

TOWNSHIP COMMITTEE MEETING  
September 25, 2006

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 was: Township Committee members: Richard Stannard, Pari Stave, David Stout, Wayne Wittman and Mayor Thomas F. Panconi, Jr. Also present were: Trishka Waterbury, Esquire, Attorney, Thomas C. Witt, Administrator and Kathleen R. Cunningham, Clerk. Mayor Panconi 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 7, 2005 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 7, 2005.
- (3) Was filed on December 7, 2005 with a Deputy Municipal Clerk at the Cranbury Municipal Office, 23-A North Main Street, Cranbury, New Jersey and remains on file for public inspection, and
- (4) Sent to those individuals who have requested personal notice.

Regular Committee Minutes of September 11, 2006

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried, the Regular Committee minutes of September 11, 2006 were adopted.

Closed Session Minutes of August 28, 2006 and September 11, 2006

On motion by Ms. Stave, seconded by Mr. Stannard and unanimously carried (with Mr. Wittman abstaining), the Closed Session Minutes of August 28, 2006 were adopted.

On motion by Ms. Stave, seconded by Mr. Wittman and unanimously carried, the Closed Session minutes of September 11, 2006 were adopted.

Reports and Communications

--Mayor

Mayor Panconi introduced the new Cranbury Press Reporter, Lacey Korevec, who replaced Jessica Smit. Mayor Panconi reported on Friday he had requested the Police Department to fax over to Town Hall on a regular basis, the street outage list so the Administrator may fax it to PSE&G and urged anyone noticing an outage to please report them. Mayor Panconi also reported he and Mr. Stout had met the previous week with Freeholder Director David Crabel and a gentleman from Preferred Real Estate (the former Carter Wallace site) to discuss the re-development of the property as there are issues concerning the building which is located both in Monroe Township and Cranbury Township. Freeholder Crabel had also mentioned at the meeting there are funds available to Cranbury Township for recreational purposes and asked for a letter of request from the Township. Mayor Panconi requested the Township Committee's approval to send the letter, requesting improvements to the Millstone Park ball field (facing the wrong way causing the sun to block the batter's eye), implement plans for Wright South and to install park benches at the Township's parks. Mayor Panconi also reported he had held Mayor's hours on Saturday and two residents had shown up concerning an issue with teenagers continually hanging out at the Gazebo at the senior housing facility on Park Place (Cranbury Housing Associates). Mayor Panconi stated he would be speaking with Chief Hansen to request

the police be more forceful in keeping the youths away from the Gazebo. Mayor Panconi referenced a letter, sent to the  
Reports and Communications  
--Mayor (Continued)

Township several months ago, from Mr. and Mrs. Lindberg, Ancil Davison Road, concerning the guard rail which had been installed on Old Trenton Road by the County and the Lindbergs' concern of there being no opening to allow for pedestrians and cyclists. Mayor Panconi indicated he had received a letter from the County Transportation Coordinating Committee for a work shop on "walk able communities" on October 12<sup>th</sup> and recommended calling the County to recommend an opening be put on the guard rail. If the County does not respond, a representative should be sent from the Township to point out the issue. Mr. Wittman indicated residents have also raised concerns with the cross walk at Millstone and Old Trenton Road and the danger with speeding cars. Mr. Wittman requested the County be made aware of this problem as well. Mayor Panconi stated there were funds available from "Keep Middlesex Moving" to perhaps have a solar flashing light at the cross walk. Mr. Stannard stated if the Township places a flashing light at the site; it would lead to a false sense of security and stated the Township would have to install a regular light. Mr. Stout agreed, stating the traffic consultant too had indicated it would lead to a false sense of security. Mayor Panconi reported he had received a few telephone calls asking why the ladder truck had been at Town Hall. Mr. Thorne, Assistant to the Public Works Director, had requested the Fire Company to clean out the gutters at Town Hall. The gutter in front of the Boy Scout Room was clogged with a tennis ball and the gutters were very full. Mayor Panconi reported he had been meeting with the Fire Company on a monthly basis, getting a report and reporting back to the Committee. Mayor Panconi stated one of the items which had been a consistent problem was the automatic alarms, one-half of which are false alarms and stated the Township Code had just recently been updated increasing the fines for false alarms. Mayor Panconi reported he had developed a spread sheet to track those companies who had repeatedly had false alarms and once finalized the list would be given to the Fire Official to have him enforce the violations.

--Members of Committee

Mr. Stout reported, following the meeting with Unexcelled representatives at the September 11<sup>th</sup> meeting, as well as discussions he had had with representatives of the Stony Brook Millstone Water Shed, he had contacted Mr. Adam Zellner, Deputy Commissioner of D.E.P. to reach out to him to try get a dialogue started so the Township could get an understanding of what would be requested of the Township. Deputy Commissioner Zellner requested the Township send a letter of request. Mr. Stout also reported Mr. William Mikula, Acting Commissioner of the Environmental Commission, has resigned as a member of the Commission due to family obligations and thanked Mr. Mikula for his time served. Mr. Stout reported on September 22<sup>nd</sup> he had called the County Health Department regarding an odor emanating from the ConAgra site. Mr. Stout stated Mr. Falcey, County Health Department, came out and indicated he noticed the odor and in addition, there had been four other individuals who had reported the odor the same day. Mr. Falcey was going to go to ConAgra to check on the status of the remedial action ConAgra was to have done. Mr. Witt indicated he would be following up with the County.

--Subcommittees

Agenda Additions/Changes

Ms. Cunningham, Clerk, indicated there would be two changes to the Agenda—on the Consent Agenda, remove Resolution # R 09-06-123 and Ordinance # 09-06-23 would be carried over until the meeting on October 9<sup>th</sup>. Mayor Panconi indicated the Township Attorney had not received yet the comments concerning the Ordinance from the Lions' Club attorney and was not comfortable having the public hearing on the Ordinance at tonight's meeting. Mr. Witt explained, Resolution # R 09-06-123 was no longer necessary as he had received a letter from the County  
Agenda Additions/Changes (Continued)

indicating they could provide picking up deer for \$6.00 per deer which was a lot less expensive than to have it done through the co-op with Plainsboro (Resolution # R 09-06-123).

#### Ordinances

##### First Reading

##### Cranbury Township Ordinance # 09-06-23

An Ordinance entitled, "Cranbury Township Ordinance # 09-06-23, AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING CHAPTER 82, "FEES" OF THE CODE OF THE TOWNSHIP OF CRANBURY", was introduced for first reading. On motion by Ms. Stave, seconded by Mr. Stout, the Ordinance was passed on first reading by vote:

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

Abstain: (None  
Absent: (None

Nays: (None

Public Hearing: October 9, 2006

**BE IT ORDAINED** by the Township Committee of the Township of Cranbury, Middlesex County, New Jersey, as follows:

1. Chapter 82 of the Code of the Township of Cranbury ("Code"), entitled "Fees", is hereby amended to add new paragraphs B, C and D to Section 82-2, "Miscellaneous Fees," which shall read as follows:

**B. Returned check fee.**

- (1) A service charge of twenty (\$20.00) dollars shall be imposed and added to any account owing to the Township, if the payment tendered on the account was by a check or other written instrument that was returned for insufficient funds.
- (2) Whenever the account owing to the Township is for a tax or special assessment, the service charge shall be included in whatever list of delinquent accounts is prepared for the enforcement of the lien.
- (3) Any service charge owing shall be collected in the same manner prescribed by law for collection on the account for which the check or other written instrument was tendered.

**C. Outdoor Dining License: \$50.**

**D. Limousine License: \$50.**

2. This ordinance shall take effect upon its passage and publication, as required by law.

#### Resolutions

##### Consent Agenda

Mayor Panconi announced Resolution # R 09-06-121 on the Consent Agenda was rejecting bids for the lease for public property for const. and maintenance for cell towers because the two bids came in as non-conforming and at the Township Attorney's recommendation, the Township was not accepting either bid.

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

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

Nays: (None

Cranbury Township Resolution # R 09-06-119

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 09-06-120

WHEREAS, the Tax Collector has determined, there were erroneous paid taxes from various mortgage companies, which caused overpayments on some parcels for the 2006 property taxes,

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Cranbury that the following 2006 erroneously paid property taxes be refunded:

Cranbury Township Resolution # R 09-06-120  
(Continued)

<b>Block</b>	<b>Lot</b>	<b>Assessed to</b>	<b>Amount</b>
7	18	Keystone Station Road LLC	\$ 37,142.54

**CERTIFICATION**

I, Kathleen R. Cunningham, Township Clerk of the Township of Cranbury, hereby certify that this is a true copy of a Resolution which was adopted at a regular meeting on September 25, 2006.

\_\_\_\_\_  
Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-06-121

TOWNSHIP OF CRANBURY

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

**A RESOLUTION REJECTING BIDS FOR THE LEASE OF PUBLIC PROPERTY FOR CONSTRUCTION  
& MAINTENANCE OF WIRELESS TELECOMMUNICATIONS TOWER AND APPURTENANT  
FACILITIES (FIRE STATION CELL TOWER)**

Cranbury Township Resolution # R 09-06-121  
(Continued)

WHEREAS, pursuant to a duly advertised notice to bidders, two bids were received for the Lease of Public Property for Construction & Maintenance of Wireless Telecommunications Tower and Appurtenant Facilities (the "fire station cell tower") on September 8, 2006; and

WHEREAS, the apparent high bidder was New Cingular Wireless PCS, LLC, which submitted a bid in the amount of \$113,536.70 (\$21,600.00 base annual rental amount, plus a 2.5% increase per year for years two through five); and

WHEREAS, the other bidder was Sprint Spectrum LP, which submitted a bid in the amount of \$101,935.39 (\$19,200 base annual rent, plus 3% increase for years two through five); and

WHEREAS, upon review of both bids, the Township Attorney has recommended that both bids be rejected as not conforming to materials requirements set forth in the bidding materials;

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

1. The bid submitted on September 8, 2006 by New Cingular Wireless PCS, LLC for the Lease of Public Property for Construction & Maintenance of Wireless Telecommunications Tower and Appurtenant Facilities is hereby rejected as nonconforming.

2. The bid submitted on September 8, 2006 by Sprint Spectrum LP for the Lease of Public Property for Construction & Maintenance of Wireless Telecommunications Tower and Appurtenant Facilities is hereby rejected as nonconforming.

3. The Township Administrator, Township Clerk and Township Attorney shall take any and all such actions as may be necessary to effectuate the terms hereof.

CERTIFICATION

I, Kathleen R. Cunningham, RMC, Clerk of the Township of Cranbury, do hereby certify that the foregoing resolution is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on September 25, 2006.

\_\_\_\_\_  
Kathleen R. Cunningham, Clerk

Cranbury Township Resolution # R 09-06-122

RESOLUTION OF THE TOWNSHIP OF CRANBURY, NJ

A RESOLUTION AUTHORIZING THE REDUCTION OF A PERFORMANCE GUARANTEE FOR CEDAR BROOK LOT 5.01 BLOCK 1

WHEREAS, by letter dated July 24, 2006, Cedar Brook 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 September 5, 2006 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be reduced is as follows :

Performance Bond                      \$ 359,034.25  
Cranbury Township Resolution # R 09-06-122  
(Continued)

Cash Deposit                              \$ 39,892.69

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

Performance Bond                      \$ 261,850.84  
Cash Deposit                              \$ 29,094.54

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) Joseph Stern, Cedar Brook
- (d) Township Attorney

#### CERTIFICATION

I, Kathleen R. Cunningham do hereby certify that the foregoing is a true copy of a Resolution passed by the Township of Cranbury at a meeting duly held on September 25, 2006.

\_\_\_\_\_  
Kathleen R. Cunningham Clerk

Cranbury Township Resolution # 09-06-124

TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

#### A RESOLUTION APPOINTING A MUNICIPAL HOUSING LIAISON.

WHEREAS, the Township Committee of the Township of Cranbury petitioned the New Jersey Council on Affordable Housing ("COAH") for substantive certification of its Housing Element and Fair Share Plan on December 7, 2005; and

WHEREAS, the Township of Cranbury's Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.*, and COAH's Third Round Substantive Rules, N.J.A.C. 5:94-1, *et seq.*; and

WHEREAS, pursuant to N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1, *et seq.*, the Township of Cranbury is required to appoint a Municipal Housing Liaison for the administration of the Township's

affordable housing program and to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1, *et seq.*; and

Cranbury Township Resolution # R 09-06-124  
(Continued)

WHEREAS, the Township of Cranbury has prepared and will propose for introduction and adoption an amendment to the Code of the Township of Cranbury to create the position of Municipal Housing Liaison to administer the Township's affordable housing program;

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

1. The Township Administrator of the Township of Cranbury shall be appointed the Municipal Housing Liaison for the administration of the Township's affordable housing program at such time as this position is created by Ordinance as set forth above.

2. The Township Administrator, Township Clerk and Township Attorney shall take any and all such actions as may be necessary to effectuate the terms hereof.

CERTIFICATION

I, Kathleen R. Cunningham, Clerk of the Township of Cranbury, do hereby certify that the foregoing is a true and correct copy of a resolution passed by the Township Committee of the Township of Cranbury at its meeting held on September 25, 2006.

\_\_\_\_\_  
Kathleen R. Cunningham, Clerk

Reports from Township staff and professionals

There were no reports.

Reports from Township Boards and Commissions

There were no reports.

Work Session

- a. Discussion of former Unexcelled site: potential meeting with Mr. Adam Zellner, Deputy Commissioner and other representatives of the New Jersey D.E.P. (David Stout)

Mr. Stout discussed a proposed letter he prepared requesting the Township to meet with Mr. Adam Zellner, Deputy Commissioner of D.E.P. and other representatives of D.E.P. regarding the Unexcelled Property. The Township Committee unanimously approved the letter and Mayor Panconi indicated he would be sending the letter to Mr. Zellner right away. Mr. Wittman raised his concern with no one from the "Brownfield's group" attending the future meeting with the Township, stating the remediation and brownfields groups had seemed in the past to work independently of one another. Ms. Stave indicated she had received an e-mail from the law firm representing Viridian, asking to meet with her separate from the subcommittee. Ms. Stave indicated she will decline the meeting to allow the subcommittee to perform its job. Mr. Stout indicated that had been the third time the law firm and/or Viridian had been told they were not to contact Township Committee members directly to meet with them.

- b. Discussion and Board of Health Report on the Medical Reserve Corps Volunteer Program (Bernice Shapiro)

Bernice Shapiro, Chairperson of the Board of Health, gave a presentation on the Medical Reserve Corps Volunteer Program. Ms. Shapiro stated the program had been discussed at recent Board of Health meetings and it was recommended the Township develop a program for the County Medical Reserve Corps Volunteer Program. Ms. Shapiro stated the County Program

consists of licensed volunteers who are involved in the fields of medicine, public health, environmental science, mental health, social

Work Session (Continued)

b. Discussion and Board of Health Report on the Medical Reserve Corps Volunteer Program (Bernice Shapiro)(cont'd)

services, pastoral care and language specialists to augment existing trained manpower and resources in the event of an emergency, disaster, infectious disease outbreak or technological emergencies. Ms. Shapiro explained the volunteers would become members of the Middlesex County Public Health Department's team of professionals. Ms. Shapiro stressed in no way would this team replace or supplement the Township's wonderful E.M.T. team, rather it would add another layer to the care the Township would be able to provide to the Township. Ms. Shapiro indicated to join, the volunteer would have to attend one evening of training. Ms. Shapiro requested the Township Committee's support. Mr. Wittman asked if the Program could be incorporated into the Emergency Preparedness Program for the Township. Mayor Panconi recommended a meeting of the Emergency Preparedness Program be set up with Chief Hansen, Mr. Witt, Mayor Panconi and Kathy Cunningham. Mayor Panconi asked Mr. Witt, Township Administrator to coordinate setting up the meeting with Chief Hansen.

c. Discussion of Cell Tower placement at the Fire House site (Ms. Stave)

Ms. Stave led the discussion, stating earlier in the evening the Township Committee had adopted a Resolution, Cranbury Township Resolution # R 09-06-121, rejecting the two bids which had been submitted for a cell tower as they were not in conformance with the bid specs. Ms. Stave explained the Township could either take the matter up at another time or not do anything at all. Ms. Stave indicated she had asked Dr. Bruce Eisenstein, the radio frequency expert who had been recently hired by the Zoning Board to lend his expertise for an application which is before the Board, to attend the meeting this evening to address the public. Dr. Eisenstein, however, indicated he would not be able to attend as he is conflicted. Ms. Stave recommended once the Zoning Board application is completed, the Township should hire Dr. Eisenstein to consult the Township. Ms. Stave also stated there had been a lot of miscommunication and confusion with the public and erroneous information had been given out. In addition, a consultant the Township hired two year's ago, had not shared with the Township a lot of information. Ms. Stave stated once the Township Committee hires Dr. Eisenstein as its consultant, a public meeting could be held so the public would have an opportunity to raise concerns and the Township Committee could also gain information. Ms. Stave added, the Township needs to be prepared with a plan with solid data for where the gaps in service are, where the best locations would be and if any additional towers would be needed. Ms. Stave proposed, once a public meeting had been conducted to answer all the residents and Township Committee's questions, a tighter ordinance for a cell tower could then be introduced. Ms. Christine Ondocin, 69 North Main Street, asked who determines the need for a cell tower. Ms. Stave responded the cell tower applicants determine the need and in addition have to prove their need. The Township would then have a period of time to review and respond to the carrier. Ms. Ondocin asked how long before a carrier could put in another request. and if there were other sites on Route 130 where the cell tower could be located. Ms. Ondocin referenced a particular site on Route 130. Ms. Stave responded there was an application for a site on the east side of Route 130 and that application is presently before the Zoning Board. Ms. Ondocin also asked why the Township Committee did not make the discussion of the issue more public. Ms. Stave asked Ms. Ondocin if she were signed up for web site updates and explained if she were would receive updates on a daily basis and would be notified of any issues coming before the Township Committee. Mr. Stannard made reference to the meeting in November, 2005 at which the Township Committee had had a discussion on the cell tower issue. Ms. Ondocin suggested putting out flyers for those individuals who do not read The Cranbury Press or go on the internet. Mr. Stout referenced at least three articles on the subject which had appeared in The Cranbury Press. Mr. Wittman concurred with Ms. Ondocin's



Work Session (Continued)

c. Discussion of Cell Tower placement at the Fire House site (Ms. Stave)(cont'd)

suggestion. Mayor Panconi stated it was very frustrating that many residents do not know of many issues the Township Committee discusses. Mr. Stannard added, it would not be appropriate to send out notices to residents on some issues and not others. Mr. Stout added he was in the process of determining how the present tower had been sited at the Fire House and was in the process of trying to determine the best solution for the Township to deal with a cell tower now. Mr. Wittman shared the present tower on the Fire House had been located at the site since 1995 when the water company had been sold and the Township had been required to remove the tower from the water tower. Mr. Wittman explained further, the present tower is used for emergency services only and there are no carriers installed on the tower. Mr. Bill Beam, 11 South Main Street, stated he had gone back in the minutes to 2005 looking for the cell tower issue and could not find the meeting where the discussion of the cell tower had taken place. Mr. Beam suggested the Township do a one-page summary on each meeting. Mr. Beam indicated he is a broadcast engineer and recommended moving the present tower as the tower did not need to be so close to the village area. Mr. Andre Metenout, 3 Wynnewood Drive, suggested the Township work with its Engineer to find out why there was less than perfect information in creating the Request For Proposal for the cell tower bids. Mr. Metenout also mentioned in the New England region of the United States, church steeples are being used instead of cell towers for carriers. Mr. Metenout also stated whether a cell tower is placed at the Route 130 east site or the Fire House site, there would be a need to have additional towers one at the north and south end and the Township needed to address those issues. Ms. Stave responded the consultant been hired by the Township a few years ago, Ms. Malone, was a consultant to both municipalities and carriers and what is unique about Dr. Eisenstein is that he works exclusively for municipalities, working for the benefit of the taxpayers and municipalities. Mr. Mark Berkowsky, North Main Street, complimented the Township Committee on its web site and communications and urged residents to subscribe to the updates. Mr. Berkowsky stated the present Township Committee, more than previous committees, has done more to foster communications to its residents. Mr. Frank Marlowe, North Main Street, stated if there were a way to locate a tower outside of the historic district and away from Memorial Park, he would urge the Committee to consider it. Mayor Panconi pointed out, at most of the Township Committee meetings, only a handful of residents attend and the Township Committee does struggle with how to get more residents to come out. Mr. Stout stated it would be very helpful to the Committee and other Boards if residents share their knowledge and ideas to resolve different issues. Ms. Lee Nissen, Evans Drive, spoke concerning the "tight space" where the cell tower would go and here concern how visible it would be from Main Street. Ms. Nissen urged the Township not to ever consider the Fire House site again. Mr. Pete Maroides, South Main Street, asked why the bids had been rejected. Ms. Waterbury, Township Attorney, explained both bidders had a list of significant exceptions and the bid specs had not allowed for any exceptions. Mr. Maroides asked if the Zoning Board application for a cell tower and the Township's cell tower issue could be considered in conjunction with each other. Ms. Waterbury explained the Zoning Board is independent of the Township Committee and both applications must remain separate from one another. Ms. Suzanne Palocz, One North Main Street, stated the present Township Ordinance does not allow a tower within 800 feet of a residential zone and recommended the Township change the Ordinance, should it make a decision to locate a tower at the Fire House site. Ms. Palocz raised her concern with the Township changing the present Ordinance to allow a cell tower closer to residents' homes. Ms. Waterbury, Township Attorney, stated she had checked the Township's Ordinance, and had been satisfied there was not an issue and the provision on the limitation is not exactly what it says and was satisfied with what the present Land Use Ordinance states. Ms. Palocz asked what the next step would be and Ms. Stave responded the Township did not plan to change the Ordinance at the present time and should that issue arise in the future a public hearing would be held on the proposed

Work Session (Continued)

c. Discussion of Cell Tower placement at the Fire House site (Ms. Stave) (cont'd)

ordinance. Ms. Palocz asked if the bidders would be allowed to come back with a proposal. Ms. Waterbury explained they could not as their bids had been rejected. Ms. Palocz suggested moving the present tower which is used for emergency services to another site. Mr. Bill Beam, 11 South Main Street, stated when he had attended the Zoning Board meeting for the application of a cell tower on Route 130, he had noticed on the coverage maps, Sprint was attempting to cover the village area. Ms. Waterbury, Township Attorney, again cautioned the public from discussing any application before the Zoning Board, i.e. Sprint. Mr. Beam also stated the suggestion earlier concerning have the tower on a church steeple would not be possible due to the steeples in the Township not being tall enough. Mr. Wittman suggested the Township consider moving the existing tower on the Fire House to another site; perhaps at the Public Works yard or on top of the new Police Station.

d. Monthly Update on Revaluation by Steve Benner, Tax Assessor (Steve Benner)

Steve Benner, Tax Assessor, gave his monthly update to the Township. Mr. Benner reported the residential inspections were winding down with less than 50 to go and the last batch of post cards had been mailed out to the property owners. Mr. Benner asked the Clerk to place a notice on the web site, asking residents to please contact Mr. Benner if they had not been contacted by the appraisal firm. Mr. Benner indicated he had been meeting periodically with Mr. Glen Holmes, the Commercial appraiser and the commercial appraisals were also almost complete as well. Mr. Benner stated they would begin doing "test runs"; taking sales and comparing them with homes when they start to model them up to see how tight the parameters are in relationship to how the models work in relationship to actual sales. In addition, Mr. Benner indicated they would be going out in the field to see how accurate the appraisal cards are. Mr. Benner commended the revaluation company, in particular, how helpful they had been to the Township in reference to the added assessments. Mr. Benner explained he had been able to use the information they had provided him and was able to compare it to the permits which had been issued to homeowners. Mr. Wittman asked, with the real estate prices dropping, would that be factored into the appraisals. Mr. Benner responded even after the appraiser has done the model, he would be tracking the prices of the home sales. Mr. Benner reported the Township would be in a position to consider appeals in the Spring and stated the new rate would be established sometime in January. Mr. Benner indicated if the home sales continued to go down the Township would have to ask the County to do a "maintenance program". He further explained, the appeals would indicate whether or not the Township could sustain the assessments and if not, would allow the County to authorize a maintenance program where needed due to the assessments shown to be too high. Mr. Benner stated, however, if the market goes back up the assessments would stay where they are.

Public Comment (For those items not on the Agenda)

The Mayor opened the meeting to public questions and comments on those items not on the agenda. There being no comments, the Mayor closed the public part of the meeting.

Mayor's Notes

Mayor Panconi stated the Township Recreation Department had received a letter from a resident, commending the Family Camp Out night in Village Park and the Mayor indicated he had also heard many compliments as well and commended the Recreation Commission for an excellent event.

Resolution

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

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

Nays: (None

Cranbury Township Resolution # R 09-06-118A

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:

- Land Acquisition: Discussion of possible land acquisition—Proteinick and update on the Route 130 acquisition;
- Litigation: Danser vs. Township of Cranbury.

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: September 25, 2006

On motion by Ms. Stave, seconded by Mr. Stannard 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. Stout and unanimously carried, the meeting adjourned at 9:25 p.m.

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Kathleen R. Cunningham, Clerk