

TOWNSHIP COMMITTEE MEETING
JULY 14, 2008

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: Thomas F. Panconi, Jr., Richard Stannard, Pari Stave, Wayne Wittman and Mayor David J. Stout. Also present was: Paul Adezio, Esquire, Attorney, Cathleen Marcelli, Engineer, Christine Smeltzer, Administrator and Kathleen R. Cunningham, Clerk. Mayor Stout 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 3, 2007 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 3, 2007.
- (3) Was filed on December 3, 2007 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 Committee Minutes of June 23, 2008

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried (with Mayor Stout abstaining as he was absent), the Regular Committee Minutes of June 23, 2008 were adopted.

Reports and Communications

--Mayor

--Members of Committee

Mr. Panconi reported he had his monthly meeting with the Fire Company. For June, they had responded to 13 calls; nine (9) from 6:00 a.m. - 6:00 p.m. Four (4) other calls were from 6:00 p.m. - 6:00 a.m. and five (5) of the calls were from 7:00 a.m. – 3:00 p.m. Mr. Panconi stated there had been five (5) false alarms and were not the "chronic" abusers. Of the five calls, Public Works employees had responded to two (2) calls and another employee responded to three (3).

Agenda Additions/Changes

Ms. Cunningham, Clerk, announced the Chief would be giving his report, under Item # 10, "Reports from Township Staff and Professionals."

Ordinance

First Reading

Cranbury Township Ordinance 07-08-17

An Ordinance entitled, "Cranbury Township Ordinance 07-08-17, CRANBURY TOWNSHIP ORDINANCE 07-18-17, A BOND ORDINANCE PROVIDING FOR VARIOUS REPAIRS TO THE MUNICIPAL BUILDING IN AND BY THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$25,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$23,750 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF", was introduced for first reading. On motion by Ms. Stave, seconded by Ms. Wittman, the Ordinance was passed on first reading by vote:

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Cranbury Township Ordinance 07-08-17
(Continued)

Ayes: (Panconi
(Stannard
(Stave
(Stout
(Wittman

Abstain: (None
Absent: (None

Nays: (None

Public Hearing: July 28, 2008

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Cranbury, in the County of Middlesex, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3, there is hereby appropriated the sum of \$25,000, including the sum of \$1,250 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$23,750 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the various improvements to the Township Municipal Building including the roof, doors and windows and other related improvements, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

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Cranbury Township Ordinance 07-08-17
(Continued)

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$23,750, and the obligations authorized herein will be within all debt limitations prescribed by that Law.(d)An aggregate amount not exceeding \$5,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Ordinance 07-08-17
(Continued)

Section 10. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Ordinance
Second Reading

Cranbury Township Ordinance 06-08-16

A motion to enter an Ordinance entitled, "Cranbury Township Ordinance 06-08-16, AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF CHAPTER 5, ENTITLED "POLICE DEPARTMENT", OF THE CODE OF THE TOWNSHIP OF CRANBURY", 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 hearing was declared closed. On motion by Ms. Stave, seconded by Mr. Stannard, the Ordinance was adopted by a vote:

Ayes: (Panconi	Abstain: (None
(Stannard	Absent: (None
(Stave	
(Stout	
(Wittman	

Nays: (None

Resolutions
Consent Agenda

Mayor Stout requested Cranbury Township Resolution # R 07-08-125 be considered separately and not on the Consent Resolutions.

On motion offered by Ms. Stave, seconded by Mr. Stannard, the following Consent Agenda Resolutions were adopted by vote:

Ayes: (Panconi	Abstain: (None
(Stannard	Absent: (None
(Stave	
(Stout	
(Wittman	

Nays: (None

Cranbury Township Resolution # 07-08-117

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 07-08-118

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE REDUCTION OF A PERFORMANCE GUARANTEE FOR
DR. STUART ALEXANDER

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution # R 07-08-118
(Continued)

WHEREAS, by letter dated June 16, 2008 has requested the reduction of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated June 27, 2008 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows:

Performance Bond \$ 37,981.44

Cash Deposit \$ 4,220.16

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

Performance Bond \$ 16,277.76

Cash Deposit \$ 1,808.64

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

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

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

- (a) Township Engineer
- (b) Township Chief Financial Officer
- (c) Dr. Stuart Alexander
- (d) Township Attorney

Cranbury Township Resolution No. 07-08-119

Date of Adoption: July 14, 2008

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF EXTRA DUTY ESCROW

WHEREAS, the Trane Company has outstanding credits in their Extra Duty escrow account previously posted with the Township.

WHEREAS, the Police Department has no outstanding bills

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township of Cranbury release outstanding credits in Trane's extra duty escrow account.

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

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution No. 07-08-119
(Continued)

- (a) Township Chief Financial Officer
- (b) Trane Company, Brian Salay

Cranbury Township Resolution # R 07-08-120

Township of Cranbury
County of Middlesex

A RESOLUTION AUTHORIZING THE TOWNSHIP'S RECYCLING COORDINATOR AND
PUBLIC WORKS MANAGER TO MAKE APPLICATION FOR A MIDDLESEX COUNTY
RECYCLING ENHANCEMENT GRANT

WHEREAS, The County of Middlesex in continuing to recognize the importance of recycling and the role that the individual municipalities play in conjunction with the County towards achieving an exemplary recycling rate has proposed to provide grant monies to municipalities through the Recycling Enhancement Grant (REG) Program; and

WHEREAS, It is the intent of the REG Program to provide matching funds to qualifying municipalities to be used for school recycling projects, outdoor recycling containers, pay as you throw projects, or improvements to recycling drop-off centers/public works facilities to enhance a municipality's recycling program; and

WHEREAS, it appears to be in the best interest of the Township of Cranbury and its citizens to apply for this grant;

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that Linda Scott, Recycling Coordinator and Jerry Thorne, Public Works Manager are hereby authorized to submit the attached application for consideration of a matching grant to the Middlesex County Division of Solid Waste Management.

Cranbury Township Resolution # R 07-08-121

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 January 1, 2008 unless otherwise noted:

<u>POSITION</u>	<u>SALARY OR HOURLY RATE</u>
Township Administrator (effective January 1, 2008)	\$111,780.00

Cranbury Township Resolution # R 07-08-122

Resolution approving submittal of a grant application and to execute an agreement with the New Jersey Department of Transportation for the Griggs Tract – Various Streets Improvement Project

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution # R 07-08-122
(Continued)

TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranbury, formally approves the grant application for the above-stated project;

BE IT FURTHER RESOLVED that the Mayor and Township Administrator are hereby authorized to submit an electronic grant application identified as MA-2009-Cranbury Township-00818 to the New Jersey Department of Transportation on behalf of the Township of Cranbury;

BE IT FURTHER RESOLVED that the Mayor and Township Administrator are hereby authorized to sign the grant agreement on behalf of the Township of Cranbury and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

My signature and the Clerk's Seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL_____	_____
Township Administrator	Presiding Officer David J. Stout Mayor

Cranbury Township Resolution # R 07-08-123

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE REDUCTION OF A PERFORMANCE GUARANTEE FOR
Jen-Dar Realty

WHEREAS, by letter dated June 2, 2008, Jen-Dar has requested the reduction of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated June 19, 2008 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows :

Performance Bond	\$ 161,850.06
Cash Deposit	\$ 17,983.42

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

Performance Bond	\$ 133,641.00
Cash Deposit	\$ 14,848.92

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

1. It has reviewed, agrees with and hereby accepts all recommendations of the

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution # R 07-08-123
(Continued)

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

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

- a. Township Engineer
- b. Township Chief Financial Officer
- c. Jen-Dar Realty
- d. Township Attorney

Cranbury Resolution # 07-08-124

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF A PERFORMANCE GUARANTEE FOR
ODD FELLOWS HALL

WHEREAS, by letter dated June 19, 2008, James River Associates has requested the release of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in an e-mail dated June 23, 2008 recommended that the following performance guarantee be released:

Cash	\$ 416.28
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NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury as follows:

It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".

1. It hereby authorizes the release of performance guarantees set forth in the Township Engineer's letter referenced above.
2. The Township hereby accepts the public improvements, if any so designated pursuant to the Planning Board's approval.

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

- (e) Township Engineer
- (f) Township Chief Financial Officer
- (g) Francis J. Brennan, James River Associates
- (h) Township Attorney

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Cranbury Township Resolution # R 07-08-126

WHEREAS, the Township Committee, at a regular meeting held on April 6, 2008, adopted a motion waiving the interest and returned check fee for the 1st quarter tax payment for Block 23.01, Lot 2, assessed to Andre & Karen Moutenot, for a total amount of \$56.35;

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury that the following 2008 charges be waived:

BLOCK	LOT	ASSESSED TO	CHARGE	AMOUNT
23.01	2	Andre & Karen Moutenot	NSF Check	\$20.00
23.01	2	Andre & Karen Moutenot	Interest	\$36.35

Cranbury Township Resolution # R 07-08-127

Date of Adoption: July 14, 2008

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE RELEASE OF EXTRA DUTY ESCROW

WHEREAS, the Tommy Hilfiger USA has outstanding credits in their Extra Duty escrow account previously posted with the Township.

WHEREAS, the Police Department has no outstanding bills

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township of Cranbury release outstanding credits in Tommy Hilfiger's extra duty escrow account.

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

- (a) Township Chief Financial Officer
- (b) Tommy Hilfiger USA, David Lang

Resolution

On motion offered by Ms. Stave, seconded by Mr. Wittman, the following resolution was adopted by vote:

Ayes:	(Panconi	Abstain:	(None
	(Stannard	Absent:	(None
	(Stave		
	(Stout		
	(Wittman		

Nays: (None

Cranbury Township Resolution # R 07-08-125

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

A RESOLUTION AUTHORIZING THE PURCHASE OF VEHICLES THROUGH STATE
CONTRACT; N.J.S.A. 40A:11-12a.

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution # R 07-08-125
(Continued)

WHEREAS, the Township of Cranbury, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any good or services under the State of New Jersey Cooperative Purchasing Program from any State contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury; and

WHEREAS, the Township of Cranbury has the need on a timely basis to purchase goods or services utilizing State contracts; and

WHEREAS, the Township of Cranbury intends to enter into contracts with the following referenced State contract vendors through this resolution and properly executed contracts, which will be subject to all the conditions applicable to the current State contracts:

<u>Commodity/Service</u>	<u>Vendor</u>	<u>State Contract #</u>	<u>Amount</u>
Vehicle (Public Works)	Warnock Fleet	A71029	\$47,352.15
Vehicles(2) (Police Dept.)	Warnock Fleet	A70463	\$61,005.50

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for the said purpose in the following accounts:

For Police Vehicles: 8-01-26-315-241 – 2 Vehicles
8-01-26-315-243

For Public Works Vehicle: C-05-55-915-026

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranbury hereby authorizes the purchase of the subject vehicles, pursuant to all conditions of the State contracts; and

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to the Township's Chief Financial Officer, Fire Official, Police Chief and Public Works Manager.

Resolution

On motion offered by Ms. Stave, seconded by Mr. Stannard, the following resolution was adopted by vote:

Ayes:	(Panconi	Abstain:	(None
	(Stannard	Absent:	(None
	(Stave		
	(Stout		
	(Wittman		

Nays: (None

Cranbury Township Resolution # R 07-08-128

Township of Cranbury
County of Middlesex

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution # R 07-08-128
(Continued)

**A RESOLUTION AUTHORIZING AND APPROVING A SHARED SERVICES AGREEMENT
FOR AUTOMOTIVE SERVICES BETWEEN THE TOWNSHIP OF CRANBURY AND THE
TOWNSHIP OF ROBBINSVILLE**

WHEREAS, the Township of Cranbury desires to contract with the Township of Robbinsville to provide automotive services to the Township of Cranbury for the period of August 1, 2008 to December 31, 2009; and

WHEREAS, the Township of Robbinsville has agreed to provide automotive services to the Township of Cranbury at the following rate

- a. Labor rate of \$50.00 per man hour
- b. 10% over Township of Robbinsville cost for all repair parts and sublet parts.
No charge will be made for parts which are supplied by Cranbury Township.

WHEREAS, such agreements are authorized pursuant to N.J.S.A. 40:8A-1 et seq; and

WHEREAS, this agreement is in the best interest of the Township of Robbinsville.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury, in the County of Middlesex and State of New Jersey, that the Shared Services Agreement between the Township of Cranbury and the Township of Robbinsville for the provision of automotive services is authorized and accepted and the proper officials of the Township of Robbinsville are authorized to execute said agreement.

BE IT FURTHER RESOLVED that the agreement shall take effect upon the execution of agreement by the parties in accordance with N.J.S.A. 40:8A-1, et seq.

Resolution

On motion offered by Ms. Stave, seconded by Mr. Stannard, the following resolution was adopted by vote:

Ayes:	(Panconi	Abstain:	(None
	(Stannard	Absent:	(None
	(Stave		
	(Stout		
	(Wittman		

Nays: (None

Cranbury Township Resolution # R 07-08-129

**TOWNSHIP OF CRANBURY
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**A RESOLUTION AUTHORIZING THE TOWNSHIP OF CRANBURY TO FILE A MOTION WITH
THE COUNCIL ON AFFORDABLE HOUSING (COAH) FOR A WAIVER FROM COAH'S JOB
GENERATION RATIO;
N.J.A.C. 5: 96-13 et seq.**

WHEREAS, the Township of Cranbury previously filed objections to the proposed regulations of the Council of Affordable Housing (COAH) with regard to, among other issues, the job generation ratio for the "S" use group (warehousing and storage uses), as said ratio incorrectly identified the number of jobs generated by warehouses in the municipality; and

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Cranbury Township Resolution # R 07-08-129
(Continued)

WHEREAS, COAH failed to modify the agency's regulations to reflect the actual number of jobs generated by said facilities; and

WHEREAS, N.J.A.C. 5:96-13 *et seq.* of COAH's rules permit a municipality to file a motion for a waiver from complying with COAH's regulations; and

WHEREAS, the Township's affordable housing consultant has recommended that a motion for a waiver be pursued with regard to the subject job generation ratio; and

WHEREAS, filing the motion for said waiver is in the best interests of the citizens of the Township:

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranbury that the Township's Attorney and the Township's affordable housing consultant be and hereby are authorized to prepare, file and serve the necessary documents concerning the Township's motion for a waiver from complying with COAH's job generation ratio regarding the "S" use group (warehousing and storage uses); and

BE IT FURTHER RESOLVED that the appropriate municipal officials be and hereby are authorized to undertake any and all other such acts and execute any and all other such documents as may be appropriate and necessary to effectuate the terms hereof.

Reports from Township Staff and Professionals

Chief Edward Kahler gave his monthly report for June, 2008 to the Township Committee. Chief Kahler reported 149 summonses had been issued. Of those, 47 were for speeding and eight (8) were for cell phone violations. The number of summonses for the month were reduced due to necessary burglary patrols. Expenditures were largely due to shift coverage, schooling and training and Department Training. Chief Kahler indicated he had his first staff meeting with his officers and presented to them his goals and plans for the next five (5) years. Chief Kahler added he had been very-well received and the officers are very enthusiastic. Chief Kahler reported on the Traffic Bureau: On July 8, 2008 a natural gas leak caused the closure of Route 130 in the area of Old Trenton Road for approximately 3 ½ hours. Sgt. Dillane is looking into the "Slow Down in our Town" Project which is a Program to discourage speeding in towns. In the Detective Bureau the burglary investigations are proceeding and no arrests have been made in the most recent burglaries. Chief Kahler urged all residents to lock their doors, turn on exterior lights and report any suspicious persons or vehicles immediately. He reported all the information that can be posted is on the Township's web site and in addition, a few months ago, the Police Department added its "Crime Prevention Handbook" and "Summer Crime Prevention Tips" as well. Chief Kahler requested having a Police Blotter listed on the Township's web page. He also reported the residents of Four Seasons have expressed an interest in starting a "Crime Watch" and that he has provided them with information from the National Crime Prevention Council. Chief Kahler reported Patrolman Giuseppe DeChiara had received his "Valor Award", given by the "200 Club" (part of the State Chiefs' Association) for saving two (2) individuals from a burning vehicle last year and he will be issuing a press release shortly. Ms. Stave stated she endorsed the plan to have a Police Blotter on the web site and Mr. Wittman stated he supported the idea of putting the information about residents establishing a Crime Watch on the web site.

Reports from Township Boards and Commissions

There were no reports.

TOWNSHIP COMMITTEE MEETING
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Work Session

a). Discussion of Possible Preservation of additional land on the Cranbury Preserve (formerly the West Property).

The Township Committee discussed the possible preservation of additional land on the Cranbury Preserve (formerly the West property). Mayor Stout explained the Township Committee had discussed the possibility of preserving additional acreage on the Preserve at a meeting in the first quarter and wishes to move the discussion along at the present time. Mayor Stout explained the initial parcel had been set aside in 2004 by an Ordinance. Ms. Stave stated recently a letter was sent to the Township Committee members by the Environmental Commission urging the Township to preserve the balance of the acreage on the site (originally put aside for municipal use) into the present Preserve. Ms. Stave explained the reason given by the Environmental Commission was passive recreation is indistinguishable from the Preserve and it is their belief that "the current size and location of the Preserve will be greatly enhanced by the addition of the A-2 Tract, by providing a contiguous conservation area and allowing the Township an opportunity to expand its efforts in conversation". Mayor Stout stated the balance that remains is 23 acres and any development of the property would be incompatible with the current uses that exist there. Mr. Wittman raised his concern that under the original condemnation lawsuit for the property was the possibility of School expansion and asked if this would negate the lawsuit. Mr. Adezio, Township Attorney, responded he could not answer the question until he looks at the original paperwork. Mr. Wittman also inquired if anyone had spoken to the School regarding the issue to seek their opinion. Ms. Stave offered to reach out to the School and report back to the Township Committee at the next meeting.

b). Discussion of Endorsement by the Township Committee of Application to Middlesex County by Sallie Toscano for an Easement Purchase for 156 Plainsboro Road (42.06 acres), Block 25, Lots 42.01, 42.02.

The Township Committee discussed its endorsement for an application made by Sallie Toscano to Middlesex County Agriculture Development Board for an Easement Purchase for the above-named property and providing the Township's financial support for the local share of the costs of the easement purchase. Ms. Smeltzer stated the County would have two (2) appraisals done and should the Township decide to endorse the application, would be responsible to contribute 20% of the cost. In addition, she explained the site previously was considered for preservation by the Township. Mayor Stout recommended gathering more information and at the next meeting list the issue for a Closed Session discussion to determine the Township's actual cost. Mr. Adezio, Township Attorney, reminded the Township Committee, the Middlesex County Agriculture Development Board will be considering the application at its August 13, 2008 meeting. Mayor Stout requested information be available for the next Township Committee meeting on July 28, 2008 so that the Township can come to a conclusion.

c). Discussion of Public Meeting on COAH

The Township Committee discussed having a meeting to inform the public about COAH. Mayor Stout stated there has been a lot of information floating around. He stated the public has been very engaged in the process, in lobbying, appearing in Trenton at Committee hearings, doing a lot of thinking and communicating, which has been invaluable. He stated the Township wants to continue to keep the residents involved and update them on where the Township is and what actions it has taken. After discussing a date, the Township Committee decided the meeting will be held on July 28, 2008 at 7:30 p.m. in the Large Group Community Meeting Room at the School.

TOWNSHIP COMMITTEE MEETING
JULY 14, 2008

Work Session (Continued)

d). Discussion on Petition Received From Residents in Reference to PNC Bank Building

The Township Committee discussed a petition, received on July 7, 2008 from approximately 50 residents, requesting the Township Committee reconsider the status and/or to explore further the issue of purchasing the former PNC Bank Building. Mayor Stout stated his recollection was when the Township Committee previously discussed the issue, two (2) members of the Township Committee had indicated they would not support a Bond Ordinance to fund such the acquisition of the building. Mayor Stout asked Mr. Wittman and Mr. Panconi again and both indicated they still feel they cannot support the purchase of building. Mayor Stout stated residents are entitled to form a bi-partisan group to investigate any other options.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda:

Mr. John Ritter, Plainsboro Road, asked if the Township were to move forward with additional preservation of the West Property, could the Township get funds to assist the Township. Ms. Smeltzer responded she would follow up with Green Acres.

Mr. Richard Kallan, Wynnewood Drive, asked about the Bond Ordinance introduced earlier in the meeting, specifically why the Township needs to borrow the money for repairs. Mayor Stout responded the Township had not allocated the monies in the 2008 Budget for the repairs and in addition, the Construction Official has now raised a safety issue concerning the Boy Scout Room floor. Mayor Stout added in addition to being used by civic and social groups, the Room is also used as a polling place and is unsafe. Ms. Smeltzer stated when the Township enacts a Bond Ordinance it does not necessarily indicate the Township is "going out to the market" to borrow the money. A bond ordinance allows the Township to borrow from itself, especially with such a small amount and allows the Township to fund an item that is not in the Capital Budget for this year. Mr. Kallan also asked if several years ago, the issue of a vehicle for the Fire Official had come up and the Township, at that time, provided him with a used First Aid car. Mr. Kallan inquired why the Township could not do the same now. Ms. Smeltzer explained the money brought in by the Fire Official has to be spent on something for his Department and if not spent, the monies go back to the State. She added, the Fire Official's Budget is totally self sustaining. Mr. Kallan recommended in the future the Township purchase energy-efficient vehicles. Mayor Stout responded the Township will be doing so moving forward. Mr. Kallan stated a Public Work's employee recently had come to his home to read his meter and asked why. Ms. Smeltzer responded the Township's arrangement for sewer readings is to use employees who work for Monroe Township. Mr. Kallan indicated he had a special meter put on for irrigation purposes and usually he gets two (2) readings; one for outside water usage and one for residential. Ms. Smeltzer stated she will check on it and get back to Mr. Kallan.

Mr. Wittman suggested all Township employees have an I.D. Badge to indicate they are an "official" Township employee.

Mr. David Mauger, 26 Griggs Road, if the possible new land preservation could impact the Township's COAH standing and regulations for additional locations for potential affordable housing sites. Mayor Stout responded in terms of "developable land", if the Township retires developable land through farmland preservation, it is retiring development rights and that should lesson the generation for the need. Mr. Wittman added, the Township has had a long history of preserving farmland and the Township Committee has always entertained every farm or property either in or out of the A-100 Zone (if the farmer desires the land to be preserved). The Township Committee has always given a high priority to preserving farmland in the Township. Mr. Mauger

TOWNSHIP COMMITTEE MEETING
JULY 14, 2008

Public Comment (Continued)
Mr. David Mauger(cont'd)

reported he had just come from a "COAH Information Session at the East Brunswick Library and suggested if anyone should need any information for the Township Committee meeting on July 28, 2008, they may want to contact COAH for some resources. Mr. Mauger requested the Township Committee pursue restricting sex offenders from renting in Cranbury who are presently in the "Megan's Law" data base. Mr. Mauger indicated he had come across an article on the Internet that a Cranbury resident recently had been convicted of sex crimes against children.

Mr. Michael Dulin, Wynnewood Drive, requested the Township Committee open up again the issue of the former PNC Bank Building. Mr. Dulin expressed his concern with the development on Main Street and the number of major businesses who have shut down. Mr. Dulin emphasized he was not advocating that the Township purchase the property for its own use, however, it definitely would behoove the Township to look into how it wants to see that property be used. Mr. Dulin added, the Township should be looking into how it can facilitate the development of the property in a way that facilitates the maintenance and character of Cranbury. Mr. Dulin stated it is important to form a bi-partisan committee that can look into uses and work with the owner to develop something that will enhance the preservation of the property. Mr. Wittman responded he has been involved in numerous studies about the "downtown" since the 1990s. The Master Plan outlines everything in the Township's Village area and appropriate uses and stated he is not sure how much more information would be discovered by forming a committee. Mr. Wittman also stated for the next six (6) months (the remainder of his term on the Township Committee), he is not willing to commit to finding the resources to purchase the building or investigate moving forward on the issue. Mayor Stout summarized by stating the Township Committee thanks its residents for coming out to speak on the issue, however, this Committee, with its current fiscal situation that it had already discussed, and the fact that two (2) members have already stated they will not support it, needs to move forward with its business.

Ms. Karen Finigan, North Main Street, stated the issue of what the downtown should look like is well spelled out in the Township's Master Plan. Ms. Finigan stated there is a great difference between being reactive and being pro-active and looking at what would be beneficial to the Town. The idea of looking pro-actively, encouraging what the Township would like to see to conform to the Master Plan, seems to be the intelligent way to approach the issue. Ms. Finigan added if the Township sits back and waits, they may or may not get a business that meets the goals of the Master Plan.

Mr. Art Hasselbach, Route 130, commended Mr. Panconi and Mr. Wittman for taking a stance on the issue and sticking with it. He further stated, right now, the Township cannot speculate on real estate as it has a lot of important issues coming up. The real estate market is not great. In addition, the costs to renovate the building would be at least twice what residents think it would be. Mr. Hasselbach added he does not believe using the building as a Library for the children would be a good idea. The better idea is to put a Library on the West property which is closer to the School. Mr. Hasselbach suggested working with whomever purchases the building and the Township being more lenient as far as the Planning and Zoning Boards are concerned and if it is for a use that the Township wants; it will be a win/win situation.

Resolution

On motion offered by Ms. Stave, seconded by Mr. Panconi, the following resolution was adopted by vote:

Ayes: (Panconi	Abstain: (None
(Stannard	Absent: (None
(Stave	
(Stout	

TOWNSHIP COMMITTEE MEETING
JULY 14, 2008

(Wittman
Nays: (None

Cranbury Township Resolution # R 07-08-131

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:

--- Litigation: Discussion of pending litigation: McMurtrie v. Township of Cranbury,
Docket No: MID-L-5156-08.

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.

Date: July 14, 2008

On motion by Mr. Panconi, seconded by Ms. Stave and unanimously carried, the meeting returned to Open Session:

Ayes: (Panconi	Abstain: (None
(Stannard	Absent: (None
(Stave	
(Stout	
(Wittman	

Nays: (None

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously carried, the meeting adjourned at 9:47 p.m.

Kathleen R. Cunningham, Clerk