

TOWNSHIP COMMITTEE REGULAR MEETING
November 27, 2023

The Township Committee Meeting of the Township of Cranbury was held at 7:00 p.m. in the Meeting Room of Town Hall. Answering present to roll call were Township Committee members: Eman El-Badawi, Dr. Barbara Rogers, Matthew Scott and Mayor Michael Ferrante. Lisa Knierim was excused. Also present were Denise Marabello, Township Administrator/CFO, Chief Michael Owens, Chief of Police and Debra Rubin, Municipal Clerk. Mayor Ferrante 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 6, 2023.

Filed on January 6, 2023 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.

Sent to those individuals who have requested personal notice.

Agenda Additions/Changes: None

Approval of Minutes: Mayor Ferrante asked if any members of the Township Committee would like to address changes or amendments to the following minutes aside from the amendment already circulated. Hearing none other, Mayor Ferrante asked for a motion to adopt the following minutes:

-- Township Committee Regular Meeting Minutes November 13, 2023

On a motion by Ms. El-Badawi, seconded by Mr. Scott, along with the following roll call vote of the members of the Township Committee;

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

Abstain: (None
Absent: (Knierim

Nays: (None

the Township Committee Regular Meeting Minutes of November 13, 2023 were unanimously adopted as amended by members present.

Reports and Communications:

Members of Committee

- Mr. Scott – Mr. Scott provided an update to the inclusive playground project and pickleball interest survey.
- Dr. Rogers – Dr. Rogers reported on her attendance at the Environmental Commission meeting. She provided an update to the Eagle Scout kiosk project and MS4 stormwater mapping.
- Ms. El-Badawi – Ms. El-Badawi reported on her attendance at the Municipal Alliance meeting and provided an update to their involvement at National Night Out for 2024.

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Mayor

Mayor Ferrante – Mayor Ferrante provided an update on the walking path between Birchwood and Bennett Place.

Reminders:

- **November 28th** – Cranbury School “Town Hall” Conversation at the School’s Auditorium
- **December 1st** – Communicating Your Health Priorities at the Cranbury Public Library
- **December 1st** – Tree Lighting Winter Workshop
- **December 1st** – Christmas Tree Lighting at Memorial Park
- **December 3rd** – Christmas Tea at the Cranbury Museum
- **December 7th** – Menorah Lighting at Memorial Park
- **December 10th** – Cookie Walk at Cranbury Methodist Church
- **December 15th-17th** – A Snow White Christmas at Cranbury Methodist Church
- **December 16th** – Luminaries Around Town hosted by the Cranbury Chamber of Commerce
- **December 16th-17th** – Cranbury Volunteer Fire Company Visit from Santa
- **Free Narcan Training every month**

Department Heads:

Police Department

Chief Michael Owens, Chief of Police, gave his report of October to early November. He reported on the increases in call volume and traffic incidents which required an increased in traffic enforcement.

Shade Tree Commission

Kathy Easton, Chair of the Shade Tree Commission, reported on the Commission’s 2023 Accomplishments as well as their upcoming 2024-2026 goals. She highlighted tree conditions at Village Park, the Phase I Tree Inventory Report, the Commission’s 2024 budget requests and a Tree Protection Ordinance.

Follow-up Items: None.

Boards: None.

Boards and Commissions – Mayoral Appointments/Vacancies

Mayoral Appointments: None.

Vacancies:

- Municipal Alliance
 - Member, expiring 12/31/23
- Parks Commission
 - 2nd Alternate, expiring 12/31/23
- Recreation Commission
 - Member, expiring 12/31/25

Ordinances:

First Reading –

Prior to Ms. Rubin reading the following ordinance by title only, Mayor Ferrante read a prepared statement to the public:

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"Tonight, we are introducing an ordinance that proposes a more comprehensive cannabis ordinance to replace current Sections 50-9 and 50-10. The revised ordinance provides more detail around the classes and definitions of cannabis, re-affirms our ban on retail recreational cannabis within the borders of our town, and allows for pre-existing cannabis manufacturers located within our town to cultivate for the cannabis market. This ordinance also provides a revenue source for our township by setting licensing fees and indicating state permitted revenue sharing percentages from sales and transfers from cannabis activities. The full ordinance will be available on the township website within 48 hours and a public hearing will be held as part of the Township Committee meeting on December 11."

Ms. Rubin then read the following ordinance by title only:

a). Township of Cranbury Ordinance # 11-23-12 – An Ordinance Of The Township Of Cranbury Repealing Article III, Section 50-9 And 50-10 "Recreational Cannabis" Of The Code Of The Township Of Cranbury And Replacing It With A New Article III Section 50 "Medical And Recreational Cannabis Activity" Of The Township Of Cranbury Code And Amending §150-5 Of The Code Of The Township Of Cranbury

Mr. Scott made a motion to introduce the following ordinance. Dr. Rogers seconded the motion. On a roll call vote, the ordinance was introduced unanimously by those present. Second reading to be held December 11, 2023.

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

Abstain: (None
Absent: (Knierim

Nays: (None

Second Reading –

Prior to Ms. Rubin reading the following ordinance by title only, Mayor Ferrante summarized the ordinance for the public. Ms. Rubin then read the following ordinance by title only:

CRANBURY TOWNSHIP ORDINANCE 11-23-11

AN ORDINANCE OF THE TOWNSHIP OF CRANBURY ACCEPTING DEDICATION OF PARK PLACE WEST AS A PUBLIC ROAD

WHEREAS, Cranbury Housing Associates, Inc. is the owner of a ±2.05 acre property located at 1-20 Park Place West and designated as Block 23, Lot 63.02 on the Cranbury Township Tax Map ("Property"); and

WHEREAS, on October 4, 2023, the Cranbury Township Zoning Board of Adjustment granted a Minor Subdivision and a variance approval to Cranbury Housing Associates, Inc., in order to subdivide from the Property 0.452± acres for dedication to the Township of Cranbury as a public road providing access to the Cranbury Township Public Library; and

WHEREAS N.J.S.A. 40A:12-4 and 40A:12-5 authorize a municipality to acquire real property; and

WHEREAS, the Township Committee recognizes that it is in the public interest to accept the subdivided portion of Block 23, Lot 63.02 as a public road.

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

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Section I.

The Township of Cranbury hereby accepts that 0.452± portion of Block 23, Lot 63.02 for which the Cranbury Township Zoning Board of Adjustment granted minor subdivision approval by Resolution on October 4, 2023, as a public road, and hereby authorizes the Township Administrator, in consultation with the Township Engineer and Township Attorney, to execute and cause to be filed all such documents necessary to accomplish the purposes of this ordinance.

SECTION II. SEVERABILITY.

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

SECTION III. INCONSISTENT ORDINANCES REPEALED.

All Ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

SECTION IV. EFFECTIVE DATE.

This ordinance shall take effect upon its passage and publication, and as otherwise provided for by law.

Mayor Ferrante opened for public comment on the ordinance only.

Hearing none, Mayor Ferrante closed the public comment on the ordinance.

Mayor Ferrante opened for township committee members to comment on the ordinance only.

Hearing none, Mayor Ferrante closed the township committee comments on the ordinance.

Dr. Rogers made a motion to adopt the ordinance. Mr. Scott seconded the motion. On a roll call vote, the ordinance was unanimously adopted by the members present.

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

Abstain: (None
Absent: (Knierim

Nays: (None

Resolutions – Consent

Mayor Ferrante asked the Committee if there were any questions or comments on the Consent Agenda items. Hearing none, Mayor Ferrante asked for a motion to approve the Consent Agenda resolution(s). On motion by Ms. El-Badawi, seconded by Dr. Rogers, the following Consent Resolution(s) were adopted unanimously by the following vote:

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

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Abstain: (None)
Absent: (Knierim)

Nays: (None)

CRANBURY TOWNSHIP RESOLUTION # R 11-23-105

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 11-23-106

RESOLUTION AUTHORIZING THE EXECUTION OF AGREEMENT WITH THE COUNTY OF MIDDLESEX FOR SPECIALIZED EQUIPMENT

WHEREAS, the County of Middlesex Department of Public Safety and Health is interested in supporting municipalities and government entities within the County of Middlesex in their efforts to serve, protect, and provide for the safety and welfare of its citizens and visitors by ensuring that said municipalities and government entities have access to state-of-the-art equipment owned by and in the possession of the County of Middlesex Department of Public Safety and Health; and

WHEREAS, specialized equipment has been purchased for and by the County of Middlesex with funding derived from its Federal, State, County and local partners that will support our collective efforts to provide for the safety and welfare of its citizens and visitors; and

WHEREAS, the Middlesex County Department of Public Safety and Health concurs that the strategic deployment of specialized equipment based upon need and risk assessment is a significant step in reaching the goal of providing for the safety and welfare of the citizens of Middlesex County; and

WHEREAS, the Director of the Middlesex County Department of Public Safety and Health, with the approval and/or consensus of the respective County officials to which the specialized equipment is assigned, reserves the right to approve the loaning of said specialized equipment to a specific municipality or entity that enters into this Memorandum of Understanding (MOU), as well as the right to re-direct the assignment of specialized equipment previously committed for use by one municipality or entity for a particular event to a different municipality or entity based upon need and risk assessment; and

WHEREAS, any municipality or entity that wishes to be considered to have this specialized equipment made available for use within their respective jurisdictional area, hereinafter referred to as "participating municipalities or entities", are hereby required to execute and comply with all aspects of the MOU.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Cranbury authorizes the Township Mayor and Municipal Clerk to execute the Agreement with the County of Middlesex Department of Public Safety and Health, attached hereto.

CRANBURY TOWNSHIP RESOLUTION # R 11-23-107

A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR COMSLEEP/HAMPTON INN

WHEREAS, Comsleep/Hampton Inn has requested the release of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated November 21, 2023 recommended that the following performance guarantee be released:

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Cash Deposit	\$ 65,118.87
Performance Bond	\$586,069.83

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

It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer.

1. It hereby authorizes the release of performance guarantees set forth in the Township Engineer's letter referenced above.
2. The Township hereby accepts the public improvements, if any so designated pursuant to the Planning Board's approval.

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

- (a) Van Cleef
- (b) Township Chief Financial Officer
- (c) Comsleep/Hampton Inn

Public Comment

Mayor Ferrante reminded the public of the three (3) minute time limit for public comment. Mayor Ferrante then opened the meeting to public comment.

- Bonnie Larson – Ms. Larson commended Jerry Thorne and the Department of Public Works for their leaf and brush collection around town.

Hearing and seeing no one else, Mayor Ferrante closed public comment.

Action Items –

- Recreation Commission to attend December 11th Township Committee Meeting
- Distribute pickleball interest survey
- Township Committee 2023 Accomplishments Presentation on December 11th Township Committee Meeting

Adjourn

Mayor Ferrante requested a motion to adjourn. On a motion by Mr. Scott, seconded by Dr. Rogers and unanimously carried, the meeting adjourned at 7:53 p.m.

Debra A. Rubin
Debra A. Rubin, RMC
Municipal Clerk