

TOWNSHIP COMMITTEE REGULAR MEETING
April 11, 2022

The Township Committee Regular Meeting of the Township of Cranbury commenced at 7:06 p.m. by remote access videoconferencing in response to COVID-19 and the updated Open Public Meeting Act guidelines. Answering present to roll call were Township Committee members: Eman El-Badawi, Michael Ferrante, Matthew Scott, Evelyn Spann, and Mayor Barbara Rogers. Also present were Denise Marabello, Township Administrator/CFO, and Debra Rubin, Municipal Clerk. Mayor Rogers led the salute to the flag, and Ms. Rubin read 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:

Posted on the Bulletin Board of the Municipal Office at 23-A North Main Street, Cranbury, New Jersey and remains posted at that location.

Communicated to the Cranbury Press, Home News Tribune and Trenton Times on January 5, 2022.

Filed on January 5, 2022 at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey, posted on the Township's web site and remains on file for public inspection. Township website was previously updated with remote access information on April 24, 2020, and updated June 18, 2020.

Sent to those individuals who have requested personal notice.

Ms. Rubin read the following additional statement:

Cranbury Township

Statement on Public Comment during Remote Meeting

The public may electronically submit questions or comments to twpclerk@cranbury-nj.com or in written letter form via mail to Cranbury Township Town Hall no later than 4:00 p.m. the day of the scheduled Committee Meeting. Name, address and phone or email must be included. Timely submitted questions or public comment shall be read aloud and addressed during the public meeting. Duplicate written comments may be summarized and noted for the record in a consistent manner.

To eliminate background noise so that all meeting participants may hear, please mute your microphone and remain in listening mode only. The Clerk will place all remote attendees on this platform on mute as well and will manage the order of the remote participant's comments. During public comment period(s), the Clerk will make an announcement that any remote participant seeking to comment must signify their intent by using the "raise hand" feature on Zoom. The Clerk will then unmute each participant individually when it is their designated time to speak. If you do not have a question or comment, please keep your microphone muted. Please unmute yourself only at the direction of the Clerk. All remote users must state their name and address at the beginning of his/her public comment.

Should a member of the public using the Zoom platform become disruptive, that individual will be kept on mute and receive a warning that continued disruption may result in their being prevented from speaking or removed from the meeting entirely. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to speak.

The Township Committee will facilitate a dialogue with all commenters to the extent permitted by Zoom.

Proclamation – A Proclamation Designating April 29th, 2022 as Arbor Day – Mayor Rogers read the following Proclamation in its entirety:

Proclamation

Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

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Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitats for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, whenever they are planted, are a source of joy and spiritual renewal, and

Now Therefore, I, Barbara F. Rogers, PhD., Mayor of the Township of Cranbury, do hereby proclaim April 29, 2022 as

Arbor Day

in the Township of Cranbury, I urge all citizens to support efforts to protect our trees and woodland to support our Township's forestry program, and

Further, I urge all citizens to plant trees to gladden hearts and promote the well-being of present and future generations.

Approval of Minutes: Mayor Rogers asked if any members of the Township Committee would like to address changes or amendments to the following minutes. Hearing none, Mayor Rogers asked for a motion to adopt the following minutes:

-- Township Committee Regular Meeting Minutes of March 28, 2022;

On a motion by Mrs. Spann, seconded by Mr. Ferrante, along with the following roll call vote of the members of the Township Committee;

Ayes: (El-Badawi
(Ferrante
(Scott
(Spann
(Rogers

Abstain: (None
Absent: (None

Nays: (None

the Township Committee Regular Meeting Minutes of March 28, 2022 were adopted.

**Reports and Communications
Members of Committee**

- Mrs. El-Badawi – Mrs. El-Badawi reported on her attendance at the Shade Tree Commission and EDAC meetings. She reported on the upcoming Arbor Day plans to include a tree planting with 2nd graders from Cranbury School. Mrs. El-Badawi reported on two main topics discussed

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by EDAC which were kiosk locations and designs and the upcoming plastic bag ban which will take effect in May. The EDAC will be promoting information on the ban at the upcoming township wide Yard Sale. Mrs. El-Badawi also reported on her attendance at the State of the County.

- Mr. Ferrante – Mr. Ferrante reported on his attendance at the Library Board meeting. He advised PSE&G will receive the executed original Grant of Easement to move poles at the new library site. He reported on the promotion of a new Eagle Scout within Cranbury.
- Mr. Scott – Mr. Scott reported on his attendance at the Historical Preservation Committee and Traffic Subcommittee meetings. He deferred to Mrs. Spann to report on Traffic Subcommittee meeting.
- Mrs. Spann – Mrs. Spann reported on her attendance at the Traffic Subcommittee meeting. She discussed the suggested traffic plan and the cooperation with the State of New Jersey to adjust the traffic light timing sequence for Old Trenton Road. The adjustment should assist in keeping the remaining section of Station Road residential. She will continue to follow up with the appropriate parties at the State for status updates. Mrs. Spann also attended the Zoning Board, DRC and Planning Board meetings. She added that she attended the State of the County, along with Mayor Rogers and Mrs. El-Badawi.

Mayor

Mayor Rogers – The following items were covered under the Mayor's Updates and Upcoming Events;

- **Mayor's Wellness Committee** – sent out survey via eblast; monthly events 3rd Weds at 7 pm
- **Lake Dredging** – Clean-up and restoration of the site continues.
- **Middlesex County Chamber of Commerce** – Spoke at "Meet the Mayor" event with 3 other mayors March 31st in Plainsboro; Provided NJ Dept of Tourism photos of Cranbury. Cranbury Township was featured in an online article in East End Taste magazine called "The Most Beautiful Towns Across New Jersey"
- **State of the County** – Mayor Rogers attended
- **Middlesex Planning Office** – Provided the "Southern Middlesex Freight Movement Study" scope of work. The study is in the initial stages w/engagement activities to begin in May.

Sustainability:

- **Municipal Energy Audit** – NJ Clean Energy program auditors inspected township facilities and made recommendations for energy savings.
- **Community Solar** – Frank Piazza & Assoc. was contacted for energy savings for affordable housing under NJPU program. Mayor Rogers to alert Cranbury Housing Associates to program as well.
- **Resiliency** – subcommittee will be contacting township engineer about SW inventory/mapping

Reminders:

- **"Cranbury Crawl"** – "Slowdown in our town!" campaign has begun. Police monitoring speed limits with township.
- **April 1-30: Gourgaud Gallery** 9 am – 3 pm – Cranbury Camera Club
- **April 20 – Mayors Wellness Committee** – "The Benefits of Trees", Weds @ 7 pm Zoom
- **April 23 – Town-wide Yard Sale** – CBA sponsored; check CBA website for details & registration
- **April 30-May 1 – Clean Up Weekend**; Bring items to Public Works Yard, 100 Dey Rd.
- **May 30 – Memorial Day Parade – Lions Club** sponsoring parade which begins promptly at 1:00 pm
- **Summer:** Cranbury Recreation Camp registration has begun; Cranbury Arts Council Camps

325 Anniversary Events:

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- **April 23** - Stream Clean Up; 9-11 am - Village Park
- **Cranbury School:** Mayors Walk to School (**April 21st**)
- **Tour de Cranbury:** Fall biking event w/stops at farm stands: Committee forming, please email brogers@cranbury-nj.com
- Send Cranbury iconic photos to mferrante@cranbury-nj.com

Department Heads:

- Debra Rubin, Municipal Clerk – Ms. Rubin announced the resolution for the person to person transfer of the Cranbury Inn liquor license is tentatively scheduled for review and approval at the April 25th Township Committee meeting.

Boards – No presentations

Agenda Additions/Changes – None

Boards and Commissions – No Mayoral appointments made.

Vacancies: Mayor Rogers announced vacancies on Municipal Alliance and Zoning Board.

Ordinances –

First Reading – None

Second Reading:

– Mayor Rogers read the following ordinance by title only:

Cranbury Township Ordinance #03-22-03

Bond Ordinance Providing For Various Capital Improvements Of The Township Of Cranbury, In The County Of Middlesex, New Jersey, Appropriating \$2,189,340.00 Therefore, Funding \$300,000 From Off Site Road Improvements Fund, Reappropriating \$325,000.00 Obligations Not Needed For Their Original Purposes In Various Capital Ordinances, \$88,190 From Recreation Trust, \$73,808 From Capital Improvement Fund And Authorizing The Issuance Of \$1,402,342 Bonds Or Notes Of The Township To Finance Part Of The Cost Thereof.

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Cranbury, in the County of Middlesex, New Jersey (the "Township") as a general improvement. For the several improvements or purposes described in Section 3, there is hereby appropriated the sum of \$2,189,340.00, including the sum of \$73,808.00 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

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Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,402,342.00 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefore, the estimated maximum amount of the bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation And Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
a) Replacement of pistols	\$6,100	\$5,795	15 years
b) Police Traffic Safety	\$13,500	\$12,825	5 years
c) Police Vehicle & Equipment	\$147,000	\$139,650	5 years
d) Police Buildings & Grounds	\$14,000	\$13,300	5 years
e) Computers & Equipment-TH	\$11,750	\$11,163	5 years
f) Parks Improvements	\$13,700	\$13,015	5 years
g) Engineering Costs Plainsboro Road	\$25,000	\$0	40 years
h) Fire Chief Vehicle	\$100,000	\$95,000	5 years
i) Walking Trail – Village Park	\$75,000	\$71,250	20 years
j) Building Repairs-Misc	\$200,000	\$190,000	5 years
k) Replace Gas & Diesel Tank	\$175,000	\$166,250	15 years
l) Replace Village Park Basketball	\$60,000	\$57,000	15 years
m) Bike Network Plan	\$60,000	\$57,000	40 years
n) Sewer Improvements-So Bruns	\$277,000	\$263,150	20 years
o) Sewer Improvements-Cranbury	\$50,000	\$47,500	20 years
p) Road Repairs – Cranbury Greene	\$752,100	\$144,494	40 years
q) Misc Road Repairs	\$20,000	\$19,000	40 years

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r) Pathway from CHA to Ingerman	\$50,000	\$47,500	40 years
s) Village Park Topography Study	\$11,000	\$10,450	5 years
t) Volleyball Court	\$88,190	\$0	15 years
u) Grading of Heritage Park	\$40,000	\$38,000	20 years

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense. They are all improvements or purposes that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

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(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 18 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,402,342.00 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$25,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. The full faith and credit of the Township are hereby pledged to the punctual payment

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of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 10. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

--Mayor Rogers opened for public comment on the ordinance only. Hearing none, Mayor Rogers closed the public comment on the ordinance.

Mayor Rogers opened for township committee members comment on the ordinance only. Hearing none, Mayor Rogers closed the township committee comment on the ordinance.

Mr. Scott made a motion to adopt the ordinance. Mr. Ferrante seconded the motion. On a roll call vote, the ordinance was adopted unanimously.

Ayes: (El-Badawi
(Ferrante
(Scott
(Spann
(Rogers

Abstain: (None

Absent: (None

Nays: (None

– Mayor Rogers read the following ordinance by title only:

CRANBURY TOWNSHIP ORDINANCE 03-22-04

**A CAPITAL ORDINANCE OF THE TOWNSHIP OF CRANBURY AUTHORIZING THE
CONSTRUCTION OF THE EDEN HOUSE BY THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF
MIDDLESEX, NEW JERSEY, APPROPRIATING \$400,000.00 FROM THE AFFORDABLE HOUSING
TRUST FUND TO COVER THE COST THEREOF**

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

SECTION 1: There is hereby approved as a capital project within the Township of Cranbury not to exceed the costs noted below:

<u>Project/Purpose</u>	<u>Cost</u>
Construction of Eden House	\$400,000.00

SECTION 2: There is hereby appropriated from Affordable Housing Trust Fund in the sum of \$400,000.00 to cover the cost of the capital projects as described in Section 1 hereof.

SECTION 3: This Ordinance shall take effect upon final adoption and publication according to law.

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SECTION 4: The capital budget of the Township of Cranbury is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the capital budget and capital program as approved by the Director of Local Government Services is on file with the clerk and is available there for public inspection.

--Mayor Rogers opened for public comment on the ordinance only.

- Kathleen Argiriou – Requested explanation of ordinance, what the benefit was to the township and the reasons the township was implementing. She asked if the house was owned by the township. Ms. Marabello explained the ordinance allows the township to use affordable trust money to fund the project
- Joan Weidner – Announced she attended in order to answer any questions posed in place of Mr. Berkowsky, CHA, who was unable to attend.

Hearing no further public comment, Mayor Rogers closed the public comment on the ordinance.

Mayor Rogers opened for township committee members comment on the ordinance only. Mrs. Spann commented the project is still expected to follow all township requirements and the ordinance only covers the funding of the project. Hearing no further comment, Mayor Rogers closed the township committee comment on the ordinance.

Mr. Scott made a motion to adopt the ordinance. Mr. Ferrante seconded the motion. On a roll call vote, the ordinance was adopted unanimously.

Ayes: (El-Badawi
 (Ferrante
 (Scott
 (Spann
 (Rogers

Abstain: (None
Absent: (None

Nays: (None

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

ORDINANCE NO. 03-22-05

**ORDINANCE OF THE TOWNSHIP OF CRANBURY GRANTING AN EASEMENT TO PUBLIC
SERVICE ELECTRIC AND GAS COMPANY FOR PROPERTY LOCATED AT BLOCK 23, LOT 14.03**

WHEREAS, the Township of Cranbury is the owner in fee simple of a certain tract of real property located at Block 23, Lot 14.03 ("the Property"); and

WHEREAS, in order for construction of the new library parking lot to proceed, an anchor and guy wire must be relocated to the Property; and

WHEREAS, the Township desires to grant an easement to Public Service Electric and Gas Company ("PSEG"), perpetuity, for construction, installation and maintenance of an anchor and guy wire at the Property; and

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WHEREAS, the Township Committee of the Township of Cranbury has reviewed the proposed Easement, attached hereto as Exhibit A, and the description of the property, attached hereto as Exhibit B, and believes it is in the best interest of the Township to execute said easement.

NOW THEREFORE, BET IT ORDAINED, by the Township Committee of the Township of Cranbury, in Middlesex County, New Jersey:

Section 1. Execution of Easement. The Mayor and Township Clerk are authorized to execute the easement agreement attached hereto as Exhibit A to permit the construction, installation and maintenance of an anchor and guy wire located at Township Block 23, Lot 14.03, as is more fully described in the property description attached hereto as Exhibit B, which property description may be supplemented or amended upon review of the Township Engineer.

Section 2. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are hereby repealed.

Section 3. Severability. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this ordinance is declared or held invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word shall be deemed a separate, distinct, and independent provision, and such declaration or holding shall not affect the validity or constitutionality of any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this ordinance, and this ordinance is declared severable.

Section 4. Effective Date. This ordinance shall take effect immediately.

--Mayor Rogers opened for public comment on the ordinance only. Hearing none, Mayor Rogers closed the public comment on the ordinance.

Mayor Rogers opened for township committee members comment on the ordinance only. Mr. Ferrante explained the ordinance was needed to continue the library construction project. Mrs. Spann questioned if there were any costs to the township and Mr. Ferrante confirmed there was no cost to the township. Mayor Rogers closed the township committee comment on the ordinance. Hearing no further comment, Mayor Rogers closed the township committee comment on the ordinance.

Mr. Ferrante made a motion to adopt the ordinance. Mr. Scott seconded the motion. On a roll call vote, the ordinance was adopted unanimously.

Ayes: (El-Badawi
(Ferrante
(Scott
(Spann
(Rogers

Abstain: (None
Absent: (None

Nays: (None

Resolutions – Consent

Mayor Rogers asked the Township Committee if there were any questions or comments on the Consent Agenda items. Hearing none, the mayor asked for a motion to adopt the Consent Agenda items. On a

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motion by Mr. Ferrante, seconded by Mr. Scott the following Consent Agenda Resolution(s) were adopted unanimously by the following vote:

Ayes: (El-Badawi
(Ferrante
(Scott
(Spann
(Rogers

Abstain: (None
Absent: (None

Nays: (None

CRANBURY TOWNSHIP RESOLUTION #R 04-22-065

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 04-22-066

**A Resolution Authorizing the Sewer Collector to Refund an
Overpaid Sewer Payment for Block 23 Lot 82**

WHEREAS, The Sewer Collector, Tanyika L. Johns has certified that the following rate payers overpaid their sewer; and

WHEREAS, The Sewer Collector is requesting that the overpaid sewer be refunded,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following overpayment be refunded:

<u>Rate Payer</u>	<u>Refund</u>
OWNER: CALLAWAY, ELISABETH-ANN	\$136.51

Make check payable to: Foundation Title
LOCATION: 42 South Main Street
BLOCK: 23 LOT: 82 **QUALIFIER:**

CRANBURY TOWNSHIP RESOLUTION # R 04-22-067

**Resolution Authorizing a Memorandum of Understanding with Cranbury Housing
Associates, Inc. For Affordable Housing Development of Property Located on Old
Cranbury Road and Designated as Lot 15 In Block 20 On the Cranbury Township
Tax Map**

WHEREAS, the Township of Cranbury ("Township") currently owns certain real property located at 19 Old Cranbury Road, designated as Lot 15 in Block 20 on the Cranbury Township Tax Map (the "Property"), which property is suitable and appropriate for the redevelopment of the site with a residential use; and

WHEREAS, Cranbury Housing Associates, Inc. ("CHA") is a local not-for-profit corporation that has a long history of developing, constructing, facilitating and managing affordable housing opportunities within the Township; and

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WHEREAS, CHA has expressed an interest in constructing a four-bedroom group home that will provide needed and wanted housing opportunities for adult individuals with disabilities (the "Project"); and

WHEREAS, in addition to providing housing opportunities for individuals with disabilities, the Project will also assist the Township in meeting its Mount Laurel affordable housing obligations because group homes also qualify as affordable housing opportunities under the applicable rules of the Council on Affordable Housing ("COAH"), N.J.A.C. 5:93; and

WHEREAS, N.J.S.A. 52:27D-325 authorizes a municipality to acquire real property, or any estate or interest therein, for the construction, rehabilitation or conversion of buildings, structures or other improvements thereon, necessary or useful for the provision of low- and moderate-income housing, and also provides for the private sale and conveyance of such affordable housing unit(s) to a low- or moderate-income household or nonprofit entity where such conveyance contains a contractual guarantee that the housing units will remain available to low- and moderate-income households for a period of at least 30 years; and

WHEREAS, the Township wishes to convey the Property to CHA for the construction, development and operation of the Project, and CHA agrees and affirms that the housing will remain available to low- and moderate-income households for a period of at least 30 years; and

WHEREAS, N.J.A.C. 5:97-8.7(a) specifies that a municipality may use affordable housing funds for the construction of new affordable housing units, related developments costs and for infrastructure directly serving affordable housing developments, for a rehabilitation program, for the acquisition and/or improvement of land to be used for affordable housing, for maintenance and repair of affordable housing units, and for any other activities as specified in an approved spending plan; and

WHEREAS, to enable, facilitate and support the development of the Project, the Township agrees and commits to provide funding to CHA in the amount of \$100,000 per bedroom for the Project, for a total municipal funding contribution of \$400,000; and

WHEREAS, said funds shall come from the municipal affordable housing trust fund and/or by bonding, and is made expressly contingent upon court-approval of a municipal spending plan amendment that includes and commits the necessary funds for this Project; and

WHEREAS, the Township wishes to enter into a Memorandum of Understanding with CHA providing for the Project contemplated herein and does wish to commit and expend funds to assist CHA construct and complete the Project.

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

1. The preamble to this resolution is hereby incorporated as if fully restated herein.
2. The Township of Cranbury hereby commits the sum of up to Four Hundred Thousand (\$400,000.00) Dollars (\$100,000 per bedroom) for the construction of the Project set forth and described herein. Said funds are or shall be available from the Municipal Affordable Housing Trust Fund and/or by the adoption of the necessary funding ordinance pursuant to the Court's approval of an Amended Municipal Affordable Housing Spending Plan in the Township's Mount Laurel declaratory judgment action entitled In the Matter of the Application of the Township of Cranbury in Middlesex County, Docket No. MID-L-3960-15.
3. The Township's Affordable Housing Planner and Special Counsel for Affordable Housing are hereby authorized and directed to prepare an amendment to the Municipal Affordable Housing Spending Plan and seek / obtain Court approval of the Plan, which shall include the Project and funding commitment made herein.

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4. The Township is hereby authorized to enter into a Memorandum of Understanding with Cranbury Housing Associates, Inc. (the "MOU"), providing for (a) the conveyance of municipally owned property located at 19 Old Cranbury Road, designated as Block 20, Lot 15 on the Cranbury Township Tax Map, and (b) development of the Property with a four-bedroom group home for individuals with disabilities that will be administered in accordance with the terms and conditions of COAH's rules to enable the Township to receive one affordable housing credit for each of the four bedrooms. The Mayor and Clerk are authorized and directed to sign the MOU on behalf of the Township, a copy of which is on file in the Municipal Clerk's Office, or such other substantially similar agreement, the terms and form of which shall have been reviewed and approved by the Township Attorney or Special Counsel for Affordable Housing in consultation with the Mayor and Township Administrator.
5. Pursuant to the authority granted by N.J.S.A. 52:27D-325, the Township is authorized to convey by private sale and conveyance the Property to CHA under the terms and conditions set forth in the MOU, with such conveyance specifically conditioned upon a contractual guarantee that the Project will remain available to low- and moderate-income households for a period of at least 30 years.
6. The Mayor, Administrator, Clerk, Finance Officer, Attorney, Special Counsel for Affordable Housing, Affordable Housing Planner, and other appropriate officers, employees and professionals are hereby authorized and directed to prepare and execute any and all documents regarding the agreement authorized above and to undertake any and all further acts necessary to accomplish the purposes hereof.
7. This resolution shall take effect immediately.

Public Comment

Mayor Rogers opened the meeting to public comment. None were received by email prior to 4:00 p.m.

Mayor Rogers opened public comment to those in attendance:

- Marianne Bossard – Thanked the members of the Township Committee for the update on the study. She asked if the June 2023 date will influence a moratorium of future applications for projects to include tractor trailer traffic.
- Julianne Lako – Asked if the township will be providing an allotment of funds towards Cranbury Day.
- Joan Weidner – Thanked the members of the Township Committee for their support on the Eden House.

Mayor Rogers closed the public comment portion at 7:48 p.m.

Ms. Marabello asked Ms. Lako to follow up with her directly with respect to the Cranbury Business Association's allotment of funds for Cranbury Day.

Action Items:

- None

Adjourn

Mayor Rogers requested a motion to adjourn. On motion by Mr. Ferrante, seconded by Mr. Scott and unanimously carried, the meeting adjourned at 7:56 p.m.

Debra A. Rubin, RMC
Municipal Clerk