

TOWNSHIP COMMITTEE REGULAR MEETING  
June 27, 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 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 [twpclerk@cranbury-nj.com](mailto:twpclerk@cranbury-nj.com) or in written letter form via mail to Cranbury Township Town Hall no later than 3:00 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.

**Proclamation – A Proclamation Designating July as Park and Recreation Month** – Mayor Rogers summarized the following Proclamation:

**Proclamation**

**Whereas**, parks and recreation is an integral part of communities throughout this country, including the Township of Cranbury, and

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**Whereas**, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks, and

**Whereas**, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's, and

**Whereas**, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles, and

**Whereas**, parks and recreation is a leading provider of healthy meals, nutrition services and education, and

**Whereas**, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development, and

**Whereas**, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction, and

**Whereas**, parks and recreation is fundamental to the environmental well-being of our community, and

**Whereas**, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change, and

**Whereas**, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors, and

**Whereas**, the U.S. House of Representatives has designated July as Parks and Recreation Month, and

**Whereas**, The Township of Cranbury recognizes the benefits derived from parks and recreation resources, and

**Now Therefore**, I, Barbara F. Rogers, PhD., Mayor of the Township of Cranbury, County of Middlesex, State of New Jersey, do hereby proclaim that July is recognized as

**Park and Recreation Month**

**Approval of Minutes:** Mayor Rogers asked if any members of the Township Committee would like to address changes or amendments to the following minutes. Mrs. Spann requested one amendment to be made to the minutes. Upon agreement, Mayor Rogers asked for a motion to adopt the following minutes:

**-- Township Committee Regular Meeting Minutes June 13, 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

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Absent: (None

Nays: (None

the Township Committee Regular Meeting Minutes of June 13, 2022 were adopted as amended.

**Reports and Communications**  
**Members of Committee**

- Mrs. El-Badawi – Mrs. El-Badawi reported that none of her boards have met since the previous Township Committee meeting. She reported on her meeting with Township Engineer and Parks Commission Chairperson regarding the proposed walking trail. Mrs. El-Badawi commented that the Cranbury Historical Society is looking for volunteers.
- Mr. Ferrante – Mr. Ferrante reported on his attendance at the Board of Education meeting. He provided an update to numerous Eagle Scout projects within the Township. Additionally, Mr. Ferrante provided an update to the library's tentative grand opening.
- Mr. Scott – Mr. Scott attended the Historic Preservation Commission meeting but was unable to attend the Recreation Commission meeting. He reported on next steps for signage within the town.
- Mrs. Spann – Mrs. Spann reported on her attendance at the Municipal Alliance meeting. Mrs. Spann also noted that the July 6, 2022 Zoning Board Meeting has been rescheduled to Wednesday, June 29, 2022.

**Mayor**

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

**Reports & Communications:**

- **Southern Middlesex Freight Study** – Mayor Rogers attended the leadership briefing. The study should be complete in a year and will hopefully help traffic patterns within Cranbury Township.
- **Honeybee Pre-School** – Students embraced sustainability by upcycling plastics and creating new means for them.
- **Golden Age Neighbors** – Their anniversary luncheon was held earlier in the month. Guitarist Karl Dentino performed. Mayor Rogers noted that Golden Age Neighbors are a part of the Recreation Commission. She also reported that lunches held at the Senior Center are tentatively scheduled to return on the 3<sup>rd</sup> Friday of the month. Mrs. Spann inquired as to the difference between Golden Age Neighbors and Senior Center. Ms. Marabello responded that Golden Age Neighbors were established before Senior Center was available. They are separate entities.
- **Sustainable Jersey** – Mayor Rogers has requested additional information from Boards and Commissions to upgrade the Township from bronze to silver status.
- **Coffee with Mayor Rogers and Police Chief Owens** – Residents were able to meet with Mayor Rogers and Chief Owens at Teddy's Restaurant.
- **Tax Bill Insert** – EDAC has agreed to finalize the tax bill insert in time for the distribution of the tax bill.
- **Cranbury Neck Road Bike Signs posted by Middlesex County**

**Reminders:**

- **Slowdown in our town!** Emphasis from the Police Department
- **June 29** – Mayors Wellness Campaign "The Dangers of Vaping" at 7pm via Zoom
- **July 4** – CHPS Time Capsule Opening (45 Years); located at Town Hall Steps at 11am
- **July 5** – Fireworks & Food Trucks at Village Park – beginning at dusk
- **July 14** – Country Night at Village Park 5-8pm Organized by Recreation Department

**325 Anniversary Events:**

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- **Arts in the Park** – Rescheduled date TBD
- **September:** Library & CHPS events; check websites
- **Tour de Cranbury:** Fall biking event – Troop 52 Eagle Scout Project
- **Send Cranbury iconic photos to [mferrante@cranbury-nj.com](mailto:mferrante@cranbury-nj.com)**

**Department Heads:**

Mayor Rogers gave the monthly report on behalf of Chief Owens. The Police Department is continuing their traffic enforcement with heavy concentration on South Main Street. Residents are encouraged to contact the Police Department for a vacant house check if they are away on vacation. Mrs. Spann inquired about the data collected from the motion sensors along Main Street and if the data is stored. Ms. Marabello responded that the Police Department does utilize the data with respect to their traffic enforcement.

**Agenda Additions/Changes** – None

**Boards and Commissions – Mayoral Appointments/Vacancies:** Mayor Rogers announced three (3) 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 Mrs. Spann 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 06-22-087**

**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 06-22-088**

**Resolution Authorizing the Renewal of Plenary Retail Consumption Alcoholic Beverage Licenses and Alcoholic Beverage Plenary Distribution Licenses for 2022-23**

**WHEREAS**, all of the following applicants have applied for renewal of existing licenses for the year 2022-23:

- 2340 Spirits LLC  
Buy-Rite Liquors  
2678 Route 130 & Half Acre Road  
Cranbury, New Jersey 08512

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(1202-32-001-011)

- GB Wine & Spirits  
c/o William Arnold  
The Cranbury Inn  
21 South Main Street  
Cranbury, New Jersey 08512  
(1202-32-002-007)

**WHEREAS**, all applicants for Plenary Retail Consumption Alcohol Beverage Licenses and applicants for Alcoholic Beverage Plenary Distribution Licenses have submitted applications to the Division of ABC and the Township Clerk, which forms are complete in all requests; and

**WHEREAS**, these applicants are qualified to be licensed according to all statutory, regulatory and local governmental Alcoholic Beverage Control laws; and

**NOW, THEREFORE, BE IT RESOLVED** on this 27th day of June 2022, by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey, that:

Each of the aforesaid applications is hereby approved and the Township Clerk is authorized and directed to issue the appropriate licenses applied for by each of said applicants.

**CRANBURY TOWNSHIP RESOLUTION # R 06-22-089**

**Resolution Approving Submission of Grant Application and Execute Grant Project with NJDOT for the Brickyard Road East Project**

**NOW, THEREFORE, BE IT RESOLVED** on this 27th day of June 2022, by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor, Township Engineer and Clerk are hereby authorized to submit an electronic grant application identified as MA-2023-Brickyard Road East Improvements – 00418 to the New Jersey Department of Transportation on behalf of Cranbury Township.

**BE IT FURTHER RESOLVED** that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Cranbury Township and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**CRANBURY TOWNSHIP RESOLUTION # R 06-22-090**

**Resolution Providing For The Insertion Of A Special Item Of Revenue In The Municipal Budget Of The Township Of Cranbury Pursuant To N.J.S.A. 40a:4-87 (Chapter 159, P.L. 1948)**

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount,

Section 1

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NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$11,722.11 which item is now available as a revenue from the State of New Jersey pursuant to the provision of statute, and

Section 2

BE IT FURTHER RESOLVED that a like sum of \$11,722.11 is hereby appropriated under the caption "Clean Communities".

Section 3

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

- (a) Director of the Division of Local Government Services
- (b) Township Chief Financial Officer

**CRANBURY TOWNSHIP RESOLUTION # R 06-22-091**

**Resolution Adopting A Revised Affordable Housing Spending Plan**

WHEREAS, the rules of the Council on Affordable Housing, N.J.A.C. 5:97-8.1(d) and 5:93-5.1(c), require a municipality to prepare and obtain approval of its affordable housing spending plan prior to expending development fees and funds from its affordable housing trust fund; and

WHEREAS, pursuant to the New Jersey Supreme Court's decision in In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel IV"), the Township of Cranbury ("Township") instituted an action in the Superior Court entitled In the Matter of the Application of the Township of Cranbury in Middlesex County, bearing Docket No. MID-L-3960-15 (the "action"); and

WHEREAS, during the course of the action, on April 7, 2016, the Cranbury Township Planning Board ("Board") adopted an Amended Third Round Housing Element and Fair Share Plan (the "Plan") that addresses the Township's third round affordable housing obligations; and

WHEREAS, the Plan included the Township's affordable housing Spending Plan, which was endorsed by the Cranbury Township Committee on April 11, 2016 and was preliminary reviewed and conditionally approved by the Court at a Fairness and Preliminary Compliance Hearing held on April 18, 2016; and

WHEREAS, to address certain changes and conditions identified during the Fairness Hearing, the Township prepared a revised Spending Plan, which was adopted on July 25, 2016; and

WHEREAS, since the 2016 adoption of the Township's Spending Plan, the Township has worked to effectuate and implement its affordable housing compliance plan, and as a result thereof, certain changes and updates to the Spending Plan have become warranted; and

WHEREAS, the Township has tasked its affordable housing planning consultant with preparing an updated "Spending Plan of the Amended Third Round Housing Element and Fair Share Plan, Cranbury Township, Middlesex County"; and

WHEREAS, the Township now seeks to adopt its updated Spending Plan and submit it to the Court for approval.

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

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1. The Township hereby adopts its revised Spending Plan of the Amended Third Round Housing Element and Fair Share Plan, dated June 2022, prepared by the Township's affordable housing planning consultant, Mary Beth Lonergan, PP, AICP of Clarke Caton Hintz.
2. The Township affirms that the proposed expenditure of funds from the Township's Affordable Housing Trust Fund as set forth in the Revised Spending Plan is consistent with and authorized by the Fair Housing Act, and that such funds are hereby committed for expenditure for the purposes set forth therein, as required, if at all, by the Act.
3. The Township respectfully requests the Court's review and approval of its adopted Revised Spending Plan.
4. The Mayor, Township Administrator, Clerk, Attorneys, Planners, and other appropriate officers, employees and professionals are hereby authorized and directed to prepare any and all documents and undertake any and all acts necessary to effectuate the actions set forth herein.

**CRANBURY TOWNSHIP RESOLUTION # R 06-22-092**

**A Resolution Authorizing The Release Of Escrow**

WHEREAS, National Energy Partners has deposited planning escrow with Cranbury Township

WHEREAS, National energy Partners has requested the release of the balance of said escrow in the amount of \$274.75.

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

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

- (a) Township Director of Finance
- (b) National Energy Partners

**Public Comment**

Mayor Rogers opened the meeting to public comment. No comments were received in writing prior to the meeting deadline.

Mayor Rogers opened public comment to those in attendance:

Seeing none, Mayor Rogers closed the public comment portion at 7:43 p.m.

**Action Items:**

- Tax Insert for August

**Adjourn**

Mayor Rogers requested a motion to adjourn. On motion by Mr. Ferrante, seconded by Mr. Scott and unanimously carried, the meeting adjourned at 7:44 p.m.

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Debra A. Rubin, RMC  
Municipal Clerk