

TOWNSHIP COMMITTEE MEETING
August 22, 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, Glenn Johnson, Jay Taylor and Susan Goetz. Mayor Dan Mulligan was absent. Also present were Denise Marabello, Township Administrator/Director of Finance; and Jean Golisano, Deputy Clerk. Deputy Mayor Johnson led in the salute to the flag, and Ms. Golisano 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 August 9, 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 August 9, 2016.
- (3) Filed on August 9, 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 August 8, 2016

On motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried, the Township Committee Minutes of August 8, 2016 were adopted.

Reports and Communications

--Members of Committee

--Deputy Mayor Johnson

Deputy Mayor Johnson reported he attended a Library Facilities Meeting and a School Board Meeting.

--Mr. Taylor

Mr. Taylor reported he had been on vacation and had nothing to report.

--Mr. Cook

Mr. Cook reported today the Township was able to finalize its Mount Laurel housing obligation presented to us by Judge Wolfson and Middlesex County. Ms. Marabello reported the hearing went very well. She stated she, Mr. Kevin Van Hise, Esq., Affordable Housing Attorney and Ms. Mary Beth Lonergan, Affordable Housing Consultant, were in Court this morning. Ms. Marabello reported Judge Wolfson had Ms. Lonergan get up to testify so all information would be on the record leaving no opportunity to question why he ruled the way he did. She stated the hearing went very quickly. Ms. Marabello stated the Special Master had sent out a memo over the weekend after reviewing all of Mr. Van Hise's documents, and there were a couple of items that were missing that are now conditions which must be fulfilled within 60 days. At that point, Mr. Van Hise will file a motion with the Court, and the Township will be done. She stated there cannot be any intervenors from this point on, everything has been settled with the Protinick's, and the Township's affordable housing number is solid. Ms. Marabello reported the Judge was very thankful to Cranbury from the beginning for being committed to its affordable housing obligation and getting it completed in a timely fashion.

Ms. Marabello stated Mr. Van Hise, Ms. Lonergan and Mr. Preiss all did a great job. She stated the Township had a great team that was well respected. She stated Judge Wolfson respects Ms. Lonergan, which helped a lot. Deputy Mayor Johnson inquired about the outstanding conditions, and Ms. Marabello gave an explanation of the conditions, which are minor.

TOWNSHIP COMMITTEE MEETING
August 22, 2016

Reports and Communications

--Members of Committee (cont'd.)

--Ms. Goetz

Ms. Goetz reported members of the Shade Tree, Fire Department, and the High Point Developer met to discuss the placement and types of trees to be planted in the Development. She stated all parties were pleased. Ms. Goetz also reported there will be a second herbicide treatment for Brainerd Lake this week, and she stated the Lake should look better soon after that.

Reports and Communications

--Subcommittees

There were no reports from Subcommittees.

Reports and Communications

--Department Heads

There were no reports from Department Heads.

Follow-up Item

Tree – 106 North Main Street

Ms. Marabello explained a resident inquired if the tree in front of her home was her responsibility or the Township's. Mr. Jerry Thorne, Public Works Manager, looked at the tree; however, in order to determine if the tree was in the right-of-way, the resident needs to locate the property's corner markers. Ms. Marabello stated for future calls to Public Works to determine if trees are in the right-of-way, residents will need to locate the corner markers and then Public Works will measure from there. Ms. Marabello stated for this property, Mr. Thorne does not believe the tree is in the right-of-way.

Agenda Additions/Changes

Ms. Golisano reported two Ordinances listed on the Agenda for second reading, Cranbury Township Ordinances 08-16-16 and 08-16-17, will be carried over to the next Township Committee meeting on Monday, September 12th at 7:00 p.m.

Public Comment - For Agenda Items

Deputy Mayor Johnson opened the meeting to public comment for items on the Agenda, and hearing non, closed the public comment portion of the meeting.

Ordinance

First Reading

Cranbury Township Ordinance 08-16-18

An Ordinance entitled, Cranbury Township Ordinance 08-16-18, "AN ORDINANCE AUTHORIZING EXECUTION OF AN ACCESS AGREEMENT BY AND BETWEEN CRANBURY HOUSING ASSOCIATES, INC. AND THE TOWNSHIP OF CRANBURY," was introduced for first reading. On motion by Mr. Cook, seconded by Mr. Taylor, the Ordinance was passed on first reading by vote:

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

Nays: (None

Public Hearing: September 12, 2016 at 7:00 p.m.

TOWNSHIP COMMITTEE MEETING
August 22, 2016

Cranbury Township Ordinance 08-16-18
(Continued)

WHEREAS, in furtherance of the goal of constructing low and moderate income affordable housing in the Township, the Township, as authorized by Ordinance No. 11-15-21, has conveyed to Cranbury Housing Associates, Inc., a non-profit corporation of the State of New Jersey ("CHA") , having its address c/o 2551 Rt. 130 South, Cranbury, NJ 08512, certain real property known as 2665 Route 130 South (Block 26, Lot 3 on the Cranbury Township Tax Map) (" the Affordable Housing Site") to allow CHA to construct, operate and manage affordable housing thereon; and

WHEREAS, to further facilitate the construction of said affordable units, the Township has obtained storm water easements under, over and across Block 26, Lots 29.21 and 22 (" the Easement Areas") to serve the Affordable Housing Site;

WHEREAS, the Township and CHA wish to memorialize their agreement with respect to the access by CHA of the Easement Areas.

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

- (1.) The Mayor and Clerk are authorized to execute the attached Access Agreement by which Cranbury Housing Associates, Inc. shall have access to the aforesaid Easement Areas under the terms and conditions set forth in the Access Agreement.
- (2.) The Ordinance shall take effect upon its passage and publication according to law.

Ordinances
Second Reading

Cranbury Township Ordinance # 07-16-14

A motion to enter an Ordinance entitled, # 07-16-14, "AN ORDINANCE PROVIDING FOR THE ACQUISITION OF A STORM WATER DRAINAGE AND UTILITY EASEMENT AND RIGHT-OF-WAY OVER, UPON AND WITHIN BLOCK 26, LOT 29.22 ON THE CRANBURY TOWNSHIP TAX MAP," was presented for second reading and final adoption. This Ordinance was carried over from the August 8th Township Committee Meeting. The Ordinance was published in the Cranbury Press, posted on the Township's website, posted on the Township Bulletin Board and copies were available to the public. 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. Taylor, seconded by Mr. Cook, the Ordinance was adopted by a vote:

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

TOWNSHIP COMMITTEE MEETING
August 22, 2016

Cranbury Township Ordinance # 07-16-15

A motion to enter an Ordinance entitled, # 07-16-15, "AN ORDINANCE PROVIDING FOR THE ACQUISITION OF A STORM WATER DRAINAGE AND UTILITY EASEMENT AND RIGHT-OF-WAY OVER, UPON AND WITHIN BLOCK 26, LOT 29.21 ON THE CRANBURY TOWNSHIP TAX MAP," was presented for second reading and final adoption. This Ordinance was carried over from the August 8th Township Committee Meeting. The Ordinance was published in the Cranbury Press, posted on the Township's website, posted on the Township Bulletin Board and copies were available to the public. 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. Taylor, seconded by Ms. Goetz, the Ordinance was adopted by a vote:

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

Nays: (None

Resolutions
Consent Agenda

Deputy Mayor Johnson 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 Consent Resolutions. On a motion by Mr. Taylor, seconded by Ms. Goetz and unanimously carried, the following Resolution was passed by vote:

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

Nays: (None

Cranbury Township Resolution # R 08-16-131

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

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported she met with Ingerman last week and she reported the Township did receive the 4% funding for the affordable housing family units. She reported the Township has not yet applied for the 9% grant for the senior housing. Ms. Marabello stated they went over a tentative schedule with construction to start in the spring of 2018 because the Township wants to do both pieces of construction (family units and senior housing) as one project. She stated Cranbury School will probably see enrollment of students from the site in the fall of 2019. She stated they were happy about the 4% and are optimistic about the 9% grant. She stated one of the conditions of the 4% funding is that Ingerman must have architectural drawings completed with a certain time period. She stated at the next meeting she will be introducing a Capital Ordinance that will be funded from the Affordable Housing Trust Fund, and \$100,000 the Township needs to pay Ingerman will be taken off the back of that.

TOWNSHIP COMMITTEE MEETING
August 22, 2016

Reports from Township Staff and Professionals

--Administrator's Report (cont'd.)

Deputy Mayor Johnson inquired if the Township will need to bond the \$9 million cost prior to the start of construction in 2018. She stated the amount will not be \$9 million; however, the Township will need to bond prior to 2018. She stated Applewood Court will be started next year, and then the Ingerman Project will start.

--Assistant Administrator

Ms. Golisano reminded the Township Committee that Cranbury Day will be held Saturday, September 10th from 9:00 a.m. to 4:00 p.m. The Committee members volunteered for various time slots, and Ms. Golisano stated a reminder will be sent to them prior to Cranbury Day.

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions.

Public Comment

Deputy Mayor Johnson opened the meeting to public comment.

Mr. Richard Kallan, Wynnewood Drive, inquired who was responsible for the trees on the corner of Ancil Davison Road and Old Trenton Road (near the Old Swim Club). He stated it is very hard to see at the intersection. Ms. Marabello stated she will follow up on this.

Deputy Mayor Johnson asked for any additional public comment, and hearing none, closed the public portion of the meeting.

Mayor's Notes

There were no Mayor's notes this evening

Township Committee Members' Notes

There were no Township Committee Members' Notes this evening.

On motion by Mr. Taylor, seconded by Mr. Cook, and unanimously carried, the meeting adjourned at 7:16 p.m.

Jean Golisano
Deputy Clerk