

**RESULTS OF GROUP DISCUSSIONS AT CRANBURY COMMUNITY MEETING ON THE 2019 MASTER PLAN
REEXAMINATION HELD ON**

APRIL 25TH, 2019

QUESTION 1. CRANBURY'S IMAGE

Group 1.

1. Historic preservation is important, something visitor's notice.
2. The Township is not overly developed.
3. With one school, everyone knows one another, (most children can walk to school); it offers a quality education.
4. Downtown is alive, but businesses are struggling.
5. Farms are important to Cranbury's image.
6. The community is more diverse now than before.

Group 2.

1. It's a desirable town, fiscally responsible
2. Land and historic preservation are important.
3. The Cranbury School and ability to send kids to Princeton H.S. contribute to its positive image.
4. Development is controlled, with residential to the west, warehouses to the east.
5. A downside of the east/west imbalances is that truck traffic is funneled on to local roads in Cranbury and Monroe.
6. Cranbury's reputation amongst developers is that it is hard to develop, and a notion that Cranbury is shutting its doors to them.

Group 3.

1. Nice historic downtown, with a small-town feeling.
2. Community is more diverse.
3. Need to attract visitors; more events and the new library may help with that.
4. There is a concern that the marijuana dispensary may have hurt its image.

Group 4.

1. Historic, small town, with farmland and lots of open space.
2. Consensus is that the scale of warehouse development is tipping the balance with residential development, which is endangering that image.

Group 5.

1. Small-town feel, historic, very positive.
2. Last 20 years has not change that image; historic preservation in particular has helped Cranbury retain that image.

Group 6.

1. Group would like to maintain small-town image, historic charm and expand farmland preservation.

Group 7.

1. Industry has eroded Cranbury's historic charm, particularly the area east of Route 130.
2. Would like the Master Plan to recognize the historic Cranbury Station to restore that lost image.
3. Like Master Plan to take a holistic view and not just a village-centric view, that looks at its relationship to surrounding communities.
4. Consider a buffer around the Cranbury Station Hamlet to protect it.

QUESTION 2. BEST AND WORST EXAMPLES OF DEVELOPMENT

Group 1

1. Concern that truck traffic from warehouses could overwhelm Station Road.
2. Cranbury's affordable housing projects are good - Bergen and Danser.
3. Concerns about Monroe's warehouses on Halsey Reed Road.
4. HPC makes a big difference.
5. Sidewalks and street lighting improvements (in the downtown) are a positive
6. Downtown is an important place for people of all ages to mingle; Gil & Bert's is a plus.

Group 2.

1. Landscaping and berms around warehouses are nice.
2. Applewood Court (affordable housing development) is not well integrated into the community.
3. Farmland preservation has been maintained.
4. Gateway (High Point) development is too dense and too close to the road.
5. Lack of the new library is problematic.

Group 3.

1. Large warehouses have negatively impacted the neighborhood on Cranbury Station Road.
2. Gateway (High Point) is a good development, but too dense.
3. Handicap accessible sidewalks, with bumpouts in the downtown, are the best.

Group 4.

1. Overdevelopment - that many moved to Cranbury to escape, both residential and warehouse - is starting to take hold.
2. Problems about getting notice for meetings and difficulty in figuring out which property is being reviewed at a public meeting.
3. Rezoning of the lot adjacent to Lietdke Drive for townhouses was questionable.
4. Zoning should be revisited in the Master Plan

Group 5.

1. Applewood Court - really nice.

2. Beautification – Barn Park, new trails like Pin Oaks and Reinhardt and Cranbury preservation are very good.
3. Worst – loss of businesses on Main Street and Gateway (High Point).

Group 6.

1. Where is the retail element in Gateway? (Coming)
2. Old Cranbury Service Center is an eyesore.
3. Traffic impacts from warehouses that impacts quality of life on Evan's Drive.
4. Gateway (High Point) and Four Seasons were positive.
5. Protonick Farm: a lost opportunity for farmland preservation.

Group 7.

1. Global distribution centers and high volume fulfillment centers are not adequately discussed in the master plan.
2. Liberty Way was not completed.
3. Main Street sidewalk bumpouts increase safety.
4. Wetland mitigation bank has helped offset loss of environmentally sensitive areas due to the Turnpike widening project.

QUESTION 3. TRAFFIC

Group 1.

1. Township has done a good job of diverting truck traffic
2. Main Street; no traffic during the day, parking on both sides a plus, frequent crossing by pedestrians.
3. Police presence is great.
4. Better signage for public parking lot off Main Street could help.
5. Explore better public transportation service.

Group 2.

1. Noise from traffic at Cranbury Circle
2. Truck traffic from warehouses, although if it were offices, it would be worse.
3. Main Street as a Rte. 130 detour is a problem.
4. Work with Monroe on Liberty Way (bridge)
5. Update traffic study for Cranbury Station Road.
6. Overnight parking of trucks along roadways waiting for warehouses to open. (Control gates should be moved further in to allow queuing off-street).
7. Bike-friendly infrastructure would be nice.
8. Bus link to railroad station would be desirable.

Group 3.

1. Cut-through via Cranbury Neck to Route 130 a concern (versus 571).
2. Circle is unsafe, needs to be fixed.
3. Concern that trucks missing the Cranbury Station Road turn at Rte. 130 will try to make U-turns at the circle – making things worse
4. Parking is not a big problem.

Group 4.

1. Wrong turns by truck traffic and winding up on Station Road and Old Cranbury Road (keep trucks off these roads).
2. Liberty Way and South River Road should be used for east-west traffic instead of Station Road and other local roads.

Group 5.

1. Need for the Liberty Way Bridge because of heavy truck traffic.
2. Trucks on local roads or in downtown are bad.
3. Cranbury Circle is a problem.

Group 6.

1. Greatest challenges are truck traffic at Station Road and the Circle (an accident waiting to happen).
2. Concern about traffic generated by the Protinick Farm development
3. Connecting Liberty Way from Old Trenton to the Turnpike (i.e., the bridge).

Group 7.

1. Find an alternative to Liberty Way Bridge.
2. Stop high traffic generating distribution centers from being developed.
3. Better post-development traffic studies (hold developers accountable for impacts and follow-thru – which has not happened).
4. Traffic safety and quality of life issues: lost drivers, inadequate roads, overnight parking, emissions, vibration, noise.
5. Developers have erected signs to redirect traffic that are at odds with what was approved.

QUESTION 4. COMMUNITY FACILITIES AND SERVICES

Group 1.

1. Some (storm) sewers are clogged.
2. (Love this town)
3. Dredge the lake
4. Bring people out to interact & feel included
5. More gatherings for community input
6. Keep sense of community in the forefront of planning.
7. Need for a new library and community gathering space – both indoors and outdoors.

Group 2.

1. New library is needed, which would also help to integrate or improve senior/youth programs
2. Plenty of good recreational; opportunities
3. Enhance first aid/fire volunteerism
4. Social services are needed
5. Higher levels of sustainability certification needed (bronze to silver in 2019)

Group 3.

1. Ratings from 1 to 5: Police – 3.5 (appear overstaffed and rarely west of Route 130); Fire – 4; First Aid – 1 (concern about response time and adequacy; perhaps a paid or shared service?); Senior services – 3 (extended hours for working parents are absent); Park maintenance – 4.5 (litter after games a problem); Snow removal – 5.
2. Warehouse owners should inspect their basins (not DPW?)
3. Need a new library.

Group 4.

1. New library
2. Sidewalk maintenance enforcement an issue.
3. Like to see bike paths and walking paths connecting parks.
4. Senior services and outreach need improvement
5. Like town pool to come back.
6. More recreational sports for kids or agreements with other towns.

Group 5.

1. Police and fire do a great job.
2. Library doesn't meet Town's needs.
3. Senior center would be better in the new library versus present basement.
4. Reexamine trash removal service.

Group 6.

1. Recycling facility hours are too restrictive –should be open in evenings and weekends for residents.
2. Town should support first aid and first responders.

Group 7.

1. Consider paid versus volunteer emergency responders
2. Pre-K school– capacity for 3 and 4 year old population is inadequate.
3. Police presence insufficient – especially dealing with truck traffic.
4. Senior services inadequate – in comparison to surrounding towns.
5. Brush/leaf and tree removal pick-up is outstanding
6. How does town handle littering on roadways?

QUESTION 5. TAXES AND SPENDING

Group 1.

1. Dredging of lake and street paving is costly, so concerned with lowering taxes.
2. Township has been fiscally responsible.

Group 2.

1. Relative to Township's neighbors, Cranbury is a good deal.

Group 3.

1. Agree that the money spent well, but would be supportive of spending money on new library; full time first aid squad; lawyer to assist with commission and boards, and for DPW to inspect storm water basins.

Group 4.

1. Like the tax surplus, but are dismayed that the Township says that it cannot afford to dredge the lake or build a new library, etc.
2. Would like to see money spent on projects (facilities and services) enumerated in question 4.

Group 5.

1. Raising taxes would be acceptable for certain things: town-wide trash removal; library; Liberty Way completion (keeping trucks off Route 130).

Group 6.

1. Use current budget to support facilities and services in Cranbury.
2. Look to alternative revenue streams, other than raising taxes.

Group 7.

1. To meet programs identified in question 4, the following was the vote:
 - Increase taxes – 5 in favor
 - Decrease taxes – 4 in favor

QUESTION 6. CRANBURY'S BIGGEST CHALLENGES

Group 1.

1. Traffic
2. Incorporating solar and alternative energy in on historic town in the future
3. Lake dredging
4. Electric vehicle charging stations
5. No recreational marijuana

Group 2.

1. Preserving vistas around Cranbury
2. Landscaping and other improvements around developments
3. Retail and dining options
4. Long term sustainability of volunteer first aid, fire and other boards and commissions
5. Land for affordable housing
6. Warehouse area is built-out – growth of ratables to cover inflation.
7. Spillover impact of warehouses on neighbors

Group 3.

1. Getting Cranbury ready for diversity and for socioeconomic, age and racial changes – making people feel welcome.
2. Protecting natural resources
3. Traffic

Group 4.

1. Limiting residential and warehouse development
2. Managing affordable housing requirements
3. Supporting historic preservation (e.g., Toll Brothers at Protinick Farm).

Group 5.

1. Traffic from warehouses
2. Continued success of the downtown
3. Inclusiveness of new residents
4. Decrease in volunteerism

Group 6.

1. Meeting future affordable housing needs
2. Keeping small-town feel
3. Dredging the lake
4. Supporting downtown business

Group 7.

1. Marginalizing residents outside the Village.
2. Loss of historic resources (Cranbury Station Hamlet)
3. Threats to natural environment – east of the Turnpike
4. Maintaining rural and farming character, and balance of land uses.

QUESTION 7 OTHER ISSUES AND CONCERNS

(Only those not mentioned above are described in detail)

Group 1. (Reiterated: storm sewers, dredging; etc.)

1. More community gatherings to talk about town issues, like this one.

Group 2.

1. Town consolidation and impacts on Cranbury

Group 3. (Reiterated: future warehouse development)

1. Look into shared services with other towns.
2. Tighten up zoning language (e.g., Penske Truck Rentals issue)

Group 4. (Reiterated, more farmland and open space acquisitions)

1. Town has done very well over last few decades

Group 5.

1. Greater government transparency
2. Welcome packet about Cranbury for new residents (e.g., when you pick up your recycling container).

Group 6.

1. Nothing to add

Group 7. (Reiterated: emphasis on preservation and conservation, even in the industrial zones)

1. Thanks for this opportunity to contribute to those who are serving this process.

CLARIFICATIONS RELATED TO POINTS MADE AT COMMUNITY MEETING OF APRIL 25, 2019

The Cranbury Township Master Plan Reexamination Subcommittee have provided a full summary of the group discussion at the community meeting on April 25th, 2019, without any editing or changes, in recognition that this summary be a true accounting of what was said and transcribed. However, a number of points were raised requiring either a clarification or an update on progress made toward achieving certain objectives. These are provided below:

Question 2: Best and Worst Examples of Development

Group 4

5. Rezoning of the lot adjacent to Lietdke Drive for townhouses was questionable.

This statement may reflect the opposite of what happened. The land was originally zoned for townhomes and was rezoned to allow nine detached homes instead.

Group 6.

1. Where is the retail element in Gateway?

The developer of the retail portion of the project has received his approvals and expects to start construction this fall.

5. Protonick Farm: a lost opportunity for farmland preservation

No municipal government can compel a farmer to enter the farmland preservation program. Cranbury told the Protinick family that it was interested in acquiring the development rights to their farm. Michael and Anna Protinick applied to the Middlesex County Agriculture Development Board to sell a development easement on August 17, 2012. On September 11, 2012, Cranbury's administrator wrote to the Middlesex County Agriculture Development Board in support of the Protinick's application. On September 25, 2012, Cranbury's Zoning Officer wrote to the Middlesex County Agriculture Development Board confirming that land development for the Protinick farm was a definite possibility. On October 10, 2012, the Middlesex County Agriculture Development Board adopted a resolution granting preliminary approval of the Protinick's application, and requesting the New Jersey State Agriculture Development Committee grant "green light" approval. On October 22, 2012, the Middlesex County Agriculture Development Board sent the Protinick's a letter asking them to complete and return Section I of an Easement Purchase Application. In July 2015 the Protinicks rejected Middlesex County's offer to acquire their development rights and withdrew from the process.

Question 3: Traffic

Group 2

8 Bus link to railroad station would be desirable.

Middlesex County ran a bus route through Cranbury that provided transportation to the train station for a number of years. It was discontinued for lack of use.

Question 4

Group 4

5. Like town pool to come back.

There never was a town pool. The Cranbury Swim Club was a private organization to which some residents paid a membership fee. The number of members dwindled and the club filed for bankruptcy.

Group 6

2. Town should support first aid and first responders.

Municipalities in New Jersey are required to provide police and fire protection. We have a paid police force and a volunteer fire service. Cranbury supports the fire department by providing and maintaining the fire house and most of the equipment necessary to fight fires. The Cranbury First Aid Squad is a private organization and has provided rescue and ambulance services to Cranbury for approximately 60 years. Cranbury contributes to both the fire company and the rescue squad.

Question 5: Taxes and Spending

Group 4.

3. Like the tax surplus, but are dismayed that the Township says that it cannot afford to dredge the lake or build a new library, etc.

Cranbury Township never said it could not afford to dredge the lake. The town is in the process of acquiring the permits from the New Jersey Department of Environmental Protection necessary to do the dredging. We expect to have the permits in early 2020. As soon as the State of New Jersey issues the criteria for the Library Construction Grant, Cranbury intends to apply.

Question 7: Other Issues and Concerns

Group 3.

3. Look into shared services with other towns.

At present Cranbury has seven shared services.