

TOWNSHIP COMMITTEE MEETING
July 23, 2012

The optional 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 was Jean Golisano, Deputy Clerk. Mayor Cook led in the salute to the flag, and Ms. Golisano 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 July 2, 2012 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 July 2, 2012.
- (3) Was filed on July 2, 2012 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.

Mayor Cook announced he wanted to recognize Mr. Dee Wahlers, a key volunteer and policy maker for Cranbury for many years. The Township Committee passed a resolution thanking Mr. Dietrich "Dee" Wahlers for his volunteer service to Cranbury. "If it wasn't for the sound mind of Dee Wahlers and others like him, Cranbury wouldn't be what it is today," said Mayor Cook.

In addition to serving on the Planning Board and Environmental Commission, Mr. Wahlers worked on the Master Plan, and served as the Chairperson for the Turnpike Tree Subcommittee, which obtained a grant for the trees that were planted on the Hagerty property.

On behalf of the Planning Board, Chairman Allan Kehrt expressed the Board's gratitude for Mr. Wahler's service and gave him his nameplate to keep. Mr. Wahlers received a standing ovation from all those present at the meeting.

Ms. Anna Drago thanked Mr. Wahlers for his service on behalf of the Environmental Commission, and stated he will be missed.

Resolution

On motion by Mr. Johnson, seconded by Ms. Goetz, the Resolution was adopted by a vote:

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

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Cranbury Township Resolution # R 07-12-102

WHEREAS, Dietrich F. Wahlers (affectionately known as "Dee") served on the Township Committee from 1987-1989; and

WHEREAS, Dee and his wife, Barbara, then decided to move to Hopewell Township where Dee served as a member of its Planning Board from May 2001 through December 2004; and

WHEREAS, Dee and Barbara decided to return to Cranbury Township moving to "The Four Seasons at Cranbury" in 2006. It did not take too long for Dee to become active again as a volunteer for Cranbury Township--serving on the Environmental Commission and also on the Township's Planning Board from 1980 to 1986; then was appointed to the Planning Board as the Environmental Commission's representative from 2007 until July 2012; and

WHEREAS, during his years on the Planning Board Dee worked tirelessly on the Township's Master Plan "2007 Open Space and Recreational Planning Element Subcommittee"; and

WHEREAS, Dee also was the Chairperson for the "Turnpike Tree Subcommittee," which worked very hard and gave many hours to obtain a grant for Cranbury Township for the beautiful trees which were recently planted on the "Hagerty Property" under New Jersey's "No Net Loss Reforestation Grant" Project; and

WHEREAS, Dee has now decided it is time to retire from his many volunteer boards, subcommittees and committees;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury hereby conveys to Dee a very warm and heartfelt thank you for all of the time Dee has given of himself and for always lending his knowledge and expertise to everything he did; and

BE IT FURTHER RESOLVED that Dee is wished many healthy and happy years to follow.

Regular Township Committee Minutes of July 9, 2012.

On motion by Mr. Mulligan, seconded by Mr. Taylor and unanimously carried, the Regular Township Committee Minutes of July 9, 2012 were adopted.

Reports and Communications

--Mayor

Mayor Cook reported the Middlesex County Department of Highways will be milling and resurfacing sections of Maplewood Avenue, Park Place, Old Trenton Road and South Main Street commencing on or about July 27th. Depending on the availability of equipment and weather permitting, the project should be completed around August 13th. The work will be done between 7:00 a.m. to 3:30 p.m. on Mondays through Fridays only.

Mayor Cook reported receiving confirmation that the Township will receive a \$220,000 grant from the Department of Transportation for the beautification of downtown which will be used for sidewalks and curbing in the Village.

Mayor Cook stated the Master Plan was revised and adopted approximately one (1) year ago. He stated the revision affected Route 130 significantly and stated a number of Township ordinances will have to be rewritten. Mayor Cook reported the Township Committee began to look at those ordinances back in March; however there has been a delay due to the redrawing of the sewer map, which allows for sewage lines along Route 130, a portion of Brickyard Road, and a portion of South Main Street. Mayor Cook explained the Township wanted to accommodate developing businesses east of Route 130 to obtain future ratables. Mayor

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Reports and Communications

--Mayor (cont'd.)

Cook stated past delays in expanding the 208 Sewer was to give the Township the ability to control the types of development.

Mayor Cook outlined the ordinances affected by the sewage expansion including: streamlining the DRC process to reduce costs for developers; net-out resources/site capacity regulations dealing with square footage ratios (floor area ratio); increasing floor area ratio and coverage in industrial zones; a review of the historic preservation area to amend the current buffer zones; designation and adding of regulations for scenic corridors; and addressing the use of preserved farmland to control the type of agricultural uses, which have included solar farms and wind turbines in other municipalities.

Reports and Communications

--Members of Committee

Ms. Goetz reported she attended an Environmental Commission meeting and reported a New Jersey Invasive Species Strike Team will come to the Township to do a free audit/survey of the Township's invasive species and will come up with a model for the Township to control the growth. Ms. Goetz reported the Team will be looking at the West Property Preserve and the Reinhardt Preserve this year.

Ms. Goetz stated the New Jersey American Water has built a gauging station on Plainsboro Road. She stated the Environmental Commission worked with the Water Company; however, the EC is not pleased with the looks of the site and will work with the Water Company to disguise or fence the station.

Ms. Goetz reported with Mr. Wahlers leaving, there will be an opening on the Environmental Commission.

Ms. Goetz reported the Farmers' Market opened on Friday, July 13th, and stated opening day was an enormous success. There were 16 vendors and a steady flow of customers. She reported the seniors from the senior housing came to shop, and several vendors accepted vouchers so the seniors could purchase fresh produce. Ms. Goetz reported the weather did not cooperate for the second Farmers' Market, although vendors were present and some shoppers did come out in the rain. There are currently 19 vendors signed up, and there is a waiting list to limit the types of vendors. She urged the public to support the Market on Fridays from 12:00 noon until 4:00 p.m.

Mr. Mulligan reported during the transition to the new website, many community links were lost. He stated he will prepare a list of links for the Township Committee's review and will have the links placed on the new website.

Mr. Johnson reported he attended a Historical Preservation Commission meeting, and an application to replace a slate roof was reviewed. He stated there are only 12 homes with slate roofs remaining in Cranbury, and stated the slate is very expensive to buy and install. The applicant did research on alternate materials and presented a sample of recycled rubber and asphalt. Mr. Johnson stated it was difficult to tell the difference between the alternate material and the slate, and it is a way to maintain the look of slate without incurring the expense.

Mr. Taylor reported he was pleased to announce Officer Mayer, Officer Schneider and Sergeant Galla received "Top Gun" awards given by the State to officers for taking DWI drivers off the road. Mr. Taylor stated these three (3) officers removed 43 drunk drivers off the road in 2011, and he thanked the officers for their service.

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Reports and Communications

--Members of Committee

(Mr. Taylor (cont'd.))

Mr. Taylor reported a child was struck by a car in a crosswalk on Main Street while on her way to summer camp. Mr. Taylor stated he wanted to clarify the driver was distracted by a young child in the car and was not on a cell phone or texting at the time of the accident. The driver was ticketed for careless driving.

Mr. Taylor reported Ms. Jane Holland, a member of the Library Board, requested a new sign be installed at the entrance of School House Lane. Mr. Taylor stated he is frequently asked for the location of the school, library and Town Hall. He stated if the Library is considering a new sign, the Township may want to consider putting up a new sign at the same time. Mr. Taylor stated he will follow up with Ms. Holland and will bring back information to the Township Committee.

Mr. Taylor reported he and Ms. Lynne Fox will be scheduling a Sidewalk Subcommittee meeting in August to start working on the brick sidewalks in Town. He stated he will contact Ms. Goetz with the date, and reported Mr. Bill Gittings has volunteered to join the Subcommittee.

Mayor Cook asked Mr. Taylor for a possible start date on the work. Mr. Taylor stated the Subcommittee is hoping to begin work in the Fall; however, after the bid process is complete, the work may not start until the Spring.

--Subcommittees

There were no reports from Subcommittees.

Agenda Additions/Changes

Ms. Golisano, Deputy Clerk, stated there were no additions or changes to this evening's agenda.

Ordinance

Second Reading

Cranbury Township Ordinance # 07-12-12

An Ordinance entitled, Cranbury Township Ordinance # 07-12-12, "AN ORDINANCE TO SUPPLEMENT AND AMEND CHAPTER 150, SECTION 37 ("SIGNS") AND CHAPTER 150, SECTION 7 ("DEFINITIONS") OF THE LAND DEVELOPMENT ORDINANCE OF 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 Cranbury Township Website, posted on the Township Bulletin Board and copies were available to the public. The Mayor opened the public hearing on the Ordinance.

Mr. Ken Gordon, North Main Street, asked if anything in this Ordinance supersedes or relaxes the sign ordinance in residential areas. Mayor Cook confirmed there are no changes to the existing Ordinance. Mr. Taylor stated these changes apply only to the business districts in the Village and on Route 130. Mr. Gordon inquired if the Ordinance applies to nonprofit organizations that display banners across Main Street. Mayor Cook confirmed this Ordinance does not affect banners or street signs (like the Farmers' Market signs.) Mr. Taylor stated Cranbury's Code is silent on street banners on Main Street, and Mayor Cook stated, if necessary, future issues would be addressed specifically. Mr. Gordon stated three (3) new permanent Princeton Hospital signs were installed in Town, and Mayor Cook stated it is his understanding those direction signs for the Hospital are in the interest of safety. The signs are placed by the State on County roads.

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Cranbury Township Ordinance # 07-12-12
(Continued)

No one further wished to speak, so the public hearing was declared closed. Mayor Cook reported a memo was received from Ms. Josette Kratz, Secretary to the Planning Board stating the Planning Board found the Ordinance to be consistent with the Master Plan. On motion by Mr. Taylor, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

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

Nays: (None

Resolution
Consent Agenda

Mayor Cook stated the only Resolution on the Consent Agenda was for the payment of bills and asked the Township Committee if there were any questions or comments. On a motion by Mr. Taylor, seconded by Ms. Goetz 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 07-12-103

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

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions.

Work Session

- a) Presentation and Discussion by the Shade Tree Commission on the "Tree Assessment Report".

Ms. Christine Quinn and Ms. Bonnie Larson reported and discussed with the Township Committee the Tree Assessment Report completed by the Shade Tree Commission. Mayor Cook stated this report is very important to help maintain the beauty and aesthetic value of the trees in the Town, and the report will assist the Township fiscally as well.

Ms. Quinn stated the report was the result of 40 hours of work. She explained the report to the Township Committee and stated trees were rated by number: "3's" needed no work; "2's" required maintenance in the near future; and "1's" were listed as hazardous trees needing immediate maintenance. Ms. Quinn stated the report will be helpful to Mr. Jerry Thorne, Public Works Manager.

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Work Session (Continued)

a) Presentation and Discussion by the Shade Tree Commission on the "Tree Assessment Report".

(Ms. Quinn cont'd.)

Ms. Quinn stated a hazardous tree is defined by its "target", or what it may damage if it were to fall. If a hazardous tree has no target, it is not listed as a number "1". Mayor Cook asked if the hazardous trees were prioritized for removal first. Ms. Quinn stated those trees could be prioritized.

Ms. Larson stated some of the South Main Street trees are very small and would not cause much of a problem if they fell down. Additional trees and locations were reviewed with the Township Committee.

Ms. Quinn stated there is no wording in the current Ordinance which says residents are not allowed to take down Shade Trees. The Ordinance should include wording concerning the protocol of taking down a tree; who should be contacted before a tree is removed; and the Ordinance should contain a fine schedule. Mayor Cook stated this report was the first step of the process, and other issues on shade trees will be addressed later.

Ms. Quinn stated the County does not have a Shade Tree Commission so the responsibility for trees falls to the municipal Shade Tree Commission. Ms. Quinn spoke about bacterial leaf scorch and suggested information about certified tree experts or certified arborists be available to residents. She stated her concern that residents may take down healthy trees because tree conditions were misdiagnosed as bacterial leaf scorch. Mayor Cook asked Ms. Quinn if residents are being taken advantage of using the scorch as a reason to take down trees. Mayor Cook recommended a statement be placed on the Township website warning residents to obtain a certified opinion before having work done on their trees.

Ms. Quinn stated there are 40 trees that need immediate attention. Ms. Goetz asked if the Shade Tree Commission can rank the trees needing the most attention first. Ms. Quinn stated she will look at the trees with Mr. Jerry Thorne, Public Works Manager to rank the trees. Mr. Mulligan suggested Ms. Marabello, Township Administrator, will need to be involved in the scheduling of Mr. Thorne's time for this part of the project.

Mayor Cook stated the report will allow the Township to keep an inventory of trees, what will be planted, and the maintenance the Township will be responsible for going forward. The Township Committee thanked the Shade Tree Commission for the report and their hard work gathering the information.

Public Comment

The Mayor opened the meeting to public questions and comment. With regard to the repaving of Township roads by the County, Mr. Richard Kallan, Wynnewood Drive, asked if the damaged curbs on Main Street would be addressed. Mr. Taylor stated the County will not repair or replace curbing.

Mr. Kallan stated the tree assessment survey was conducted on Main Street, and he asked if other streets would be surveyed. He stated there are many trees in the Township requiring maintenance, including residences on Wynnewood. Mayor Cook stated this report is only a first step, and the Township will have to address the trees affecting the most people at any one time.

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Public Comment (Continued)
(Mayor Cook cont'd.)

Mayor Cook stated the Township must gauge how many trees the Township can be responsible for, including re-planting. Mayor Cook stated Main Street trees are being addressed first, and other areas of the Township will be surveyed later.

Ms. Beverly Luck, South Main Street, stated her property had two (2) old trees which were damaged and eventually had to be taken down by the Township. She has since replaced her sidewalk and is not interested in having any trees planted in front of her home. She stated she is sure there are other residents who would rather not have trees planted because of the damage to the sidewalks caused by the tree roots.

Ms. Luck expressed her concern about the expansion of the sewage system. She stated she felt the Township Committee was moving too quickly and needed to re-examine expanding the system. She stated residents will be impacted by the expansion, including an increase in traffic, more pollution, and added sewer costs. She asked the Township Committee how much control the Township will have on the development on Route 130. She suggested the Township Committee conduct information meetings for the residents of the Town to obtain feedback before moving forward. She questioned the amount of ratables that would come to the Township; and stated there are often surprise costs involved as well.

Mayor Cook explained that allowing the ability for the sewer to expand was actually part of the Master Plan of the County and State. Mayor Cook stated the expansion being addressed is limited to South Main Street and Brickyard Road. He stated most of the property behind Perrine Auto Dealership and Cranbury Service Station on Route 130 is environmentally controlled and restricted and cannot be built on.

Ms. Luck stated again she feels there are many residents in the Township who are not aware of the proposed sewer system expansion. The Township Committee agreed to have Mr. Bill Tanner, Township Engineer and Mr. Richard Preiss, Township Planner, present at a meeting in September to address the issue and answer questions. The Township Committee thanked Ms. Luck for her comments.

On a motion by Mr. Johnson, seconded by Ms. Goetz and unanimously carried, the meeting adjourned at 8:40 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk