

TOWNSHIP COMMITTEE MEETING
October 26, 2015

The Closed Session of the Township Committee Meeting of the Township of Cranbury was held at 6:30 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: Dave Cook, Susan Goetz, Glenn Johnson, Dan Mulligan, and Mayor Jay Taylor. Also present were Denise Marabello, Township Administrator/Director of Finance, and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. Mayor Taylor 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 2, 2014 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 2, 2014.
- (3) Filed on December 2, 2014 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.
- (5) Notice of time and location change was posted on the Bulletin Board, posted on the Township's web site and communicated to the Cranbury Press, Home News Tribune and Trenton Times on October 22, 2015.

Resolution

At 6:35 p.m., Mayor Taylor requested a motion to go into Closed Session. On motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the following Resolution was adopted by vote:

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

Nays: (None

Cranbury Township Resolution # R 10-15-110-A

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

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;

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Resolution # R 10-15-110-A
(Continued)

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.

On motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the meeting returned to open session at 6:55 p.m.

The Regular Meeting of the Township Committee of the Township of Cranbury began at 7:00 p.m. and was held at the Cranbury School Cafeteria, 23 North Main Street.

Regular Township Committee Minutes of October 12, 2015

On motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried (with Ms. Goetz abstaining due to absence), the Regular Township Committee Minutes of October 12, 2015 were adopted.

Reports and Communications

--Mayor

--Mayor Taylor reported he hosted the Cranbury School second graders and stated he found their questions amazing. He thanked the Cranbury Volunteer Fire Company for hosting its Open House on October 17th. He reported there was a great attendance, stating children were able to ride the buggy on the tower, shoot a one-inch fire hose and put out a fire using a fire extinguisher.

Mayor Taylor reported October 31st is Halloween and stated the Township has a 9:00 p.m. curfew. Mayor Taylor stated the Police Chief asked him to remind residents that the Township does not have "Mischief Night." He reported the police are actively working on speed patrols and positive feedback has been received from Cranbury Neck Road residents. He reported Cranbury Board of Education Candidates' Night will be held on Tuesday evening, October 27th in the Large Group Room. He reported "Coffee with the Mayor and Police Chief" will be at Teddy's next Saturday, and Election Day will be on November 3rd.

Reports and Communications

--Members of Committee

--Mr. Cook

Mr. Cook stated he will speak about the Brainerd Lake Bridge at the next Township Committee Meeting.

--Mr. Mulligan

Mr. Mulligan reported the Committee is working very hard on affordable housing. He stated he and Mr. Cook are on a subcommittee, and stated once the attorneys meet with the Judge, he hopes to share good news concerning the affordable housing plan.

--Ms. Goetz

Ms. Goetz reported work on the "Downtown Beautification Phase IV has begun. She stated the Main Street sidewalk from Park Place to Bunker Hill is almost complete, and the opposite of the street is almost done as well. This week work will begin on Park Place West. She stated there are approximately 400 children who

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Reports and Communications

--Members of Committee

(Ms. Goetz cont'd.)

trick-or-treat on Main Street on Halloween and they will be able to walk on the sidewalks. When this Phase is complete, Ms. Goetz stated the brick sidewalks and bluestone will be from the Lake up to Bunker Hill.

--Mr. Johnson

Mr. Johnson reported since the last meeting he attended a fundraising meeting for the new Library.

Reports and Communications

--Subcommittees

There were no Subcommittee reports.

--Department Heads

There were no reports from Department Heads.

Agenda Additions/Changes

Ms. Cunningham reported there no Agenda additions or changes.

Public Comment - For Agenda Items

Mayor Taylor opened the meeting to public questions and comments for items on the Agenda, asking the public if they were at the meeting for the Redevelopment Ordinance, to please wait until the second reading of the Ordinance. There being no comments, the Mayor closed the public portion of the meeting.

Ordinances

First Reading

Cranbury Township Ordinance # 10-15-17

An Ordinance entitled, Cranbury Township Ordinance # 10-15-17, "A BOND ORDINANCE AUTHORIZING 911 DISPATCH COSTS APPROPRIATING \$120,009 THEREFORE AND AUTHORIZING THE ISSUANCE OF \$114,009 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF" was introduced for first reading. On motion by Ms. Goetz, seconded by Mr. Johnson, the Ordinance was passed on first reading by vote:

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

Nays: (None

Public Hearing: November 9, 2015 at 7:00 p.m.

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:

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-17
(Continued)

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 \$120,009, including the sum of \$6,000 as the down payment required by the Local Bond Law. The down payment is 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 \$114,009 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 improvement hereby authorized and the purpose for financing of which the bonds are to be issued for 911 dispatch costs.
- (b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is stated in Section 2 hereof.
- (c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefore.

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 improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose 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.

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-17
(Continued)

- (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 7 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 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 \$114,009 and the obligations authorized herein will be within all debt limitations prescribed by that Law.
- (d) An aggregate amount not exceeding \$12,000 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.

Ordinances
Second Reading

Cranbury Township Ordinance # 10-15-18

A motion to enter an Ordinance entitled, Cranbury Township Ordinance 10-15-18, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, NAMING THE REDEVELOPMENT AREA COMPRISING THE "CHENEY/KUSHNER/HAGERTY" TRACT AS THE "HIGH POINT REDEVELOPMENT AREA," ADOPTING A REDEVELOPMENT PLAN THEREFOR, AND

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-18
(Continued)

AMENDING THE ZONING MAP OF THE TOWNSHIP OF CRANBURY," was presented for second reading and final adoption. 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.

Before opening the public hearing, Mayor Taylor thanked the public for attending the meeting. He explained what is legally permitted under the Township Committee's purview as opposed to what must go before the Planning Board. Mayor Taylor stated he wanted the public to understand the Township Committee cannot legally comment on components of the site plan, such as driveways, roads, lights or other items related to the site plan. Tonight, he stated, only the Redevelopment Ordinance will be addressed. He stated revisits to the site plan cannot be addressed, and stated the Township Committee is sensitive to these issues. Comments made at the meeting will be part of the Meeting Minutes.

Mayor Taylor explained the process to date, stating the Township Committee, in conjunction with the Planning Board, began close to a year ago to consider a redevelopment plan for the Hagerty/Cheney/Kushner properties. Mayor Taylor explained the redevelopment process is a process led by the Planning Board and supported by the Township Committee. The redevelopment plan is a non-condemnation plan, and the Township will not own the property or have a financial interest in the property in any manner. He stated any liabilities of the property are met by the current and future owners. He explained the redevelopment process gives the Township benefits not provided under a normal Planning Board process. Those benefits include the Township negotiating with the developer in the best interests of the community; negotiations are not permitted under the normal Planning or Zoning Board process. He further explained any variance requested or change requested before the Planning or Zoning Board normal process can only be denied under a narrow set of criteria; therefore, the negotiation under a redevelopment process gives the Township more weight. Mayor Taylor stated the Township had negotiated with the developer to reduce the density from 61 townhomes to 54 townhomes. The 2010 Master Plan called for 42 townhomes and while tied to the Master Plan density, it is a lower density than what would have been negotiated under a normal review process. Further, this density is lower than that proposed by any other developer who had raised interest in the properties. Prior developers only wanted part of the properties. Having the three properties developed by the same company provides a continuous architectural feel, which is to Cranbury's advantage. The price point of \$650,000 add-ons, lot premiums and other factors is higher than comparable towns such as West Windsor and Montgomery, etc. He stated these homes offer different features in marketing that make them attractive. Mayor Taylor explained the Ordinance this evening will greatly restrict the townhome development to minimize the potential impact of children. He stated there will be three (3) bedrooms with the master downstairs, no developable outside space and no basement. There will be no fenced-in yards or any real yard to speak of.

Mayor Taylor advised when addressing questions to the Township Committee this evening, the public is limited by legal constraints of Land Use Law, which defines what the governing body can do and what the Planning and Zoning Boards can do. Mayor Taylor stated that in accordance with the law, the Township Committee can only address the Ordinance aspect of the redevelopment plan. Legally, the Township Committee is prohibited from offering a view on the following: review plan or other specific site plan development elements such as road construction or driveway ingress or egress. Mayor Taylor stated the Township Committee cannot agree on or advise the Planning Board as to site plan issues that they must consider. Information presented this evening cannot legally be brought to the Planning Board as evidence under the testimony for the site plan. Mayor Taylor stated he highly encourages residents with those

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-18
(Continued)

concerns to attend the site plan hearing when it occurs before the Planning Board. He stated to ensure the meeting is productive for everyone in the audience, Mayor Taylor stated Mr. Alan Kehrt, Chair of the Planning Board, and Mr. Richard Preiss, Township Planner, will provide a brief overview of the redevelopment plan. He stated the Township Committee members will then offer comments to be followed by his comments. He stated the meeting will then be open to public comments, and asked that comments be limited to three (3) minutes per individual. If all residents have had the opportunity to ask a question, and time allows, a second question may be addressed. At that point the Township Committee may offer comments based on feedback received. A motion will be made and a vote taken on whether the Ordinance is adopted. Mayor Taylor stated the meeting minutes will be ready for approval at the next Township Committee Meeting and will be available to the public after that. Mayor Taylor stated should the Redevelopment Ordinance be adopted this evening, from that point forward, the developer will follow the same process of submitting a site plan for approval before the Planning Board and will follow the same application process as any other applicant.

Mayor Taylor asked Mr. Kehrt to give an overview of the redevelopment plan. Mr. Kehrt stated the when Planning Board reviewed the 2010 Master Plan and changed the zoning of the Hagerty/Cheney/Kushner properties, it actually encouraged development. A number of developers came looking at the properties, and they were encouraged to develop the properties together. Mr. Kehrt stated it wasn't until High Point that it was thought the project would work within the goals of the Master Plan. Mr. Kehrt stated a subcommittee was formed, consisting of himself as Planning Board Chairman and Planning Board members Susan Goetz and Glenn Johnson. He stated there were many versions of the site plan before coming up with a plan good for Cranbury. Mr. Kehrt stated he has been on the Planning Board for 23 years and even before that, Planning Board members were focused on doing what was right for Cranbury. Mr. Kehrt stated the site plan consists of 54 units in addition to the commercial property. He pointed out the main entrance to the development, which has been under discussion over the past six (6) months, and he stated he is not sure where the entrance/exit will end up. He stated this is a conceptual plan; however, the Developer really wants to go forward with it, as long as it passes the approval process at the Planning Board level. Mr. Kehrt stated the plan is a very good start. If all is approved, High Point would like to start before the end of the year. Mr. Kehrt encouraged residents to come to the Planning Board meetings, and stressed it is the Planning Board's responsibility to look out for Cranbury as a whole. He stated he would be available for any questions.

Mayor Taylor asked the Township Committee for questions or comments. Mr. Cook stated tonight the Committee is voting on making the property a redevelopment zone. He stated it has been very helpful to have this redevelopment capability, and he stated he liked that this was not an uncontrolled development.

Mr. Mulligan stated he lives on Old Cranbury Road, and like most of Four Seasons' residents, he is impacted by this project. He stated he looks forward to the residents' comments; however, as stated by Mayor Taylor, some issues cannot be commented on. He stated he met with the developer and feels they really want to work with Cranbury. Mr. Mulligan stated something will be built on the property. The current owners of the properties and the Developer have the right to make money, and the Township wants the project to be the best for Cranbury.

Ms. Goetz stated she and Mr. Johnson had been asked by the Mayor to serve on the subcommittee to work with Mr. Kehrt and the Developer on this project. She stated from the beginning, the Developer was willing

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-18
(Continued)

to work with Cranbury, She stated they hired an architect who spent a considerable amount of time researching the Town, and she believes he came up with a design that captures the "Main Street look." Ms. Goetz stated she has been on the Township Committee for four (4) years, and from the very beginning she received complaints and comments about the Hagerty/Cheney/Kushner properties. She stated she feels the project will be a great addition to the Township.

Mr. Johnson stated the entire process was the result of "give and take" on both sides. He stated they were determined to come up with a plan that would not have a negative impact to the schools. He stated any change of this magnitude in the Township will have its positives and negatives.

The Mayor opened the public hearing on the Ordinance.

Ms. Kathy Lehr, Liedtke Drive, stated she appreciates the effort that has gone into the Project. She asked about the process going forward and asked when the residents might see changes to the plan based on the feedback they provided. Mr. Kehrt responded the Planning Board will review the application, which will include engineering reviews, planning reviews, traffic studies and engineering studies involving the soil, runoff water and storm water management and architectural design. He stated he cannot tell how many meetings the review will take. He stated all of the professionals will testify first and then there will be testimony from the Township's professionals. She asked at what point or what meeting would residents actually see the site changes. Mr. Kehrt stated some changes would be included in a resolution but site plan changes could be seen earlier because they involve engineering.

Mr. Richard Weiss, Hagerty Lane, stated Four Seasons residents have attended Planning Board meetings and have met with the Developer. He stated they too want to see this redevelopment. He stated they are interested in making the area beautiful but are also concerned in the quality of life for the Four Seasons' residents. The three (3) areas of concern to them are the ingress/egress of the development, which has been changed several times; some type of fencing along Old Cranbury Road to ensure quality of life to Four Seasons' residents that back on to the road; and lastly providing another entrance/exit.

A resident inquired if the Developer can be consulted with now to include the concerns raised before the site plan is developed rather than develop a site plan and then have to argue over it. Mayor Taylor stated the Developer is attending the meeting to gather comments; however, tonight only the redevelopment ordinance can be addressed. Mr. Cook did clarify that the current rendition of the site plan does include changes from previous meetings.

Mr. Larry Kettelkamp, Labaw Drive, created a rendition in Photo Shop and stated they did have an opportunity to pass on some suggestions. He stated he would like the opportunity to further discuss changes and avoid unnecessary conflicts later. Mr. Kettelkamp inquired at what point would the builder be able to present variations to the site plan that he feels would be viable. Mayor Taylor stated if the redevelopment ordinance is adopted this evening, the site plan could then be discussed at the next Planning Board meeting. Mr. Kettelkamp asked if their suggestions could be passed on to the builder for consideration. Mr. Kehrt stated the subcommittee could review the suggestions. Mr. Cook stating having the input now would be a good idea and would allow the subcommittee/builder to reference it.

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-18
(Continued)

Mr. Mark Berkowsky, North Main Street, stated he was President of Cranbury Housing Associates which provides affordable housing in the Township for the last 50 years. He stated affordable housing is part of this plan. He stated he understands the Township has received as much affordable housing as is feasible with this plan and stated CHA looks forward to working with the Developer. The Committee thanked Mr. Berkowsky and CHA for all they do for the Township.

A resident asked if the Developer could state on record that an ingress/egress could be added on South Main Street. The Developer, Mr. Paul Schneier, confirmed he met with residents of Four Seasons and listened to their concerns. He stated they will consider the concerns; however, they have not made a commitment to change the plans. They did commit to seriously look at and investigate the suggestions during the engineering and design process.

A resident inquired if there are dimensions for the driveway on Old Trenton Road. Mr. Kehrt stated the Township's Traffic Engineer, Mr. Andy Feranda, reviewed the site plan and is on board with the concerns. Mr. Kehrt could not give the dimensions.

Mr. Robert Kramer, Hagerty Lane, inquired if the current traffic study considered only the ingress/egress on Old Cranbury Road? He asked if there was a more sophisticated way to determine what will happen when 54 families move into the development and the impact of traffic on the area. Mr. Kehrt stated he is not a traffic engineer; however, he knows there are national standards, New Jersey standards, and methodologies concerning traffic flow. Mr. Kehrt stated Mr. Feranda will be at the Planning Board meetings and he will be able to answer those questions.

Mr. John Battles, Labaw Drive, stated he is not a traffic engineer, but could say there will be an increase of traffic. He stated he looked from his porch for 45 minutes and did not see one (1) car. He is concerned Liedtke Drive and Labaw Drive will become a cut-through for traffic. There was discussion about expanding the shoulder on the east side of Old Cranbury Road to allow for better traffic flow.

Mr. Kehrt spoke briefly about when the Four Seasons development was built. He stated it was approximately three (3) times the size of the redevelopment area. He stated there was a lot of discussion over many meetings to make Four Seasons the best for Cranbury.

Mr. Barry Davall, Hagerty Lane, stated he moved to Cranbury when he retired because he knows the Township Committee members take their jobs very seriously. Mr. Davall stated traffic is one of the biggest concerns for the Four Seasons is the impact of traffic on the community. He requested that the Township's Traffic Engineer work to protect the community.

No one further wished to speak, so the hearing was declared closed. Mayor Taylor asked if the Township Committee had any additional comments. Mr. Johnson stated he had nothing further to add. Mr. Cook stated he has experience on the Planning Board and stated the Township's Traffic Engineer, Mr. Andy Feranda, is currently studying the traffic. Mr. Cook stated traffic will increase; however, the Township does not want to be surprised and is having Mr. Feranda looking at the various effects of the redevelopment. Mr. Mulligan stated it is not easy combining many factors and keeping everybody happy at the same time. He stated he feels strongly the Township found the right developer and the right product, and he feels comfortable with that aspect. He stated he is positive that the Township is doing an affordable housing

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Ordinance # 10-15-18
(Continued)

component to this project which will help Cranbury's affordable housing plan. Overall, he stated he is pleased although he has the same traffic concerns as the residents of Four Seasons. He stated there are three (3) Planning Board members present this evening and he asked that a lot of thought and consideration be given to the entrances and exits on both sides of the property. Mayor Taylor stated he attended Planning Board meetings as a resident and also solicited opinions from other Township residents. Mayor Taylor stated after the redevelopment, the property will look better than it looks now. He stated the a 36,000 square foot building had been approved on Dey Road, which no one thought could happen, and stated residents have to think about what could be built on the Hagerty property if the Ordinance is not approved. Mayor Taylor also pointed out if this development is not built, the property could be used for affordable housing/builder's remedy which could have negative consequences to the area. Mayor Taylor stated he received many questions about the impact to the school system, and stated he wanted to be clear the Township does not expect a negative impact as only approximately 17 students are anticipated. He stated he also doesn't expect a negative impact on the Township's relationship with Princeton High School.

Mayor Taylor stated in the future there are several items to be discussed, including limiting parking on Old Cranbury Road and considering no turn signs on Labaw Drive during certain hours. He stated that he concluded his comments, and he asked for a motion to adopt the Ordinance.

On motion by Mr. Mulligan, seconded by Mr. Cook, the Ordinance was adopted by a vote:

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

Nays: (None

The Township Committee then took a five-minute recess.

Resolutions

Consent Agenda

Mayor Taylor asked the Township Committee if there were any questions or comments on the Consent Agenda. Ms. Goetz requested that Item "d." (Resolution # R 10-15-119) be treated separately. Mayor Taylor asked for a motion to approve the other three (3) Resolutions on the Consent Agenda. On motion by Mr. Cook, seconded by Ms. Goetz, and unanimously carried, the following Resolutions were passed by vote:

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

Nays: (None

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Resolution # R 10-15-116

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 10-15-117

A RESOLUTION AWARDING PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Township wishes to hire the following firm ("Professional") to provide professional services to the Township during the calendar year 2015 as follows:

- a). James L. Kochenour, PE, and Arora & Associates, "Conflict Engineering Services",

WHEREAS, the costs for the services to be provided by the Professional are set forth in their respective proposals submitted to the Township, which are incorporated herein as if fully restated; and

WHEREAS, the Township has a need to acquire the foregoing services without a "Fair and Open Process" as defined by P.L. 2004, c. 19, the "Local Unit Pay-to-Play Law"; and

WHEREAS, the Professional has completed and filed with the Township Campaign Contributions Affidavits as required by N.J.S.A. 19:44A-20.2 *et seq.* certifying that they have not made any prohibited contributions to a candidate's committee or municipal committee representing the elected officials of the Township of Cranbury, along with Certifications Regarding Political Contributions as required by N.J.S.A. 19:44A-20.26; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* authorizes the award of these contracts without public bidding on the basis that they are professional services agreements; and

WHEREAS, the Cranbury Township Chief Financial Officer has certified that sufficient funds are available for these purposes;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury, in Middlesex County, New Jersey, as follows:

1. The Township of Cranbury hereby approves the following firms to provide professional services to the Township during the calendar year 2015:

- a). James L. Kochenour, PE, and Arora & Associates, "Conflict Engineering Services",

2. The Mayor and Clerk are hereby authorized and directed to enter into Professional Services Agreement with the aforementioned professional pursuant to the provisions of the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.* These contracts are being awarded without competitive bidding as Professional Services Agreements under the provisions of the aforementioned law because a service will be rendered or performed by a person or persons by law to practice recognized professions and whose practice is regulated by law.

3. A copy of this Resolution, the pay-to-play forms, and the executed Agreements and insurance certificates shall be placed on file in the Office of the Township Clerk.

4. A brief notice of this action shall be published in a newspaper of general circulation in the Township of Cranbury within ten (10) days of its passage.

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Resolution # R 10-15-118

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A BID WITH
EVOQUA WATER TECHNOLOGIES, LLC. FOR BIOXIDE OR APPROVED EQUAL

WHEREAS, one (1) bid was received on October 14, 2015 for a contract for the supply of Bioxide or Approved Equal; and;

WHEREAS, one bid was received from Evoqua Water Technology LLC of Sarasota Florida with a bid of \$2.387/gallon, \$179,025.00 total for two (2) years; and

WHEREAS, the Township wishes to enter into an agreement with Evoqua Water Technologies, LLC, Sarasota, FL and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A: 11-4.1 et seq., authorizes the award for purposes for which a competitive bid may be used by local units; and

WHEREAS, the Chief Financial Officer has certified that there will be sufficient funds for this contract;

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

1. The Mayor and Clerk are hereby authorized and directed to execute a contract with Evoqua Water Technology LLC of Sarasota, Florida for the supply of Bioxide or approved equal and
2. A copy of the Agreement shall be available for public inspection in the Township Clerk's Office during regular business hours.

Resolution

Concerning Resolution # R 10-15-119, Mayor Taylor explained the resident made a complaint about the sidewalk being redone in front of his house. Mayor Taylor explained a number of years ago the resident put an illegal driveway over a Township easement on his property. The Township Committee then voted after the fact that the driveway could stay, which was against the Zoning Officer's opinion at the time. Mayor Taylor stated the agreement at the time was that the driveway must remain gravel. Mayor Taylor stated that since the resident does not want the sidewalk put in but is allowing it, he is now requesting he be allowed to pave his driveway. Mr. Mulligan clarified the resident would pay for the driveway, not the Township, and Ms. Goetz stated the resident is just looking for permission to pave the driveway. On motion by Mr. Johnson, seconded by Mr. Mulligan, the following Resolution was passed by vote:

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

TOWNSHIP COMMITTEE MEETING
October 26, 2015

Cranbury Township Resolution # R 10-15-119

A RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION # R 02-13-036
ISSUING A PERMIT PURSUANT TO SECTION 130-11 OF THE CRANBURY TOWNSHIP CODE
AT 68 NORTH MAIN STREET

WHEREAS, Anthony Nichols, owner of the property located at 68 North Main Street (Block 3, Lot 8 on the Cranbury Township Tax Map), has constructed a driveway on that lot; and

WHEREAS, the new driveway was built over a Township-owned easement; and

WHEREAS, the Township Committee of the Township of Cranbury retroactively granted a permit pursuant to Section 130-11 of the Cranbury Township Code with the condition that the driveway, which was constructed with stone and gravel, should not be paved, in order to ensure access to the Township-owned easement beneath the driveway; and

WHEREAS, Anthony Nichols is requesting the above condition be revoked in order to beautify his driveway so that it fits in with the Downtown Beautification project's adjoining brick sidewalk work.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury, that the above condition be revoked and that Anthony Nichols be granted permission to pave his driveway with materials other than stone and gravel, conditioned on the following:

1. In the event the Township requires access to the Township-owned easement, and the driveway must be removed to secure access to the easement, any reconstruction of the driveway shall be at the property owner's expense.
2. HPC approval for the materials used to pave the driveway is granted before work commences.
3. This Resolution shall be filed with the County Clerk.

--Administrator's Report

Ms. Marabello stated she had nothing to report.

--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 Mayor opened the meeting to public questions and comments, and hearing none, closed the public portion of the meeting

Mayor's Notes

Mayor Taylor reported he had no additional notes and requested a meeting to adjourn. On a motion by Mr. Cook, seconded by Ms. Goetz and unanimously carried, the meeting adjourned at 8:26 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk