

TOWNSHIP COMMITTEE MEETING  
June 25, 2012

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: Susan Goetz, Glenn Johnson, Dan Mulligan, James Taylor, and Mayor David Cook. Also present were Steven Goodell, Esq., Township Attorney; Bill Tanner, Township Engineer; Denise Marabello, Township Administrator/Director of Finance; and Kathleen R. Cunningham, Clerk/Assistant Administrator. Mayor Cook 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 November 29, 2011 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 November 29, 2011.
- (3) Was filed on November 29, 2011 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 of June 11, 2012.

On motion by Mr. Taylor, seconded by Mr. Johnson and unanimously carried (with Mr. Mulligan abstaining due to absence), the Regular Township Committee Minutes of June 11, 2012 were adopted.

Closed Session Minutes of June 11, 2012

On motion by Mr. Johnson, seconded by Mr. Taylor, and unanimously carried (with Mr. Mulligan abstaining due to absence), the Closed Session Minutes of June 11, 2012 were adopted.

#### Reports and Communications

--Mayor

Mayor Cook reported hydro-raking will be done this week to address the vegetation growth in Brainerd Lake. He stated Ms. Goetz will provide additional information in her report.

Mayor Cook stated the County will be paving Route 130 from Cranbury Township north to Route 1 in North Brunswick. He stated the project is scheduled to start in 2013.

Mayor Cook reported Middlesex County sent correspondence describing an available emergency communications service offered by Cassidian Communications, which would disseminate emergency information via phone, text and e-mail messages. Mayor Cook stated the Township is not signing up yet for this service; however, Cassidian Communications would like to attend a Township Committee meeting to give a presentation about the service. Mr. Taylor recommended having Cassidian Communications do a presentation for the Township Committee as the service could be beneficial in the event the 9-1-1 service went down as it did last year during Hurricane Irene. Mr. Taylor explained this service is more cost effective than a reverse 9-1-1 alert. Mayor Cook requested Cassidian Communication be scheduled to attend a Township Committee meeting.

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Reports and Communications

--Members of Committee

Ms. Goetz reported the hydro-raking on Brainerd Lake has commenced. She explained an on-the-water machine is pulling up the vegetation, putting it on a barge, and the Public Works Department is bringing the vegetation to a farm to be spread and used as a soil supplement. Ms. Goetz reported the vegetation is much thicker than it was last week so it is first being cut before it is raked and pulled out. The process should be completed within five (5) days.

Ms. Goetz reported there are approximately ten (10) vendors signed up to participate in the Farmers' Market and products to be sold include produce, honey, cut flowers, ice cream, pet treats and cupcakes. Ms. Goetz reported the Market will be open on Friday afternoons from 12:00 noon to 4:00 p.m. starting July 13<sup>th</sup> through September 21<sup>st</sup>. She reported a contest was held for grade school and high school students to design the Farmers' Market logo, and a fifth-grade student won a bicycle donated by Knapp's Cyclery for the winning logo. Ms. Goetz encouraged residents to stop by and support the Market.

Mr. Mulligan reported Recreation Camp started this week, and stated the Camp Director, Tim Brennan, was doing a great job. He reported he attended the Eagle Scout Ceremony for Peter Stewart, Ian Pulz, and Christopher Ciccodicola, and stated the ceremony was well attended, Senator Linda Greenstein was also present.

Mr. Taylor reported 22 violations were issued last month for curbside brush. He stated the number of violations has not gone down much from last year.

Mr. Taylor reported 246 summonses were issued in May, including 34 for speeding violations. Route 130, Main Street, and Old Trenton Road were the top three (3) locations for summonses issued; however, Old Trenton Road, Main Street and Plainsboro Road were the top three (3) locations for speeding violations. Overtime expenditures in the amount of 286.5 man hours were for shift coverage, training and special details (Memorial Day Parade). Mr. Taylor reported year-to-date overtime equals 1,296 man hours.

Mr. Taylor stated the Traffic Bureau reported 32 motor vehicle crashes. He reported the CERT Team assisted with the Memorial Day Parade which saved some overtime hours. Mr. Taylor reported 12 arrests in May; four (4) Driving Under the Influence; seven (7) thefts and shoplifting; six (6) warrant pickups; and two (2) Controlled Substance arrests. Police Department vehicle mileage totaled 10,281 miles. Vehicle repairs cost \$2,894, including a new motor replaced in the door of car #16 and the purchase of some new tires. Year-to-date repair expenditures for Police vehicles amount to \$14,155.98.

Mr. Taylor reported Cranbury Township will hold its fireworks display on July 5<sup>th</sup>. He announced the Police Department will be at the entrance of Village Park, and alcohol will be confiscated as it is not permitted in the Park.

--Subcommittees

There were no reports from Subcommittees.

Agenda Additions/Changes

Ms. Cunningham announced the addition of Resolution # R 06-12-097. Ms. Cunningham explained a letter was received from the Department of Environmental Protection stating the deadline to file for Phase II of the "No Net Loss Reforestation" Grant was moved up to June 30<sup>th</sup>. She stated this Resolution is needed as part of the Grant application. Ms. Cunningham reported the Grant is for \$117,000, which the Township Committee previously agreed to during the Tree Subcommittee's presentation. The original deadline date was the end of the year;

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Agenda Additions/Changes (Continued)

however, Ms. Marabello explained the DEP is concerned the Governor will withdraw the funding as the State tries to balance its budget.

Resolution

On a motion by Mr. Mulligan, seconded by Ms. Goetz and unanimously carried, the following Resolution was adopted by vote:

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

Cranbury Township Resolution # R 06-12-097

GRANT AGREEMENT  
BETWEEN

TOWNSHIP OF CRANBURY  
AND  
THE STATE OF NEW JERSEY  
BY AND FOR  
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT IDENTIFIER:

GOVERNING BODY RESOLUTION

The governing body of the Township of Cranbury desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$ 117,000 to fund the following project: No Net Loss Grant.

Therefore, the governing body resolves that Denise Marabello, Township Administrator/Director of Finance or the successor to the office of Township Administrator/Director of Finance is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$ 117,000 and not more than \$ 117,000, and (c) to execute ☐ any amendments thereto ☒ any amendments thereto which do not increase the Grantee's obligations.

\*The Township Committee of the Township of Cranbury authorizes and hereby agrees to match 0% of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified. 0% of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).\*

The Grantee agrees to comply with all applicable federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

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Ordinance  
Second Reading

CRANBURY TOWNSHIP ORDINANCE # 06-12-10

A motion to enter an Ordinance entitled, # 06-12-10, "AN ORDINANCE RE-APPROPRIATING \$9,000 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSES IN VARIOUS CAPITAL ORDINANCES IN AND BY THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY," was presented for second reading and final adoption. The Ordinance was published in the Cranbury Press, posted on the Township Bulletin Board and copies were available to the public. The Mayor opened the public hearing on the Ordinance. No one present wished to speak, so the public hearing was declared closed. On motion by Mr. Mulligan, seconded by Mr. Johnson, the Ordinance was passed on first reading by vote:

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

Nays: (None

Resolutions  
Consent Agenda

Mayor Cook summarized the Consent Agenda Resolutions and asked the Township Committee if there were any questions or comments, or if anyone wished to have an item considered separately. Mr. Taylor explained Resolution # R 06-12-093 addresses a reduction in the salaries of the Plumbing Inspector an Electrical Inspector/Assistant Fire Inspector due to a decline in construction permit revenue, which impacts the funding available for inspectors. Mr. Taylor stated the Construction Department is funded with permit fees and not taxes. Since the permit fees are down, measures had to be taken to reduce the staff. On a motion by Mr. Mulligan, seconded by Mr. Johnson and unanimously carried, the following Consent Agenda Resolutions were adopted by vote:

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

Nays: (None

Cranbury Township Resolution # R 06-12-089

NOW, THEREFORE, BE IT RESOLVED, by the Township of Cranbury that all bills and claims as audited and found to be correct be paid.

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Cranbury Township Resolution # R 06-12-090

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 06-12-091

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 06-12-092

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.

Cranbury Township Resolution # R 06-12-093

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following salaries, wages and fees shall be paid to the various Township Officials and employees of the Township of Cranbury effective July 1, 2012 unless otherwise noted:

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Cranbury Township Resolution # R 06-12-093  
(Continued)

<u>POSITION</u>	<u>SALARY OR HOURLY RATE</u>
Plumbing Inspector	\$ 7,842.25
Electrical Inspector/Ass't Fire Inspector	\$10,379.35

Cranbury Township Resolution # R 06-12-094

A RESOLUTION APPROVING A CHANGE ORDER TO THE TOWNSHIP'S CONTRACT WITH  
NEW JERSEY DEPARTMENT OF TRANSPORTATION

WHEREAS, the Township received a grant from the NJDOT to make certain improvements to an area town known as the Griggs Tract;

WHEREAS, a contract was awarded to R & B Builders for a not to exceed amount of \$162,625.00 for a project known as Griggs Tract I; and

WHEREAS, during the course of the contract increases and decreases to the units of the contract were made to maximize the use of the State grant; and

WHEREAS, the Township Engineer has recommended a change order for additional items which would increase the agreement by \$17,963.30; and

WHEREAS, it is necessary to file a Change Order SA-1 with the NJDOT to finalize the contract and collect the remaining monies in the grant;

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

1. Change Order for \$15,350.00 is hereby approved.
2. The Mayor is authorized to execute the Change Order No. 1, SA-1 in the amount of \$15,350.00 in order to close out the grant.

Cranbury Township Resolution # R 06-12-095

A RESOLUTION APPROVING A CHANGE ORDER TO THE TOWNSHIP'S CONTRACT WITH  
NEW JERSEY DEPARTMENT OF TRANSPORTATION

WHEREAS, the Township received a second grant from the NJDOT to make certain improvements to an area town known as the Griggs Tract;

WHEREAS, a contract was awarded to S. Brothers for a not to exceed amount of \$167,574.00 for a project known as Griggs Tract II; and

WHEREAS, during the course of the contract increases and decreases to the units of the contract were made to maximize the use of the State grant; and

WHEREAS, the Township Engineer has recommended a change order for additional items which would increase the agreement by \$9,299.77; and

TOWNSHIP COMMITTEE MEETING  
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Cranbury Township Resolution # R 06-12-095  
(Continued)

WHEREAS, it is necessary to file a Change Order SA-1 with the NJDOT to finalize the contract and collect the remaining monies in the grant;

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

1. Change Order for \$9,299.77 is hereby approved.
2. The Mayor is authorized to execute the Change Order No. 1, SA-1 in the amount of \$9,299.77 in order to close out the grant.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported the front façade of the Princeton Ballet building will be removed shortly. Fencing has been installed on the sidewalk to protect walkers. The architect informed Ms. Marabello that the goal is to have the project completed before school starts in September. She reported a dumpster will be placed on the street at some point, and there may be some noise during the construction. Ms. Goetz asked what the new façade will look like, and Ms. Marabello stated she did not know; however, the plans have been reviewed by the Construction Department and the Historic Preservation Commission.

--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.

Work Session

a). Discussion Related to Property Maintenance Code Gap Analysis

The Township Committee, led by Township Committeeman Dan Mulligan, discussed the current Township Code relating to property maintenance standards for both residential and commercial properties within the Township. In his PowerPoint presentation, Mr. Mulligan reviewed property maintenance gaps and made recommendations to address some those gaps in the Township Code. He reported the Township has \$5 billion in current assessed property values, and stated residents and businesses have invested in their properties. Mr. Mulligan reported there are 1,200 homes in Cranbury.

Mr. Mulligan reported there are currently some distressed properties in the Township, including two (2) homes in foreclosure last year. He stated much has been done by the Planning and Zoning Departments to preserve the quality of Cranbury, and further steps are required to maintain that quality.

He explained his suggestions are not "Big Brother" in nature, and it is not big government issuing a lot of rules and regulations. He stated his recommendations are a set of minimum standards to deal with safety, health, and beautification issues to protect property values. Mr. Mulligan suggested brush, shrubs and trees be trimmed to clear sidewalks; poisonous vegetation be removed from public walkways; and lawn grass be trimmed and maintained. He recommended property be kept clean from debris, rubbish or garbage, physical hazards, rodent harborage and infestation and animal feces, as well as no excessive accumulation of rocks, trees, stumps or waste building materials from building construction, street grading or installation of underground utilities. Mr. Mulligan stated fences should be properly maintained in a safe and substantial condition and building exterior surfaces be maintained free of broken glass, loose shingles or other

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Work Session

a). Discussion Related to Property Maintenance Code Gap Analysis

(Mr. Mulligan cont'd.)

conditions reflecting deterioration or inadequate maintenance. Yard areas should be kept clean and free from combustible materials and shall not be used to store appliances or building materials not used within (x) days. Receptacles for garbage and recyclables should be stored out of the sight of the public and should be placed at the curb of Township roadways on the day before the regularly-scheduled pickup. Vacant structures and land are to be maintained in a safe and secure condition and are not exempt from exterior maintenance requirements.

Mr. Mulligan stated new Codes are necessary to address issues, and penalties should be associated with those Codes so action can be taken by the Township if needed. The Zoning Officer will enforce the Codes and an appeal process will be in place.

Mayor Cook requested comments from the Township Committee first and stated he would then open discussion to the public. Mr. Taylor thanked Mr. Mulligan for his presentation; however, he objected to a process where the Township Committee would hear appeals on decisions from the Zoning Officer's violations. He reported there are a number of homes on Main Street that would fail at least one (1) of the listed criteria. He used his own home as an example of a property that would have multiple violations. Mr. Taylor stated the list is too vague on many issues and needs to be more specific. He stated he agrees the Township should have a Code which is relative to unoccupied, abandoned or foreclosed properties; however, he stated he does not feel the Township needs to create a new maintenance code, which is left open for interpretation, for a few properties in the Town. Mr. Taylor stated the Zoning Officer, who is a part-time employee, will be inundated with complaints.

Ms. Goetz asked about the issue of overgrown shrubs interfering with walkways. She reported some residents ignore the Township Administrator's letters and requests to maintain the shrubs and trees. Ms. Goetz stated these are not foreclosed homes, but are instances where homeowners have chosen not to maintain their shrubs. Mr. Taylor stated those instances could be addressed by current Township Code which states sidewalks must be maintained.

Mayor Cook stated the objective of the presentation was to introduce thoughts and ideas on maintenance gaps for consideration. Mayor Cook stated some suggestions may be needed while others may not be necessary. Mr. Johnson stated the suggestions are not in the form of a resolution or ordinance; however, it is an attempt to see if there are gaps which need to be addressed. Mr. Mulligan stated the wording in the presentation was not intended to be in final language; however, the presentation is just a list of ideas for the Township Committee to consider. Mr. Mulligan stated the Township Code would not contain wording about exterior painting and further explained the suggestions were not intended to put a strain on residents. He stated the proper wording could be used to make the Codes work, and further stated most residents expect this maintenance, which in some cases it is not being done. He stated it becomes a problem when a resident lives next to a property that has deteriorated. Mr. Mulligan stated there are businesses in the Township which are distressed, and it is not fair that they are not up to the standards.

Mayor Cook asked if all the items listed in the presentation are actual gaps or misinterpretations of existing maintenance code. Mr. Mulligan stated some pieces are covered by Code; however, some need mechanisms to enforce the Code. Mayor Cook stated in a macro sense the maintenance code already exists, including a level of interpretation. He recommended creating a subcommittee to work with Mr. Jeff Graydon, Township Zoning Officer. He stated there is a degree of "Big Brother" with maintenance codes; however, there is also a degree of necessary maintenance. Mr. Mulligan stated



TOWNSHIP COMMITTEE MEETING  
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Work Session

a). Discussion Related to Property Maintenance Code Gap Analysis

(Mr. Mulligan cont'd.)

he believes maintenance gaps have been identified and requested the process not be dragged out. He stated the points are being addressed at a high level and the subcommittee could work on the verbiage to be reviewed again by the Township Committee. He stated additional modifications or deletions could be made if there were still objections to the proposed maintenance Codes.

Ms. Goetz asked for clarification if existing Codes would be tweaked/adjusted, or would new Codes be added. Mr. Mulligan stated ideally he would like to see the gaps filled in and stated he did not believe it was necessary to add a whole new section to the Code. Mr. Mulligan stated it would be preferable to keep the information together.

Mr. Taylor inquired about the cost of updating the Code and how that cost would be budgeted. Mr. Mulligan stated updating the maintenance code was discussed and memorialized last year. Mr. Taylor stated if this is being suggested as a formal policy, he would like to see the cost or an estimate of the cost. He also stated if the project is being subcontracted out, would the Township need to pay prevailing wage law.

Mayor Cook stated there is legitimacy in obtaining the cost estimate for updating the Code, and also the time frame would be determined by the quick action of the subcommittee. Mayor Cook stated some items will need more clarification. Mr. Mulligan stated he will obtain the costs.

Mr. Johnson stated he would like to volunteer for the subcommittee. Mr. Steve Goodell, Township Attorney, suggested reviewing other municipalities' maintenance codes to look for good ideas. He stated Mr. Jeff Graydon is the Zoning Officer, and Mr. Goodell cautioned the Township Committee that if Mr. Graydon was the Enforcement Officer here, he would not be acting as the Zoning Officer. Mr. Goodell explained a Zoning Officer is specifically charged with enforcing the Zoning Code under the Municipal Land Use Law which has a specific set of requirements to enforce.

A subcommittee, the Property Maintenance Subcommittee, was formed consisting of Mr. Mulligan, Mr. Johnson, Ms. Bonnie Larson, Mr. Steve Goodell, Esq., Township Attorney, and Mr. Jeff Graydon, Zoning Officer.

Public Comment

The Mayor opened the meeting to public questions and comment.

Ms. Jane Elias, Labaw Drive, stated she was very disappointed in Mr. Taylor's "nitpicking" of every item on the presentation list. She cited several examples and stated it will be a waste of time if a subcommittee is formed and every item is going to be nitpicked. She stated she lives in Four Seasons and for nine (9) years has looked at the deteriorated Cheney property. She stated the fence and swimming pool are falling down, the grass is high, and Four Seasons' residents have come to many Township Committee meetings asking for the property to be cleaned up. Ms. Elias stated politics should be kept out of this issue. Ms. Elias stated she is not familiar with the foreclosed properties; however the issues with the Hagerty and Cheney properties have been longstanding and have not been corrected.

Mr. Johnson stated sometimes the Township Committee has "combative collegiality" and voices may be raised, but it is not carried over to other issues. He assured residents the Township Committee will work through this issue.

TOWNSHIP COMMITTEE MEETING  
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Public Comment (Continued)

Mr. Taylor (cont'd.)

Mr. Taylor stated he used his property as an example because he did not want to pick on someone else's property; however, he stated he could have used his father's property in Shadow Oaks as an example. Mr. Taylor stated he agrees with issues being addressed on unoccupied, abandoned or foreclosed properties.

Mr. Richard Kallan, Wynnewood Drive, stated he has been coming to Township Committees for 35 years and stated he likes the banter of the Committee compared to the benign behavior of previous Committees where there would be few disagreements and everything was voted through. Mr. Kallan stated there are homes in disrepair (siding, gutters, etc.), and asked if there is going to be an Enforcement Officer checking on properties if no complaints are received.

Mr. Mulligan explained the Township Zoning Officer, Jeff Graydon, goes around the Township looking for certain violations; however, he is a part-time employee and not every violation will be detected. He stated complaints would need to be called in. Mr. Mulligan explained Code violation complaints are called in by neighbors now. He stated his presentation contains recommendations to address the maintenance gaps, and compromises can be made during the subcommittee review.

Ms. Bonnie Larson, Cranbury Neck Road, stated she understands addressing abandoned or foreclosed homes; however, she fully supports having a property maintenance code that deals with all homes. She stated there are homes in the Township that are occupied that are in need of repair, and a code should be in place to address all properties.

Mr. Joe Territo, Labaw Drive, stated there are 130 homes in Four Seasons, a little more than 10% of the homes in Cranbury. He stated Four Seasons' residents have been forced to live next to the Cheney property. He stated he has seen rats on the property, and he is very concerned about a child being hurt by the fence on that property. Mr. Territo asked the Township Committee to make some rules to deal with the issues. He stated he may not agree with all the rules, however, something must be done. He stated he has lived here nine (9) years. The issues have been talked about over the last five (5) years, and still nothing has been done. He stated he no longer walks to the Village from Four Seasons because the walkways are uneven, and stated someone needs to look at the Township to improve its safety and amenities. He stated Cranbury is a great Town that can be so much better.

Mr. Richard Moody, North Main Street, stated he is in full support of Property Maintenance Codes. He reported he gives walking tours and always gets comments on a couple of deteriorated homes in the Town when the rest of the Township is so well preserved. Mr. Moody stated he is opposed to the neon signs in stores, specifically the neon lottery sign in Bagel Barn's front window. Mr. Taylor explained the Sign Subcommittee is dealing with exterior signs and interior neon signs are not being addressed. Mayor Cook stated neon signs are something the Township will need to look at. Mr. Moody stated neon signs are inappropriate for the historic village. Mr. Goodell stated he would need to look at it as there are several issues, including speech issue, indoor placement rather than outside, as well as the historic regulations. Mr. Moody stated the neon light projecting outside the window is not appropriate.

Mayor Cook reported Crock-a-Deli in East Windsor has the same signs; however, the signs are hanging on the inside walls and the lights do not project outside. Mayor Cook stated he is not sure if Bagel Barn has the sign in the window to draw customers, and stated it might not be a big deal for the owner to turn the sign the other way or bring it inside. Mr. Taylor stated he spoke to the owners of Bagel Barn and they stated the sign was placed in the window by the State because they were selling lottery tickets. He said the owners said they could not remove the sign because it is state-controlled. Mayor Cook stated the issue can be reviewed further.

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Public Comment (Continued)

A resident stated he has lived on Labaw Drive for eight (8) years and stated he thought the proposal was reasonable. He stated he is concerned about property maintenance and stated he believes the issue needs to be addressed head on. He asked for resolution on the matter.

Mr. Bill Wagner, North Main Street, stated he did not see the issue of dumpsters addressed.

There being no further public comments, the Mayor closed the public portion of the meeting

Mayor's Notes

Mayor Cook reported the Township Committee has not forgotten about the Bridge and Dam Project. He stated there has not been a lot of new information on the Project; however, he reported all permits have been submitted. Mayor Cook stated he hopes the project will be started this year, and residents will be informed once the schedule is known.

Mayor Cook asked for a motion to go into Closed Session at 8:25 p.m.

Resolution

On a motion by Mr. Johnson, seconded by Mr. Mulligan and unanimously carried, the motion was adopted by vote:

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

Nays: (None

TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX

Cranbury Township Resolution # R 06-12-096

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"):  
Discussion with Township Attorney regarding pending or  
anticipated litigation.

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. Johnson, seconded by Mr. Taylor and unanimously carried, the Township Committee returned to Open Session by vote:

TOWNSHIP COMMITTEE MEETING  
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Cranbury Township Resolution # R 06-12-096  
(Continued)

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

Abstain: (None  
Absent: (None

Nays: (None

On a motion by Ms. Goetz, seconded by Taylor, and unanimously carried, the meeting adjourned at 9:57 p.m.

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Kathleen R. Cunningham, RMC  
Municipal Clerk