

Cranbury Township Committee Minutes
September 8, 2014

The regular meeting of the Township Committee of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were: Township Committee members: Glenn Johnson, David Cook, Dan Mulligan, Jay Taylor and Mayor Susan Goetz. Also present were: William C. Tanner, P.E., Township Engineer, Denise Marabello, Township Administrator/Director of Finance and Kathleen R. Cunningham, Assistant Administrator/Clerk. 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) Was 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, and
- (4) Sent to those individuals who have requested personal notice.

Regular Township Committee Minutes

On motion by Mr. Johnson, seconded by Mr. Taylor and unanimously carried, the Regular Township Committee Minutes of August 11, 2014 were unanimously adopted.

Reports and Communications

--Mayor

Mayor Goetz reported "Cranbury Day" had been a success and thanked everyone involved. In particular, Mayor Goetz thanked PSE&G for assisting the Township with "backup power" due to the storm which occurred during the last portion of Cranbury Day and resident, David Nissen for all of the photographs he had taken of the Brainerd Lake Dam Project. Mayor Goetz also reported the other exhibit on display was the "Before and After" pictures of the "Downtown Beautification Project" as it progressed. Mayor Goetz also stated how "impressed" she was with two (2) young ladies, around 13 years of age, who took the time to find her and to thank her for backpacks she had given out to them.

--Members of Committee

Mr. Cook gave an update on the "Brainerd Lake Dam Project". He reported a lot of the esthetics are being addressed now and as the Project is now past the original projected time frame; the County will be seeking to obtain an extension so they are not fined the \$350 per day. There should be no problem with an extension being granted. The projected date for completion is now mid-October. Mr. Cook stated the six (6) week delay was due to the 55 cubic yard cavity discovered under the roadbed and a change order having to be executed, etc. by the Freeholder Board.

Mr. Cook also reported the concrete overlook and spillway are complete and the railing has been ordered. Mr. Mulligan commended Mr. Cook on doing a great job with the Project and indicated he has received a lot of positive feedback. The stone veneer should be done within the next two (2) weeks and the roadway excavation will be done. Electricity will be hooked up as well and the "slotted drains" will be installed on the east side of the roadbed. The granite curbs, which have been delivered, will be installed on the lakeside as well within the next two (2) weeks.

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--Members of Committee (Continued)
Mr. Cook (cont'd)

Mr. Cook indicated the Township has received permission from D.E.P. to address the erosion issue on the Lake's edge in Village Park. There were two (2) options given; one being the "soft option" which consists of having an organic-type material in the areas affected (which is approximately 300 feet). The issue with the soft option however is certain species of plants would have to be planted which are high; beach grasses and cattails, etc. which basically would obstruct the view and access of the Lake. The "hard option" would be to put a type of basket into the Lake and then grow grasses over the top of the basket so a type of blockage will not occur. Mr. Cook indicated this week Tom Weidner, Parks Chairman, Bill Tanner, Township Engineer and himself will be walking the area to better understand what will be done. Mayor Goetz inquired if any dredging had been able to be done and Mr. Cook reported 165 cubic yards had been taken out behind Houston's property (approximately nine 9 truckloads) and a lot of very old bottles had been found which are on display at "Teddy's Luncheonette".

Mr. Mulligan

Mr. Mulligan also reported he has received a lot of positive feedback on the Lake Project on "Cranbury Day". One bit of "constructive criticism" he had received however is next year the Township should rethink the parking as the traffic flow was changed this year and there appeared to be a little less parking available.

He reported on the "Rain Garden" and indicated Dave Marabello is the lead on this Project and is looking to install the Rain Garden between the 25-27th of this month. They are presently trying to get volunteers (boy scouts) to help out.

Mr. Taylor

Mr. Taylor echoed Mr. Mulligan's comments regarding Cranbury Day and the parking issue to be addressed for next year. He also reported someone had inquired if next year Town Hall could remain open for use of the bathroom for handicapped individuals. Mayor Goetz reported there was a "handicapped porta john" available on Cranbury Day in the School parking lot.

Mr. Taylor reported he had received very favorable feedback regarding the Summer Camp Program and the great job the Recreation Board had done.

He commended the Police as well on the great job done with School re-opening recently. Mr. Taylor indicated he had spoken with Police Chief Varga regarding the timing of the light on Half Acre Road. There seems to be a problem with the left hand turn signal operating when no one is there.

Mr. Taylor reported the painting of Town Hall is progressing well and a roofer has come out to get a quote for the Town Hall roof.

The "Downtown Beautification Project" is also moving along.

The Historical Society is having a dinner dance on November 15th at The Cranbury Inn; everyone is invited.

Mr. Johnson

Mr. Johnson reported since the last Township Committee meeting, he had attended both a Development Review Committee meeting and a Zoning Ordinance Subcommittee meeting. He indicated he wanted to report a work session had taken place on an amendment to the Township's outdoor storage ordinance. It was referred to the Planning Board three months ago

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--Members of Committee (Continued)

Mr. Johnson (Cont'd)

and still has not been on any of the Planning Board's agendas. Mr. Cook indicated he was not aware of this issue however, he will be glad to follow up on it. Mr. Taylor inquired if, as a governing body, the Township could tell the Planning Board to list it. Mr. Goodell, Township Attorney, reported the Planning Board controls its own Agendas.

Agenda Additions/Changes

Ms. Cunningham, Clerk, indicated she had no additions/changes to the Agenda.

Public Comment – For Agenda Items

The Mayor opened the meeting to public questions and comment on Agenda items. There being no comments, the Mayor closed the public part 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. Taylor asked if the members of the Township Committee wished to add a resolution this evening to force the Planning Board to consider amending the outdoor storage ordinance; Ms. Marabello responded it has to be an Ordinance and Mr. Goodell, Township Attorney, and then explained the process that would be involved. Mr. Mulligan asked for clarification regarding Resolution # 09-14-102; if the trees are going on the Fischer property. Ms. Marabello indicated they are for the Fischer parcel. Mr. Mulligan inquired if there would be another round of trees after this. Ms. Marabello reported there would not be. Mayor Goetz added if there is, the Township may want to do what Robbinsville Township did; put the trees on a parcel of land it owns so that if a storm should take out trees in the Township, it would have a sufficient inventory of trees to replace them with. On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried, the following Resolutions were adopted:

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

Nays: (None

Cranbury Township Resolution # 09-14-100

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 # 09-14-101

WHEREAS, a Tax Sales was held in the Township of Cranbury on November 16, 2012; and

WHEREAS, US Bank as Custodian for Pro Capital I paid \$3,700.00 as a premium to obtain Tax Sale Certificate # 12-00014 on Block 28, Lot 17; and

WHEREAS, the Tax Sale certificates have been redeemed, the older is entitled to a refund of the premium paid to obtain said certificate;

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Cranbury Township Resolution # 09-14-101
(Continued)

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury, a refund in the amount of \$3,700.00 be paid to US Bank as Custodian for Pro Capital I.

Cranbury Township Resolution # 09-14-102

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX**

Cranbury Township Resolution # 09-14-102 (Continued)

WHEREAS, the Township of Cranbury solicited bids for the provisions and installation of 300 trees at various properties located throughout Cranbury, New Jersey; and

WHEREAS, eight (8) bids were received and opened on May 30, 2013; and

WHEREAS, the low responsible bid was received from Growing Concern Inc. PO Box 579, Cranbury NJ in the total lump sum amount of \$59,207.00; and

WHEREAS, Growing Concern, Inc. will provide and install 300 trees at various properties located throughout Cranbury NJ; and

WHEREAS, the Township wishes to enter into an agreement with Growing Concern, Inc. to provide these services; and

WHEREAS, the Township Engineer has reviewed the qualifications of Growing Concern, Inc. and has recommended that the contract be awarded to Growing Concern, Inc. and:

WHEREAS, the Chief Financial Officer has certified funds for this contract and for supplies,

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 an agreement with Growing Concern, Inc. for the purchase and installation of 300 trees and
2. A copy of this agreement will be made available for public inspection in the Township Clerk's office during regular business hours.

Cranbury Township Resolution # R 09-14-103

WHEREAS, "Cranbury Trophy" has given Cranbury Township Recreation Commission a grant in the amount of \$25,000 for the purchase and installation of playground equipment in Millstone Park;

WHEREAS, a Letter of Agreement which outlines and defines the terms and conditions of the grant is required;

NOW, THEREFORE BE IT RESOLVED, the Mayor and Clerk are hereby authorized to sign a Letter of Agreement on behalf of the Township of Cranbury in the form attached hereto.

Reports from Township Boards, Committees and/or Commissions
There were no reports.

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Mayor Goetz announced she would be changing the Work Sessions to discuss first, item b). "Report from Sadat Associates Regarding Dredging of Brainerd Lake".

Work Session

a). Discussion of Recent Report From Sadat Associates Regarding Dredging of Brainerd Lake

Mayor Goetz led the discussion reporting the Township has "some serious problems with the Lake and the sediment problem. Once the Lake is filled again, the vegetation that is there now will die off as it is not wetlands vegetation. Sadat Associates was asked by the Township to do a study and let the Township know what options it has and when various stages of work need to be done. They took only three (3) samples. They then ran four (4) analyses of that. This was to determine if any of the sediment that is in the Lake is highly toxic. The results showed the Lake is not "residentially clean"; there are sediments in the Lake which have run off from the highway, etc. Mayor Goetz added, we are not dealing with material that can be taken out and put on a farm. Sadat Associates was also asked to give the Township a very preliminary figure on what the Township should consider and what the costs to the Township will be and what the next step should be. The Report indicates the Township needs to consider three (3) items: Esthetics, maintenance costs (if no dredging is done now). The estimate is roughly 40,000 cubic yards to be taken out of the Lake (with a two-foot dredge). Labor will cost \$1-million. The big cost will be the transportation and disposal. Sadat Associates came up with various proposals: one being the disposal of the dredge material to be put on the Township's former landfill (on Dey Road by the Public Works Garage). If this method should be used, it would be 1,000 to 2,000 truckloads (from Village Park, down Maplewood Avenue to Route 130 to Dey Road). An alternative to this would be to pipe the material to the landfill; piping it from the other side of Route 130 up the eastside of Route 130 and at some point would need to cross over to get to the landfill (this is only a concept and has not been designed). There is costs associated with this method and a "slur" would have to be made. A "Disruption Permit" would have to be obtained for the Township's landfill from D.E.P. which has a cost of \$75,000. The other option is to take it out and then the Township take it to a landfill and pay to have it disposed of (there is one in Pennsylvania that charges \$45.00 per ton for an approximate cost of \$2-million). Sadat has recommended the Township have a detailed feasibility study done. They suggested if the Township should decide to pursue putting it on its landfill, it consider then making it a "solar field" and applying for a "brownfield grant" to do so. It would not pay for the entire Project, however, it would help pay for some of the costs associated with the Project. Mayor Goetz stated the feasibility study will cost approximately \$10,000. Mayor Goetz stated the key item now is the fact the Township is not dealing with hazardous materials, if the Township waits to address the issue it will cost a lot more and if the Township moves forward now, it will cost approximately \$2-million.

Mr. Cook sought Mr. Goodell's advice on whether or not he should recuse himself from any discussions as he lives on Brainerd Lake. Mr. Goodell indicated Mr. Cook can certainly voice his opinion however, should recuse himself if any item is voted upon.

Mr. Cook stated the last dredge had been done in the 1970s. It seems to be since there is this type of sediment it would be easiest to trucking it to Dey Road via Maplewood Avenue. Mr. Cook stated it should be much cheaper to do this than other options which were mentioned however, he stated he is curious how it would be "piped to Dey Road.

Mr. Mulligan stated as he looks at this issue, the Township Committee has an obligation to take care of the Lake and has to have it done now. It is going to be difficult to "get there". He recommended going ahead and having the feasibility study done and stressed the Township needs to exhaust all grant opportunities that are available. The feasibility study is

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Work Session

a). Discussion of Recent Report From Sadat Associates Regarding Dredging of Brainerd Lake (Continued)

Mr. Mulligan (cont'd)

needed as a tool to do this. Mr. Mulligan requested Sadat Associates be asked if the Township can proactively in the future, reduce the amount of sediment going into the Lake. If there are some counter measures the Township can take to prevent the same thing from happening again in 10 to 15 years. Mr. Cook reported what they did not do last time was dredge a trench in front of the mouth of Route 130 Bridge so that in 15-20 years they would be able to go back and dredge that one area; now there is a lot of sediment up to the banks. Mr. Mulligan suggested if there is anything along that end, the Township should discuss those items on the "front end" and factor them in towards the costs of the Project.

Mayor Goetz stated for the record, the firm who performed the work for the Township is Sadat Associates from Trenton, New Jersey and "In the spirit of full disclosure" Mayor Goetz stated she had worked at one time for them; they do a tremendous amount of dredging work and landfill work. She also stated if the Township wishes to do this as a bid project that is fine; it does not need to hire them to perform the work. She also reported they are a reputable company and that is why they were able to get the Township to this point. She stated the Township "does not need to commit to them" to perform the work.

Mr. Taylor stated, "It is not a matter of if; it is a matter of must". He added the Township has a huge obligation to the Lake and the residents of Cranbury as the Lake has always been a large part of Cranbury and if we do not take action on it, we are being negligent as a Township Committee. Mr. Taylor indicated he does not want to do a bid process; this is too important and needs to be done by a reputable company who knows what they are doing. Mr. Taylor raised his concern with having trucks traveling up and down Maplewood Avenue with the weight, etc. and suggested that route be avoided. Mr. Cook suggested using Half Acre Road and Mayor Goetz reported when West Windsor did a Lake recently, they piped everything to a park they own and built a berm and covered that with clean material. Mr. Taylor asked if a depth of two (2) feet is adequate. Mr. Cook responded, if it is any deeper, it would affect the Lake's (homeowners') retainer walls.

Mr. Johnson stated he is in support of having a feasibility study done.

Mayor Goetz opened the discussion up to the public:

Ms. Merilee Meacock, Evans Drive, stated she is a resident who lives on the Lake. The plant life has gotten worse in the last five (5) years and asked if the Township could get in touch with the Army Corp of Engineers to help. She also suggested the Township partner with a developer to take the soil after dredging. Ms. Meacock reported when she moved to her home in the 1970s she was able to swim in the Lake however now there is too much vegetation to do so. She asked if there is so much vegetation due to the water level being down for too long. Mr. Cook responded that is correct; for the past three (3) to five (5) years, the vegetation has been accelerated due to the water flow slowing down. Mayor Goetz stated the Township will need to implement a "Lake Management Plan" once the Project is completed that will address weed control. Ms. Meacock also raised her concern about the on-going erosion of the Lake bank. Mr. Cook addressed her question, explaining the process with the "baskets" as he had done at the beginning of the meeting. Mayor Goetz stated the Township needs to be mindful not the lower the water level of the Lake in the future when heavy rains are predicted as this helped create the problem with the excessive vegetation.

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Work Session (Continued)

a). Discussion of Recent Report From Sadat Associates Regarding Dredging of Brainerd Lake

Mr. Demers

Mr. Bob Demers, Evan Drive, asked if the Township plans to “bond” for the Project and if so, why not do the bonding now. Mayor Goetz responded that is why the Township would like Sadat Associates to do the feasibility study now; showing how much it will cost to do the dredging now vs. waiting and then the Township would obtain a bond based on the report’s recommendations. Mr. Cook stated he had spoken briefly with Congressman Rush Holt on Cranbury Day concerning obtaining some help from the Federal government with funding of the Project. Congressman Holt indicated most of the funding “had dried up” however, it would not hurt to still look into it. Mr. Cook indicated the first step is having the feasibility study done. Mr. Demers asked if the question would have to go to the voters and Mayor Goetz responded it does not. Mr. Demers asked if the Township has thought about creating a Commission that will address the “health of the Lake”. Mr. Mulligan responded the feasibility study needs to be completed first.

Ms. Lee Nissen, Evans Drive, spoke about the erosion on the bank of the Lake on her property. She referenced prior to her living in her home, there were three (3) clumps of swamp maples at the end of the yard and there had been an 18 foot strip of land in front of the trees that went out into the Lake. The erosion caused the trees and the land to be gone! She stated it is really important that the Township address the erosion problem.

Mr. Harry Jane, Evans Drive, stated the Lake is important to the Town and those who live on the Lake. He reported there were three (3) reasons why he and his wife moved to Cranbury; one (1) was the School system, two (2) the Downtown and three (3) the Lake. He inquired how far down was the dredging years ago. He also supports a feasibility study. Mr. Jane recommended the Township purchase a “tarp” and every so often, place it on the Lake in various places to deter vegetation from taking over the Lake. Mr. Jane also asked if residents who live along the Lake will be notified if the Township treats the vegetation (in the future). Mayor Goetz addressed the question and stated it is her understanding that the residents would be notified and asked not to water lawns, etc. for three (3) days.

Mr. David Nissen, Evans Drive, stated the Township currently has been able to get bonds at 2% interest. There is no doubt the interest rate will go up given the economic climate projected for next year; the cost of waiting to bond will be too great. Remediation costs also may rise and he urged the Township to act now.

Mayor Goetz advised a time limit be placed on the feasibility study. All members Agreed.

b). Discussion of Cranbury Brick Yard Project –Change of Planning Area Designation and Height Requirement for the LI Zone.

The Township Committee discussed with Richard Goldman, Esquire, Attorney for the “Cranbury Brick Yard Project” a change of the State’s Planning Designation from PA B4 to PA 2. Mr. Goldman began the discussion by introducing himself as the Attorney representing “Cranbury Brickyard Yard” and giving a brief history of the property and its acquisition. He reported this is a project which grew out of an explosion back in the 1950s when there had been a munitions factory on the site (known as the “Unexcelled site”). Mr. Goldman reported at one time Middlesex County had been interested in the site to take it over as open space, however, in performing due diligence, discovered the land contained live munitions and then backed away

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Work Session (Continued)

b) Discussion of Cranbury Brick Yard Project –Change of Planning Area Designation and Height Requirement for the LI Zone.

from the acquiring it.

The State had placed the property in what was known as “Designation Plan 4” in anticipation of the County’s acquisition of the parcel. He stated development will take place on 150 acres with another 300+ acres of forest. The State Economic Development Program now offers incentives to developers; if a company attracts employees, they will subsidize. Mr. Goldman stated the aid would go to the new tenant. Mr. Goldman requested the Township change the designation to attract a viable tenant—making the property more attractive with the incentives available from the State. He specifically asked the Township, to change the Township’s Section 150-23 of the Land Use Ordinance to make the height requirement 60 feet. He requested the Township prepare and send a letter to the State Planning Office (he provided a sample letter to send). Mr. Goldman indicated he had spoken with Mr. Preiss, Township Planner and his opinion is changing the height requirement to 60 feet would work well. Mr. Goldman added, the market place is getting “more high-tech and tenants are looking for buildings with a lot of clear height; preferably 40-50 feet. Mr. Goldman indicated this property when developed will be a \$100-million ratable for the Township.

Mr. Nathan M. Demetsky, Executive Vice President, Jones Lang LaSalle, introduced himself as the person marketing the property and stated without the change in the height requirement, long-term tenants would not want to rent the space. As the person trying to market the property, he stated there is a lack of “big box warehouses” in the 8a Area thus making the change in the height requirement very important to attract these types of tenants. He reported he has already had a few inquiries from very well-known “Fortune 500” companies about the site however, without changing the height requirement to 60 from its present height, Cranbury Township will not be competitive with other municipalities’ warehouses. He added, the Panama Canal project when completed will definitely open up a need in this region for big box warehouses.

Mayor Goetz asked what the Township would “be giving up” by changing the State Plan Designation.

Mr. Goodell, Township Attorney, responded, explaining changing the State Plan Designation would not cause the Township to give up anything and would not have a consequence on future development on the site. It would change the boundaries of the existing PA 2 however, would not cut anything off from any others. Mr. Goodell added, it is ultimately the State Planning Commission’s decision and the Township becomes the petitioner.

Mr. Goldman reported by changing the State Planning Commission Designation, the property would become a viable property that would then qualify the tenant for various incentives; thus making it for marketable.

Mr. Cook asked if within two (2) to three (3) years, Cranbury could have a \$1-million ratable. Mr. Goldman indicated that is correct providing the Township changes the height requirement and the State Planning Commission Designation; the Township will be in a very good position to attract those kinds of tenants.

Mr. Goodell asked if approval of the site plan was contingent on the applicant being in the “Sewer Service Area”. Mr. Goldman responded it is not. He then reported

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Work Session (Continued)

b) Discussion of Cranbury Brick Yard Project –Change of Planning Area Designation and Height Requirement for the LI Zone(cont'd).

there have been discussions with the applicant regarding the possibility of having “composting toilets”. He referenced this idea has been used at the Bronx Zoo. The difference between high-efficiency septic systems and composting toilets is there is a limit; with composting systems there is not. There is no water in the system and sink water is minimal with a great irrigation system. Also, this method does not add any pollutants to the ground as it goes into a concrete bunker. In time it can be harvested and used as a fertilizer or before it goes to a landfill.

Mr. Mulligan asked if there will be any costs to Cranbury. Mr. Goodell, Township Attorney responded: The Economic Development Authority is an incentive-driven Department to attract businesses to the State. Cranbury would not have to do anything or pay out any monies. Mr. Goldman added no big company is going to move to this State without having some sort of incentive.

Mr. Johnson asked Mr. Goodell to explain the process with changing the height requirement. Mr. Goodell indicated, since it is a zoning use change, an ordinance will have to be introduced (he can have it ready for the next Township Committee meeting of September 22, 2014), because it changes the Township’s Land Use Code, it is required to be referred to the Township’s Planning Board for its review to make sure it is consistent with the Master Plan. A report will then be given to the Township Committee, a public hearing will then be held and the Township Committee will then chose to adopt or not adopt the ordinance.

Mr. Taylor made reference to the sample letter Mr. Goldman had provided; 2nd to last paragraph and requested the Township take out the sentence indicating there will be “many new employees”. He explained, with the recent COAH issues, the Township does not want to say it will have a lot more employees work in the Township. Mr. Goldman stated the Township can feel free to edit the letter.

Mayor Goetz asked Mr. Kehrt, a resident in the audience and Planning Board Chairperson to say a few words. Mr. Kehrt stated he attended this evening because of the Dam discussion. He is not present to speak on behalf of the Planning Board however; he said personally he has no objection to raising the height to 60 feet in the present LI-I Zone.

Mayor Goetz summarized the discussion stating the question before the Township Committee this evening is whether or not to authorize the letter and if so, who signs it. Mr. Goodell indicated if the Township Committee authorizes the letter, it can be signed by the Administrator or someone else. However, a resolution would have to be adopted allowing the Township Committee to do so.

Mr. Goodell then crafted the following Resolution which was moved by Mr. Johnson and seconded by Mr. Mulligan:

Ayes: Cook
Johnson
Mulligan
Goetz

Absent: (None)
Abstain: (None)

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Work Session (Continued)

- b) Discussion of Cranbury Brick Yard Project –Change of Planning Area Designation and Height Requirement for the LI Zone(cont'd).

Cranbury Township Resolution # R 09-14-108

A resolution which determines that the Cranbury Township Committee supports the re-designation of Block 10, Lot 10 and Block 12, Lot 1 from Planning Area 4 on State Map to Planning Area 2;

It further resolves that a letter to that effect be sent to the State Planning Commission with the letter to be reviewed and approved by the Township Attorney and signed by the Mayor:

Mayor Goetz asked Mr. Goodell to prepare an ordinance for the next meeting to change the height in the LI-I Zone to 60 feet.

Mr. Mulligan asked Mr. Kehrt when the outdoor storage ordinance discussion will be discussed by the Planning Board. Mr. Kehrt indicated he will take care of it and stated part of the problem was the Planning Board had not met in a while.

Reports from Township Staff and Professionals

Ms. Marabello, Township Administrator, reported on the dog census. Ms. Marabello stated 50% has been completed with four (4) employees doing the census. Liedtke Drive, Old Trenton Road and parts of Shadow Oaks as well as by the fire house and the Evans Tract still need to be completed. If no one is home, the person will go back a second time. Once the census is done, Mr. Thorne will prepare the report. It should be completed within the next month.

Ms. Marabello, reported the DOT Grant Application is due for 2015. She referenced a memo from the Township Engineer, Mr. Tanner, with his recommendations. Mr. Tanner recommended Downtown Beautification and Brickyard Road. Mr. Mulligan asked if in the Developer's Agreement there is language for repairs of Brickyard Road. Ms. Marabello responded there are two (2) different portions of Brickyard Road. Between Route 130 and the Turnpike Bridge is the portion Mr. Tanner is referencing. Mr. Mulligan asked how much more heavy equipment Viridian will have going on Brickyard Road and then raised his concern with heavy equipment doing damage on the road after the Township repairs it. Mr. Mulligan requested no work be done on Brickyard Road until the Viridian Project is more built out. Mayor Goetz suggested the Township do some work on the Road as many residents have complained and the Road is very bad. Ms. Marabello reported number one (1) on his list is Petty Road and number three (3) is the other portion of Brickyard Road. Mayor Goetz asked if the bridge on Petty Road can be fixed. Mr. Cook reminded Mayor Goetz he had offered to check with the County to see if that repair is on any County list to be repaired. Mayor Goetz asked Ms. Marabello to inquire with Mr. Tanner if the Township can in fact repair the Petty Road Bridge. Mr. Taylor reported he is getting "a lot of pushback from residents on South Main Street" that the Township fixed up the other end of Main Street with the "Downtown Beautification" and has done nothing for the South Main Street residents. Mr. Taylor requested, if the Township is going to apply for the Downtown grant, it widen the area to include the area from Bunker Hill down to the Presbyterian Church, Fire House and History Center. Ms. Marabello responded Mr. Tanner will have to prove the Township would like to do something other than curbs. Ms. Marabello indicated there is only one more meeting for the Township Committee to decide on these grants; the deadline is October 14th. Ms. Marabello indicated Mr. Tanner has also listed Orchardside Road and Ancil Davison Road as well. Mayor Goetz asked Ms. Marabello to check with Mr. Tanner as to what he proposes for

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Reports from Township Staff and Professionals (Continued)

Brickyard Road—a “spot fix” or more of the road to be repaired. Mr. Mulligan requested Mr. Tanner attend the next Township Committee meeting to talk about the Petty Road Bridge and Brickyard Road.

Ms. Marabello asked for clarification on the “downtown” line. Mr. Johnson recommended taking care of the other side of the Street from the Bagel Shop to the Consignment Shop as it is in need of re-doing. Mayor Goetz requested Ms. Marabello ask Mr. Tanner if the Township should decide to expand the “Downtown” area, would it qualify for the grant.

Public Comment

Bonnie Larson, Cranbury Neck Road, stated Ancil Davison Road is really in need of repair.

Resolution

On motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried, the following Resolution was passed by vote:

Ayes: (Cook
(Johnson
(Mulligan
(Taylor
(Goetz

Abstain: (None
Absent: (None

Nays: (None

Cranbury Township Resolution # R 09-14-104

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)/Pending or anticipated litigation (tax appeal per 02-1400001 (Middlesex County Board of Taxation and matters falling within the attorney-client privilege.

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 Mr. Taylor, seconded by Mr. Mulligan and unanimously carried, the meeting returned to Open Session.

On motion by Mr. Mulligan, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 10:32 p.m.

Kathleen R. Cunningham, RMC