

TOWNSHIP COMMITTEE MEETING
February 23, 2004

The regular meeting of the Township Committee of the Township of Cranbury was held at 8:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were: Township Committee members: Becky Beauregard, Michael Mayes, Thomas Panconi, Jr., Pari Stave and Mayor Stannard. Also present were: Trishka Waterbury, Esquire, Attorney, Edmond M. Konin, Esquire (from the law firm of Mason, Griffin & Pierson), 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.

Reports and Communications from Committee

--Committee Minutes 15 February 2004

On motion by Mr. Mayes, seconded by Ms. Stave and unanimously approved, the minutes of February 15, 2004 were adopted:

--Sub Committee Reports

Mr. Panconi reported that the police contract negotiations were making progress and he will have a report for the Township Committee at the next meeting on March 1, 2004.

Ms. Beauregard reported that she had received several telephone calls regarding the new Sharbell Development on Old Trenton Road and the properties which abut the development having a problem with drainage and privacy. Mr. William Riley, Cranbury Neck Road spoke concerning these issues and asked that a berm be installed and the drainage problem resolved.

Mayor Stannard gave an update to the Township Committee concerning the sewer agreement with South Brunswick and easements. He mentioned that the project is almost finished and thanked the Township Attorney for her input, along with the Township Engineer.

Agenda Additions/Changes

Under Work Session, Item b. "Development Proposal Fischer Acres was removed, referred to The Planning Board.

Ordinance

First Reading

CRANBURY TOWNSHIP ORDINANCE # 02-04-06

An Ordinance entitled, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNT, NEW JERSEY AUTHORIZING THE ACQUISITION OF PERMANENT AERIAL AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS BLOCK 33, LOT 1 IN THE TOWNSHIP OF CRANBURY TO FACILITATE THE IMPROVEMENT OF THE HALF ACRE ROAD AND ROUTE 130 INTERSECTION", 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 (Mayes (Panconi (Stannard (Stave	Absent: (None Abstain: (None
Nays:	None	

Public Hearing: March 15, 2004

WHEREAS, as a condition of Cranbury Township Planning Board approval allowing certain development fronting Half Acre Road, ProLogis Trust and Rock-Cranbury, LLC are responsible for certain improvements to the Half Acre Road and Route 130 intersection; and

WHEREAS, the improvements require acquisition of easements for installation of the proposed improvements and relocation of existing overhead utility wires; and

WHEREAS, ProLogis Trust and Rock-Cranbury, LLC have been unable to obtain the easements on their own and have requested the Township's assistance in acquiring same; and

WHEREAS, it is in the public interest for Cranbury Township to acquire the above-referenced easements so that the necessary public roadway improvements are completed expeditiously; and

WHEREAS, in order to facilitate the expeditious completion of the improvements, Cranbury Township must acquire, by purchase, gift, or condemnation, a permanent aerial easement and temporary construction easement across the property identified as Block 33, Lot 1 on the Tax Map of the Township of Cranbury; and

WHEREAS, Township consultant Peter E. Sockler, MAI, has inspected the subject property for purposes of preparing an appraisal of same, and based on his investigation and analysis, it is his opinion that the fair market value of the easements is One Thousand Four Hundred Sixty (\$1,460.00) Dollars; and

WHEREAS, there are sufficient funds available for the purchase of the above-referenced easement.

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

1. Pursuant to N.J.S.A. 40A:12-13 et seq., the acquisition by purchase, gift or condemnation of a permanent aerial easement and temporary construction easement across Block 33, Lot 1 in Cranbury Township is hereby authorized.

2. The Township Administrator, Township Attorney, Township Engineer and other appropriate staff are hereby authorized to proceed with such acquisition in an amount not less

CRANBURY TOWNSHIP ORDINANCE # 02-04-06
(Continued)

than the appraised value of the easements, which is One Thousand Four Hundred Sixty (\$1,460.00) Dollars; and, in the event the acquisitions cannot reasonably be effected through gifts or negotiated purchase, condemnation proceedings pursuant to N.J.S.A. 20:3-1 et seq., including the filing of a Declaration of Taking, may be initiated.

3. The appraisal amount and report are hereby approved.
4. The Mayor and Clerk are hereby authorized to sign any documents or pleadings to effectuate the purposes hereof.
5. This ordinance shall take effect upon passage and publication, as required by law.

Ordinance
Second Reading

CRANBURY TOWNSHIP ORDINANCE # 02-04-05

A motion to enter an Ordinance entitled," CRANBURY TOWNSHIP ORDINANCE # 02-04-05 , AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY AUTHORIZING THE ACQUISITION OF PERMANENT AERIAL AND TEMPORARY CONSTRUCTION EASEMENTS ACROSS BLOCK 33, LOT 1 IN THE TOWNSHIP OF CRANBURY TO FACIITATE THE IMPROVEMENT OF THE HALF ACRE ROAD AND ROUTE 130 INTERSECTION", 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 Ms. Beauregard, the Ordinance was adopted by a vote:

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

Resolutions
Consent

Cranbury Township Resolution # R 02-04-045

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 02-04-046

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION CONCERNING THE ACQUISITION OF TEMPORARY CONSTRUCTION AND PERMANENT UTILITY EASEMENTS ACROSS BLOCK 15, LOT 3.02 IN THE TOWNSHIP OF SOUTH BRUNSWICK AND AUTHORIZING PAYMENT THEREFOR, FOR THE PURPOSE OF

Cranbury Township Resolution # R 02-04-046
(Continued)

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, Lot 3.02, among others, located on the South Brunswick Township Tax Map; 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, an offer of compensation in the amount set forth in the approved appraisals was extended to the owner of the above-referenced property; and

WHEREAS, the owner of the above-referenced property has accepted the offer of compensation to be made in exchange for the granting of the easements;

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 execute all documents necessary for the Township to acquire permanent utility and temporary construction easements across Lot 3.02 in Block 15 on the South Brunswick Township Tax Map.

2. Compensation in the amount of \$14,294.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 3.02 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.

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 23, 2004.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 02-04-047

WHEREAS, the Tax Collector has recommended that the following 2003 tax overpayments be refunded:

<u>Block</u>	<u>Lot</u>	<u>Assessed to</u>	<u>Amount</u>
1	5 Qfarm Cedarbrook II Corp. Center LP		\$ 503.20
1.01	2 Qfarm Cedarbrook II Corp. Center LP		62.90

Cranbury Township Resolution # R 02-04-047
(Continued)

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, that the above 2003 tax overpayments be refunded to the above-named individual.

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 23, 2004.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 02-04-048

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY OF MIDDLESEX FOR THE DISTRIBUTION OF MONEYS FROM THE COUNTY'S OPEN SPACE FUND TO ACQUIRE OPEN SPACE IN CRANBURY TOWNSHIP KNOWN AS FISCHER ACRES AND DESIGNATED ON THE CRANBURY TOWNSHIP TAX MAP AS BLOCK 19, LOTS 11 AND 12

WHEREAS, pursuant to the provisions of N.J.S.A. 40:12-14 *et seq.* (the "Open Space Act"), the County of Middlesex has created an open space trust fund to establish a system of public recreation in the County, including parks, open space and playgrounds; and

WHEREAS, the County has developed the Middlesex County Open Space and Recreation Master Plan, which plan was accepted by the County pursuant to a resolution adopted by the Board of Chosen Freeholders on March 6, 2003; and

WHEREAS, the County by resolution adopted on April 3, 2003 has determined to finance the acquisition of additional open space parcels of land within the County to effectuate the Master Plan through the Middlesex County Improvement Authority; and

WHEREAS, the Authority has determined pursuant to the Act to finance the acquisition and improvement of open space parcels included in the Master Plan; and

WHEREAS, the Township has adopted an Open Space and Recreation Plan and an Open Space Inventory Map, both of which list as potential open space property consisting of 54.34± acres located on South Main Street in Cranbury Township and designated on the Cranbury Township Tax Map as Block 19, Lots 11 and 12, commonly known as "Fischer Acres"; and

WHEREAS, on February 24, 2003, the Township Committee adopted Ordinance 02-03-01, which pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 *et seq.*, authorizes the acquisition of Fischer Acres for open space purposes, by purchase or by condemnation; and

WHEREAS, on January 26, 2004, the Township Committee adopted Ordinance 01-04-03, which further authorizes the acquisition of Fischer Acres for open space purposes, by purchase or by condemnation, and authorizes the financing therefor; and

WHEREAS, in furtherance of the provisions of the Open Space Act, the County wishes to provide monies to the Township for the acquisition of Fischer Acres, by purchase or by condemnation,

Cranbury Township Resolution # R 02-04-048
(Continued)

and pursuant to the terms and conditions set forth in a certain agreement between the County of Middlesex and the Township of Cranbury; and

WHEREAS, this agreement has been reviewed and approved as to form by the Township Attorney and by the Attorney for the Middlesex County Improvement Authority;

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

1. The above-referenced Agreement between the County of Middlesex and the Township of Cranbury for the distribution of monies by the County to the Township for the acquisition by purchase or condemnation of property known as Fischer Acres and designated as Block 19, Lots 11 and 12 on the Cranbury Township tax map, is hereby approved, with such modifications, changes and amendments as may be approved and agreed to by the Township Attorney.

2. The Mayor and Clerk are hereby authorized and directed to execute said Agreement.

3. Any other or prior acts taken in connection with said Agreement are hereby ratified.

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 23, 2004.

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 02-04-049

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION CONCERNING THE ACQUISITION OF TEMPORARY CONSTRUCTION AND PERMANENT UTILITY EASEMENTS ACROSS BLOCK 1, LOTS 8 AND 11 IN THE TOWNSHIP OF CRANBURY 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 1, Lots 8 and 11, among others, located in Cranbury 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

Cranbury Township Resolution # R 02-04-049
(Continued)

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 owners of the above-referenced properties; and

WHEREAS, the owners of the above-referenced properties have accepted the offers of compensation made to them in exchange for the granting of the easements;

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 execute all documents necessary for the Township to acquire permanent utility and temporary construction easements across Lots 8 and 11 in Block 1 on the Cranbury Township Tax Map.

2. Compensation in the amount of \$7,106.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 8 in Block 1, 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. Compensation in the amount of \$2,228.00 is hereby approved and authorized for the acquisition of the above-referenced easements across Lot 11 in Block 1, 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.

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 23, 2004.

Kathleen R. Cunningham, Clerk

CRANBURY TOWNSHIP RESOLUTION # R-02-04-050

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, 25.11, 25.12, 25.13, 27.03, AND 33.02 IN SAID TOWNSHIP, AUTHORIZING THE ENTRY INTO AN AGREEMENT WITH SOUTH BRUNSWICK FOR SAID USE, AND AUTHORIZING PAYMENT TO SOUTH BRUNSWICK 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 South Brunswick to an existing 27 inch gravity sewer located along Route 130 (between Route 522 and Pump Station 10) (hereinafter the Work); and

Cranbury Township Resolution # R 02-04-050
(Continued)

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, on February 9, 2004, by Resolution # R-02-04-042, Township Committee authorized execution of a Right of Entry and Indemnification Agreement (hereinafter Agreement) providing for the payment to South Brunswick the amount of \$8,598.00 in consideration for the Township's use of five of South Brunswick's permanent sanitary sewer easements existing across Lots 25.03, 25.04, 25.13, 27.03 and 33.02 in Block 31.01 on the South Brunswick Township Tax Map for purposes of executing the Work; and

WHEREAS, Cranbury has since learned that South Brunswick owns sanitary sewer easements across Lots 25.11 and 25.12 in Block 31.01, easements which are also within the route of the Work; and

WHEREAS, Cranbury and South Brunswick seek to execute a single agreement for Cranbury's use of South Brunswick's permanent sanitary sewer easements across all seven of the lots, namely Lots 25.03, 25.04, 25.11, 25.12, 25.13, 27.03 and 33.02 in Block 31.01 on the South Brunswick Township Tax Map; and

WHEREAS, the Township has obtained from Peter E. Sockler, MAI an appraisal of the interests in Lots 25.11 and 25.12 within Block 31.01 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

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 for the use of South Brunswick's permanent sanitary sewer easements located across Lots 25.03, 25.04, 25.11, 25.12, 25.13, 27.03 and 33.02 in Block 31.01 on the South Brunswick Township Tax Map. The form of the agreement is subject to the Township Attorney's approval.

2. Compensation in the total amount of \$9,270.00 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 appraisals 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.

3. The Township Attorney and Township Engineer are hereby authorized to take such other actions that may be necessary to execute the foregoing agreement, and to the extent that any such prior actions precede the date of this Resolution, they are hereby ratified.

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 23, 2004

Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R-02-04-051

TOWNSHIP OF CRANBURY **COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

A RESOLUTION CONCERNING THE ACQUISITION OF TEMPORARY CONSTRUCTION AND PERMANENT UTILITY EASEMENTS ACROSS BLOCK 15 LOT 3.01 AND BLOCK 15 LOT 3.02 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 02-04-051
(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 23, 2004.

Kathleen R. Cunningham, Clerk

Work Session

a. 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. The Township Committee discussed the recent changes to the Manual with Mr. Edmond M. Konin, Esquire, from the law firm of Mason, Griffin & Pierson, who worked on the Manual with Mr. Carr, and a motion was made by Mr. Mayes, seconded by Mr. Panconi and unanimously carried to adopt the following Resolution:

Ayes: (Beauregard
(Mayes
(Panconi
(Stannard
(Stave

Absent: (None
Abstain: (None

Nays: (None)

Cranbury Township Resolution # R 02-04-044

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION ADOPTING THE PERSONNEL POLICIES OF THE TOWNSHIP OF CRANBURY AS SET FORTH IN A DOCUMENT ENTITLED THE "EMPLOYEE MANUAL OF THE TOWNSHIP OF CRANBURY."

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

1. The personnel policies set forth in a document entitled the "Employee Manual of the Township of Cranbury" are hereby adopted as the personnel policies of the Township of Cranbury.
2. A copy of said Employee Manual shall be provided to each employee of the Township and shall further be kept on file in the Office of the Township Clerk.
3. The implementation, enforcement and interpretation of the Employee Manual shall be the responsibility of the Township Administrator.

CERTIFICATION

I, Kathleen R. Cunningham, RMC, 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 23, 2004.

Kathleen R. Cunningham, Clerk

- b. Cell Towers
Trishka Waterbury, Township Attorney, briefed the Township Committee on her Conceptual ideas about the ways in which our current ordinance might be strengthened and what the process for developing such an ordinance would

Work Session (Continued)

- c. Cell Towers
require. She asked the Township Committee's permission to meet with the Township Planner to work on such an ordinance—the Township Committee agreed.

c. SADC Meeting February 26, 2004

The Township Committee discussed amending the current application before the State Agricultural Development Committee to limit the amount of impervious coverage to 5% (five percent) and to place an historic preservation easement on existing farmhouse on the property. Ms. Stave is still working on the historic easement for the house as she is sending H.P.A.C.'s report and pictures of the

house to Sam Stokes, a historic consultant who has been very active in previous preservation projects in Cranbury Township. Ms. Stave also recommended that when the ordinance is prepared, the language should include a statement concerning Best Management Practices.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda:

Mr. Richard Kallan, Wynnewood Drive, asked why Item b. was listed on the Agenda. He was concerned that the Fischer parcel acquisition was not going to happen. It was explained to him that Mr. DuFour was referred to take his matter to the Planning Board.

Mr. William Riley, Cranbury Neck Road asked the Township Committee to please find the funds to finance the new police department building and urged the Committee to keep this issue at the forefront.

Mr. John Ritter, Plainsboro Road, asked if the Township Committee has contacted the Governor in reference to school consolidation. Mr. Panconi responded: He had attended a meeting with the School Board and they are on top of the issue. The School Board does not feel this is a threat to The Cranbury School.

Mrs. Janet Pape, Plainsboro Road asked the Township Committee to please solve the drainage problem on Plainsboro Road. She mentioned that the pipe which has been installed has helped somewhat however, asked if the water could be directed from the Wright South property. Mayor Stannard indicated that he will ask the Township Engineer what the next step would be. Ms. Connie Bauder, Petty Road, spoke concerning this issue, recommending a swale be installed which would connect Barclay and Wright, before the Township sells the parcels and indicated that the water problem is becoming a hazard for cars traveling on Plainsboro Road and the danger of the water freezing is of great concern. She urged the Township Committee to resolve the problem before someone is injured or killed.

Ms. Connie Bauder, Petty Road, requested that the seniors in the Township be able to have an exercise program twice a week. They presently have a program once a week at the Presbyterian Church. The age range is 58-90. The Township Committee recommended Ms. Bauder take her proposal to Beth Veghte, Chairperson of the Board of Recreation Commissioners as this would come under her jurisdiction.

Ms. Stave requested the timeline for the baseball field be listed under the work session at the next meeting on March 1, 2004.

There being no further comments, the Mayor closed the public part of the meeting.

Mayor's Notes

Mayor Stannard brought to the Township Committee's attention, a copy of a letter from D&R Greenway, which was sent to the County Agriculture Development Board requesting

Mayor's Notes (Continued)

assistance from the County in acquiring the 28.6 acre Kiesler Farm on John White Road in Cranbury.

Resolution

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

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

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:

----Closed Session Committee Minutes of February 9, 2004.

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

---Land ---Land Acquisition/Negotiations: E. Barclay Property—Update regarding the acquisition and/or negotiations of E. Barclay and potential terms thereof.

---Land Acquisition/Condemnation: Fischer Property—Update regarding the acquisition and/or condemnation of Fischer Acres and potential terms 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 23, 2004

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

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

Nays: (None

Ms. Beauregard requested whenever the Township Committee or anyone on the Township Committee receives any correspondence from a resident, an acknowledgement letter be sent. The Township Committee unanimously agreed.

Ms. Stave mentioned the road issue concerning Monroe Township renaming Halsey Reed Road. Mr. Carr will check the proposed plans which are on file in the Planning Office and then he will reach out to Monroe Township.

On motion by Ms. Stave, seconded by Ms. Beauregard, the Closed Session minutes for February 15, 2004 were unanimously adopted.

On motion by Ms. Beauregard, seconded by Ms. Stave and unanimously approved, the meeting adjourned at 10:00 p.m.

Kathleen R. Cunningham, Clerk