R 10-05-195, as certified by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that an award is hereby made to Appraisal Systems, Inc., 5 Cold Hill Road, Suite 22, Mendham, New Jersey 07945, for the revaluation of all real property within the Township of

Cranbury Township Resolution # R 1-05-225
(Continued)

Cranbury, as set forth in Option "C" in the Request for Proposals issued by the Township on September 21, 2005, in the amount of \$158,000.

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are authorized to sign the aforesaid contract on behalf of the Township.

BE IT FURTHER RESOLVED that a notice of this action shall be published in the official newspaper as required by law.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk, hereby certify the above Resolution was adopted by the Cranbury Township Committee at its meeting on the 28th day of November, 2005.

Kathleen R. Cunningham, Township Clerk

Resolution

On motion offered by Mr. Stout, (indicating he had reviewed the Developer's Agreement pertaining to the following Resolution) seconded by Ms. Stave, the following resolution was adopted by vote:

Ayes: (Beauregard

(Panconi
(Stannard
(Stave
(Stout

Absent: (None
Abstain: (None

Nays: None

Cranbury Township Resolution # R 11-05-222

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, the Township Attorney and Township Engineer have reviewed the attached Developer's Agreement ("Agreement") between the Township of Cranbury and 2226 Cranbury LLC for property designated as Block 6, Lot 8 on the Cranbury Township Tax Map; and

WHEREAS, the Attorney and Engineer have recommended that said agreement be approved;

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Agreement be and is hereby approved; and

BE IT FURTHER RESOLVED, that the Mayor and Clerk be and are hereby authorized to execute the Agreement on behalf of the Township.

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 November 28, 2005.

Kathleen R. Cunningham, Clerk

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. There being none, the Mayor closed the public part of the meeting.

Resolution

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

Ayes: (Beauregard
(Panconi
(Stannard
(Stave
(Stout

Absent: (None
Abstain: (None

Nays: None

Cranbury Township Resolution # R 11-05-211

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 November 14, 2005;

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: November 28, 2005

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

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

Nays: (None

Mr. Stout recommended utilizing Mr. Kallan and Mr. Ritter to help with the revaluation process of educating the public on the upcoming revaluation of the Township and involve them in the discussions. The Mayor recommended having a fact sheet prepared. Mr. Stout recommended having something in the Winter Newsletter.

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried, the Closed Session minutes of November 14, 2005 were adopted.

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried, the meeting adjourned at 8:45 p.m.

Kathleen R. Cunningham, Clerk