

TOWNSHIP COMMITTEE MEETING
June 23, 2014

The Township Committee meeting of the Township of Cranbury was held at 6:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: David Cook, Glenn Johnson, Daniel Mulligan, Jay Taylor and Mayor Susan Goetz. Also present were Richard Preiss, PP, Township Planner; Mary Beth Lonergan, Affordable Housing Consultant, Denise Marabello, Township Administrator/Director of Finance; and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. Mayor Goetz 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 4, 2013 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 4, 2013.
- (3) Filed on December 4, 2013 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 the meeting time change was communicated to the Cranbury Press, Home New Tribune and Trenton Time, posted on the Bulletin Board and posted on the Township's web site on June 16, 2014.

Resolution

Mayor Goetz requested a motion to go into Closed Session at 6:02 p.m. On a motion by Mr. Taylor, seconded by Mr. Mulligan and unanimously carried, the following Resolution was adopted by vote:

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

Nays (None

Cranbury Township Resolution # R 06-14-074

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 (5) (Land Acquisition): Discussion of possible land acquisition.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Cranbury Township Resolution # R 06-14-074
(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 a motion by Mr. Taylor, seconded by Mr. Mulligan, and unanimously carried, the meeting returned to Open Session at 7:04 p.m.

Mayor Goetz welcomed representatives from New Jersey American Water, Ms. Greer Thacker, Environmental Compliance-Central Region and Mr. Anthony Matarazzo, Senior Director of Water Quality and Environmental Management, who presented a \$5,900 check from New Jersey American Water Company as a "Rain Barrel Grant" to Cranbury Township. Mr. Matarazzo stated the Rain Barrel Project will help improve water quality at Brainerd Lake, which handles runoff from Township property. Mr. Matarazzo stated Mr. Dave Marabello, Environmental Commission member, applied for the grant, which was one (1) of approximately 50 applicants competing for the grant funds. Mr. Marabello described to the Committee the Project as a "work-in-progress," explaining the design and stating the species of native vegetation have not yet been selected. He stated the EC will work with its partners, Rutgers' Water Resources Program, the Middlesex County Extension Services and the Parks Commission, to identify plant species that will survive and be beautiful in the Park. Mayor Goetz asked if there is an education component to the Project, and Mr. Marabello stated there will be a sign at the site. He stated the Cranbury Public Library will also be holding several outreach sessions later this fall to educate the community. Mayor Goetz thanked Mr. Matarazzo and Ms. Thacker for the grant. Mr. Matarazzo stated Cranbury's application was very well received by New Jersey American Water because it was well written and it also contained technical aspects. He stated the Project can be easily built at a relatively low cost and is sustainable, which were some of the criteria they were looking for. Mayor Goetz thanked Mr. Marabello for writing the grant application and acknowledged the hard work of the Environmental Commission.

Regular Township Committee Minutes of June 9, 2014

On motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried (with Mayor Goetz abstaining due to absence), the Regular Township Committee Minutes of June 9, 2014 were adopted.

Reports and Communications

--Mayor Goetz reported the Chinmaya Mission on Cranbury Neck Road is being dedicated on July 2nd through July 4th. She stated she and Mr. Johnson will be attending the Grand Opening to represent the Township.

Mayor Goetz reported it is the 50th Anniversary of Village Park, and stated Mr. Tom Weidner prepared a history of the Park. She reported the history is very interesting as Mr. Weidner also provided various references of what was happening at that time: the arrival of the Beatles to the United States, a new development called Twin Rivers in East Windsor, and a couple of senior developments in Monroe. Mayor Goetz requested the history be placed on the Township's website. She recognized the amount of work done by volunteers over the years to keep the Park a wonderful Township asset. Mr. Weidner's document is attached as "Addendum A."

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Reports and Communications (Continued)

--Mayor

Mayor Goetz reported this week is National Mosquito Control Awareness Week and information has been posted on the website.

Mayor Goetz reported information from the State's First Lady, Mary Pat Christie, was received this week concerning scholarships for soldiers. She stated this information will also be posted on the website.

Mayor Goetz reported on Tuesday, June 24th an auction will be held for 206 acres of preserved farmland on Old Trenton Road.

She reported the First Presbyterian Church wrote a lovely note to thank the Township for the \$500 contribution to Skeet's Pantry.

Mayor Goetz reported the Township did not receive the grant to resurface Brickyard Road. She reported 653 applications were received for \$225 million, and there was only \$78 million available. She stated the Township is usually successful with grants; however, we did not receive this one.

Mayor Goetz reported the Municipal Alliance application has been approved, and Cranbury's award is \$5,931.

--Township Committee

Mr. Cook reported on the Brainerd Lake Bridge and Dam Project, stating the custom forms were received allowing for the pouring of the vertical portion of the spillway. Mr. Cook stated artisans continue to do the custom veneering work. The forms are also ready for the pouring of the cantilever, which will project over the spillway. Mr. Cook reported most of the Project's "boring" work has been completed and now the aesthetics are being put in place.

Mayor Goetz asked if the Lake will have water for July 5th, and Mr. Cook stated he is requesting the water level be raised 12 to 18 inches. Mayor Goetz stated the stone work being done on the western side is beautiful. Mr. Cook reported the original stone work on the Creek side is also being repointed.

Mr. Mulligan reported he is receiving a lot of positive feedback on the Downtown Beautification Project.

Mr. Mulligan reported there was a fire scare in Town Hall on Sunday due to a malfunctioning air conditioning unit in the Senior Center. Mr. Mulligan stated there was a full response from various fire companies and Mr. Jerry Thorne, Public Works Manager, was also here. He stated it seems Mr. Thorne is here seven (7) days a week and acknowledged that employees do go above and beyond. Mayor Goetz reported Mr. Tom Weidner, Parks Commission Chair, asked her to mention that Public Works did a tremendous job painting the flag pole in Village Park. Mr. Mulligan reported Public Works is also working on the grounds (dirt/seed) of the C-1 ball field in Village Park. He stated the dugout work was previously completed and paid for by the Cranbury-Plainsboro Little League. Public Works is also addressing the removal of some parking signs on Main Street.

Mr. Mulligan thanked Paul Lindenfeld and other officers of the FOP for running the bone marrow drive on Saturday. Mr. Mulligan also thanked Teddy's Restaurant and Italian Touch for donating food for the drive. Mr. Mulligan said as a result of the drive, there are now 120 more registrants in the program.

Mr. Mulligan thanked Mr. Taylor and Patrolman Matt Schneider for doing a great job on the Special Olympics Torch Run.

Mr. Mulligan reported the Township bought the Kurek Property, and he stated Mr. Kurek contacted him concerning drainage issues. Mr. Mulligan stated Mr. Jerry Thorne, Public Works Manager, will work with

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Reports and Communications (Continued)

--Township Committee

Mr. Mulligan (cont'd.)

Mr. Kurek to correct the drainage problems in the public right of way, which is the Township's responsibility.

Mr. Mulligan reported an e-mail had been received that the Witt's parking spaces should be available on June 30th. He asked Ms. Marabello for an update, and she stated she will follow up on Tuesday.

Mr. Mulligan stated he is still getting requests for Petty Road repairs, and he requested the Committee keep that in mind.

Mr. Taylor reported on June 12th the Special Olympics Torch Run came to Cranbury, and offered his congratulations to Ms. Michele Waldron, Vice Principal of Cranbury School, who organized the event in the School Gymnasium and also Patrolman Matt Schneider for his hard work. He also thanked the restaurants in Town for keeping the sidewalks clear for the event.

Mr. Taylor reported the Township's Fun and Friends Camp started today, and he heard it was big success.

Mayor Goetz thanked Mr. Taylor for his work on the Torch Run.

Mr. Johnson reported he was out of Town for part of the two weeks; however, he reported he did attend a DRC meeting last Thursday.

Mayor Goetz stated, before proceeding further with the Agenda, Chief Michael Kervan, Cranbury Volunteer Fire Company, could give his report.

Mr. Kervan gave report from May 13th to present there were 54 calls and spent approximately 464 hours volunteering. He reported one of the calls was at Town Hall yesterday, and responders from Hightstown, East Windsor and Plainsboro were also here. Chief Kervan reported some of the calls involved multiple motor vehicle accidents and two (2) hazardous material spills. Mayor Goetz asked if Cranbury responds to calls on the Turnpike. Chief Kervan stated the Turnpike is Hightstown's jurisdiction; however, Cranbury's response area includes the rest area. He stated Cranbury automatically responds to all mutual aid calls. Mr. Taylor asked for an update on the special utilities truck but Chief Kervan stated he had no updates to provide to the Committee. Mayor Goetz thanked Chief Kervan for taking the time to come to the meeting.

Agenda Additions/Changes

Ms. Cunningham reported there are no changes to the Agenda.

Public Comment – for Agenda Items

Mayor Goetz opened the meeting to public questions and comments for items on the Agenda. There being no comments, the Mayor closed the public portion of the meeting.

Resolutions

Consent Agenda

Mayor Goetz asked the Township Committee if there were any questions or comments on the Consent Agenda, or if any Resolutions should be addressed separately. Mr. Mulligan requested that Resolution # R 06-14-079, "Resolution Authorizing the Liquor License Renewal to Staybridge Suites" be voted separately.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Resolutions

Consent Agenda (Continued)

A motion was made by Mr. Johnson, seconded by Mr. Taylor and unanimously carried, the following Resolutions (excluding Item e.) were passed by vote:

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

Cranbury Township Resolution # R 06-14-075

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 06-14-076

Resolution Appointing Tax Collector

WHEREAS, there was a vacancy in the Office of Township Tax Collector; and

WHEREAS, Tanyika Johns has been performing the duties of Tax Collector for the Township since March 14, 2014; and

WHEREAS, Ms. Johns has completed her 90 day probationary period; and

WHEREAS, it is the recommendation of the Township Administrator that Tanyika Johns of Willingboro, New Jersey be appointed to fill this position effective June 23, 2014; and

WHEREAS, Ms. Johns is a Certified Tax Collector pursuant to the Laws of the State of New Jersey, holding Certificate # T-1506; and

WHEREAS, *N.J.S.A. 40A:9-142* provides for the Tax Collector term of office; and

WHEREAS, Ms. Johns will serve as Tax Collector to finish the prior Tax Collector's four-year term ending December 31, 2017;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that Tanyika Johns is hereby appointed to the office of Township Tax Collector, effective June 23, 2014 for a four-year term ending December 31, 2017.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Cranbury Township Resolution # R 06-14-077

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, the Township Committee of the Township of Cranbury has received an application from Thomas C. and Gloria A. Ingegneri, trading as "The Cranbury Inn" for the renewal of Alcoholic Beverage License No. 1202-32-002-004; and

WHEREAS, the applicant has complied with all of the statutory requirements,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the application of Thomas C. and Gloria A. Ingegneri, trading as "The Cranbury Inn" for the renewal of Alcoholic Beverage License No. 1202-32-002-004 be and is hereby approved.

Cranbury Township Resolution # R 06-14-078

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, the Township Committee of the Township of Cranbury has received an application from JK Mart, Inc., Trading as "Buy-Rite Liquors", for the renewal of Alcoholic Beverage License No. 1202-32-001-010; and

WHEREAS, the applicant has complied with all of the statutory requirements,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the application of JK Mart, Inc., trading as "Buy-Rite Liquors", for the renewal of Alcoholic Beverage License No. 1202-32-001-010 be and is hereby approved.

Cranbury Township Resolution # R 06-14-080

WHEREAS, on July 15, 1993 Middlesex County and the Township of Cranbury entered into an Agreement for certain community development activities utilizing funds from the U.S. Dept. of Housing and Urban Development for federal fiscal years 1994, 1995 and 1996; and

WHEREAS, these Agreements have been renewed by the County and the Municipality every three (3) years, including the most recent renewal in 2011 covered federal fiscal years 2012, 2013 and 2014; and

WHEREAS, the Agreements for federal fiscal years 2015, 2016 and 2017 must be amended to include a provision required in the Transportation, Housing and Urban Development and Related Agencies Appropriations Act of 2014;

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties do mutually agree that the Agreement between the County and Cranbury Township originally dated July 15, 1993 and now be renewed for federal fiscal years 2015, 2016 and 2017 be amended per said Agreement;

BE IT FURTHER RESOLVED, the Mayor and Clerk are hereby authorized to sign the Agreement on behalf of Cranbury Township.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Cranbury Township Resolution # R 06-14-081

A RESOLUTION AUTHORIZING THE REDUCTION OF A PERFORMANCE GUARANTEE
FOR RAHWAY STEEL DRUM (LEAF INDUSTRIES)

WHEREAS, by letter dated April 2, 2014, Rahway Steel Drum has requested the reduction of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated June 12, 2014 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows :

Performance Bond	\$ 244,340.30
Cash Deposit	\$ 0.00

WHEREAS, the amount that shall be **retained** until all bonded items are complete as follows:

Performance Bond	\$1,817,675.62
Cash Deposit	\$ 229,112.88

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

1. It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".
2. It hereby authorizes the reduction of performance guarantees set forth in the Township Engineer's letter referenced above.
3. The Township hereby accepts the public improvements, if any so designated pursuant to the Planning Board's approval.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy and forwarded to each of the following:

- (a) Township Engineer
- (b) Township Chief Financial Officer
- (c) Rahway Steel
- (d) Township Attorney

Cranbury Township Resolution # R 06-14-082

WHEREAS, The Tax Collector, Tanyika L. Johns has certified that the following taxpayers overpaid their taxes; and

WHEREAS, The Tax Collector is requesting that the overpaid taxes be refunded,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following overpayment be refunded:

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Cranbury Township Resolution # R 06-14-082
(Continued)

Taxpayer		Refund
OWNER:	Robert F. Virgadamo 1 Holmes Road Cranbury, NJ 080512	\$573.69
OWNER:	Robert F. Virgadamo	
LOCATION:	1 Holmes Road	
BLOCK: 39	LOT: 8	QUALIFIER: N/A
	Homestead Rebate Credit	
Total		\$573.69

Cranbury Township Resolution # R 06-14-083

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE REDUCTION OF
A PERFORMANCE GUARANTEE FOR CRANBURY BRICKYARD - REMEDIATION

WHEREAS, by an e-mail dated May 12, 2014, Cranbury Brickyard has requested the reduction of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated June 13, 2014 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows :

Performance Bond	\$ 1,473,773.00
Cash Deposit	\$ 163,752.00

WHEREAS, the amount that shall be **retained** until all bonded items are complete as follows:

Performance Bond	\$ 631,617.00
Cash Deposit	\$ 70,180.00

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

1. It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".
2. It hereby authorizes the reduction of performance guarantees set forth in the Township Engineer's letter referenced above.
3. The Township hereby accepts the public improvements, if any so designated pursuant to the Planning Board's approval.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy and forwarded to each of the following:

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Cranbury Township Resolution # R 06-14-083
(Continued)

- (a) Township Engineer-Glenn Gerken
- (b) Township Chief Financial Officer
- (c) Cranbury Brickyard LLC
- (d) Township Attorney

Resolution

Mayor Goetz asked Mr. Mulligan if he wanted to speak on this Resolution. Mr. Mulligan stated he wanted to vote separately on this Resolution. Ms. Cunningham clarified that this liquor license renewal is an annual renewal. She stated for the record that all three (3) liquor licensees have met the State's criteria of obtaining a Sales Tax Clearance Certificate from the Division of Taxation, which indicates their sales tax is paid up to date.

On motion by Mr. Taylor, seconded by Mr. Cook, the following Resolution was passed by vote:

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

Nays: (Mulligan

Cranbury Township Resolution # R 06-14-079

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

WHEREAS, the Township Committee of the Township of Cranbury has received an application from Riya Cranbury, L.L.C. , trading as "Staybridge Suites", for the renewal of Alcoholic Beverage License No. 1202-36-004-001; and

WHEREAS, the applicant has complied with all of the statutory requirements,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the application of Riya Cranbury, L.L.C., trading as "Staybridge Suites", for the renewal of Alcoholic Beverage License No. 1202-36-004-001 be and is hereby approved.

Work Session

a.) COAH Update from Affordable Housing Planning Consultant

Mayor Goetz explained to the public new affordable housing information is now available, and the Committee asked Ms. Mary Beth Lonergan, the Township's Affordable Housing Planning Consultant, to update the Township Committee on COAH. Ms. Lonergan stated it has been a number of years since she was in Cranbury, and stated the proposed rules are troublesome for the Township. She stated she would address the issues and recommended at the end of the discussion that the Board set up an Affordable Housing Subcommittee to really study the proposed changes to be ready for an August 1st Comment Deadline. She recommended she work with the Subcommittee and the Township's attorney to present comments to the Township

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Work Session

a.) COAH Update from Affordable Housing Planning Consultant (Continued)

(Ms. Lonergan (cont'd.))

Committee to act on prior to the August 1st deadline. Mayor Goetz stated Mr. Taylor and Mr. Johnson are the COAH liaisons.

Ms. Lonergan reported that Cranbury was one of about 70 towns that had initially received Third Round Certification back in 2009/2010. She stated two (2) Third Round Plans were developed in 2005 and 2008. The Plans addressed COAH's rules, and both sets of Third Round rules were challenged. Ms. Lonergan stated the 2008 rules had a growth share methodology. In 2010 there was an Appellate Court decision invalidating most of the rules and the approach/methodology. Ms. Lonergan stated it took until September 2013 for the New Jersey Supreme Court to invalidate all of the Third Round regulations, which sent COAH back to the drawing board. She stated the key phrase from the Supreme Court to COAH to come up with new rules was that the new rules should have been similar to the methodology and regulations from COAH's Second Round.

Ms. Lonergan reported COAH released a new set of rules in late April, which was the first time COAH met in almost a year. That set of rules, which Ms. Lonergan included in her memo to the Township Committee, was formally proposed in the June 2nd NJ Register. Ms. Lonergan stated she wanted to address the timing. She explained there is a 60-day comment period for comments/objections to proposals. She stated again that August 1st is the comment deadline. COAH was ordered by the Supreme Court to adopt its rules in October 2014. Ms. Lonergan stated COAH has to respond to every comment it receives. COAH was also ordered to put into those adopted regulations into the November 17th NJ Register. Ms. Lonergan stated, assuming this all goes according to plan, there will then be a six (6) month time period for all towns, including towns that received certification, to submit a new plan by May 2015.

Ms. Lonergan stated that, as an aside, the housing advocacy group, Fair Share Housing Center, filed a motion on June 17th saying to the Supreme Court the proposed COAH rules are unconstitutional in that COAH consultants did not devise the rules following the Second Round methodology. The motion essentially asks that the rules be redrafted or that a judge be assigned to handle the matter. Ms. Lonergan stated Fair Share Housing Center is attempting to step in before a State Agency COAH has even adopted the rules, which is unusual. She stated Fair Share Affordable Housing is attempting to take affordable housing program out of COAH and put it back to the Trial Court level, which would make all towns vulnerable. Ms. Lonergan stated she will follow up with the Township Attorney to see if the Township needs to be ready to file a Voluntary Declaratory Judgment Action in the Superior Court just in case the Supreme Court abolishes COAH and the Trial Court takes over and there is a short time frame.

Mr. Mulligan stated for clarification that if COAH goes away, Cranbury would lose its ability to stave off a Builder's Remedy and asked Ms. Lonergan for an explanation of the motion she would file. She explained the action would mean going voluntarily to court and stating the Township would continue to address its fair share.

Ms. Lonergan stated there are items in her memo that she will save for discussion with the subcommittee. She stated numbers provided for the Third Round for the vast majority of municipalities (85% to 90%) have modest fair share obligations. Cranbury, however, is one of 50 to 60 towns across the State that has substantial fair share obligations. Mayor Goetz asked if these 50 to 60 towns fit a certain profile, and Ms. Lonergan explained the towns are typical suburban towns in Somerset, Middlesex, Monmouth, Ocean and Atlantic counties. She said she has questions on the methodology on how the numbers were determined. Ms. Lonergan reviewed the numbers, which are publicly available on COAH's website, and she explained about Prior Obligation numbers and Substantial Compliance Reduction Numbers. Ms. Lonergan

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Work Session (Continued)

a.) COAH Update from Affordable Housing Planning Consultant

(Ms. Lonergan (cont'd.))

explained that Cranbury's current number of 565 Unanswered Prior Obligations could come down to approximately 150 units.

She then explained the requirements for 2014 through 2024, which grants Cranbury a 20% cap, and states a community would not have to rebuild itself and change the essential character of the community to meet its ten-year future housing obligations. Ms. Lonergan stated, according to the 2010 census, Cranbury officially has 1,371 housing units. She stated Cranbury's future obligation would be 331 units; however, 20% of the 1,371 units would be 274 housing obligation. Ms. Lonergan stated there are only three (3) towns across the State that have this 20% reduction, and stated Cranbury's Third Round obligation is 274 units. She stated she is going to try to get 274 units as Cranbury's total obligation; however COAH may require that Cranbury also meet its 1999 to 2014 obligation.

There was discussion about the additional changes in the rules and litigation which will further delay compliance with the COAH.

Mr. Taylor stated for clarification the worst case scenario would be 274 Round Three obligation plus 565 previous obligation plus 91 units Cranbury already has would increase Cranbury's current housing units from 1,370 to 2,310 with 940 being affordable units (41% of population would be affordable housing).

Mr. Taylor asked if the best case scenario would be the current housing units of 1,370 would be increased by 667 homes to 2,032 (total affordable housing of 33%).

Ms. Lonergan stated the best case scenario in the 2014 to 2024 time period would 150 units plus 274 units (total 424 units) instead of 565 units.

Ms. Lonergan stated there are massive changes to the regulations and stated even at the 20% cap, Cranbury would be almost doubling the community. Ms. Lonergan stated she will work with the subcommittee. Mr. Mulligan thanked Ms. Lonergan and stated so far, Cranbury has been involved in litigation as a group, but may need to litigate individually in the future. Mr. Taylor stated Cranbury has always been responsible with affordable housing, probably way before most other towns.

Mr. Johnson stated Cranbury does not have a lot of residential-zoned land available, and asked if the Township would have to rezone its undeveloped commercial-zoned property. Ms. Lonergan stated from the COAH staff there have been inconsistent interpretations of that section. She stated as a municipality, Cranbury still has the ability to craft a plan as it sees fit to address the number, and in this case the number is large. Mayor Goetz stated there is not a lot of available land, and confirmed that the Township's preserved farmland is preserved and off the table. Ms. Lonergan agreed that land cannot be used. She stated COAH believes Cranbury has hundreds of acres of developable land. She stated the subcommittee will need to come up with a plan before the August 1st Comment Deadline. Mr. Mulligan stated most of Cranbury's land is preserved farmland, open space or is commercially zoned. Ms. Lonergan stated COAH sees a lot of land east of Route 130, and suggested they should have investigated the zoning of that land. Mr. Mulligan inquired if Cranbury is 100% protected as long as it is compliant with Builder's Remedy, and Ms. Lonergan agreed. Mr. Mulligan said with COAH's protection, it would be extreme to take commercial property and turn it into residential. There was discussion on changing zoning to accommodate affordable housing.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Work Session (Continued)

a.) COAH Update from Affordable Housing Planning Consultant

Mr. Cook asked if the goal is to build 41,000 units in the State and asked if it is possible there could be changes to the townships involved. Ms. Loneragan stated she does not see COAH changing its methodology without being forced to by the Court.

Ms. Loneragan stated one of Cranbury's strongest arguments is the drastic alteration of the community and that argument will be used.

Mr. Mulligan stated it is important an abbreviated version of this information be disseminated to the residents, and the Committee agreed. Mayor Goetz requested Mr. Taylor and Mr. Johnson prepare information to be posted on the website, and also post a message on Channel 3 urging residents to view the information posting on the website.

Ms. Loneragan asked if the Township Committee was comfortable with her approaching the Township Engineer or Township Attorney about the right way to approach the issue. Ms. Marabello stated Ms. Loneragan should contact Ms. Trishka Cecil, Planning Board Attorney and Township COAH Attorney. Mayor Goetz stated the community needs to understand the changes in affordable housing, and residents can forward questions/comments to Mr. Taylor or Mr. Johnson.

Mr. Cook stated it seems like some sort of argument concerning Cranbury's historical nature could be made to reduce Cranbury's affordable housing to 10% of its housing. There was additional discussion concerning the numbers of units that may be necessary to address affordable housing obligations. The Committee discussed with the addition of 32 units at the Route 130-D site, Cranbury's affordable housing would be over 10% of its total housing units.

Public Comment – for Work Session

Mayor Goetz opened the meeting to public questions and comments concerning affordable housing. Mr. Mark Berkowsky, North Main Street, volunteered to sit on the subcommittee. He stated in 1986, Cranbury Township was looking at 4,000 units so today's numbers do not seem so bad. He stated the times were different, however, the issues are the same. He stated historic preservation was one of the reasons the numbers were reduced, and a strong case was presented that Cranbury could not grow at that rate. Mr. Berkowsky stated growth is not bad; it just has to be controlled growth. Mayor Goetz thanked Mr. Berkowsky for volunteering.

Mr. Richard Kallan, Wynnewood Drive, suggested reading Mr. John Chambers' book, which summarizes the history of affordable housing in Cranbury. The book also contains references to obtain more detailed information. Mr. Kallan asked Ms. Loneragan what happens to the people if the units are built; where do they work and how do they get there? He stated there is no public transportation in Cranbury, except for an occasional bus. Ms. Loneragan stated affordable housing is not for the very poor and gave some financial eligibility requirements. She stated COAH believes Cranbury's "region" has a lot of jobs.

Mr. Mulligan stated Cranbury totally funds a municipal budget of \$10.5 million, and receive no State aid. He stated the Township funds a \$15 million school budget with next to nothing in State aid. He reported \$6 million is sent to the County, and \$12 to \$13 million income tax is sent from this Township to the Federal Government. He stated a lot of money goes out and none comes back. Mr. Mulligan stated he would like to see included in our wording a preference that locally-employed people have access to Cranbury's affordable housing, including police and teachers. Mr. Taylor included graduating college students that cannot afford to get housing in Town. There being no further comments, the Mayor closed the public portion of the meeting.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Reports from Township Boards and Commissions

Ms. Cunningham reported that she received a communication from the Recreation Board Secretary that Mr. Gene Buckley has resigned from the Board so there will be a vacancy. Ms. Cunningham stated she will post the vacancy on the website.

Reports from Township Staff and Professionals

-- Administrator's Report

Ms. Marabello stated she had nothing to report.

--Assistant Administrator's Report

Ms. Cunningham reported she received an application to participate at Cranbury Day. Mayor Goetz stated the Township Committee will participate. Mr. Mulligan stated he believes the residents do not want to see politicians and recommended Township personnel "man" the Township table for 1 hour shifts. Ms. Marabello and Ms. Cunningham will work on this.

Ms. Cunningham reported she picked up the American flag from Congressman Rush Holt's office and turned it over to Mr. Jerry Thorne, Public Works Manager. Ms. Cunningham reported she also received a Certificate stating the accompanying flag had flown over the United States Capitol at the request of Congressman Rush D. Holt in honor of the 50th Anniversary of Village Park. Ms. Cunningham suggested framing the Certificate to hang in the Meeting Room. Mayor Goetz stated the flag will be flown on July 5th and will not be flown regularly as it is very large. Ms. Cunningham stated Mr. Thorne needs direction on when the special flag is to be flown. Mr. Taylor suggested flying in on July 5th and then having it framed to preserve it. Mr. Mulligan stated he felt the flag should be flown once a year and displayed in between.

Mayor Goetz read the following Proclamation, which will be presented at the July 5th Fireworks Celebration to commemorate the 50th Anniversary of Village Park:

Proclamation

WHEREAS, Cranbury Township's residents as well as visitors have enjoyed Village Park since 1964 when it was designated as a public park with the prescient purchase of lakeside land by Mayor Richard L. West and Township Committee members Bub Danser and Charles Schnell; and

WHEREAS, the fifty-year history of Village Park is highlighted by volunteerism and civic engagement of numerous groups and individuals who contributed both time and money to ensure Village Park became the recreational park it was intended to be; and

WHEREAS, the Township Committee thanks all the volunteers who have made Village Park so wonderful, including but not limited to the Cranbury Lions Club, Cranbury Historical and Preservation Society, the Cranbury-Plainsboro Little League, the Mayor's Trophy Golf Tournament, Cranbury Parks Commission, Cranbury Recreation Commission, Cranbury Environmental Commission and Cranbury Shade Tree Commission, Ellen and Robert Hoke, Don Armstrong, Tom Witt, Peter Zanghi, Sr., Mayor Fred Eden and Township Committee Members Pat Scott and Barry Clayton.

NOW, THEREFORE, I, Susan Goetz, Mayor of Cranbury Township, do hereby proclaim today, July 5, 2014 as "Cranbury Village Park Day" in Cranbury Township, and thank all the organizations and individuals who have made Village Park special, and encourage all residents to join me in this special observance.

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Proclamation (Continued)

Mayor Goetz asked the Township Committee if they agreed with the Proclamation, and Mr. Taylor suggested removing "2014." He stated since the Township always celebrates the Fireworks on that date, July 5th in the future will be designated as "Cranbury Village Park Day." The Township Committee was in agreement to remove the year. Mayor Goetz asked for a motion to approve the Proclamation.

On a motion by Mr. Taylor, seconded by Mr. Cook and unanimously carried, the motion was passed by vote:

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

Nays: (None

Public Comment

The Mayor opened the meeting to public questions and comments. There being no further comments, the Mayor closed the public portion of the meeting.

On a motion by Mr. Mulligan, seconded by Mr. Taylor and unanimously carried, the meeting adjourned at 9:10 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk

Addendum A

Cranbury Village Park

In 1964 the Beatles first toured the United States and created a revolution in American and Western music. Closer to home, on March 27, 1964 the Cranbury Press reported that East Windsor was in the process of reviewing a proposed development to allow 10,000 people to live along Route 33 in what became known as Twin Rivers. Similarly, the May 15, 1964 Cranbury Press reported that Monroe officials visited California to view a development known as "Rossmoor Leisureworld" in considering a similar planned senior development for over 2,000 acres in Monroe. In Cranbury, the "Press" reported on January 8, 1965 that Cranbury Mayor Richard L. ("Dick") West noted the tremendous development pressures around Cranbury and stated that Cranbury's goal was to preserve its agricultural land and maintain the charm of the Village. Over the past years, Cranbury has done just that.

Fifty years ago, on November 23, 1964, Mayor Dick West and Committeemen Arthur "Bub" Danser and "Charlie" Schnell enacted an ordinance authorizing the Township to purchase lands along Brainerd Lake for up to \$20,000. There were two purposes cited for purchasing the land at a favorable cost: (1) as an open space project with 700 feet of lakefront property for limited recreational use for the people of Cranbury; and (2) to provide an approach to the Lake for weed and silt control. Although Cranbury had received a Green Acres grant to fund 50% of the purchase, the Town decided to purchase the land itself to enable it to restrict use to only Township residents and to generally regulate use of the Park itself. The Committee noted that individual citizens, the Lions Club and the Women's Club had long-petitioned the Town to buy land along the Lake.

Village Park was Cranbury's first recreational park and initially comprised 13.1341 acres purchased from James and Barbara Lasche and a separate parcel from Clarence Foster. Three years later, the Town acquired an adjacent 5.7 acres from Emma Owens.

In 1972 the Lions Club erected a covered pavilion with a grill and picnic tables to allow groups to better enjoy the Park. Forty years ago, in 1974, Ellen Hoke, in memory of her husband, Robert, contributed monies to help Cranbury erect two new tennis courts next to the pavilion. This began decades of the "Annual Spring Classic Tennis Tournament" for men's and women's singles and doubles and mixed doubles. That same year, the Lions Club erected a boat ramp to make access to the Lake easier. The following year Mayor Fred Eden and Township Committee members Pat Scott and Barry Clayton forfeited one-third of their salaries to make room in the budget to purchase playground equipment.

In 1979 the Cranbury Historical and Preservation Society spear-headed the erection of a gazebo along the Lake to honor the Nation's Bicentennial. The Lions Club donated substantive monies for that effort and Don Armstrong, a local builder and former Committeeman, donated his time to help erect the gazebo. By that time, there were also a boat dock, three ball fields, picnic tables and playground equipment throughout the Park. To that end, the "Mayor's Trophy Golf Tournament", originated by Public Work's Director and life-long resident, Tom Witt,

TOWNSHIP COMMITTEE MEETING
June 23, 2014

Addendum A
Page 2

contributed tens of thousands of dollars to expand the playground equipment, little league facilities, and repair the tennis and basketball courts.

The Cranbury-Plainsboro Youth League played games on what are now the softball field and C-2, the minor's field, at least by the early 1970s. In 1986, the Youth League became an official Little League and converted C-1 (now called Zanghi Field) from an industrial league softball field to an official Little League field by adding the required fencing, backstop and dugouts. (Cranbury had an official Little League in the late 1950s into the 1960s). This was accomplished with generous contributions from Peter Zanghi, Sr., who was the first President of the Cranbury-Plainsboro Little League from 1986-89.

The Township Committee expressly acknowledges and thanks former Mayor Dick West and Committeemen Bub Danser and Charles Schnell for their vision, prescience and foresight in purchasing the land for Village Park.

The Township Committee also thanks their successors (and its predecessors) in continuing to keep Village Park the diverse, well-used beautiful Park that it is.

The Township Committee further thanks all the volunteers who have made Village Park so wonderful, including but not limited to the Cranbury Lions Club, Cranbury Historical and Preservation Society, the Cranbury-Plainsboro Little League, the Mayor's Trophy Golf Tournament, Ellen and Robert Hoke, Don Armstrong, Fred Eden, Pat Scott, Barry Clayton, Tom Witt and Peter Zanghi, Sr..

Finally, the Township Committee thanks its dedicated Public Works' employees and their leader, Jerry Thorne, for keeping Village Park and all other Cranbury parks in pristine and excellent condition. Village Park is the most actively used and diverse of Cranbury's 11 parks and open spaces, which together comprise over 230 acres. In addition to its physical features, Village Park is currently the venue for both the July 5th Annual Fireworks and the September Family Camp Out. The Township Committee also expressly thanks the Cranbury Parks Commission, Cranbury Recreation Commission, Cranbury Environmental Commission and Cranbury Shade Tree Commission for their tireless efforts to allow maximum and enjoyable use of Village Park and the other ten parks in Cranbury. Please visit our website, "Cranbury.gov" and click on "Parks and Open Space" for a full view of all that Cranbury's parks and open spaces has to offer!