

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
PLANNING BOARD  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY**

**TIME AND PLACE OF MEETING**

The Reorg Meeting of the Cranbury Township Planning Board was held on January 11, 2024 at 7:00 pm at Town Hall, 23A North Main Street, Meeting Room.

**CALL TO ORDER**

Robin Tillou, Secretary/Land Use Administrator to the Planning Board, called the meeting to order at 7:00 pm and presided over the meeting until Ms. Spann was elected Chairperson.

**OATH OF OFFICE**

Dominique Jones, Class II, was given the Oath of Allegiance and sworn in by Ms. Dragan, Board Attorney.

**STATEMENT OF ADEQUATE NOTICE**

Under the Sunshine Law adequate notice in accordance with the open public meetings act was provided on January 11, 2023 of this meeting's date, time, place and the agenda was mailed to the Cranbury Press and Trenton Times, posted on the Township Bulletin Board, mailed to those requesting personal notice and filed with the municipal clerk.

**MEMBERS IN ATTENDANCE**

- ☒ Anderson, Deanna
- ☐ El-Badawi, Eman
- ☒ Ferrante, Michael
- ☒ Gittings, Bill
- ☒ Jones, Dominique
- ☐ Mildenberg, Jason
- ☒ Spann, Evelyn, Chairperson
- ☒ Stewart, Jason
- ☒ Wittman, Wayne, Vice-Chairperson

**PROFESSIONALS IN ATTENDANCE**

- ☒ Andrew Feranda, Traffic Engineer
- ☒ David Hoder, Board Engineer
- ☐ Elizabeth Leheny, Board Planner
- ☒ Sharon Dragan, Esquire, Board Attorney
- ☒ Robin Tillou, Planning Board Administrative Officer

### **Planning Board 2024 Mayoral/Township Committee Appointments**

At the January 2, 2024 Township Committee Reorganization Meeting, the following PB appointment/reappointments were made by the Mayor/Township Committee:

- Ms. Eman El-Badawi was appointed to Class I (Mayor) Planning Board Member (1/1/2024 – 2/1/2024).
- Mr. Michael Ferrante was appointed to Class III (Township Committee Representative) Planning Board Member (1/1/2024 – 12/31/2024).
- Mr. Jason Mildenberg was reappointed to Class IV Planning Board Member (1/1/2024 – 12/31/2027).
- Ms. Dominique Jones was appointed to Class II Planning Board Member (1/1/2024 – 12/31/2027).

### **Nominations/Elections/Appointments & Appointment Resolutions**

Upon a motion made and seconded the appointments were as follows:

Evelyn Spann as Chairperson.

NOMINATION TO ELECT EVELYN SPANN AS CHAIRPERSON: Mr. Stewart

ROLL CALL:

AYES: Ms. Anderson, Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Stewart, Mr. Wittman and Ms. Spann

NAYS: None.

ABSTAIN: None.

Wayne Wittman as Vice-Chairperson;

NOMINATION TO ELECT WAYNE WITTMAN AS VICE-CHAIRPERSON: Mr. Ferrante

ROLL CALL:

AYES: Ms. Anderson, Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Stewart, Mr. Wittman and Ms. Spann

NAYS: None.

ABSTAIN: None.

Robin Tillou as Administrative Officer;

MOTIONED TO ELECT ROBIN TILLOU AS BOARD SECRETARY/ADMINISTRATIVE OFFICER: Mr. Ferrante

SECONDED: Mr. Gittings

ROLL CALL:

AYES: Ms. Anderson, Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Stewart, Mr. Wittman and Ms. Spann

NAYS: None.

ABSTAIN: None.

Upon a motion made and seconded the following appointments were made for the 2024 Board's professionals:

Elizabeth Leheny, P.P., AICP and Phillips Preiss Grygiel, Inc, as the Board's Professional Planner

Sharon Dragan, Esq. and Mason, Griffin & Pierson, P.C., as the Board's Attorney

David J. Hoder, P.E. and Hoder Associates, as the Board's Engineer

Thomas Decker, P.E. and VanCleeef Engineering, as the Board's Conflict Engineer

Andrew Feranda and Shropshire Associates, as the Board's Traffic Consultant

David Horner and Horner Associates, as the Board's Conflict Traffic Engineer Consultant

MOTIONED TO APPROVE PROFESSIONALS AS LISTED: Mr. Ferrante

SECONDED: Mr. Stewart

ROLL CALL:

AYES: Ms. Anderson, Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Stewart, Mr. Wittman and Ms. Spann

NAYS: None.

ABSTAIN: None.

#### **Chairperson's Development Review Committee (DRC) Members Appointments:**

Evelyn Spann (January 1, 2024 – December 31, 2024)

Michael Ferrante, Class III (January 1, 2024 – December 31, 2024)

Bill Gittings (January 1, 2024 – December 31, 2024)

#### **2024 Calendar Meeting Dates**

**WHEREAS**, the following meetings of the Cranbury Township Planning Board will be held during the 2024 calendar year: Regular Public Meetings, to be held on the First Thursday of every month at 7:00 p.m. (unless otherwise noted) in Town Hall, 23-A N. Main Street, Cranbury, New Jersey, in the meeting room on the following dates in 2024: **January 11, February 1, March 7, April 4, May 2, June 6, July 11, August 1, September 5, October 10, November 7, and December 5.**

Special Meetings - as called by the Chairperson or requested by a majority of the Board to be held at such time and place as shall be necessarily provided that the 48 hours' notice is given under the Open Public Meetings Act.

MOTIONED TO APPROVE: Mr. Wittman

SECONDED: Ms. Anderson

ROLL CALL:

AYES: Ms. Anderson, Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Stewart, Mr. Wittman and Ms. Spann

NAYS: None.

ABSTAIN: None.

#### **2024 Designation of an Official Newspaper**

Upon a motion made and seconded the board with a unanimous vote designated Cranbury Press

as the secondary publication to receive all meeting notices of the Township and any Land Use Development Application Notices which cannot reasonably be published in the Trenton Times.

MOTIONED TO APPROVE: Mr. Wittman

SECONDED: Ms. Jones

ROLL CALL:

AYES: Ms. Anderson, Mr. Ferrante, Mr. Gittings, Ms. Jones, Mr. Stewart, Mr. Wittman and Ms. Spann

NAYS: None.

ABSTAIN: None.

### **MINUTES**

#### **December 7, 2023**

Upon a motion from Mr. Stewart and Mr. Ferrante offering a second, the December 7, 2023 minutes were unanimously approved by those eligible to vote.

### **PUBLIC COMMENTS**

Chair Spann opened the meeting to the public for any comments.

With no other public present Chair Wittman closed the public forum.

### **CLOSED SESSION**

#### **Legal Matters Pertaining to Ordinance § 150-61 Stormwater Management**

### **RESOLUTION**

#### **(Open Public Meetings Act - Executive Session)**

WHEREAS: N.J.S. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE BE IT RESOLVED by the Planning Board the Township of Cranbury, County of Middlesex, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:

Attorney Client Privilege in the Matter of § 150-61 Stormwater Management Ordinance;

3. It is anticipated at this time that the above matter will be made public when the need for confidentiality no longer exists.
4. This Resolution shall take effect immediately.

*Robin Tillou*

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Robin Tillou, Land Use Administrator

MOTIONED TO GO INTO CLOSED SESSION: Mr. Wittman  
SECONDED: Mr. Stewart

The PB Members, Ms. Dragan and Mr. Hoder went into closed session at 7:20 pm.

The PB Members, Ms. Dragan and Mr. Hoder resumed the public meeting at 8:45 pm.

**ADJOURNMENT OF MEETING**

There being no further business, Mr. Stewart made a motion to adjourn the meeting with Mr. Wittman, offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 pm.

**CERTIFICATE OF SECRETARY**

I, the undersigned, do at this moment certify;

That I am duly elected and secretary of the Cranbury Township Planning Board and that the minutes of the Planning Board, held on January 11, 2024, consisting of five (5) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board this February 2, 2024.

*Robin Tillou*

Robin Tillou, Administrative Officer

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