

TOWNSHIP COMMITTEE REGULAR MEETING  
April 25, 2022

The Township Committee Regular Meeting of the Township of Cranbury commenced at 7:00 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, Michael Scott, Evelyn Spann, and Mayor Barbara Rogers. Also present were Denise Marabello, Township Administrator/CFO, Chief Michael Owens, Chief of Police and Debra Rubin, Municipal Clerk. Mayor Rogers led in 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 [twpcclerk@cranbury-nj.com](mailto:twpcclerk@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 technology.

**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 April 11, 2022;**

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On a motion by Mrs. Spann, seconded by Mr. Scott, 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 April 11, 2022 were adopted.

**Reports and Communications  
Members of Committee**

- Mrs. El-Badawi – Mrs. El-Badawi reported on her attendance at the Parks Commission meeting. She added that she attended a Mayors Wellness Campaign webinar focusing on mental health.
- Mr. Ferrante – Mr. Ferrante reported on his attendance at the Library Board of Trustees meeting. He announced the new BSA Scout Troop, Troop 52G. He also reported the April 23<sup>rd</sup> Stream Clean Up Event was a huge success and volunteers from Amazon joined in the event.
- Mr. Scott – Mr. Scott reported on his attendance at the Recreation Commission and Historic Preservation Commission meetings. He reported on an upcoming Line Dancing event hosted by the Recreation Commission. Mr. Scott added the Township Committee should consider new updated historic signage in the near future. Mr. Ferrante suggested all signs be checked for updated directional information.
- Mrs. Spann – Mrs. Spann reported on her attendance to the Zoning Committee and Municipal Alliance meetings. She provided an update to the Health and Wellness Fair scheduled for May 21<sup>st</sup>. Mrs. Spann also attended a Golden Agers luncheon meeting.

**Mayor**

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

- **Mayor's Wellness Committee** - Asked residents to complete the Wellness Survey;
- **"Put Us On The Map"** - The Township was awarded this honor;
- **"The Benefits of Trees"** – was hosted by Kathy Easton on April 20<sup>th</sup>;
- **Town-wide Yard Sale** - CBA online map; well attended; EDAC promoted May 4<sup>th</sup> single use bag ban
- **Keep Middlesex Moving** - Met to discuss their programs and identify potential partnerships

**Sustainability:**

- **Municipal Energy Audit** – Contacted Sustainable Jersey (SJ) to obtain help with determining costs and identifying potential funding sources

**325 Anniversary Events:**

- **Mayor's Walk to School & CHPS** - >40 children participated with parents, School Superintendent, Chief Owens, police members, and various boards & commission members;
- **Annual Stream Cleanup & Open Space Celebration** - >50 participants, including members of Troop 52; 325 lbs. of trash collected
- **September: Library & CHPS events**; check websites for current information
- **Tour de Cranbury**: Fall biking event w/stops at farm stands – committee members are needed
- Send Cranbury iconic photos to [mferrante@cranbury-nj.com](mailto:mferrante@cranbury-nj.com)

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**Reminders:**

- **“Slowdown in our town!”** Cranbury police committed to safety of all residents
- **April 1-30: Gourgaud Gallery** - Cranbury Camera Club
- **April 30-May 1 - Clean Up Weekend;** Bring items to Public Works Yard, 100 Dey Rd.
- **May 1 - Cranbury Museum opening**
- **May 21 - Health & Wellness Fair** – Municipal Alliance 12-3 pm @ Cranbury School
- **May 22 - MWC Cranbury Brook Preserve Walk**
- **May 30 - Memorial Day Parade:** Sponsored by the Lions Club and begins promptly at 1:00 pm
- **Summer:** Cranbury Recreation Camp; Cranbury Arts Council: Art & Stem Camps
- **July 14:** Line Dancing, 4-8 pm organized by Rec Dept

**Department Heads:**

Chief Michael Owens, Chief of Police, gave his March report. He praised Cranbury officers and their handling of a situation with respect to an arrest earlier in the month. Mrs. El-Badawi questioned the Chief on a new speed limit sign installed on Cranbury Neck Road. The Chief to follow up on who installed.

**Boards – Cranbury Housing Associates** – Mark Berkowsky, President of CHA was present to provide the annual CHA report.

**Agenda Additions/Changes** – Ms. Rubin announced **“Cranbury Township Resolution No. R 04-22-073 Appointment to Zoning Board of Adjustment”** will be added to the agenda under the Consent Resolutions portion of the agenda.

**Boards and Commissions – Mayoral Appointments/Vacancies:** Mayor Rogers announced two (2) vacancies on Municipal Alliance.

**Ordinances –**

**First Reading – None**

**Second Reading – 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 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 04-22-068**

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

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**CRANBURY TOWNSHIP RESOLUTION #R 04-22-069**

**RESOLUTION AUTHORIZING PERSON-TO-PERSON  
TRANSFER OF LIQUOR LICENSE FROM THOMAS C. INGEGNERI TO  
GB WINE & SPIRITS LLC**

**WHEREAS**, an application has been filed for a person to person transfer to Plenary Retail Consumption License with Broad Package Privileges License No. 1202-32-002-005 heretofore issued to Thomas C. Ingegneri at 21 South Main Street, Cranbury, New Jersey 08512;

**WHEREAS**, the submitted application from is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

**WHEREAS**, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated there under, as well as pertinent local ordinances and conditions consistent with Title 33; and

**WHEREAS**, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and licensed business and all additional financing obtained in connection with the license business; and

**WHEREAS**, notice of such application has been printed in the Times of Trenton on March 24<sup>th</sup> and continued therein for March 31<sup>st</sup> successively, at least one in each week for two weeks; and

**WHEREAS**, to date no objections have been filed to the transfer of the license pursuant to the application.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey that the Plenary Retail Consumption License with Broad Package Privileges License No. 1202-32-002-005 heretofore issued to Thomas C. Ingegneri be and is hereby transferred to GB Wine & Spirits LLC and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to GB Wine & Spirits LLC" 1202-32-002-006.

**BE IT FURTHER RESOLVED** that a certified copy of this resolution be forwarded to the Division of Alcoholic Beverage Control in Trenton.

**CRANBURY TOWNSHIP RESOLUTION # R 04-22-070**

**APPOINTMENT TO ZONING BOARD OF ADJUSTMENT**

**WHEREAS**, it is necessary to make the following appointment(s) to fill a vacancy for a regular member position with an unexpired term;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Cranbury that the following individual(s) is appointed to the position(s) and term(s) noted effective April 25, 2022:

**TOWNSHIP COMMITTEE APPOINTMENTS**

<b>NAME</b>	<b>APPOINTMENT</b>	<b>TERM ENDING</b>
Richard Kallan, Member	Zoning Board of Adjustment	12/31/24

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**CRANBURY TOWNSHIP RESOLUTION # R 04-22-071**

**A RESOLUTION APPROVING A CHANGE ORDER TO THE  
TOWNSHIP'S CONTRACT WITH SUMCO ECO-CONTRACTING, LLC**

WHEREAS, a contract was awarded to SumCo Eco-Contracting, LLC. for a not to exceed amount of \$3,082,928.00 on May 20, 2021; and

WHEREAS, the Township Engineer has recommended a change order for additional items which would increase the agreement by \$3,110,648.00;

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

1. The Change Order for SumCo Eco-Contracting, LLC. is hereby approved.
2. This Resolution shall serve as an amendment to the original contract and will increase the agreement amount by \$27,720.00

**CRANBURY TOWNSHIP RESOLUTION # R 04-22-073**

**APPOINTMENT TO ZONING BOARD OF ADJUSTMENT**

WHEREAS, it is necessary to make the following appointment(s) to fill a vacancy for a regular member position with an unexpired term;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following individual(s) is appointed to the position(s) and term(s) noted effective April 25, 2022:

**TOWNSHIP COMMITTEE APPOINTMENTS**

<b>NAME</b>	<b>APPOINTMENT</b>	<b>TERM ENDING</b>
Steven Schwarz,	Zoning Board of Adjustment	12/31/23

**Public Comment**

Mayor Rogers opened the meeting to public comment. She provided the following were sent prior to the meeting:

- John Affel – Referenced April 7<sup>th</sup>, 2022 Trenton Times article describing Federal government's Bipartisan Infrastructure Law and funding for highways & bridges: Since February Township Committee meeting, have the members contacted our Congresswoman, our two Senators and our Governor to help guide them to investigate these Infrastructure Law funds in the building of the Liberty Way Bridge?
- Mr. Ferrante read a letter he received from a Cranbury Student Resident (age 7 years old) who requested a change to the laws about school.

Mayor Rogers opened public comment to those in attendance:

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- Janice Mondoker –Ms. Mondoker stated she is disappointed that there is no gateway sign being considered for the Hamlet since signs are considered for the Village. What can be done to get a Gateway Sign for traffic control in their area?
- Kathleen Morolda – Ms. Morolda commended Mr. Ferrante with the help of the boy scouts and Amazon managers for their efforts in helping with the Stream Clean Up. Requested Amazon to be contacted to suggest they organize a cleaning crew to continue cleaning the roads they frequent.
- Marianne Bossard – Ms. Bossard provided comments regarding Halsey Reed Road residents zoned similarly to Village and requested gateway signage for the Hamlet. She requested the Police Department's monthly reports return to sharing details.
- Mariann Geer – Ms. Geer made a noise complaint against Toll Brothers Construction on Petty Road. She reported the generator runs continuously through the night. Both Plainsboro and Cranbury Police Departments had been contacted regarding the noise. She asked if a Code Enforcement Officer was able to discuss the noise ordinance and asked for guidance on how to navigate these requests.

Mayor Rogers closed the public comment portion at 8:22 p.m.

Ms. Marabello responded the Township Engineer spoke with Toll Brothers regarding the generators that are currently running overnight. The generators are permitted as they are used to dewater the site for construction to continue each day. The generator was throttled back in an effort to decrease the noise. Ms. Marabello acknowledged it may be a short-term inconvenience, however, it is permitted. Building construction noise times are noted in the noise ordinance.

Mr. Ferrante responded that he will reach out to the Amazon manager to encourage team building activities that incorporate cleaning the roads surrounding the Amazon warehouse. Mayor Rogers suggested organizing a group of students for Clean Community grant to assist.

**Action Items:**

- Follow up on changes needed to historic signage – M. Ferrante
- Signage on Halsey Reed Road - Traffic Subcommittee

**Resolution – Closed Session**

Mayor Rogers asked for a motion to approve the Closed Session resolution(s). On a motion by Mr. Ferrante, seconded by Mr. Scott the following Closed Session resolution (s) was adopted unanimously by the following vote:

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

Abstain: (None  
Absent: (None

Nays: (None

**CRANBURY TOWNSHIP RESOLUTION # R 04-22-072**

RESOLUTION TO CLOSE MEETING TO THE PUBLIC

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

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

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- **N.J.S.A. 10:4-12b** (8) Personnel matters related to the employment, appointment or termination of current of prospective employees, unless all individuals who could be adversely affected request, in writing, that the matter be discussed at a public meeting.

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.

**Closed Session:**

Ms. Rubin announced to the public that the meeting would be going into Closed Session. She explained to the public they will be placed in the Zoom Waiting Room platform if they chose to wait for meeting to resume after Closed Session.

The Closed Session ended at 8:39 p.m.

**Adjourn**

Mayor Rogers requested a motion to adjourn. On motion by Mr. Ferrante, seconded by Mrs. Spann and unanimously carried, the meeting adjourned at 8:40 p.m.

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Debra A. Rubin, RMC  
Municipal Clerk