

TOWNSHIP COMMITTEE MEETING
February 9, 2004

The regular meeting of the Township Committee of the Township of Cranbury was held at 7:30 p.m. in the Town Hall Meeting Room. Answering present to the roll call were: Township Committee members: Becky Beauregard, Thomas Panconi, Jr., Pari Stave and Mayor Stannard. Mr. Mayes was absent. Also present were: Trishka Waterbury, Esquire, Attorney, Frederick C. Carr, Administrator and Kathleen R. Cunningham, Clerk. Mayor Stannard 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 2, 2003 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 2, 2003.
3. Was filed on December 2, 2003 with a Deputy Municipal Clerk at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey and remains on file for public inspection, and
4. Sent to those individuals who have requested personal notice.

Ms. Cunningham reported that the meeting was not being taped, due to a malfunction of the sound system.

Resolution

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

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

CRANBURY TOWNSHIP RESOLUTION # R 02-04-035

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 Township Committee will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act, P.L. 1975, c.231.

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

---Land Acquisition/Negotiations: Status of South Brunswick sewer easement acquisitions and negotiations with property owners.

Cranbury Township Resolution # R 02-04-035
(Continued)

2. 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: February 9, 2004

On motion by Ms. Beauregard, seconded by Ms. Stave and unanimously approved, the meeting returned to Open Session:

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

Nays: (None

Reports and Communications from Committee

--Committee Minutes 2 and 6 February 2004

On motion by Ms. Beauregard, seconded by Mr. Panconi and unanimously approved, the minute for February 2 and 6, 2004 were adopted.

--Sub Committee Reports

Mayor Stannard reported that he had attended a meeting, along with Mr. Panconi and Mr. Carr with the Middlesex County Board of Freeholders on Thursday evening, February 5, 2004. The purpose of attending the meeting was to ask the County to contribute towards Cranbury Township's future acquisitions of Open Space. Mayor Stannard reported that the County is looking to contribute favorably towards these purchases.

Ms. Stave reported that she had attended an Environmental Commission meeting tonight. Mr. Brian Hamilton, an Employee of PSE&G and a Cranbury resident involved in energy savings programs the E.C. and mentioned that there are State dollars available for long-term savings. He will be also speaking with the School Board.

Agenda Additions/Changes

Mayor Stannard brought to the Township Committee's attention, a letter which was sent to the Township from Linda R. Busch, Principal Planner of the Middlesex County Agriculture Development Board. The County has received an application from Henry Realty Company, L.L.C., 1234 S. River Road (Block 2, Lot 1) to become a voluntary agriculture area. The Township Committee endorsed the application and directed Mr. Carr, Township Administrator to send a letter to the County Ag Board and additionally, request an easement be added for the historic farmhouse on the property. A public hearing on this application will be held on Wednesday, February 18, 2004 at Town Hall in the Meeting Room.

Ordinance

First Reading

CRANBURY TOWNSHIP ORDINANCE # 02-04-05

CRANBURY TOWNSHIP ORDINANCE # 02-04-05
(Continued)

An Ordinance entitled, "CRANBURY TOWNSHIP ORDINANCE # 02-04-05, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY ACCEPTING SECURITY DRIVE AND A PORTION OF LIBERTY WAY IN THE CRANBURY BUSINESS PARK AS PART OF THE PUBLIC ROAD SYSTEM OF THE TOWNSHIP", was introduced for first reading. On motion by Ms. Stave, seconded by Ms. Beauregard, the Ordinance was passed on first reading by vote:

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

Public Hearing: February 23, 2004

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

1. The Township Committee hereby accepts the following roads as part of the public road system of the Township:

A. A portion of a right of way to be known as Liberty Way, being an approximately 30-foot wide right of way located in the Cranbury Business Park in Block 5, Lot 11, north of Half Acre Road, which right of way is more particularly set forth and described on a map entitled "Overall Site Layout and Phasing Plan, Preliminary and Final Site Plans/Phase IV, Cranbury Business Park – Buildings 7 and 8, Lot 9 Block 7, Half Acre Road/Tax Map Sheet No. 2, Township of Cranbury, Middlesex County, New Jersey," prepared by Schor DePalma dated January 15, 1999, last revised March 12, 1999, which map is on file in the office of the Township Planning Board, and in a deed dated January 9, 2004 between ProLogis North American Properties Fund I LLC and the Township of Cranbury; and

B. A portion of a right of way to be known as Liberty Way, being an approximately 60-foot and 30-foot wide right of way located in the Cranbury Business Park in Block 7 and bordering Lots 9.01, 9.03 and 10, south of Half Acre Road, which right of way is more particularly set forth and described on a map entitled "Minor Subdivision for Cranbury Business Park – Lot 9, Block 7, Township of Cranbury, Middlesex County, New Jersey," prepared by Schor DePalma dated November 28, 2000, last revised March 19, 2001, which map is on file in the office of the Township Planning Board, and in a deed dated January 9, 2004 between ProLogis Development Services Incorporated and the Township of Cranbury; and

C. A portion of a road known as Security Drive, being a 90 and 60 foot wide right of way located in the Cranbury Business Park in Block 5, which road is more particularly set forth and described on a map entitled "Final Major Subdivision Plat, Preliminary Site Plan and Major Subdivision Plans, Final Site Plans/Phase I for Cranbury Business Park, Lots 11 and 16.02, Block 5, Lots 8 and 9, Block 7, Half Acre Road and South River Road/Tax Map Sheet No. 2, Township of Cranbury, Middlesex County, New Jersey," prepared by Schor DePalma, dated July 23, 1997, which map is on file in the office of the Township Planning Board, and in a deed dated January 9, 2004 between ProLogis North American Properties Fund I LLC and the Township of Cranbury; and

D. A portion of a road known as Security Drive, being a 90 foot wide right of way located in the Cranbury Business Park in Block 5, which road is more particularly set forth and described on a map

entitled "Final Major Subdivision Plat, Preliminary Site Plan and Major Subdivision Plans, Final Site Plans/Phase I for Cranbury Business Park, Lots 11 and 16.02, Block 5, Lots 8 and 9, Block 7, Half Acre

CRANBURY TOWNSHIP ORDINANCE # 02-04-05
(Continued)

Road and South River road/Tax Map Sheet No. 2, Township of Cranbury, Middlesex County, New Jersey," prepared by Schor DePalma, dated July 23, 1997, which map is on file in the office of the Township Planning Board, and in a deed dated January 9, 2004 between ProLogis North American Properties Fund I LLC and the Township of Cranbury.

2. The dedication of the above roadways is accepted subject to the following condition: the property owner shall retain ownership of and shall be solely responsible for the maintenance and repair of an existing monument sign and flagpoles located in the center island in Security Drive, including all lighting and landscaping associated with said island.

3. This Ordinance shall take effect upon passage and publication, as required by law.

Resolution
Consent Agenda

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

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

CRANBURY TOWNSHIP RESOLUTION # R 02-04-036

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 02-04-037

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE REDUCTION OF A PERFORMANCE GUARANTEE FOR
PROLOGIS – CRANBURY BUSINESS PARK BLDG 5 PRIVATE

WHEREAS, by letter dated November 4, 2003 Prologis 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 January 26, 2004 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows :until all bonded items are complete is as follows:

Performance Bond	\$ 198,340.66
Cash Deposit	\$ 22,038.18

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

Performance Bond	\$85,003.34
Cash Deposit	9,444.82

Cranbury Township Resolution # R 02-04-037
(Continued)

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. Prologis, Andrew Kolb, 1 Capital Dr S 103, Cranbury, NJ 08512
- 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 February 9, 2004.

Kathleen R. Cunningham Clerk

CRANBURY TOWNSHIP RESOLUTION # R 02-04-039

WHEREAS, the County of Middlesex has received a grant from the State of New Jersey to be used for alcoholism and drug abuse prevention and education services to Middlesex County residents, and

WHEREAS, the County desires to provide the sum of \$6,566.00 from State funds, to the Township of Cranbury, including \$4,966.00 to be used for related municipal alliance related activities, and \$1,600 to be used for municipal alliance training activities, and

WHEREAS, the Township of Cranbury must provide matching funds in the amount of \$6,566.00 cash and in-kind services to receiving the aforementioned sum; and

WHEREAS, an agreement is necessary to set forth the terms and conditions under which the County will pay said monies;

NOW, THEREFORE, in consideration of the payment of said monies and the said services to be rendered,

BE IT RESOLVED, by the Township Committee of the Township of Cranbury, that the Mayor and Clerk be authorized to execute the agreement on behalf of the Township of Cranbury.

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 February 9, 2004.

Kathleen R. Cunningham, Clerk

CRANBURY TOWNSHIP RESOLUTION # R 02-04-040

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION CONCERNING THE ACQUISITION OF TEMPORARY CONSTRUCTION AND PERMANENT UTILITY EASEMENTS ACROSS BLOCK 31.01 LOT 29.12 AND BLOCK 31.01 LOT 29.141 IN THE TOWNSHIP OF SOUTH BRUNSWICK AND AUTHORIZING PAYMENT THEREFOR, FOR THE PURPOSE OF FACILITATING THE CONSTRUCTION OF THE DEY ROAD FORCE MAIN AND ROUTE 130 FORCE MAIN EXTENSION.

WHEREAS, on December 22, 2003, the Township Committee of the Township of Cranbury adopted Ordinance 12-03-21, which authorizes the acquisition for public use, by purchase, gift, or condemnation, of permanent utility easements and other property interests in Block 15, Lots 3.01 and 32, among others, located in South Brunswick Township; and

WHEREAS, the Township has obtained from Peter E. Sockler, MAI an appraisal of each property interest sought to be acquired (collectively, the "appraisals"), which appraisals were approved on December 22, 2003 by Resolution # R-12-03-247; and

WHEREAS, said appraisals, using the Sales Comparison approach, have established a fair market value for each of the property interests to be acquired; and

WHEREAS, as authorized by Resolution R-12-03-247, offers of compensation in the amount set forth in the approved appraisals were extended to the owner of the above-referenced properties; and

WHEREAS, the owner of the above-referenced properties has accepted the offers of compensation made to it in exchange for the granting of the easements, subject to certain conditions set forth below, which conditions have been reviewed by the Township Engineer and Township Attorney and found to be acceptable;

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

1. Compensation in the amount of \$10,965.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 3.01 in Block 15, this amount being the fair market value for the property interests to be acquired set forth in the above-referenced appraisal prepared by Peter E. Sockler, MAI and previously approved pursuant to Resolution #R-12-03-247.

2. Compensation in the amount of \$5,734.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 32 in Block 15, this amount being the fair market value for the property interests to be acquired set forth in the above-referenced appraisal prepared by Peter E. Sockler, MAI and previously approved pursuant to Resolution # R-12-03-247.

3. The following conditions, modifications and understandings are hereby approved and the Township Attorney is authorized and directed to prepare any and all such revised plans, deeds, or other documents as are necessary to effectuate the terms thereof:

a. The location of the easement across the rear of Lot 32 shall be re-aligned to minimize interference with existing playground equipment;

Cranbury Township Resolution # R 02-04-040
(Continued)

b. The location of the easement commencing on Lot 3.01 at Jamesburg Road (aka Ridge Road) adjacent to the existing detention basin shall be re-aligned, parallel to the original alignment, but on the eastern side of the existing pine tree buffer;

c. All construction (with the exception of restoration activities) shall be completed on or before April 15, 2004;

d. All restoration activities shall be completed within 60 days thereafter;

e. Any trees over 2" caliper in size shall be replaced with comparable specimens, but the maximum required replacement shall be 4" caliper in size;

f. Cranbury's contractor for the project shall be entitled to access from the Indian Fields parking area along the southern side of the aforementioned detention basin, but only for purposes of completing construction directly adjacent to the detention basin. Access for all remaining work shall be directly from Ridge Road or Georges Road along the easement routes;

g. Cranbury will include in its contractor specifications appropriate language designed to address contractor safety and appropriate conduct issues applicable to a site on which children are present;

h. Any existing sidewalks shall be restored, initially in asphalt and (following settlement and prior to September 1, 2004) with concrete;

i. All disturbed areas will be restored to preexisting grades and conditions including hydro seeding of all open ground areas and restoration of any drainage slopes.

j. Revised plans, deeds and other necessary documents to effectuate these modifications and understandings shall be prepared by Cranbury Township, and shall be subject to review and approval by the Board Attorney;

k. The conditions and obligations set forth herein regarding restoration shall survive delivery of the deeds of easement.

4. The Mayor and Clerk are hereby authorized and directed to execute all documents necessary for the Township to acquire permanent utility and temporary construction easements across Lots 3.01 and 32 in Block 15 on the South Brunswick Township Tax Map, subject to the conditions set forth and approved herein.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, 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 February 9, 2004.

Kathleen R. Cunningham, Clerk

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

Cranbury Township Resolution # 02-04-041
(Continued)

A RESOLUTION CONCERNING THE ACQUISITION OF TEMPORARY CONSTRUCTION AND PERMANENT UTILITY EASEMENTS ACROSS BLOCK 15 LOT 3.01 AND BLOCK 15 LOT 32 IN THE TOWNSHIP OF SOUTH BRUNSWICK AND AUTHORIZING PAYMENT THEREFOR, FOR THE PURPOSE OF FACILITATING THE CONSTRUCTION OF THE DEY ROAD FORCE MAIN AND ROUTE 130 FORCE MAIN EXTENSION.

WHEREAS, on December 22, 2003, the Township Committee of the Township of Cranbury adopted Ordinance 12-03-21, which authorizes the acquisition for public use, by purchase, gift, or condemnation, of permanent utility easements and other property interests in Block 15, Lots 3.01 and 32, among others, located in South Brunswick Township; and

WHEREAS, the Township has obtained from Peter E. Sockler, MAI an appraisal of each property interest sought to be acquired (collectively, the "appraisals"), which appraisals were approved on December 22, 2003 by Resolution # R-12-03-247; and

WHEREAS, said appraisals, using the Sales Comparison approach, have established a fair market value for each of the property interests to be acquired; and

WHEREAS, as authorized by Resolution R-12-03-247, offers of compensation in the amount set forth in the approved appraisals were extended to the owner of the above-referenced properties; and

WHEREAS, the owner of the above-referenced properties has accepted the offers of compensation made to it in exchange for the granting of the easements, subject to certain conditions set forth below, which conditions have been reviewed by the Township Engineer and Township Attorney and found to be acceptable;

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

1. Compensation in the amount of \$10,965.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 3.01 in Block 15, this amount being the fair market value for the property interests to be acquired set forth in the above-referenced appraisal prepared by Peter E. Sockler, MAI and previously approved pursuant to Resolution #R-12-03-247.

2. Compensation in the amount of \$5,734.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 32 in Block 15, this amount being the fair market value for the property interests to be acquired set forth in the above-referenced appraisal prepared by Peter E. Sockler, MAI and previously approved pursuant to Resolution #R-12-03-247.

3. The following conditions, modifications and understandings are hereby approved and the Township Attorney is authorized and directed to prepare any and all such revised plans, deeds, or other documents as are necessary to effectuate the terms thereof:

a. The location of the easement across the rear of Lot 32 shall be re-aligned to minimize interference with existing playground equipment;

b. The location of the easement commencing on Lot 3.01 at Jamesburg Road (aka Ridge Road) adjacent to the existing detention basin shall be re-aligned, parallel to the original alignment, but on the eastern side of the existing pine tree buffer;

c. All construction (with the exception of restoration activities) shall be completed on or before April 15, 2004;

Cranbury Township Ordinance # 02-04-041
(Continued)

d. All restoration activities shall be completed within 60 days thereafter;

e. Any trees over 2" caliper in size shall be replaced with comparable specimens, but the maximum required replacement shall be 4" caliper in size;

f. Cranbury's contractor for the project shall be entitled to access from the Indian Fields parking area along the southern side of the aforementioned detention basin, but only for purposes of completing construction directly adjacent to the detention basin. Access for all remaining work shall be directly from Ridge Road or Georges Road along the easement routes;

g. Cranbury will include in its contractor specifications appropriate language designed to address contractor safety and appropriate conduct issues applicable to a site on which children are present;

h. Any existing sidewalks shall be restored, initially in asphalt and (following settlement and prior to September 1, 2004) with concrete;

i. All disturbed areas will be restored to preexisting grades and conditions including hydro seeding of all open ground areas and restoration of any drainage slopes.

j. Revised plans, deeds and other necessary documents to effectuate these modifications and understandings shall be prepared by Cranbury Township, and shall be subject to review and approval by the Board Attorney;

k. The conditions and obligations set forth herein regarding restoration shall survive delivery of the deeds of easement.

4. The Mayor and Clerk are hereby authorized and directed to execute all documents necessary for the Township to acquire permanent utility and temporary construction easements across Lots 3.01 and 32 in Block 15 on the South Brunswick Township Tax Map, subject to the conditions set forth and approved herein.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, 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 February 9, 2004.

Kathleen R. Cunningham, Clerk

CRANBURY TOWNSHIP RESOLUTION # R 02-04-042

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION CONCERNING THE USE OF PERMANENT UTILITY EASEMENTS OWNED BY THE TOWNSHIP OF SOUTH BRUNSWICK ACROSS BLOCK 31.01, LOTS 25.03, 25.04, 25.13, 27.03, AND

33.023 IN SAID TOWNSHIP, AUTHORIZING THE ENTRY INTO AN AGREEMENT WITH SOUTH BRUNSWICK FOR SAID USE, AND AUTHORIZING PAYMENT TO SOUTH BRUNSWICK

CRANBURY TOWNSHIP RESOLUTION # R 02-04-042
(Continued)

THEREFOR, ALL FOR THE PURPOSE OF FACILITATING THE CONSTRUCTION OF THE ROUTE 130 FORCE MAIN EXTENSION.

WHEREAS, pursuant to a certain agreement between the Township of South Brunswick (hereinafter South Brunswick) and the Township of Cranbury (hereinafter Cranbury) dated May 21, 2001, Cranbury has an obligation to construct a new sanitary sewer force main and/or gravity sewer line from Pump Station 9 located within the Township of South Brunswick to an existing 27 inch gravity sewer located along Route 130 (between Route 522 and Pump Station 10) (hereinafter the Work); and

WHEREAS, in order to complete the Work, Cranbury must acquire a total of thirteen sanitary sewer easements in specific locations and following a set route that South Brunswick has determined; and

WHEREAS, once completed, the Work will be dedicated to South Brunswick free of charge and thereafter shall be owned and maintained by South Brunswick; and

WHEREAS, in engineering the Work, Cranbury has discovered, and the South Brunswick Engineer has agreed, that the route of the Work is, in some circumstances, identical to an existing sanitary sewer line, for which South Brunswick has certain easement rights already; and

WHEREAS, in order to expedite the completion of the Work, which will benefit the residents of both South Brunswick and Cranbury, it is in the best interests of both parties to enter into a Right of Entry and Indemnification Agreement (hereinafter the Agreement) in order to allow Cranbury to make use of the existing easements rather than obtain completely new, duplicative easements; and

WHEREAS, insofar as South Brunswick and its taxpayers were required to pay the owners of the burdened properties fair market value for said easements, and Cranbury and its residents will be deriving a benefit from the use of said easements and the sanitary sewer lines to be installed therein, South Brunswick has requested compensation from Cranbury for said use; and

WHEREAS, the Township has obtained from Peter E. Sockler, MAI an appraisal of each property interest sought to be acquired (collectively, the "appraisals"), including the property interests referenced herein, which appraisals were approved on December 22, 2003 by Resolution # R-12-03-247; and

WHEREAS, said appraisals, using the Sales Comparison approach, have established a fair market value for each of the property interests to be acquired; and

WHEREAS, it is in the public interest to pay this fair market value to South Brunswick in that it will save Cranbury's taxpayers the costs and burden of protracted negotiations and potential condemnation in acquiring these easements and will allow Cranbury to meet its contractual obligations to South Brunswick in a timely manner;

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

1. The Mayor and Clerk are hereby authorized and directed to enter into an agreement with the Township of South Brunswick in such form as has been approved by the Township Attorney for the use of South Brunswick's permanent sanitary sewer easements located across Lots 27.03, 25.03, 33.02, 25.13 and 25.04 in Block 31.01 on South Brunswick Township Tax Map.

2. Compensation in the total amount of \$8,598.00 shall be paid to South Brunswick Township in consideration of the rights granted to Cranbury in the above-referenced agreement, this amount being the fair market value for the property interests set forth in the above-referenced appraisal

CRANBURY TOWNSHIP RESOLUTION # R 02-04-042
(Continued)

prepared by Peter E. Sockler, MAI and previously approved pursuant to Resolution R-12-03-247. The above-referenced compensation shall be paid to South Brunswick within thirty (30) days of the date of execution of the agreement between South Brunswick and Cranbury.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, 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 February 9, 2004.

Kathleen R. Cunningham, Clerk

Work Session

a. Budget Introduction

The proposed 2004 Budget for the Township of Cranbury was introduced. Mr. Carr, Township Administrator briefed the Township Committee and members of the public on the 2004 proposed budget. There is an 8 cent increase in the tax rate proposed. Mr. Richard Kallan, Wynnewood Drive asked if the tax rate remained the same, how much money did the Township receive from new ratables. Mr. Carr responded. The public hearing on the budget will be on 22 March 2004.

MOTION: A motion to adopt Resolution # R 02-04-034 (The 2004 Cranbury Township Budget) was made by Ms. Stave, seconded by Mr. Panconi and approved by vote:

Ayes: (Beauregard
(Panconi
(Stannard
(Stave

Absent: (Mayes
Abstain: (None

Nays: (None

CRANBURY TOWNSHIP RESOLUTION # R 02-04-034		
2004 MUNICIPAL BUDGET		
OF THE TOWNSHIP OF CRANBURY		
COUNTY OF MIDDLESEX		
FOR THE FISCAL YEAR 2003		
REVENUE AND APPROPRIATION SUMMARIES		
Summary of Revenues	Anticipated	
	2004	2003
1. Surplus	2,600,000.00	2,505,970.00
2. Total Miscellaneous Revenues	2,852,478.24	2,100,774.28

3. Receipts from Delinquent Taxes	100,000.00	160,000.00
4. a) Local Tax for Municipal Purposes	3,979,027.05	3,181,220.19
b.) Addition to Local District School Tax		
Total Amount to be Raised by Taxes for		
Support of Municipal Budget	3,979,027.05	3,181,220.19
Total General Revenues	9,531,505.29	7,947,964.47
Summary of Appropriations	2004 Budget	2003 Budget
1. Operating Expenses: Salaries and Wages	2,309,672.75	2,291,226.20
Other Expenses	3,605,744.93	3,017,235.82
2. Deferred Charges and Other Appropriations	205,700.00	560,063.43
3. Capital Improvements	611,200.00	370,000.00
4. Debt Service (Include for School Purposes)	2,399,187.61	1,324,439.02
5. Reserve for Uncollected Taxes	400,000.00	385,000.00
Total General Appropriations	9,531,505.29	7,947,964.47
Total Number of Employees:	71	72
Balance of Outstanding Debt		
		General
Interest (Budgeted)		609,531.07
Principal (Budgeted)		1,789,656.54
Outstanding Balance		21,554,285.00
Notice is hereby given that the budget and tax resolution was approved by the Township		
Committee of the Township of Cranbury, County of Middlesex on February 9, 2004.		
A hearing on the budget and tax resolution will be held at Committee Meeting Room ,		
Town Hall, 23A N. Main St., on March 22, 2004 at 8:00 o'clock P.M. at which time and		
place objections to the Budget and Tax Resolution for the year 2004 may be presented by		
taxpayers or other interested persons.		
Copies of the budget are available in the office of the Township Clerk at Town Hall,		
23A North Main Street, Cranbury, New Jersey, (609) 395-0544 during the hours of		
9:00 A.M. to 4:30 P.M., Monday through Friday.		

b. Township Employee Manual

The proposed Employee Manual complies with both the requirements set forth by the Joint Insurance Fund (JIF) that the township is a member of and the Municipal Excess Liability Fund (MEL). Both of these organizations have encouraged municipalities to review and have an approved plan on file by 1 March 2004. Mr. Richard Kallan, Wynnewood Drive asked about the drug testing issue and if a decision had been made to test all employees or just the employees who drive Township

vehicles. Ms. Beauregard responded the Township Committee is working on this particular issue. The Township Committee discussed various issues pertaining to the proposed manual and will re-visit the discussion at the next meeting on February 23, 2004. *Note: Mayor Stannard went on record that he works for an insurance company which represents various municipalities throughout the State, therefore he is recusing himself from any discussions pertaining to purchasing or selecting any insurance coverage whatsoever..*

Work Session (continued)

c. Lions Raffle Application

Note: Mayor Stannard recused himself from this discussion and motion, as he is a member of The Cranbury Lions.

The Cranbury Lions have applied for a Raffle application for their upcoming raffle to be held on 31 May 2004. The Township Committee reviewed the application. A motion was made by Ms. Stave, seconded by Ms. Beauregard and unanimously approved to issue the License.

d. Sale of Wright and Barclay Properties

Ms. Beauregard left the meeting for the discussion on the Wright South parcel. The Township Attorney reviewed different options with the Township Committee for the sale of the parcels. One of the options

d. Sale of Wright and Barclay Properties (cont'd)

is to obtain an S.A.D.C. easement for the house, which is an easement for the house only and not the property. D.E.P. would hold such an easement and be the enforcer. Ms. Stave recommended and the Township Committee agreed, to have H.P.A.C. look at this easement and review the property. H.P.A.C. will get back to the Township Committee within three weeks so the Township may advertise in another month. It was also recommended to hold the auctions for the two parcels on the same day. The Township Committee unanimously agreed. It was stressed that all applications should be kept strictly confidential. A date of October 15, 2004 was agreed on to hold the auction. The bid packages should go out no later than April 15, 2004. The Township Committee discussed the whether or not the Wright South parcel should be lumped with the Barclay parcel. The Committee decided not to make a decision on this without Mr. Mayes present.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. Mr. Joseph Stasi, Old Cranbury Road, asked the status of the Holland House. The Township Attorney advised Mr. Stasi to please speak to his attorney regarding this matter as she has sent him two letters addressing all issues. Mr. David Cook, North Main Street asked about access to the Barclay and Wright South parcels. Mr. Richard Kallan, Wynnwood Drive asked the status of the E. Barclay sale. The Township Attorney responded that the sale is moving ahead. Mr. Kallan also inquired about the H.P.A.C. ordinance which died for lack of a motion several weeks ago which would have increased the membership of H.P.A.C. Mayor Stannard responded that there is presently a new charter being drafted and will be considered by the Township Committee later this year. There being no further comments, the Mayor closed the public part of the meeting.

Mayor's Notes

Mayor Stannard reported that he had Mayor's Hours this past Saturday and no one came. He will still have Mayor's hours, every other Saturday from 9:00 a.m. until 10:30 a.m.

Resolution

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

Ayes: (Beauregard
(Panconi
(Stannard
(Stave

Absent: (Mayes

Abstain: (None

Nays: None

CRANBURY TOWNSHIP RESOLUTION # R 02-04-035

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 Township Committee will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act, P.L. 1975, c.231.

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

----Discussion of Closed Township Committee Minutes of February 2, 2004

the terms ----Land Acquisition/Condemnation: Fischer Property—Update regarding acquisition and/or condemnation of Fischer acres and potential thereof.

2. 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: February 9, 2004

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

Ayes: (Beauregard
(Panconi
(Stannard
(Stave

Absent: (Mayes

Abstain: (None

Nays: (None

On motion by Ms. Beauregard, seconded by Ms. Stave and unanimously approved, the Closed Session minutes of February 2, 2004 were adopted.

On motion by Ms. Beauregard, seconded by Mr. Panconi and unanimously carried, the meeting adjourned at 9:53 p.m.

Kathleen R. Cunningham, Clerk

