

TOWNSHIP COMMITTEE MEETING
September 25, 2017

The Township Committee Meeting of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: Susan Goetz, Glenn Johnson, and Jay Taylor. Mr. Dan Mulligan and Mayor Dave Cook were absent. Also present were Denise Marabello, Township Administrator/Director of Finance; and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. Deputy Mayor Goetz 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 5, 2016 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 5, 2016.
- (3) Filed on December 5, 2016 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.
- (4) Sent to those individuals who have requested personal notice.

Township Committee Minutes of September 11, 2017

On motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried, the Township Committee Minutes of September 11, 2017 were adopted.

Closed Session Minutes of September 11, 2017

On motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried, the Closed Session Minutes of September 11, 2017 were adopted.

Reports and Communications

--Deputy Mayor

Deputy Mayor Goetz reported on Federal Government legislation which proposes eliminating the ability to claim deductions for State and local income taxes off Federal income taxes. She stated the Council of Mayors and other municipalities urge residents who do not want to pay twice to contact your Senators and Congressmen to state this legislation is unacceptable. Deputy Mayor Goetz reported Blue Wave New Jersey will be holding a Town Hall Meeting at St. David's Church on October 5th, which will feature an information session by Senator Linda Greenstein, and Assemblymen Dan Benson and Wayne DeAngelo. Cranbury's Candidate Night will be held on October 10th in the Cranbury School Large Group Room, and she stated it is a good forum to meet the two (2) candidates who are running for office. Deputy Mayor Goetz stated another group called "Represent Us" would like to address the Township on bringing powerful anti-corruption reforms to balloting.

Reports and Communications

--Members of Committee

--Mr. Taylor

Mr. Taylor requested the Township to consider doing a resolution to ask the tax deduction legislation remain as is.

--Mr. Johnson

Mr. Johnson reported the Rabies Clinic was held on Saturday and there were a fair attendance. He reported there was discussion about holding the Rabies Clinic for one (1) hour instead of the current 2 hours.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Reports and Communications

--Subcommittees

There were no reports from Subcommittees.

--Department Heads

Rickey Varga, Chief of the Cranbury Police Department, reported before school started, the Police went with a zero tolerance for excessive speeding. He reported there were 123 stops with 118 summonses issued. He stated the Police Department has been receiving great feedback about the new traffic plan and increased enforcement. Chief Varga stated the Police Department partnered with the Township Committee and Cranbury FOP on National Night Out in August. He stated it was a great event with a good turnout.

There was further discussion about traffic enforcement. Chief Varga stated most cars stop for the crosswalk at Park Place; however, there are still problems with cars stopping at the Evans Drive and Station Road crosswalks. He stated many summonses were issued at those locations. Mr. Taylor inquired if a resident took a video of a car not stopping at a crosswalk, could the Police issue a summons? Chief Varga stated a summons could not be issued because of a video; the Police would have to observe the car not complying. However, he stated the person in the crosswalk could go to Court and sign a statement and issue a summons.

Deputy Mayor Goetz inquired if the Police give notices to people crossing outside the crosswalks. Chief Varga stated the Police did that several years ago and it was not received well. He stated they work with the children, and try to nicely encourage adults to lead by example.

Mr. Johnson stated the Chief's report shows that summonses have been issued on Hightstown-Cranbury Station Road and Brickyard Road in addition to the main roads in Cranbury. Deputy Mayor Goetz inquired how the Police will enforce the new truck weight limit on Station Road. Chief Varga stated as message board will be placed as soon as the signage is up. Ms. Marabello confirmed the signs were received last week when Mr. Jerry Thorne was on vacation and the signs will be installed soon. A resident inquired if busses will be prohibited from being on Station Road, and the Chief responded busses and trucks will be allowed for local deliveries, however, vehicles are not allowed to use the road to cut through. The Township Committee thanked Chief Varga for his report.

Follow-Up Item

Deputy Mayor Goetz asked for an update on the former Cranbury Swim Club. Ms. Marabello reported the Health Officer met with the owner of the property, who has been very cooperative. She reported the Middlesex County Mosquito Commission did not find much mosquito activity on the property and stated one pool was treated at that time. Because the property is unsightly and residents assume there is a mosquito problem, the Mosquito Commission stated they do not want to be called out time and again and suggested a plan be put in place for next year on how the pools will be addressed. Ms. Marabello stated options included making it an active swim club again, fill in the pools or install equipment provided by the Mosquito Commission to eliminate mosquitos. She stated the first two (2) options are expensive so the third option will be probably be implemented.

Agenda Additions/Changes

Ms. Cunningham reported there was a typo on the Agenda, and reported the public hearing for Cranbury Township Ordinance # 09-17-14 should be October 9, 2017, not 2016.

Public Comment (For Items on Agenda)

Deputy Mayor Goetz opened the meeting to public comment for items on the Agenda, and hearing none, closed the public portion of the meeting.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Ordinance
First Reading

Cranbury Township Ordinance # 09-17-14

An Ordinance entitled, CRANBURY TOWNSHIP ORDINANCE # 09-17-14, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING THE PROVISIONS OF CRANBURY TOWNSHIP'S LAND DEVELOPMENT ORDINANCE REGARDING THE DEFINITION OF MINOR SITE PLAN, THE COMPOSITION AND RESPONSIBILITIES OF THE DEVELOPMENT REVIEW COMMITTEE, WHEN SITE PLAN APPROVAL IS REQUIRED, AND THE PROCESS FOR OBTAINING MINOR SITE PLAN AND MINOR SUBDIVISION APPROVAL, AND ESTABLISHING AN ADVISORY ZONING COMMITTEE," was introduced for first reading. On motion by Mr. Taylor, seconded by Mr. Johnson, the Ordinance was passed on first reading by vote:

Ayes: (Johnson	Abstain: (None
(Taylor	Absent: (Cook
(Goetz	(Mulligan

Nays: (None

Public Hearing: Monday, October 9, 2017 at 7:00 p.m.

BE IT ORDAINED by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, that Chapter 150 of the Code of the Township of Cranbury, entitled Land Development, is hereby amended as follows:

Section 1. Definition of "Minor Site Plan" revised. The definition of "minor site plan" set forth in section 150-7 of the Code of the Township of Cranbury ("Code") is hereby revised to read as follows (additions are underlined; deletions are in [brackets]):

§ 150-7. Definitions.

MINOR SITE PLAN

A development plan for less than 5,000 square feet of new or additional gross floor area or less than 20% increase in impervious surface coverage, provided the site plan: (1) conforms to [the] all applicable zoning, site plan and subdivision requirements; (2) involves neither a planned development, a new street, or the extension of any off-tract improvements [which is] that are to be prorated pursuant to N.J.S.A. 40:55D-52; and (3) contains the information reasonably required to make an informed decisions on the application.

Section 2. Composition and powers of Development Review Committee amended. Section 150-76, Development Review Committee, is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

§ 150-76. Development Review Committee.

A Development Review Committee [shall be] is hereby established to review all applications for development or requests for review presented to the Planning Board and the Board of Adjustment.

- A. The Development Review Committee (DRC) shall consist of five regular members and three ex officio members. The appointees shall be [two]three members from the Planning Board ([one of whom may be the Mayor] including one member who is either a Class I or Class III member) to be appointed by the Chairperson, [one] and two members from the

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

Zoning Board of Adjustment to be appointed by the Chairperson of the Board of Adjustment, ~~]. [the]~~ In addition, one alternate member from the Planning Board and one alternate member from the Zoning Board shall be appointed by the respective chairs of each Board, who shall attend in the absence of that Board's regular DRC member. The ~~[Township]~~ ex officio members shall be the Planning Board Planner, [and] the [Township] Planning Board Engineer and one appointee from the Environmental Commission. One of the Planning Board members of the DRC, other than the Class I or Class III member, shall be appointed as chairperson of the DRC. The Zoning Officer and the [Building Inspector]Construction Official may provide advice to the Development Review Committee as required. The terms of all members shall be one year, computed from the first day of January of the year of appointment. Vacancies shall be filled in the same manner as the original appointment and those occurring other than by the expiration of a term shall be filled for the duration of the unexpired term. Members shall continue serving after the expiration of their terms until such time as their successors shall be appointed. The secretary to the Planning Board shall also serve as secretary to the DRC.

B. The Development Review Committee shall conduct informal meetings as required, in order to review development applications. Applicants may appear on their own behalf or may appear through an attorney, architect or engineer. Such meetings shall be open to the public.

C. The Development Review Committee shall have the authority to ~~[conduct formal hearings, after notice, and approve]~~ hear and decide applications for minor site plan[s] and minor subdivision approval in accordance with the requirements of Subsection E[,] below. ~~[At least four]~~ Five members of the Development Review Committee shall constitute a quorum for the purposes of conducting [the] a hearing on a minor site plan or minor subdivision application., and [the] any approval [decision to approve a minor site plan by the Development Review Committee] shall be by unanimous vote. A verbatim record shall be kept of the hearing proceedings.

D. The Development Review Committee shall have the following responsibilities:

[(1)] Recommend to the applicable Board whether the application is a minor or major development application.]

[(2)] Determine compliance with the Township's zoning requirements, development regulations and design standards.]

[(3)](1) [Make recommendations]Review and comment on the design and technical elements of any subdivision or site plan application, including concept plan and sketch plats pursuant to § 150-83A *et seq.*, except that if such application requires a variance pursuant to NJSA 40:55D-70d, members of the DRC who are also members of Zoning Board of Adjustment shall recuse themselves. Any discussion of a site plan or subdivision application involving a "d" variance shall be limited to the technical aspects of the subdivision or site plan only.

[(4)](2) Upon request of the Planning and Zoning Board Secretary or by the Planning Board Engineer, [D]determine whether an application is complete[and ready for a public hearing].

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

~~[(5)](3) Hear and decide~~[Conduct formal hearings on] minor site plan[s] and minor subdivision applications, [provided such applications are fully conforming and required no variances or design waivers] in accordance with subsection E below.

[E. The report of the Development Review Committee shall be distributed to the Secretary of the Board where the formal application is to be presented and to the applicant. The report shall not be binding upon the Planning Board, the Zoning Board or the applicant, nor shall the applicant be relieved of any requirements or regulations which have not been addressed in the report.]

[F]E. [Approval of a]Application for minor site plan or minor subdivision approval:

(1) The Development Review Committee shall have the authority to decide applications for minor site plan and minor subdivision approval as defined in this chapter~~[may conduct formal hearings and approve or deny a minor site plan].~~ In reviewing any such application, the Development Review Committee shall apply the standards set forth in Article V, Site Plan and Subdivision Standards.

(2) All applications for minor site plan or minor subdivision approval before the Development Review Committee shall require a formal public hearing. At least ten days prior to the date of the hearing, the applicant shall provide notice to the public of the date, time and location of the hearing in the manner specified in N.J.S.A. 40:55D-12 and -12.1. The secretary to the Development Review Committee shall maintain a verbatim recording of the public hearing.

(3) The Development Review Committee shall render its decision within forty-five days of the date on which the application is deemed complete, or within such further time as may be consented to by the applicant.

[(2) The Planning Board may choose not to conduct formal hearings and instead, refer the minor site plan to the Development Review Committee for action.]

(4) The Development Review Committee may impose reasonable conditions [of approval] on any minor site plan or minor subdivision approval. [If the application disagrees with any condition of approval, the site plan shall be referred to the Planning Board for action.]

(5) If the Development Review Committee denies an application, or approves an application with a condition or conditions the applicant deems unreasonable, the applicant may re-file the application with the Planning Board, which shall consider it *de novo*. The application shall be treated, processed and decided as a new application, and principals of *res judicata* shall not apply.

~~[(3)](6)~~ An applicant may, at any time, withdraw its application and refile it with the Planning Board, which shall consider it *de novo*. The application shall be treated, processed and decided as a new application, and principals of *res judicata* shall not apply. [choose to have the minor site plan application referred to the Planning Board for action. If a minor site plan is denied by the Development Review Committee, the matter shall be automatically referred to the Planning Board for action.]

(5) Applicants seeking Development Review Committee approval of a minor site plan shall publish notice of the public hearing in the official newspaper of the Township at least 10 days prior to the date of the Development Review Committee hearing.]

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

[(6) In the event there is opposition to the minor site plan, as expressed by opponents appearing before the Development Review Committee, the minor site plan shall not be approved by the Development Review Committee and shall be forwarded to the Planning Board for action.]

[(7) In reviewing any minor site plan, the Development Review Committee shall use the standards set forth in Article V, Site Plan and Subdivision Standards.]

Section 3. Zoning Committee established. Section 150-78 of the Code, currently reserved, is hereby amended to establish a new advisory committee to be known as the Zoning Committee, and shall read as follows (additions are underlined; deletions are in [brackets]):

§ 150-78. [(Reserved)] Zoning Committee

A Zoning Committee is hereby established to advise the Township Committee on all proposed additions or amendments to the development regulations of the Township of Cranbury.

A. The Zoning Committee shall comprise four regular members, consisting of either the Class I or the Class III member of the Planning Board, one Class IV member of the Planning Board, one member of the Zoning Board of Adjustment, and one member of the Environmental Commission, plus the Planning Board Planner, Planning Board Engineer, and Planning Board Attorney. The Zoning Officer may provide advice to the Zoning Committee as required.

B. The terms of the regular members shall be one year, computed from the first day of January of the year of appointment. All the regular members shall be appointed by the Township Committee and vacancies shall be filled in the same manner as the original appointment and those occurring other than by the expiration of a term shall be filled for the duration of the expired term. Regular members shall continue serving after the expiration of their terms until such time as their successors shall be appointed. The Township Committee member shall serve as chairperson of the Zoning Committee. One of the other members of the Zoning Committee shall serve as secretary to the Zoning Committee.

C. The Zoning Committee shall meet at the request of the chairperson. All meetings of the Zoning Committee shall be informal and shall not require a quorum or notice. The advice, work product or decisions of the Zoning Committee shall not be binding and shall be provided to the Township Committee on a strictly advisory basis. No formal record or minutes of the Zoning Committee are required, but may be kept at the request of the chairperson.

D. The Zoning Committee shall have the following responsibilities:

(1) Recommend additions or amendments to the development regulations that are initiated by the Zoning Committee or that have been referred to the Zoning Committee by the Township Committee.

(2) Prepare drafts of additions or amendments to the development regulations of the Township of Cranbury and supporting materials, documents, maps or exhibits in connection with such revisions.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

E. The Zoning Committee shall have the authority in its discretion to request information and from outside sources, including residents and members of the business community, provided that no cost shall inure to the Township as a result.

Section 4. Section 150-80 deleted. The provisions of section 150-80, Jurisdiction of responsibility during development application review, are hereby deleted and this section number reserved for future use, as follows (additions are underlined; deletions are in [brackets]):

§ 150-80. [Jurisdiction of responsibility during development application review.] (Reserved)

[The respective responsibilities of the Planning Board and Zoning Board of Adjustment are as follows:]

[A. The Planning Board shall have the power to grant subdivision or conditional use approval simultaneously with site plan approval.]

[B. The Planning Board shall have the power to act in lieu of the Zoning Board of Adjustment as set forth in Article VI of this chapter.]

[C. The Zoning Board of Adjustment shall have the power to act in lieu of the Planning Board as set forth in Article VI of this chapter.]

Section 5. Provisions regarding concept plans and sketch plats amended. Section 150-83, Concept plans and sketch plats, is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

§ 150-83. Concept plans and sketch plats.

A. Applicants for subdivision or site plan approval are encouraged to file concept plans and sketches prior to the submittal of a formal plan. [This] Applicants may request an informal review by the Development Review Committee as set forth in § 150-76D(1) or may request an informal review before the Planning Board[will:]. The purpose of such review is as follows:

(1) Acquaint the applicant with the substantive and procedural requirements of the subdivision and site plan ordinance.

(2) Provide for an exchange of information regarding the proposed development plan and applicable elements of the Master Plan, zoning ordinance and other development requirements.

(3) Advise the applicant of any public sources of information that may aid the application.

(4) Identify policies and regulations that create opportunities or pose significant constraints for the proposed development.

(5) Consider opportunities to increase development benefits and mitigate undesirable project consequences.

(6) Permit input into the general design of the project.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

B. Applicants seeking review of a concept plan or sketch plat by the Development Review Committee shall provide [seven] ten copies of the plan or plat and [six] ten copies of the completed application and the required review fees to the Board Secretary at least 10 days before a regularly scheduled meeting of the Development Review Committee. The Development Review Committee shall review the application pursuant to the requirements of § 150-76.

C. Applicants seeking review of a concept plan or sketch plat by the Planning Board shall provide [After the Development Review Committee has reviewed the plan,] 15 copies of the [revised] concept plan or sketch plat [shall be submitted to the Board for discussion purposes] and 15 copies of the completed application and the review fees to the Board Secretary at least 30 days prior to a regular scheduled meeting of the Planning Board. The Planning Board shall review the application pursuant to the appropriate section of the Land Development Ordinance for which approval is being sought, but only on an informal, non-binding basis.

D. Information required for concept plan or sketch plat review.

(1) The concept plan or sketch plat [is] to be reviewed by the Development Review Committee or the Planning Board may consist of a general plan that is neither fully engineered nor surveyed[. The], provided the plan or plat [should be] is sufficiently detailed to [allow] enable the Development Review Committee or the Planning Board to make suggestions on general site design and layout for circulation, stormwater management, location of open space and buffers, building arrangements and to determine how the proposal meets the Township's development goals and objectives.

(2) [Data furnished at this stage shall include those] For reviews that are being conducted by the Development Review Committee, plans or plats shall provide as much information as may be necessary for the Development Review Committee to provide guidance and input as set forth in §150-83 D(1) above. However, for concept plan or sketch plan review being conducted by the Planning Board, items in the submission checklist in § 150-89A shall be the minimum requirements for such review.

E. Effect of concept plan/informal review. Neither the applicant, the Development Review Committee nor the Planning Board or other entity of the Township of Cranbury that is authorized to make decisions relating to a development application [is] shall be bound by any concept plan or informal review. The suggestions made at the concept plan stage may change with new information discovered when a formal development application is prepared using current detailed site-specific data and on-site test findings. The applicant may request a review of an additional concept plan based upon new information prior to submission of a formal application for development, subject to the same fees and procedure as set forth herein.

Section 6. Exceptions to site plan approval requirements amended. Section 150-84, General provisions, is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):
§ 150-84. General provisions.

A. Submission procedures. All site plan and subdivision applications submitted under the provisions of this chapter shall comply with all the applicable requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 *et seq.*

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

B. Uses requiring site plan approval.

(1) All activities except the following shall require site plan approval:

(a) The construction, customary use and modification of detached single- or two-family dwellings, including any permitted accessory buildings and uses incidental to the principal use of the property.

(b) Any structure or use for which site plan approval was granted prior to the effective date of this chapter and that was developed in accordance with such approval.

(c) Buildings and customary accessory buildings, including agricultural stands associated with home agriculture and structures associated with farming. Commercial agricultural farm stands shall require site plan approval.

(d) Construction which is determined by the Construction Official to constitute ordinary repairs, as defined by the State of New Jersey Department of Community Affairs Uniform Construction Code.

(e) Soil disturbance of less than 300 cubic yards in total, no matter how long it takes, except that nothing shall be construed to prevent the otherwise lawful excavating or cutting, stripping or other change in the existing configuration of the land for the following purposes and no others:

[1] Gardening for noncommercial purposes.

[2] The construction or reconstruction of curbs, sidewalks, private residential driveways, drainage systems, sewage disposal systems and other utility service connections, provided that all other Township, County, State and district approvals have been received.

(2) A change in use or occupancy of a building or land requires site plan approval if one or more of the following criteria is met, as determined by the Zoning Officer when an applicant applies for a building permit:

(a) The previous use never received site plan approval.

(b) The proposed use requires more off-street parking than the previous use based upon the parking requirements of this chapter.

(c) The proposed use has significantly different hours of operation than the previous use.

(d) The proposed use has different loading requirements which have an effect on site circulation.

(e) The proposed use involves the storage or handling of chemicals or hazardous substances.

(f) The proposed use calls for a significant change in one or more of the following: exterior lighting, circulation and/or landscaping.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

(g) The proposed use will generate a significantly greater amount of solid waste requiring additional refuse receptacles than previously required.

(h) The proposed use requires a change in drainage and stormwater management.

Section 7. Provisions regarding minor site plan and minor subdivision approval amended.

Section 150-85, Minor subdivision and minor site plan approval, is hereby amended to read as follows (additions are underlined; deletions are in [brackets]):

§ 150-85. Minor subdivision and minor site plan approval.

A. Application.

(1) Pursuant to Section 150-76D(5), an applicant for minor site plan or minor subdivision approval that requires no variances or exceptions may submit such application to the Development Review Committee (DRC) for approval. In such cases, [T]the applicant shall submit the required fee [and seven]with ten copies each of the application and ten copies of the minor subdivision plat or minor site plan to the Secretary of the Board for review by the Development Review Committee. The Board Secretary shall process the application and assign an application number. Once an application has been assigned a number, such number shall appear on all papers, maps, plats or plans and other documents submitted for processing in conjunction with the application.

(2) An applicant who wishes the Planning Board to review an application for minor site plan or minor subdivision approval shall submit the required fee and ten copies of the application as set forth in Section 150-85(1) above. The same procedures as set forth therein shall be followed for the processing of such application, except that where the Planning Board conducts such a review, notice and a hearing shall not be required as set forth in §150-72C(1)d. Upon determination that the application is complete, the applicant shall submit 20 copies of all plans and the Board Secretary will place the item on the agenda.

B. Submission requirements.

(1) Submission requirements for minor subdivision approval are provided in the Minor Subdivision Checklist in § 150-89B. Submission requirements for site plan approval are provided in the Minor Site Plan Checklist in § 150-89C.

(2) The Secretary of the Board shall forward copies of the minor subdivision plat or the minor site plan to the following for review and comment, where appropriate:

(a) Planning Board[] or Board of Adjustment, depending on which Board has jurisdiction.

(b) [Township] Planning Board Planner.

(c) [Township] Planning Board Engineer.

(d) Township Board of Health.

(e) Construction Official.

(f) Zoning Officer.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

(g) Environmental Commission.

(h) Freehold Soil Conservation District.

(i) Township Historic Preservation Commission.

(3) The Board shall also have the authority to refer any minor subdivision plat or minor site plan to other agencies or individuals for comment or recommendations.

C. Review. The officials and agencies shall forward their comments and recommendations in writing to the Development Review Committee or to the Board within [30] thirty days from the receipt of minor subdivision plat or minor site plan application.

D. [Notice of p]Public hearing before the Development Review Committee. [At]In the case an application for minor subdivision or minor site plan approval before the Development Review Committee, at the time when the application is certified complete, the DRC [Board] shall set a date for the public hearing and notify the applicant of said date. After such notification, the applicant shall [follow the procedures established with respect to notice of hearing]provide notice to the public of the date, time and location of the hearing in the manner specified in NJSA 40:55 D-12 and 12.1.

E. Public hearing before the Planning Board. In the case of an application for minor subdivision or minor site plan before the Planning Board, at the time when the application is certified complete, the Planning Board shall set a date for the hearing and notify the applicant of said date. No public notice shall be required.

[E]F. Revisions. The Board or DRC may require the filing of an amended application, which shall proceed in the same manner as in the case of the original application. No additional application fee shall be required. The time within which the DRC or Board shall review the amended application and make its determination shall commence as of the date of the filing of the amended minor subdivision plat or amended minor site plan. If the applicant fails to submit an amended application within the original time for review authorized by this chapter, the DRC or the Board shall be obligated to act on the original application. If, at the discretion of the DRC or Board, the change or changes are considered minor in nature, the applicant may be given approval subject to the submission of an amended plan indicating the changes.

[F]G. Conditional approval. Whenever review or approval of the application by the County Planning Board is required by N.J.S.A. 40:27-6.3, the DRC or the Board shall condition any approval that it grants upon timely receipt of a favorable report on the application by the County Planning Board.

Section 8. Referral to Planning Board. The Township Clerk shall cause a copy of this ordinance to be referred to the Cranbury Township Planning Board for review pursuant to *N.J.S.A. 40:55D-26a* following its introduction and prior to adoption.

Section 9. Severability. If any section or subsection of this ordinance is adjudged invalid by a court of competent jurisdiction, such adjudication shall apply only to the specific section(s) or subsection(s) so adjudged and the remainder of the ordinance shall be deemed valid.

Section 10. Repealer. All ordinances or resolutions or parts thereof inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-14
(Continued)

Section 11. Effective date. This ordinance shall take effect upon its passage and publication and upon the filing of a copy of said ordinance with the Middlesex County Planning Board, as required by law.

Second Reading

Cranbury Township Ordinance # 09-17-13

A motion to enter an Ordinance entitled, CRANBURY TOWNSHIP ORDINANCE # 09-17-13, "AN ORDINANCE AMENDING AND REVISING CHAPTER 150, THE LAND DEVELOPMENT CODE, AND THE ZONING MAP OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY," was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, posted on the Township's website, posted on the Township Bulletin Board and copies were available to the public. Ms. Marabello explained this Ordinance was previously adopted last year and the reason it is back on the Agenda is because there was an error in noticing the Clerks in South Brunswick and Plainsboro. She further explained the Ordinance is simply part of Cranbury's Affordable Housing Plan. It is required in order for Cranbury's Affordable Housing Plan to go through the Courts and be adopted. Ms. Marabello stated the zoning in that area has been changed for a development to be constructed. She stated this Ordinance does not address any specifics of that development which will be determined when application is made to the Planning Board, which has not happened yet. At that time, the public can come before the Planning Board Meeting and address any of their issues or concerns. She encouraged the public if they have any concerns tonight, they can certainly be voiced; however, the Township Committee cannot address them. The Mayor opened the public hearing on the Ordinance.

Mr. Bart Jackson, Plainsboro, lives across the street from the farm that is proposed to be an affordable housing complex. Deputy Mayor Goetz clarified the development is part of the Township's affordable housing, but the homes will be over-55 housing. Mr. Jackson stated he is deeply concerned about how the proposed development will affect his well water system and stated he and his neighbors are worried about the seriousness of pollution and chemicals to their water. Deputy Mayor Goetz stated according to Cranbury's ordinances, development must be allowed on that property; however, there are still many hurdles ahead, including how runoff will be handled. She stated Mr. Jackson will be noticed about meetings and encouraged him to attend to voice his concerns.

Mr. Lester Varga, Director of Planning and Zoning in Plainsboro Township, stated for the record that if this Developer requests to hook into the sewer system in Plainsboro, that Plainsboro Township Governing Body reserves the right to critically review their request and deny it.

Mr. Johnson asked Mr. Varga for clarification if a private company owns and operates the sewer system in Plainsboro. Mr. Varga confirmed a private company does own and manage Plainsboro's sewer system and there is an agreement between Plainsboro Township and the company that any hook-ups to that system must be approved by the Plainsboro's Governing Body.

Ms. Maryann Geer, Plainsboro, stated she is very concerned with the proposed development and inquired when Petty Road will be repaired and who will pay for it? She stated Plainsboro Township paved one-quarter of Petty Road, stating they had leftover funds which they used for the paving. She inquired who assesses the condition of Petty Road, including the width and potholes. Deputy Mayor Goetz stated Petty Road has been a topic of conversation for a long time. She explained Cranbury has applied for funding from the DOT and has been successful in obtaining funding for other problem roads. She stated the problems with Petty Road include it is poorly constructed to begin with, does not have proper drainage and the actual location of the roadway may be on the private properties. She stated there is a multitude of problems; however, the Township does not have the money to do the repairs. She stated the funding from the DOT is only for construction, and engineering and surveying must be done first. Deputy Mayor Goetz encouraged

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Ordinance # 09-17-13
(Continued)

Ms. Geer to also attend the Planning Board meetings to express her concerns about the proposed construction.

Ms. Cunningham stated she needs to put on the record that this Ordinance was referred to the Cranbury Township Planning Board. She read a communication from the Josette Kratz, Planning Board Secretary, that stated the Planning Board made a motion, which was seconded and unanimously approved, that the Ordinance was consistent with the Master Plan and found no issues with the said Ordinance. The communication was also sent to the Middlesex County Office of Planning. Deputy Mayor Goetz clarified that the communication does not mean the development has been approved; it means they have approved the designation of the area as residential for age-restricted housing.

No one further wished to speak, so the hearing was declared closed. On motion by Mr. Taylor, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

Ayes: (Johnson	Abstain: (None
(Taylor	Absent: (Cook
(Goetz	(Mulligan

Nays: (None

Resolutions
Consent Agenda

Deputy Mayor Goetz asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing no questions or comments, she asked for a motion to approve the Consent Agenda. On a motion by Mr. Taylor, seconded by Mr. Johnson, the following Resolutions were adopted by vote:

Ayes: (Johnson	Abstain: (None
(Taylor	Absent: (Cook
(Goetz	(Mulligan

Nays: (None

Cranbury Township Resolution # R 09-17-095

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 09-17-096

WHEREAS, The Tax Collector, Tanyika L. Johns has certified that the following taxpayers overpaid their taxes; and

WHEREAS, The Tax Collector is requesting that the overpaid taxes be refunded,

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

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Resolution # R 09-17-096
(Continued)

<u>Taxpayer</u>	<u>Refund</u>
OWNER: O'Malley, Terrance & Adams, Evelyn Kim	140.66

Make check payable to: O'Malley, Terrance & Adams, Evelyn Kim
LOCATION: 8 Prospect Street
BLOCK: 28 LOT: 19 QUALIFIER:
Lot deleted

Cranbury Township Resolution # R 09-17-097

WHEREAS, Cranbury Township participates in the "Community Development Block Grants" through Middlesex County; and

WHEREAS, Cranbury Township desires to continue its participation in the Program for Federal Fiscal Years 2018-2020;

NOW, THEREFORE BE IT RESOLVED, the Mayor and Clerk are hereby authorized to execute an Agreement between Middlesex County and the Township of Cranbury.

Cranbury Township Resolution # R 09-17-098

WHEREAS, the Township of Cranbury Desires the services of Phoenix Advisors, LLC (Bond Issuer); and

WHEREAS, the Bond issuer has greed through the execution of Continuing Disclosure Agreements ("CDAs") in connection with one or more bond issuance to provide certain financial and other information and notices, within specified timeframes, in a manner prescribed by the regulator of the underwriter that purchased said bond issues; and

WHEREAS, but the for the execution of the CDAs, the underwriter of such bonds would be prohibited from purchasing the bonds of the Bond Issuer; and

WHEREAS, in order to ascertain its compliance with various CDAs executed in conjunction with the issuance of bonds, the Bond Issuer must identify the requirements stipulated in those various CDAs and compare those requirements with its filing and correct any deficiencies; and

WHEREAS, new rules and regulations promulgated by the Securities & Exchange Commission ("SEC") restrict the provision of advice concerning the issuance of municipal debt to those that are approximately registered with the SEC; and

WHEREAS, it is beneficial to retain the assistance of appropriately registered experts in the field of municipal bond finance, with knowledge and experience in these matters, to assist in assuring compliance with CDAs and to stand ready to provide advice as needed with the issuance of municipal debt as Municipal Advisor of Record; and

WHEREAS, Phoenix Advisors provides such continuing disclosure services and is an independent registered municipal advisor under SEC regulations and has heretofore been appointed by the Bond Issuer to provide the same until the expiration of this Agreement, as defined in Section 3 herein; and

WHEREAS, the parties desire to set forth herein the terms and conditions under which Phoenix Advisors will provide such services to the Bond Issuer;

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Cranbury Township Resolution # R 09-17-098
(Continued)

NOW, THEREFORE, the parties hereto, in consideration of mutual covenants herein contained and other good and valuable consideration, each intending to be legally bound, hereby agree to the terms of the Agreement;

BE IT FURTHER RESOLVED, the Mayor and Clerk are hereby authorized to execute said Agreement on behalf of the Township of Cranbury.

Cranbury Township Resolution # R 09-17-099

WHEREAS, it is necessary to make the following appointments,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following individuals are appointed to the positions and terms noted effective January 4, 2016:

TOWNSHIP COMMITTEE APPOINTMENT

NAME	APPOINTMENT	TERM ENDING
John Kulpa	Cable TV Commission	12/31/19

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported Mr. Sam DiStasio, Fire Safety Official, requested an increase in permit, registration and smoke detector inspection fees be increased to match the State's fees. The Township Committee agreed, stating they have no opposition to an Ordinance change to increase the fees to keep in line with the State's fees. Ms. Marabello stated the Ordinance will be introduced at the next meeting.

--Assistant Administrator's Report

Ms. Cunningham stated she had nothing to report.

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions.

Public Comment

The Deputy Mayor opened the meeting to public comment.

Mr. Fred Macaro, Cranbury, discussed his concerns about the High Point construction and noise. Mr. Macaro stated the President of the Four Seasons Homeowners' Association has been trying to contact the developer without response. He stated the driveway from High Point comes out right at his window and asked why landscaping plants cannot be put in now before the construction ends so the plantings have time to grow. He stated the noise starts very early, and the Township Committee stated the Township will call the developer. Ms. Marabello stated unfortunately there will be a period of time when the neighbors will be inconvenienced by noise and construction. Mr. Macaro stated the developer committed to doing landscaping on his side of the road, which will not be impacted by the construction.

Mr. Bob Ello, Cranbury, also inquired about the plantings and requested they be done now. He stated the driveway also impacts his home. He inquired either a living fence or a hard fence be installed. He stated he feels a hard fence would be better because the headlights coming out of the High Point Development would light up his whole house. Deputy Mayor Goetz stated at the original Planning Board meetings, Four Seasons requested the High Point driveway not align with Labaw Drive because they did not want it to appear as a thoroughfare. As a result of public comment, the Developer actually moved the location of the entrance/exit to the Development. Mr. Macaro reported a problem with the sewer connection at the High

TOWNSHIP COMMITTEE MEETING
September 25, 2017

Public Comment (cont'd.)

Point Development. He stated the shrubs and landscaping have not yet been replaced there. Mr. Macaro stated he believes it was Cranbury Township who did the work and not the Developer or Four Seasons. The consensus of the Committee was that it was the installation of the sewer connection by the Developer. Mr. Macaro stated the dirt was never tamped down and the soil has settled. Ms. Marabello stated an inspector is at the site every day, and Deputy Mayor Goetz requested the inspector look at the area.

Mr. Romero, of Food & Water Watch, an environmental non-partisan organization that organizes against large fossil fuel projects, stated his organization is approaching elected officials to sign concerning a pledge about renewable energy. The United States Conference of Mayors, at their annual meeting earlier this year, passed a resolution supporting getting their towns to 100% renewable energy by 2035. He stated this is one of the most progressive goals they've seen by a non-partisan/bi-partisan national group of elected officials like the National Conference of Mayors. He stated his organization is reaching out to all levels of government to support this goal, and stated over 50 elected officials in New Jersey have signed this pledge. He thanked the Committee and stated he is available to answer any questions.

There being no further comments, Deputy Mayor Goetz closed the public comment portion of the meeting.

Mayor's Notes

Deputy Mayor Goetz stated she had nothing further to report

Township Committee Members' Notes

There were no additional Committee comments.

Deputy Mayor Goetz requested a motion to adjourn. On motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried, the meeting adjourned at 7:59 p.m.

Kathleen R. Cunningham
Municipal Clerk