

TOWNSHIP COMMITTEE MEETING  
May 9, 2016

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: Dave Cook, Susan Goetz, Glenn Johnson, Jay Taylor, and Mayor Dan Mulligan. Also present were Richard Preiss, PP, Township Planner; Denise Marabello, Township Administrator/Director of Finance; and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. Mayor Mulligan 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 1, 2015 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 1, 2015.
- (3) Filed on December 1, 2015 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.

Swearing in of Lt. Giuseppe De Chiara, Cranbury Township Police Department

Mayor Mulligan recognized in the audience Cranbury Police Chief Rickey Varga, members of the Police Department, Lt. De Chiara's guests, and former Police Chiefs Harry Kleinkauf and Ed Kahler. Mayor Mulligan read the Oath to Lt. De Chiara.

Township Committee Minutes of April 25, 2016

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried, the Township Committee Minutes of April 25, 2016 were adopted.

Closed Session Minutes of April 25, 2016

On motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the Closed Session Minutes of April 25, 2016 were adopted.

Reports and Communication

--Mayor

Mayor Mulligan reported the Township has received on-going correspondence from a resident on Plainsboro Road who has safety concerns about the curve in the roadway. He reported there was another accident. Mayor Mulligan stated letters went out to the neighboring residents notifying them of the Township's intent to install a street light at the curve. Ms. Marabello stated the residents have until the end of this week to voice their concerns about the light, and if she does not hear anything, will sign off for PSEG to install the light. Mayor Mulligan stated the Township has been proactively working on keeping the road safer, stating last year when Mr. Taylor was the Mayor, the speed limits were reduced on various roads in the Township. Reflectors will also be installed on the road.

Mayor Mulligan reported the affordable housing update will be at the next Township Committee Meeting on May 23<sup>rd</sup> at 7:00 p.m. He encouraged residents to attend the meeting.

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Reports and Communications  
--Members of Committee

--Mr. Cook

Mr. Cook reported the Township is working with Mr. Lewis Goldshore, Esq. to assist in obtaining the permit from DEP for the Brainerd Lake remediation. It has been a very long process and hopefully Mr. Goldshore can expedite the permit.

Mr. Cook reported on a marriage of Elizabeth and Drewey Pulliam that he performed in 2012. He gave a brief history of their relationship and stated Mr. and Mrs. Pulliam stopped in recently with a book she wrote. Mr. Cook reported they met in 1943 and reconnected after almost 70 years. He reported Mrs. Pulliam lived in Cranbury and wanted to be married here.

--Mr. Taylor

Mr. Taylor reported the Public Works Department is extremely busy with chipping and requested that residents be patient while DPW works its way through the Township. Mr. Taylor reported he had a conversation with Mayor Mulligan, and Mr. Cook who is the liaison to the Township Engineer regarding several residents on Plainsboro Road who still have drainage issues. The Engineer will look into the matter and stated possibly a storm drain can be installed.

--Mr. Johnson

Mr. Johnson reported he attended a School Board Meeting where the budget was discussed. He attended the Arbor Day Celebration, and also the Board of Health Meeting where dog licenses were discussed, and also attended the Zoning Subcommittee Meeting.

--Ms. Goetz

Ms. Goetz reported she attended the Planning Board Meeting where the Redevelopment Plan was discussed.

Ms. Goetz reported the weeds in Brainerd Lake will be treated again this year. She stated the Lake still looks good. Ms. Goetz asked Ms. Marabello for an update on the lights for the "Downtown Beautification Project." Ms. Marabello stated she reached out to Mr. Bill Tanner, Township Engineer for an update as Think Pavers was supposed to make corrections for the lighting. Ms. Goetz stated four (4) additional lights are to be installed.

Reports and Communications  
--Subcommittees

There were no reports from Subcommittees.

Reports and Communications  
--Department Heads

There were no reports from Department Heads.

Agenda Additions/Changes

Ms. Cunningham reported Cranbury Township Resolution # R 05-16-090 was being added to the Agenda, to be considered separately after the Consent Agenda. The Resolution will designate Ingerman Development Company, LLC as the redeveloper for the property known as Block 33, Lot 13.04 (formerly known as Paul's Auto Site).

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Public Comment - For Agenda Items

Mayor Mulligan opened the meeting to public questions and comments for items on the Agenda.

There being no comments, he closed the public portion of the meeting.

Ordinances

Second Reading

Cranbury Township Ordinance # 04-16-06

A motion to enter an Ordinance entitled, Ordinance # 04-16-06, "A BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$1,587,141 THEREFORE, AUTHORIZING THE ISSUANCE OF \$1,507,783.95 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF." was presented for second reading and final adoption. The Ordinance was passed at First Reading on April 11, 2016 and was carried over from the April 25, 2016 meeting due to a publication error. 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. The Township Committee had no questions or comments so the Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Goetz, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

|       |           |                |
|-------|-----------|----------------|
| Ayes: | (Cook     |                |
|       | (Goetz    | Abstain: (None |
|       | (Johnson  | Absent: (None  |
|       | (Taylor   |                |
|       | (Mulligan |                |
| Nays: | (None     |                |

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

**Section 1.** The several improvements described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Cranbury, in the County of Middlesex, New Jersey (the "Township") as a general improvement. For the several improvements or purposes described in Section 3, there is hereby appropriated the sum of \$1,587,141, including the sum of \$79,357.05 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

**Section 2.** In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,507,783.95 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

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

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Cranbury Township Ordinance # 04-16-06  
(Continued)

| <u>Purpose</u>                                   | <u>Appropriation<br/>And Estimated<br/>Cost</u> | <u>Estimated<br/>Maximum Amount<br/>of Bonds or<br/>Notes</u> | <u>Period of<br/>Usefulness</u> |
|--|---|---|---------------------------------|
| a) Replacement of pistols                        | \$3,600   | \$3,420   | 15 years                        |
| b) 2 Chevy Tahoes                                | \$97,900  | \$93,005  | 5 years                         |
| c) 2 Mobile radios                               | \$3,000   | \$2,850   | 5 years                         |
| d) 2 L-3 Mobile Vision                           | \$14,200  | \$13,490  | 5 years                         |
| e) 2 Vehicle Storage Boxes                       | \$2,400   | \$2,280   | 5 years                         |
| f) 2 Vehicle Computer Mounts                     | \$1,500   | \$1,425   | 5 years                         |
| g) Engineering Costs<br>John White Road          | \$20,000  | \$19,000  | 40 years                        |
| h) Brainerd Lake Misc<br>Improvements            | \$40,000  | \$38,000  | 40 years                        |
| i) Replace Smoke Detectors                       | \$20,000  | \$19,000  | 10 years                        |
| j) Brainerd Lake Bridge/Dam<br>Project           | \$15,000  | \$14,250  | 40 years                        |
| k) John White Road Resurfacing                   | \$81,880  | \$77,786  | 40 years                        |
| l) Town Hall Carpets                             | \$20,000  | \$19,000  | 5 years                         |
| m) Firehouse Door Security                       | \$5,566   | \$5,287.70  | 5 years                         |
| n) Petty Road Drainage Study                     | \$35,000  | \$33,250  | 10 years                        |
| o) Misc Road Repairs                             | \$20,000  | \$19,000  | 10 years                        |
| p) Fire Company Radio                            | \$5,000   | \$4,750   | 5 years                         |
| q) Town Hall Sound System                        | \$9,557   | \$9,079.15  | 5 years                         |
| r) South Brunswick Sewer<br>Capital Improvements | \$1,020,625                                     | \$969,593.75  | 40 years                        |
| s) Road Striper and Trailer                      | \$5,000   | \$4,750   | 5 years                         |
| t) Clock Tower Access                            | \$9,988   | \$9,488.60  | 5 years                         |
| u) Snow Fence                                    | \$5,000   | \$4,750   | 5 years                         |

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Cranbury Township Ordinance # 04-16-06  
(Continued)

|                               |          |            |         |
|-------------------------------|----------|------------|---------|
| v) Dump Truck w/Snow Plow     | \$58,000 | \$55,100   | 5 years |
| w) Pickup Truck w/Snow Plow   | \$40,000 | \$38,000   | 5 years |
| x) Offsite Backup – Town Hall | \$4,320  | \$4,104    | 5 years |
| y) Offsite Backup - Police    | \$6,480  | \$6,156    | 7 years |
| z) Desktop Workstations – TH  | \$4,125  | \$3,918.75 | 5 years |
| aa) Holiday Decorations       | \$5,000  | \$4,750    | 5 years |
| bb) Replace PW Garage Doors   | \$5,000  | \$4,750    | 5 years |
| cc) Toro Lawnmower            | \$21,000 | \$19,950   | 5 years |
| dd) Lawnmower Trailer         | \$8,000  | \$7,600    | 5 years |

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

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

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

- (a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense. They are all improvements or purposes that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 12 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of

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Cranbury Township Ordinance # 04-16-06  
(Continued)

the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,507,783.95 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$150,778.30 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

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

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

**Section 9.** The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

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

Cranbury Township Ordinance # 04-16-07

A motion to enter an Ordinance entitled, Ordinance # 04-16-07, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 143 ENTITLED "VEHICLES AND TRAFFIC," 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. Goetz wanted to give a "shout out" to a resident who saw a problem with cars speeding on the driveway and she brought it to the Township's attention. Ms. Goetz stated the problem was quickly addressed with the adoption of this Ordinance. The Township Committee had no further questions or comments so the Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Goetz, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

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Cranbury Township Ordinance # 04-16-07  
(Continued)

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

Nays: (None

Cranbury Township Ordinance # 04-16-08

A motion to enter an Ordinance entitled, Ordinance # 04-16-08, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, ADOPTING, PURSUANT TO N.J.S.A. 40A:12A-7, A REDEVELOPMENT PLAN FOR PAUL'S AUTO SITE, BLOCK 33, LOT 13.04 ON THE CRANBURY TAX MAP," 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. Cunningham announced the Ordinance was also referred to the Cranbury Township Planning Board. She read a memo from Ms. Josette Kratz, Administrative Officer of the Planning Board stated the Ordinance and Redevelopment Plan had been reviewed by the Board on May 5, 2016, and found both to be consistent with the Cranbury Township Master Plan. The Planning Board favorably recommends the adoption of the Redevelopment Plan for Paul's Auto Site and Cranbury Township Ordinance # 04-16-08. Mayor Mulligan explained this is part of the Affordable Housing Plan and had to be done in a timely manner. He thanked Mr. Preiss, Township Planner, Ms. Marabello and Ingerman, the Planning Board and professionals who helped move the process along. Mr. Cook stated he is happy with the progress and appreciates and respects the professionals involved. The Township Committee had no further questions or comments so the Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Cook, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

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

Nays: (None

Resolutions  
Consent

Mayor Mulligan asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing no questions or comments, he requested a motion to adopt the Consent Resolutions.

On a motion by Ms. Goetz, seconded by Mr. Cook, and unanimously carried, the following Resolutions were passed by vote:

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Resolutions

Consent (cont'd.)

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

Nays: (None

Cranbury Township Resolution # R 05-16-085

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 05-16-086

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the township of Cranbury that the following salaries, wages and fees shall be paid to the various Township Officials and employees of the Township of Cranbury effective March 27, 2016 unless otherwise noted:

| <u>POSITION</u>                                       |        | <u>SALARY OR<br/>HOURLY RATE</u> |
|---|--------|----------------------------------|
| Mayor   | \$     | 6,416.22                         |
| Township Committee                                    | \$     | 5,133.50                         |
| Township Administrator                                | \$     | 23,640.33                        |
| Director of Finance/Chief Financial Officer/Treasurer | \$     | 114,824.40                       |
| Township Clerk/Registrar                              | \$     | 90,684.97                        |
| Assistant Administrator                               | \$     | 2,251.46                         |
| Tax Assessor  | \$     | 60,167.16                        |
| Tax Collector   | \$     | 12,240.00                        |
| <br>Chief of Police ( <b>effective 1/1/16</b> )       | <br>\$ | <br>138,238.47                   |
| <br>Zoning Officer/Director of Fields                 | <br>\$ | <br>10,643.93                    |
| Clock Winder*   | \$     | 100.00                           |
| Construction Official/Building Inspector              | \$     | 89,047.39                        |
| Building Sub-Code/Building/Senior Fire Inspector      | \$     | 85,940.05                        |
| Plumbing Subcode Official                             | \$     | 16,239.76                        |
| Electrical Subcode Official                           |        | \$31.21 per hour                 |
| Fire Sub-code Official                                | \$     | 6,680.30                         |
| Fire Official   | \$     | 26,185.10                        |
| <br>Director of Recreation                            | <br>\$ | <br>13,497.54                    |
| Summer Recreation Art Director**                      |        | PER MEMO                         |
| Summer Programs Employees**                           |        | PER MEMO                         |
| Summer Program Director                               |        | PER MEMO                         |



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|  |                  |
|--|------------------|
| Assistant Fire Official  | \$19.58 per hour |
| Deputy Treasurer/Payroll Clerk/Tax Clerk/Sewer Clerk   | \$25.30 per hour |
| Qualified Purchasing Agent/Accounts Payable Clerk/Finance Assistant                          | \$27.95 per hour |
| Senior Technical Assistant/Alternate Deputy Registrar  | \$26.98 per hour |
| Deputy Clerk/Deputy Registrar  | \$26.65 per hour |
| Planning Admin Officer/Info Systems Coordinator  | \$30.98 per hour |
| Public Works Admin Asst/Recycling Coordinator  | \$26.10 per hour |
| Administrative Assistant to the Chief of Police  | \$26.81 per hour |
| School Crossing Guards**   | PER MEMO         |
| Director of Public Works/Small Animal Control Officer/Property Standards Enforcement Officer | \$36.56 per hour |
| Heavy Equipment Operator/Senior Foreman  | \$29.43 per hour |
| Public Works Mechanic  | \$24.23 per hour |
| Public Work Employee/Sewer Assistant   | \$22.04 per hour |
| Public Work Employee/Sewer Assistant   | \$22.48 per hour |
| Public Work Employee   | \$24.46 per hour |
| Public Work Employee   | \$24.23 per hour |
| Part-Time Help/Board Secretary *   | \$22.52 per hour |
| Part-Time Help/Board Secretary *   | \$19.01 per hour |
| Board Secretary*   | \$19.30 per hour |
| Emergency Services Incentive-First Aid Responder   | \$1.00 per hour  |
| Emergency Services Incentive-Fire Responder  | \$1.00 per hour  |

\* Set by memo of the Administrator

\*\* Set by memo of the Department head with approval of the Administrator

Cranbury Township Resolution # R 05-16-087

RESOLUTION TO CANCEL INTEREST ON TAXES

WHEREAS, the Tax Collector certifies that a tax payment was erroneously rejected by the Township's software vendor for Block 8, Lot 1.03, for the 1st Quarter of 2016, and

WHEREAS, this error caused interest to be charged; and

WHEREAS, the property owner should not be penalized for a software error.

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey, authorizes the Tax Collector to cancel interest for the 1<sup>st</sup> quarter of 2016 for Block 8 Lot 1.03.

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Resolution

On a motion by Mr. Cook, seconded by Mr. Johnson and carried unanimously, the following Resolution was adopted by vote:

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

Nays: (None

Cranbury Township Resolution # R 05-16-090

A RESOLUTION OF THE MAYOR AND COMMITTEE OF THE  
TOWNSHIP OF CRANBURY DESIGNATING INGERMAN DEVELOPMENT  
COMPANY LLC, AS REDEVELOPER FOR PROPERTY SHOWN AS  
BLOCK 33, LOT 13.04 ON THE OFFICIAL TAX MAP OF CRANBURY  
TOWNSHIP AND KNOWN AS PAUL'S AUTO SITE

WHEREAS, By Resolution No. R 02-16-045, the Mayor and Committee directed the Cranbury Township Planning Board (the "Planning Board") to conduct an investigation into whether the property which is identified as Block 33, Lot 13.04 (the "Study Area") qualified as a Non-condemnation Area as that term is defined in the Local Housing and Redevelopment Law ("LRHL"), *N.J.S.A. 40A:12A-5 et seq.*; and

WHEREAS, The Planning Board completed its investigation of the Study Area, received and reviewed the report of Phillips Preiss Grygiel LLC ("PPG"), and David Holder, P.E., of Holder Associates, the Board's engineering consultant, entitled "Area in Need of Redevelopment Investigation for the Paul's Auto Site, Township of Cranbury, New Jersey" ("Area in Need Study") and, following a public hearing, adopted a resolution on March 17, 2016 recommending that the Study Area be designated by the Township Committee as a Non-Condensation Redevelopment Area as provided for under the LRHL; and

WHEREAS, On March 28, 2016, the Mayor and Council accepted the Planning Board's findings and the Area in Need Study and adopted Resolution No. R 03-16-065, A Resolution of the Mayor & Township Committee of the Township of Cranbury Designating "Paul's Auto Body" site (Block 33 Lot 13.04) as a Non-Condensation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* and directing that the Planning Board prepare a redevelopment plan for the Study Area; and

WHEREAS, PPG prepared a proposed redevelopment plan for the Study Area entitled "Proposed Redevelopment Plan for the Paul's Auto Site in the Township of Cranbury, New Jersey" (the "Redevelopment Plan"); and

WHEREAS, On referral from the Township Committee, the Planning Board reviewed the Redevelopment Plan and found that while the proposed residential use is not consistent with the existing land use element of the Master Plan or zoning for the Study Area, the proposed affordable housing is consistent with the Township's goal of meeting its fair share housing obligation on a site that is unlikely to be developed in such a way as to conform to the existing zoning standards and recommended adoption of the Redevelopment Plan by the Mayor and Township Committee; and

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Cranbury Township Resolution # R 05-16-090  
(Continued)

WHEREAS, The Mayor and Township Committee having reviewed the Redevelopment Plan, determined that although the proposed residential use is not consistent with the existing land use element of the Master Plan or zoning for the Study Area, the proposed affordable housing is consistent with the Township's goal of meeting its fair share housing obligation on a site that is unlikely to be developed in such a way as to conform to the existing zoning standards and adopted the Redevelopment Plan by Ordinance 04-16-08 on May 9, 2016; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8(f), the Mayor and Township Committee are empowered to designate a redeveloper to effectuate the Redevelopment Plan; and

WHEREAS, Ingerman Development Company, LLC is an experienced redeveloper of affordable housing and redevelopment projects such as that anticipated in the Redevelopment plan and possesses the ability to successfully plan, gain funding for, and construct the project pursuant to the Redevelopment Plan.

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

1. Ingerman Development Company, LLC is hereby designated as the Redeveloper of the Redevelopment Area.
2. The Township will negotiate the terms of a Redevelopment Agreement and a Financial Agreement with the Redeveloper.

Work Session

a) Discussion on a Multi-use Public Parking Lot on Park Place

The Township Committee discussed a multi-use municipal parking lot at the west end of Park Place. Mayor Mulligan stated parking has been an issue in Cranbury for a very long time. Currently, a couple of businesses have a closed so parking is not as much of an issue; however, with a vibrant business community, parking is necessary. Mayor Mulligan stated the last space for parking is at the west end of Park Place. He stated approximately two (2) to three (3) years ago the Library stated they wanted to build a new Library at the end of Park Place. Mayor Mulligan stated there will be maximum use of the parking lot if the Library is built there and business traffic utilizes it as well.

Mayor Mulligan thought it was important to have a Work Session to discuss the parking lot and then memorialize the Committee's intents. He stated if the Committee does memorialize its intents, it is not bound or obligated to do anything; it merely stated this is the future plan of direction. He stated at this time, the Committee is not bonding or spending any money for the parking lot. He stated money will not be spent until the Committee is sure the parking lot will be built.

Mayor Mulligan stated the intent is to build a parking lot next to the Library. He stated after talking to the Engineer, it is not advisable to build a parking lot before the Library is built. Mayor Mulligan stated the funding for the Library will have to be in place before the construction can start. He stated thresholds must be met before the Township agrees to build the parking lot. He stated he wanted to stress that the Committee is not bound to follow through.

Mayor Mulligan asked for comments from the Committee. Mr. Cook stated there are two (2) components: the parking, which has been an issue for a number of years, and the free-standing Library. He stated this Resolution is addressing the discussions the Committee has had with the Library to essentially give an idea of commitment from the Township that they would release funds for the parking lot and other items previously discussed.

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Work Session

a) Discussion on a Multi-use Public Parking Lot on Park Place (cont'd.)

Mr. Cook stated he is comfortable with the timing of building the parking lot when the Library is built. It makes sense not to have construction equipment going over a new parking lot.

Mayor Mulligan stated he wanted to acknowledge Mr. Johnson and Mr. Cook who have worked very hard on this. Ms. Goetz and Mr. Taylor stated they would reserve their comments until after public comment.

Mr. Johnson stated once the site was selected, the Township was advised not to build the parking lot first because the construction equipment could damage the drainage system under the parking lot, which could then require substantial repairs.

Mayor Mulligan opened the meeting to public comment.

Mr. Bill Kanawyer, Brainerd Drive, stated the issues of the Library and parking existed when he moved into Cranbury in 1992. He thanked the Township Committee for their attention and is pleased the Library and parking will become a reality.

Mr. Michael Ferrante, Main Street, stated it was great to hear the support for the Library and parking lot. He stated it has been a challenge raising funds and shared with the Committee the amounts of funds paid by other municipalities for their libraries. He stated he applauded the Committee for their support and stated when they speak about the Library, they state the Township has donated the land, has committed to building a parking lot; however, the Foundation is entrusted to raising the funds to build the Library. He stated the Foundation has raised \$2.2 million towards the new Library and have many people who are waiting to see if the Library will actually be built before donating. This Resolution and discussions will help clarify to residents what will happen. He stated the School will also benefit from having the Library move out in that it will give back more space and provide more security for students. There was additional discussion about the benefits of the Public Library having its own building and the space being used for a School Library. Mr. Ferrante stated the Foundation has a vision of the new Library and feels once the Library is built, it will become part of the fabric of the Town.

Ms. Kirstie Venanzi, Brainerd Drive and President of the Library Board of Trustees, stated she wanted to stress how important the Community Center section of the new Library will be to the Township. She stated the space will be important for meetings and events and will be a space for organizations in the Township to meet. She stated this has been a long process. She stated the Foundation was formed to help the Township make it happen. She stated she appreciated the help from the Township Committee and stated now is the time the Library will be built.

Mr. Mark Berkowsky, North Main Street, stated he became involved with the Library Project because of the Community Center aspect of the Project. He stated he has been involved with the Cranbury Housing Association for a long time and stated CHA crams into the History Center for its annual meeting because there is no other place to meet. He stated there are a lot of community groups that will take advantage of the Community Center. He explained the Community Center is one-third of the footprint of the new Library, and the parking center will also be used by the community. Both will be extremely beneficial to the Township. Mayor Mulligan requested that Mr. Berkowsky come to the May 23<sup>rd</sup> Township Committee Meeting where affordable housing will be further discussed.

Ms. Goetz stated she is a little disappointed that residents who are opposed to the new Library do not show up at meetings to voice their opinions. She stated it would be useful to hear what the opposition is and to be heard in a public forum. Mayor Mulligan agreed, stating why he wanted this as a Work Session on the Agenda so all views could be heard.

TOWNSHIP COMMITTEE MEETING  
May 9, 2016

Work Session

a) Discussion on a Multi-use Public Parking Lot on Park Place (cont'd.)

Mr. Taylor stated parking at the end of Park Place was being discussed back in the 1990's when his father was on the Township Committee. He stated since that time, new businesses/professionals have moved into Cranbury and the need for parking has increased. He stated the Township currently has an agreement with Sweetwater for parking spaces; however, that agreement can be ended at any time by either party.

Mr. Taylor stated he felt the Foundation is doing a great job raising funds for the new Library. He stated he believes people are sitting back waiting for the Township to come forward with funds, which is very unlikely to happen. He stated if the Library is to be built, residents will have to come forward with donations to build the Library. Mr. Taylor stated he is also disappointed residents opposing the new Library were not in attendance this evening as many rumors about the Township closing the financial gap could be addressed. Mr. Taylor stated the Community Center will be a big draw and additional parking will be necessary.

Mr. Cook stated some of the opposition he has heard is that more people utilize Google than a Library; however Mr. Cook stated that person-to-person commonality is important. He stated he thought a Library is always the pillar of a community, and the Community Center will be a space of social interaction.

Ms. Marilynn Mullen, Director of the Cranbury Public Library, stated she has also heard that a new Library is not necessary. She stated a Library is a child's first interaction with other children, books and with learning, and that cannot be "googled." Ms. Mullen stated while e-books may be less expensive, college students prefer books for note taking, studying and learning. She stated libraries that have been built in the last few years have seen tremendous usage.

Mr. Frank Marlowe, North Main Street, stated he agreed the Foundation needs to raise more money for the Library. He stated they raised a lot so far, much more than people thought they could. He relayed a story of their preliminary fundraising efforts when they met with Mayor Cantu of Plainsboro, who told them they would not be successful without the backing of Cranbury's Mayor. Mr. Marlowe stated this Committee could make a difference by getting behind the Foundation and supporting the fundraising efforts. He stated he feels it could make a difference if the residents know the Township Committee is supporting the new Library. Mr. Marlowe stated the fundraising is no longer a small effort, and the new Library is being perceived as good for the Town. He stated the Town does need a new parking lot, but the Governing Body's leadership and support for the Library is also needed.

Mr. David Fletcher, Longstreet Lane and a member of the Library Board of Trustees, agreed with Mr. Marlowe, stating the people they meet with while fundraising, tend to favor with the Governing Body. He requested the Mayor put his support behind the Library by writing a letter they can carry with them or come with them on some fundraising visits. He stated it would be a great help to their efforts.

Ms. Connie Bauder, Petty Road, stated many of the Committee Members said while campaigning that they were opposed to a new Library. She stated that she felt while now approving a parking lot, drainage costs, engineering fees, etc., it is a back-door way of approving the Library but not really coming out saying it. She stated there are many people that are opposed to the Library because they feel it will put the Township in a financial bind in the future. She stated she believes it should be put to a referendum in the community, and it should be a matter of priorities how money is spent in the Township. She stated Petty Road needs to be repaired and doesn't believe money should be spent on a parking lot. She stated she does not believe the numbers work out with salaries, insurance and other costs. She does not believe the parking lot will be beneficial to the business district. Mayor Mulligan stated his appreciation to Ms. Bauder for speaking her opposition and said there are people in Town who are opposed who have not spoken up. Mayor Mulligan explained to

TOWNSHIP COMMITTEE MEETING  
May 9, 2016

Work Session

a) Discussion on a Multi-use Public Parking Lot on Park Place (cont'd.)

Ms. Bauder that she probably missed his preamble before the Work Session. He explained no money is being spent at this time so a referendum is not necessary. He stated the Township Committee is memorializing its future intent, without committing to action at this point.

Mr. Taylor stated he appreciated Ms. Bauder's comments. He stated he wanted to address the engineering fees that the fees are very specific to this parking lot and are not for the Library. Mr. Taylor stressed the parking lot would be for municipal use as well as the Library. Ms. Goetz stated the engineering fees are very specific and are set in a Resolution. She stated she was speaking for herself, but felt what residents might have heard was the Township Committee were not in favor of public funding of the Library and not necessary that they did not support the new Library. She stated the Committee was in favor of private funding of the new Library as the Township was not in a position to fund the Library. She stated if the Library can be funded, the burden on the community would be minimal. Mr. Cook agreed, stating he never was anti-Library, and stated the Library will be built on funds raised by the Foundation, including on all the infrastructure, electrical, furnishings, etc. Mr. Cook referenced the comment of other municipalities' participation in funding their libraries, and Mr. Cook explained Cranbury cannot compare to the other large municipalities.

Mayor Mulligan stated the Township could not commit to funding the Library with the expenses coming up for affordable housing, road improvements and work on the Lake. He stated funding parking is a long-term investment for the community and will be an asset to the new Library.

Mr. Taylor stated for the record that he made a personal commitment to the private fund for the Library; however, he is opposed to spending taxpayer dollars on the building and he stated that while campaigning. He stated he views a personal expenditure different than spending from public funds. He stated the parking lot will have multiple purposes to attracting businesses to the Township.

Mr. Richard Kallan, Wynnewood Drive, stated since there does not seem to be an objection to have a municipal parking lot for private businesses, there should not be a problem to have a municipal parking lot for the Library.

Mr. Bill Kanawyer, Brainerd Drive, stated he has been involved with computers and technology his entire life, and stated while electronic data is great, there is a place for libraries.

Hearing no further comments, the Mayor closed the public portion of the Work Session. He stated again for the record that the Township Committee is not bonding anything and is not committing to spending money. He reported the following Resolution will give a vision as to what the Township will do in the future if the Library is able to raise the funds to build a new Library. The Township will then build a multi-use parking lot for the Library's use and also for the businesses and residents in Town.

He highlighted from the Resolution that the library is looking to build an 11,000/square foot building costing approximately \$3.2 million. He stated the Township Committee is acknowledging the fundraising efforts to date, acknowledged the location, and has set forth the amount of up to \$475,000 for the future if the parking lot goes forward.

Resolution

Mayor Mulligan stated this will be reviewed each year, and if the Township cannot do it, it will not be done. On a motion by Mr. Cook, seconded by Mr. Johnson and carried unanimously, the following Resolution was adopted by vote:

TOWNSHIP COMMITTEE MEETING  
May 9, 2016

Resolution (continued)

|       |           |          |       |
|-------|-----------|----------|-------|
| Ayes: | (Cook     | Abstain: | (None |
|       | (Goetz    | Absent:  | (None |
|       | (Johnson  |          |       |
|       | (Taylor   |          |       |
|       | (Mulligan |          |       |
| Nays: | (None     |          |       |

Cranbury Township Resolution # R 05-16-088

A RESOLUTION EXPRESSING CONDITIONAL SUPPORT  
FOR A NEW MUNICIPAL PARKING LOT AT THE WEST END OF PARK PLACE

WHEREAS, there is a need for a new municipal parking lot in downtown Cranbury; and

WHEREAS, the Master Plan states that:

- “It is vital to Cranbury’s Village Center that sufficient parking be available for retail, restaurant, office, residential and other uses”; and
- “Potential sources of additional parking, to the extent it is needed, include providing a public parking lot of appropriate size near the Village Center”; and
- “Cranbury Township could consider construction of a parking lot to the west end of Park Place”; and

WHEREAS, the Master Plan recognizes the need to have parking spaces in downtown Cranbury that can accommodate a number of different uses, and notes that “parking in Cranbury’s Village Center is shared among various uses—including retail, restaurant, professional office and residential uses,” and “there is a sharing and synergy of parking usage that allows the parking supply to satisfy many uses”; and

WHEREAS, the Cranbury Library Board of Trustees would like to move the Library from its existing location at 23 North Main Street, in the Cranbury School Building, to a new building; and

WHEREAS, the new building would be approximately 11,000 square feet in size and cost approximately \$3,200,000; and

WHEREAS, the preferred location for the new building is on Park Place, in the municipal complex, on property owned by Cranbury Township (Block 23, Lot 14.03); and

WHEREAS, the Master Plan supports a new library building at that location; and

WHEREAS, the Cranbury Public Library Foundation, an independent, non-profit corporation that supports fundraising for the Library, has instituted a capital campaign to raise funds for the new building, and as of February 8, 2016 had raised \$1,761,223 toward its goal of \$3,200,000; and

WHEREAS, a new parking lot built at the west end of Park Place could serve the needs of the Village Center for additional parking as well as provide for the needs of the proposed Library; and

TOWNSHIP COMMITTEE MEETING  
May 9, 2016

Cranbury Township Resolution # R 05-16-088  
(Continued)

WHEREAS, the Township Committee is willing to provide funding for a parking lot in this location if the Library Board of Trustees and the Library Foundation are able to meet certain fundraising and financing benchmarks.

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

1. It is the intent of the Township Committee, that
  - (a) if the Cranbury Public Library Foundation is able to raise its goal of \$3,200,000 (or such other amount certified by the Library Board of Trustees as necessary to construct a new building that is less than 11,000 square feet in size), and
  - (b) if the Library Board of Trustees is able to prove to the satisfaction of the Township Committee that it will be able to operate the new building within the limits of its annual municipal appropriation, then
  - (c) the Township will provide up to \$ 475,000 for site plan preparation, which site plan shall include a municipal parking lot, and to that end the Township Committee will put a line item in their 2017 Capital Budget.
2. It is further the intent of the Township Committee, that if such funds are raised by the Cranbury Public Library Foundation, the public lands located at Block 23, Lot 14.03 will be available for the new library building.
3. The Township Committee understands that operation of any new library building is the obligation of the Library Board of Trustees, and that while the municipality must provide the annual municipal appropriation required by law (N.J.S. 40:54-8 and N.J.A.C. 15:21-12), all other funds required for the operation of the Library are the obligation of the Board.
4. This Resolution is a statement of the current consensus of the Township Committee and shall be subject to review and reconsideration by the Township Committee at its first meeting in January after reorganization.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello stated she had nothing to report.

--Assistant Administrator's Report

Ms. Cunningham announced Cranbury Day is September 10<sup>th</sup> from 9:00 a.m. to 4:00 p.m. The Township Committee agreed to getting a table for Cranbury Day. Mayor Mulligan also confirmed that the Township Committee would be marching in the Memorial Day Parade.

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions



TOWNSHIP COMMITTEE MEETING  
May 9, 2016

Public Comment

The Mayor opened the meeting to public questions and comments. Mr. Mark Berkowsky, North Main Street, stated he has lived in Cranbury a long time and wanted to comment on remarks from residents about Public Comment (cont'd.) work done to benefit them, and he stated he is confident this Committee makes decisions based on the good of the community as a whole. There being no additional comments, the Mayor closed the public portion of the meeting.

Township Committee Members' Notes

The Township Committee Members had no additional comments.

Mayor's Notes

Mayor Mulligan stated he had no additional comments and asked for a motion to go into Closed Session.

Resolution

At 8:28 p.m., on motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried, the following Resolution was adopted by vote:

|       |           |                |
|-------|-----------|----------------|
| Ayes: | (Cook     |                |
|       | (Goetz    | Abstain: (None |
|       | (Johnson  | Absent: (None  |
|       | (Taylor   |                |
|       | (Mulligan |                |
| Nays: | (None     |                |

Cranbury Township Resolution # R 05-16-089

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:

- "N.J.S.A. 10:4-12b (7)/Contract Negotiations" - Discussion of possible contract negotiations,
- "N.J.S.A. 10:4-12b (5)/ Land Acquisition" – Discussion of possible land acquisition.

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.

TOWNSHIP COMMITTEE MEETING  
May 9, 2016

On motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried, the meeting returned to open session at 9:45 p.m.

On motion by Mr. Taylor, seconded by Mr. Cook, and unanimously carried, the meeting adjourned at 9:47 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk