

TOWNSHIP COMMITTEE MEETING  
March 12, 2018

The Township Committee Meeting 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: Dave Cook, Dan Mulligan, Jay Taylor and Mayor Glenn Johnson. Mr. Matt Scott was absent. Also present were Daniel Davidow, Esq., Township Attorney; Denise Marabello, Township Administrator/Director of Finance; and Kathleen R. Cunningham, Municipal Clerk/Assistant Administrator. Mayor Johnson 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:

Posted on December 4, 2017 on the Bulletin Board of the Municipal Office at 23-A North Main Street, Cranbury, New Jersey and remains posted at that location.

Communicated to the Cranbury Press, Home News Tribune and Trenton Times on December 4, 2017.

Filed on December 4, 2017 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.

Sent to those individuals who have requested personal notice.

Township Committee Minutes of February 26, 2018

On motion by Mr. Taylor, seconded by Mr. Mulligan and unanimously carried (with Mr. Cook abstaining and Mr. Scott being absent), the Township Committee Minutes of February 26, 2018 were adopted.

Reports and Communications

--Mayor

Mayor Johnson reported he attended a Library Facilities Committee Meeting, and a Planning Board Meeting, which had no applications; however, resolutions were signed for applications which had already been heard. He reported he attended a memorial for Dee Wahlers and an Eagle Scout Court of Honor for Michael Frost. Mayor Johnson stated he testified before the State Assembly Oversight Reform and Federal Relations Committee Hearing on Marijuana. He stated at this point it cannot be predicted what will happen in the Legislature concerning the legalization of recreational marijuana.

Reports and Communications

--Members of Committee

--Mr. Cook

Mr. Cook reported about a month ago a group of iron workers came to the Planning Board Meeting. He stated there has been a lot of construction on east Route 130, particularly warehouses. The group requested the Planning Board review language to bring awareness to the union group. Mr. Cook stated he will have the Planning Board Attorney review the language as well.

--Mr. Taylor

Mr. Taylor thanked Public Works for clearing the streets after the snow storms and also for chipping the many trees that came down. He thanked the Police for being out in the storm and dealing with downed wires, a fire and traffic.

--Mr. Mulligan

Mr. Mulligan reported at the last meeting some members of the Township Committee were offering a reward to identify the vandals doing damage to Township property. He reported residents were happy to hear about the reward, and some residents even offered to increase the reward. Mr. Mulligan explained to the public the damage that occurred near the Dam as well as other areas of Town.

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Reports and Communications

--Members of Committee

--Mr. Mulligan (cont'd)

Mr. Mulligan reported he, Mr. Taylor, Richard Preiss, Township Planner as well as the Township Attorney met with the Library to discuss applying for the grant. He also reported a bicycle group is offering a bike repair station, and stated if the Township Committee approves of the idea, it will go before the Parks Commission for review. Mr. Mulligan stated it would be a nice addition to Village Park if the Parks Commission agrees to it.

Reports and Communications

Departments

There were no reports from Department Heads.

Agenda Additions/Changes

Ms. Cunningham reported there were no additions or changes to the Agenda.

Public Comment (For Items on the Agenda)

Mayor Johnson asked if there were any comments from the public for items on the Agenda, and hearing none, closed the public comment portion of the meeting.

Public Hearing on Proposed 2018 Budget

Ms. Denise Marabello, Township Administrator and Director of Finance presented the 2018 Municipal Budget. She stated she has been doing the Budget for a number of years and stated this was one of the better years for the Township. Ms. Marabello reported the Budget was driven by four (4) objectives: to control surplus spending, monitor assessed value, continue to provide the same level of services to residents, and cap the impact of future debt.

Ms. Marabello stated there were some major accomplishments in 2017: built affordable housing; worked on traffic solutions, amended the DRC Code, started the High Point Project, worked with the Library on grant applications; awarded a grant to repair John White Road – Phase 2, and applied for road grants for Ancil Davison Road.

Ms. Marabello reviewed the Budget with the public, stating approximately a \$400,000 increase from the 2017 Budget due to hiring of new police officers, increased pension costs, shared services agreements and mainly due to the increased debt payment as the Township takes on more debt and starts to pay down older debt. She reported the Township's assessed value is steadily increasing, and stated she hopes that trend will continue for the next few years before leveling off again. She reported there will be no municipal tax increase for 2018.

Ms. Marabello stated the biggest Township revenue is the tax base. She stated the Township is waiting for the Governor to certify the State aid, which may happen this week. She stated \$950,000 in surplus is being used to keep the tax rate at 0%.

Ms. Marabello stated the Township's surplus has been increasing. The goal is to have it continue to increase so it is available in the lean years to offset future taxes. Ms. Marabello stated the average household assessment has increased slightly, according to the Tax Assessor. The tax rate, including Library, will remain the same.

Ms. Marabello reported there will be some projected future capital projects including police SUVs, maintenance and possible Lake dredging, sewer improvements, and affordable housing amounting to approximately \$15 million. She stated that is why it is important to be careful with the surplus to offset increases in the future.

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Public Hearing on Proposed 2018 Budget  
(Continued)

Ms. Marabello asked for any questions or comments from the Township Committee. Mr. Mulligan stated there were lean times in the past and now there is a healthy surplus. He reported there are only a number of municipalities in the State with a "triple A" bond rating. Mr. Taylor agreed the "triple A" rating will be important to obtain lower interest rates for upcoming affordable housing debt. He stated Cranbury has the second best rating in Middlesex County.

Mayor Johnson opened the discussion to the public. Mr. Richard Kallan, Wynnewood Drive, inquired if money was allocated for the ash trees. He stated in the over 48 years he has lived in the Township, the two (2) trees Shade Tree installed were never maintained, taken down or chipped by the Township. He questioned why the Township is paying \$20,000 to replace the ash trees. He stated he told Mr. Mulligan six (6) months ago that he did not think it was fair to concentrate so much money on the ash trees. Mr. Cook stated years ago trees were planted everywhere, and now there is a process to replace the trees that are old or dead on Main Street. Mr. Cook stated now the process allows the Township to know who is responsible for the trees and also allows for budgeting monies for trees. Mr. Kallan stated to be fair, 30% of the ash trees could have been planted each year over the next three (3) years allows for the remaining funds to be used for other plantings in the Township. There was additional discussion about the replacement of trees in the Township. Mr. Cook reassured the public that the Committee is looking at trees throughout the Township.

Ordinance  
Second Reading

CRANBURY TOWNSHIP ORDINANCE 02-18-04

A motion to enter an Ordinance entitled CRANBURY TOWNSHIP ORDINANCE # 02-18-04, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, PROHIBITING RETAIL SALE OF MARIJUANA FOR RECREATIONAL PURPOSES" was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, posted on the Township's website, posted on the Township Bulletin Board and copies were available to the public. Mayor Johnson inquired if the Committee had any questions or comments, and Mr. Taylor stated he would offer his comments after the public portion. Mayor Johnson opened the public hearing on the Ordinance.

Mr. Paul Mullen, North Main Street, and a member of the Environmental Commission and the Zoning Committee, stated he is opposed to the Ordinance. Mr. Mullen stated even if Governor Murphy meets his campaign pledge, it will probably be the better part of a year before the regulatory license processes are worked through. Mr. Mullen stated he read from the paper that other municipalities are ignoring the issue, and felt Cranbury was acting prematurely. Mr. Mullen commented on the effects of tobacco versus marijuana and did not feel it was a gateway drug. He stated there is nothing in the Ordinance concerning smoking in public. Mr. Mullen stated he believes the Township Committee is right in trying to preserve the small-town, family-oriented character of the Town, but stated he believes rather than acting hastily with an Ordinance, suggested the sale of marijuana and paraphernalia be another prohibited use in our commercial zones, including the school area. He stated legally the Township could ban retail marijuana in certain zones while continuing to main the character of the Town.

An East Hanover resident, "Lefty," stated he advocates for the sick and the dying. He stated he visits Breakwater and took a walk through the Village with a wheelchair. He stated there was no wheelchair access and stated if anything should be banned, it should be steps. He stated there should be compassion for the sick and there should be dispensaries in the Village. He stated he uses cannabis instead of the heavy doses of opiates he was on for years.

Mr. Jeffrey Oaks, Oceanport, stated Mr. Mullen's view of zoning was spot on. He stated he has Stage IV colon cancer. He has been on the medical marijuana program for four (4) years and stated

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CRANBURY TOWNSHIP ORDINANCE 02-18-04  
(Continued)

Breakwater has helped him. He stated it is essential to patients and their survival. Mr. Oaks shared his experiences of the benefits of medical marijuana during his surgeries.

Mayor Johnson explained to the public that this Ordinance deals with retail marijuana only. He stated the Township has had no problems with the medical dispensary

Ms. Amanda Hoffman, Franklin Park, stated she is currently a patient of Breakwater. She thanked the Township Committee for hosting the medical marijuana dispensary in Cranbury and asked the Committee to reconsider the Ordinance prohibiting the retail sale of marijuana. She stated there are only five (5) dispensaries in the entire State. She stated in New Jersey a patient practically has to be dying to get into a medical marijuana program; however, you don't have to be dying to benefit from cannabis therapy. Ms. Hoffman gave additional benefits of cannabis therapy. She recommended instead of prohibiting the retail sale of marijuana, she asked the Committee consider regulating it like any other business like pharmacies, restaurants, liquor stores and gas stations. She stated Cranbury can decide how they want a business to operate in order to benefit the community. Cannabis for health and wellness is poised to grow into a successful business segment and Cranbury can take the lead and set the tone for cannabis in New Jersey. She stated there are still myths and stigmas associated with cannabis use. She stated she is a member of the Coalition of Cannabis Association and volunteered to be a resource to the Township to answer any questions.

Mr. Richard Berosky, Spotswood, thanked the Township for having the medical dispensary. He stated he was diagnosed with MS 24 years ago. He understands the Ordinance deals with retail sale. However, since Cranbury already has a dispensary for medical marijuana, why not allow it for retail as well. He stated he feels the Township is acting prematurely since the State has not even made its decision yet. He feels the Township is cutting off a future revenue stream as well as many future jobs.

Mr. Richard Kallan, Wynnewood Drive, stated he appreciates the passion of the people who have spoken before; however, what he is hearing is that there is an inadequacy of medical marijuana dispensaries and that poor people cannot afford nor have access to it. He stated he feels if the Governor made medical marijuana more available, a lot of the problems mentioned this evening would be eliminated. Mr. Kallan commented on Mr. Berosky's financial viewpoint, stating that Cranbury would prefer receiving its deserved utility tax from the State rather a tax from retail marijuana.

Mr. Hugh Gioreano, union representative of Local 152 Cannabis Workers, asked the Ordinance get tabled until the State passes and signs a bill into law.

Ms. Colleen Begley stated she is a black market cannabis provider. She stated the State is still trying to figure out the projected revenue if retail marijuana is approved. She stated this is a complicated issue and commends the Committee for pre-emptively discussing it. She stated she would be happy to answer any questions.

Mr. Jeff Klein, Roosevelt resident, asked if the Ordinance was for the sale of retail marijuana only and it was confirmed the Ordinance only deals with the retail sale.

Ms. Amy Roth, Springfield resident, inquired if the medical dispensary would be permitted to sell marijuana for adult use. Mayor Johnson stated if this Ordinance passes and if the State gives the municipalities the right to opt out, the dispensary in Cranbury would continue to dispense medical marijuana.

Judge C. Judson Hamlin, a 30-year resident of Cranbury and a former Public Defender and Judge for many years, stated he has defended hundreds of people arrested for various crimes, including drug offenses. He suggested the Township Committee look at this for precisely what it is: an attempt to

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CRANBURY TOWNSHIP ORDINANCE 02-18-04  
(Continued)

Public Comment (cont'd.)

regulate a particular activity as a business venture, whether or not it is a benefit to the municipality. He stated there are many people who are well versed in advancing the argument for legalization of marijuana. He stated the matter is now being debated in the Legislature, the Governor will deal with it and the State will comply and control it. He stated the Township Committee should focus on whether or not as a business venture it is advantageous to Cranbury.

Mr. Jeff King, Eatontown resident, commended the Township Committee for doing the Ordinance, and stated he hopes the State will offer municipalities the right to opt out. He stated he appreciates the respectful discussion. Mr. Davidow, Township Attorney, clarified this is an Ordinance prohibiting the retail sale; it is not a prohibition on a particular use in a particular zone. Mr. King stated he appreciates speaking with a municipality that already has a dispensary and can provide some insight on the topic.

Mr. Mulligan thanked the public for speaking for providing facts to consider and stated he is sympathetic to those who are sick. He stated Cranbury has a medical marijuana facility, which Cranbury supports. Mr. Mulligan stated he believes a retail recreational marijuana ordinance is important for Cranbury is because he does not trust the State of New Jersey. He stated by Cranbury adopting this Ordinance, the Township has some defensibility in the future if the State legalizes retail marijuana and Cranbury does not like how it is implemented.

Mr. Taylor acknowledged the difficulties experienced by the speakers during public comment, and stated he agrees with Mr. Mulligan. He stated he feels it is an injustice if people who actually need medical marijuana cannot obtain it because it is being used recreationally.

Mr. Cook stated he wanted to first recognize the people who are suffering. He stated he does not believe on capitalizing on marijuana. Mr. Cook stated Cranbury was ahead of others with medicinal marijuana with its dispensary. He stated he believes there needs to be more licenses to accommodate the medicinal needs. Mr. Cook stated to his knowledge there have been no issues or problems with the dispensary and he has no problem with the scaling up of the medicinal capability. Whatever legislation comes from the State, Cranbury will have to abide by. He stated it is the Committee's hope to interpret the impact on Cranbury for more of the residential and citizen standpoint, and stated Colorado is still finding out what the issues will be from a social standpoint. Mr. Cook stated he supports the Ordinance this evening because it gives the Township some type of control.

No one present wished to speak, so the hearing was declared closed. On motion by Mr. Mr. Mulligan, seconded by Mr. Taylor, the Ordinance was adopted by a vote:

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

Nays: (None

Consent Agenda

Mayor Johnson asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing no questions or comments, Mayor Johnson requested a motion to adopt the Consent Resolutions. On a motion by Mr. Taylor, seconded by Mr. Mulligan and unanimously carried, the following Resolutions were adopted by vote:

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Consent Agenda (cont'd.)

Ayes: (Cook  
(Mulligan  
(Taylor  
(Johnson

Abstain: (None  
Absent: (Scott

Nays: (None

Cranbury Township Resolution # R 03-18-061

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 03-18-062

WHEREAS, there will be a vacancy in the position of Township Clerk as of June 1, 2018; and

WHEREAS, Debra Rubin is a Registered Municipal Clerk in the State of New Jersey.

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY that Debra Rubin be appointed Township Clerk/Registrar for a term of three (3) years, effective June 1, 2018; and

BE IT FURTHER RESOLVED, that the annual salary be \$77,000.00

CRANBURY TOWNSHIP RESOLUTION #R 03-18-063

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY that Jean Golisano be paid as the Deputy Clerk/Deputy Registrar/Board Secretary at an annual salary of \$60,000.00, effective June 1, 2018.

CRANBURY TOWNSHIP RESOLUTION #R 03-18-064

WHEREAS, there will be a vacancy in the position of Tax Assessor as of July 1, 2018; and

WHEREAS, David Levy has applied for the position and has the necessary qualifications.

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY that David Levy be appointed Tax Assessor for a term of four (4) years, effective July 1, 2018; and

BE IT FURTHER RESOLVED, that the Tax Assessor's annual salary be \$50,000.00

CRANBURY TOWNSHIP RESOLUTION #R 03-18-065

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, that Elina Veyberman be appointed to the position of Tax Assessing Clerk, at an hourly rate of \$25.00, effective July 1, 2018.

Cranbury Township Resolution # R 03-18-066

Resolution supporting the position of New Jersey State League of Municipalities Opposing Senate Bill  
No. 5 Which Would Transfer Management of the Police and Firemen's Retirement System (PFRS) to  
The Board of Trustees of PFRS

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Cranbury Township Resolution # R 03-18-066  
(Continued)

WHEREAS, in 2018, property taxpayers will finance over 73.0% of Police and Firemen's Retirement system (PFRS), while PFRS members will pay 27.0%; and

WHEREAS, for this reason alone, the New Jersey Association of Counties (NJAC) and the New Jersey State League of Municipalities (NJLM) oppose Senate Bill No. 5, sponsored by Senators Sweeney and Kean, which would transfer management of PFRS to the Board of Trustees of PFRS; and

WHEREAS, this proposed legislation would inequitably vest the Board's far-reaching power with labor by a 7-5 majority and would enable the new Board of Trustees to enhance members' benefits before requiring PFRS to attain any target funded ratio as required under current law, which prohibits enhancing member benefits in any of the State's six pension systems until the systems achieve a target funded ratio of 80% by fiscal year 2019 and maintain the ratio thereafter; and

WHEREAS, Senate Bill No. 5 would remove that requirement only for PFRS and would further fail to establish a true fiduciary duty to prudently manage fund assets for Board of Trustee members since counties and municipalities would continue to assume the risk of loss with PFRS as it would remain a defined benefit plan and not a defined contribution plan such as a 401(k); and

WHEREAS, the NJSLM has made recommendations that will serve to protect the long-term health and viability of PFRS and are urging the Senate State Government, Wagering, Tourism & Historic Preservation Committee to consider those recommendation which will establish critical safeguards that demand the new Board of Trustees to manage valuable property taxpayer dollars in an effective and efficient manner; and

WHEREAS, this Governing Body strongly supports the position taken by the NJSLM in opposition to Senate Bill No. 5 and the transfer of management of PFRS to the Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Cranbury, in the County of Middlesex, hereby support the position taken by the New Jersey State League of Municipalities in opposition to the passage of Senate Bill No. 5 and the transfer of management of PFRS to the Board of Trustees of PFRS; and

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to Governor Phil Murphy, to Senator Nia H. Gill; to Assemblywoman Britnee TI Timberlake; to Assemblyman Thomas Giblin; to all Middlesex County municipalities and to the New Jersey State League of Municipalities.

Cranbury Township Resolution # R 03-18-067

**RESOLUTION OF THE TOWNSHIP OF CRANBURY  
MIDDLESEX COUNTY, NEW JERSEY**

**A RESOLUTION AWARDDING A PROFESSIONAL SERVICES AGREEMENT FOR COUNSELING  
SERVICES TO THE CHILDREN'S HOME SOCIETY OF NEW JERSEY**

WHEREAS, there exists a need for counseling services under the Municipal Alliance in the Township of Cranbury (the "Township") in the County of Middlesex, State of New Jersey; and

WHEREAS, The Children's Home Society of New Jersey has submitted a proposal to perform said services; and

WHEREAS, the Chief Financial Officer has certified funds are available; and

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Cranbury Township Resolution # R 03-18-067  
(Continued)

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1, *et seq.*, requires that notice with respect to contracts for Professional Services awarded without competitive bids must be publicly advertised.

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

1. The Children's Home Society of New Jersey is hereby retained to provide counseling services to the Township for the period commencing January 1, 2018 through June 30, 2018; and
2. The Mayor and Township Clerk are hereby authorized and directed to execute an agreement with The Children's Home Society of New Jersey subject to approval of the Township Committee.
3. The contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a), because it is for services performed by persons authorized by law to practice a recognized profession.
3. A copy of this Resolution as well as the contract shall be placed on file with the Clerk of the Township.
4. A notice of this action shall be published in the official newspaper with ten (10) days of said contract as required by law.

Cranbury Township Resolution # R 03-18-068

A RESOLUTION AWARDING A PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Township wishes to hire the following firm ("Professionals") to provide professional services to the Township during the calendar year 2018 as follows:

- a). Parker McKay PA – legal services

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

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

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

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et. seq.* authorizes the award of this contract without public bidding on the basis that this is a professional services agreement; and

WHEREAS, the Cranbury Township Chief Financial Officer has certified that sufficient funds are available for this purpose and that the value of said Agreement will exceed \$17,500.00;



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Cranbury Township Resolution # R 03-18-068  
(Continued)

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

1. The Township of Cranbury hereby approves the following firm to provide professional services to the Township during the calendar year 2018:

a). Parker McKay PA – legal services

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

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

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

Cranbury Township Resolution # R 03-18-069

A RESOLUTION AWARDING A PROFESSIONAL SERVICES AGREEMENT

WHEREAS, the Township wishes to hire the following firm ("Professional") to provide professional services to the Township during the calendar year 2018 as follows:

a). City Connections, LLC – web page development services

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

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

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

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et. seq.* authorizes the award of this contract without public bidding on the basis that this is a professional services agreement; and

WHEREAS, the Cranbury Township Chief Financial Officer has certified that sufficient funds are available for this purpose and that the value of said Agreement will exceed \$17,500.00;

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

1. The Township of Cranbury hereby approves the following firm to provide professional services to the Township during the calendar year 2018:

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Cranbury Township Resolution # R 03-18-069  
(Continued)

a). City Connections, LLC – web page development services

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

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

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

Work Session

a). Discussion Regarding Possible “McMansion Ordinance”

Mr. Richard Preiss, Township Planner, discussed with members of the Township Committee a possible ordinance on “McMansions.” Mr. Preiss distributed a memo to the Township Committee for discussion purposes only, which presented various issues and possible solutions to each issue. Mr. Preiss stated this is a complicated issue which addresses possibly enacting Floor Area Ratio (FAR) controls for single family houses and as an extension, controlling accessory structures on properties. Mr. Preiss stated it he has not previously shared this information with the Township Committee, Zoning Board or Planning Board, and stated it would be a disservice to release it to the public at the same time. He stated he thought the Township Committee after this evening should have an opportunity to review it and decide if they want to move forward with it. If the Committee decides to proceed, he can draft something to share the language with the public and make proposed changes as necessary.

Mr. Preiss discussed his memo, “Salient points regarding proposed ordinance amendments for FAR and accessory structures for single family residential homes,” as well as his draft wording for FAR Regulations for Cranbury, NJ. Mr. Preiss explained FAR is control that is used in Zoning to regulate the mass or scale of buildings. He further explained until the early 1990’s, FAR was used to regulate the size of non-residential uses, such as retail or industrial or offices. In the early 1990’s FAR began to be used in New Jersey to deal with “over-sized” or “bulky” houses where people felt that the scale of houses being built were just too large or overwhelmed the community.

Mr. Preiss stated he had several homes pointed out to him as being problematic for not fitting in the community. He reviewed his memo and the draft ordinance with the Committee. He stated there are very few homes in Cranbury that are problematic. He stated he can do further spot checking; however, it is painstaking to do because each regulation has to be applied to each individual house. He stated he wanted to introduce the information to the Township Committee and if agreeable, can move forward.

Mr. Mulligan stated he believes something should be put in place. Mr. Cook stated there are several homes that triggered this discussion. Mr. Preiss stated these regulations are designed to control. He stated the Township is not dictating what type of homes to build, however, it is the scale that is being addressed.

Mr. Taylor asked about the timing of the analysis and when Mr. Preiss can report back to the Committee. Mr. Preiss stated he can be back in a month. Mr. Mulligan asked

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Work Session

- a). Discussion Regarding Possible "McMansion Ordinance" (cont'd.)  
about the process, and Mr. Preiss stated the Ordinance would be introduced, and would then go the Planning Board for consistency approval and then come back before the Township Committee for a public hearing. He said this may be a topic of interest to the public and suggested the material be posted on the website even before it is introduced at a meeting.

The Committee agreed to have another Work Session on April 23<sup>rd</sup> and Mr. Preiss stated he will have information to the Committee before the meeting.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported the recycling bin has a very narrow slot so she is not sure how plans will fit into the bin. She stated she will research additional bin types.

--Assistant Administrator

Ms. Cunningham stated she had nothing to report.

Public Comment

Mayor Johnson opened the meeting to public comment. Mr. Richard Kallan thanked the Township Committee for adopting the Ordinance prohibiting retail marijuana in the Township. He stated he believes it sets a good example for younger people in Town.

Mayor's Notes

Mayor Johnson stated he had no additional information.

Township Committee Members' Notes

There were no additional Township Committee Members' Notes.

Mayor Johnson requested a motion to adjourn. On motion by Mr. Taylor, seconded by Mr. Mulligan and unanimously carried, the meeting adjourned at 9:45 p.m.

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Kathleen R. Cunningham  
Municipal Clerk