

TOWNSHIP COMMITTEE MEETING  
February 2, 2004

The regular meeting of the Township Committee of the Township of Cranbury was held at 7:30 p.m. in the Town Hall Meeting Room. Answering present to the roll call were: Township Committee members: Michael Mayes, Thomas Panconi, Jr., Pari Stave and Mayor Stannard. Ms. Beauregard arrived at 7:55 p.m. Also present were: Trishka Waterbury, Esquire, Attorney, Cathleen Marcelli, Engineer, Frederick C. Carr, Administrator and Kathleen R. Cunningham, Clerk. Mayor Stannard 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 2, 2003 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 2, 2003.
- (3) Was filed on December 2, 2003 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.

Reports and Communications from Committee

--Committee Minutes 23 and 26 January 2004

On motion by Ms. Stave, seconded by Mr. Panconi and unanimously approved, the minutes for January 23 and 26, 2004 were adopted by vote:

Ayes:	(Beauregard	Absent: (None
	(Mayes	Abstain: (None
	(Panconi	
	(Stannard	
	(Stave	

Nays: (None

--Sub Committee Reports

Ms. Stave reported that she had attended the Library's Retreat Meeting this past Saturday (1/31/04). An idea was considered for the Library to take over the Township's portion of the website (perhaps doing the calendar of events, etc.), as they have someone who is very knowledgeable in the area of computers.

Agenda Additions/Changes

Resolutions

Consent

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

Ayes: (Beauregard

(Mayes  
(Panconi  
(Stannard  
(Stave

Absent: (None

Abstain: (None

Nays: None

CRANBURY TOWNSHIP RESOLUTION # R 02-04-031

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 02-04-032

WHEREAS, the attached Developer's Agreement between Cranbury Township and Cranbury 60, L.L.C. having offices at c/o Sudler Companies, 300 Interpace Parkway, Building C, Parsippany, New Jersey 07054-1100, has been received and found to be acceptable.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the Agreement be approved and,

BE IT FURTHER RESOLVED, that the Mayor and Clerk be authorized to execute the Agreement on behalf of the Township of Cranbury.

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 February 2, 2004.

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

CRANBURY TOWNSHIP RESOLUTION # R 02-04-033

TOWNSHIP OF CRANBURY  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT FOR SALE OF DEVELOPMENT EASEMENT TO THE STATE AGRICULTURE DEVELOPMENT COMMITTEE.

WHEREAS, the Township Committee has, by Ordinance and as required by the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq., authorized the sale of a development easement and all of the nonagricultural development rights and development credits on property designated on the Tax Map of the Township of Cranbury as Block 23, Lot 12.01 and Block 25, Lot 19 and commonly referred to as the Barclay Farm ("Property") to the State Agriculture Development Committee (SADC); and

WHEREAS, the sale of the development easement and all of the nonagricultural development rights and development credits to SADC shall ensure the permanent preservation and restriction of the Property to agricultural use pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. and the Garden State Preservation Trust Act, N.J.S.A. 13:8C-1 et seq., and the rules and regulations adopted pursuant thereto; and

WHEREAS, in consideration for the sale, the SADC will pay the Township \$14,400.00 per acre; and

WHEREAS, the sale shall be subject to such other reasonable terms and conditions as set forth in an Agreement to Sell Development Easement.

CRANBURY TOWNSHIP RESOLUTION # R 02-04-033  
(Continued)

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

1. The Mayor and Clerk are hereby authorized and directed to execute an Agreement to Sell Development Easement for the Property for \$14,400.00 per acre.
2. The terms and conditions of the Agreement to Sell Development Easement shall be subject to the review and prior approval of the Township Attorney.

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 February 2, 2004.

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

Clerk  
Work Session

PUBLIC HEARING  
COMMUNITY DEVELOPMENT BLOCK GRANT

Mayor Stannard opened the Public Hearing on the Community Development Block Grant at 7:30 p.m. The \$19,500 in funds will be used to fund low to moderate housing needs in the Township of Cranbury. Additional projects based on community needs being evaluated is the placement of ADA accessible playgrounds in the Township Parks or improving pedestrian access via sidewalks and curb cuts along pedestrian walkways.

Mr. Mark Berkowsky, representing Cranbury Housing Associates, mentioned that last year, \$50,000 was given to the CHA under this grant.

There being no further comments, the Mayor closed the public hearing at 7:43 p.m.

b. Police Station Update

Mark Berkowsky provided the Township Committee with the monthly status report on the Cranbury Police Station. Mr. Berkowsky mentioned that the ground breaking may now be delayed until May 2004 with an occupancy of 2005. Mr. Panconi requested that the architect, Mr. Schmitt be present at the next Township meeting on February 9, 2004.

a. Cranbury Municipal Assessment Report

The final report on the assessment by Stony Brook-Millstone Watershed Association for Cranbury Township was given by Noelle J. MacKay. The Watershed presented two suggestions. Those suggestions are to conduct an Environmental Resources Inventory with the help of the Environmental Commission and create (and adopt) a Stream Corridor Ordinance. The Township Committee requested that the Environmental Commission review the report and then give the Township Committee its recommendations.

Work Session (Continued)

b. Preservation of Barclay Farmhouse and building

Bobbie Marlow of HPAC and Gail Hunton, HPAC historic consultant, addressed the Township Committee on preserving the farmhouse and buildings located on the Barclay South Property. The Township Committee requested the Township Attorney to review the Township's options concerning an easement and a decision will be made at the next Township meeting on February 9, 2004.

c. Township Employee Manual

The proposed Employee Manual complies with both the requirements set forth by the Joint Insurance Fund (JIF), that the Township is a member of and the Municipal Excess Liability Fund (MEL). Both of these organizations have encouraged municipalities to review and have an approved plan on file by 1 March 2004. The Township Committee reviewed and amended several items in the Manual. Mr. John Ritter, Plainsboro Road requested that copies be made available to the public for review. Mr. Carr, Township Administrator will provide Mr. Ritter with a copy. This item will be on the agenda of February 9, 2004 for further consideration.

Public Comment

The Mayor opened the meeting to public questions and comments on those items not on the agenda. Ms. Betty Wagner, Township Historian asked the status of the Holland House. The Township Attorney explained that the County has not yet recorded the Deed and this is causing a delay. There being no further comments, the Mayor closed the public part of the meeting.

Mayor's Notes

Mayor Stannard announced that he will be holding Mayor's Hours, on the first and 3<sup>rd</sup> Saturday from 9:00 a.m. until 10:30 a.m.

Resolution

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

Ayes: (Beauregard  
(Mayes  
(Panconi  
(Stannard  
(Stave

Absent: (None

Abstain: (None

Nays: None

CRANBURY TOWNSHIP RESOLUTION # R 02-04-030

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 Township Committee will now convene in a closed session that will be limited only to consideration of items with respect to which the public may be excluded pursuant to Section 7B of the Open Public Meetings Act, P.L. 1975, c.231.

CRANBURY TOWNSHIP RESOLUTION # R 02-04-030

(Continued)

1. The general nature of the subject to be discussed in this session is as follows:

----Land Acquisition/Condemnation: Fischer Property—Discussion regarding the acquisition and/or condemnation of Fischer Acres and potential terms thereof.

----Discussion of Closed Session Minutes for January 26, 2004

----Land Acquisition—South Brunswick Sewer Easement Acquisitions

2. 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: February 2, 2004

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

Ayes:	(Beauregard	Absent: (None
	(Mayes	Abstain: (None
	(Panconi	
	(Stannard	
	(Stave	

Nays: (None

On motion by Mr. Mayes, seconded by Mr. Panconi and unanimously carried, the Closed Session minutes of January 26, 2004 were adopted.

On motion by Mr. Mayes, seconded by Mr. Panconi and unanimously carried, the meeting adjourned at 10:35 p.m.

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Kathleen R. Cunningham, Clerk