

TOWNSHIP COMMITTEE REGULAR MEETING
September 11, 2023

The Township Committee Meeting of the Township of Cranbury was held at 7:00 p.m. in the Meeting Room of Town Hall. Answering present to roll call were Township Committee members: Eman El-Badawi, Lisa Knierim, Dr. Barbara Rogers, Matthew Scott and Mayor Michael Ferrante. Also present were Denise Marabello, Township Administrator/CFO and Debra Rubin, Municipal Clerk. Mayor Ferrante led in the salute to the flag, and Ms. Rubin read 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 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 January 6, 2023.

Filed on January 6, 2023 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.

Mayor Ferrante paid tribute to those who lost their lives during the September 11th terrorist attack.

Agenda Additions/Changes: None

Approval of Minutes: Mayor Ferrante asked if any members of the Township Committee would like to address changes or amendments to the following minutes. Hearing none, Mayor Ferrante asked for a motion to adopt the following minutes:

-- Township Committee Regular Meeting Minutes August 14, 2023

On a motion by Ms. Knierim, seconded by Mr. Scott, along with the following roll call vote of the members of the Township Committee;

Ayes: (El-Badawi
(Knierim
(Rogers
(Scott
(Ferrante

Abstain: (None
Absent: (None

Nays: (None

the Township Committee Regular Meeting Minutes of August 14, 2023 were adopted unanimously by the members present.

Reports and Communications:

Members of Committee

- Mr. Scott – Mr. Scott was unable to attend his liaison meeting with the Parks Commission and the Recreation Commission meeting was cancelled.
- Ms. Knierim – Ms. Knierim reported on her attendance at the EDAC and Historic Preservation Commission meetings. She was unable to attend the Board of Health meeting as it was scheduled during the same time as the Township Committee meeting.
- Dr. Rogers – Dr. Rogers reported on her attendance at the Shade Tree meeting. She reported on her anticipated attendance at the Environmental Commission meeting.

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- Ms. El-Badawi – Ms. El-Badawi reported on her attendance at the Development Review Committee and Planning Board meetings. She reported on her anticipated attendance at the upcoming Zoning Board and Municipal Alliance meetings.

Mayor

Mayor Ferrante – Mayor Ferrante reported on his attendance at the Planning Board meeting. He reported on Cranbury Day and the Helene Cody 5k Race. He thanked Jerry Thorne and the Department of Public Works for going above and beyond for the success of these events. He provided an update on the school referendum project and officiated a marriage. Additionally, Mayor Ferrante read aloud the following correspondence from Township Engineer, Tom Decker, in its entirety:

I understand there were public comments raised at the August 14th Committee meeting regarding Petty Road. I have since watched the recorded public comment period and offer the following responses and status:

- As previously advised, the pavement section was slightly modified in the field with the 6 inches of stone base replaced with 2 inches of asphalt base course. This is consistent with NJ Residential Site Improvement Standards (RSIS) which permits the substitution of 1 inch of asphalt for every 3 inches of stone subgrade since asphalt contains binders and is a stronger material.
- The reason for the modified pavement thickness was to avoid disturbing an existing firm subgrade. It is correct that portions of the road have a clay subgrade, however this does not mean that it is unsuitable. In most locations, the subsurface encountered was firm and passed a proof-roll and tests conducted by a geotechnical engineer with a nuclear density gage.
- Areas of subgrade that failed compaction testing were subsequently removed, replaced and compacted.
- Regarding any cost differences, we have reviewed the July 27, 2023 engineer's cost estimate prepared by Toll Brothers. The unit cost for asphalt is significantly higher than stone and essentially balances out the costs. There were additional costs associated with replacement of failed material experienced during construction and the 17% increase in the asphalt price index from July 2021 to August 2023.
- Drainage patterns for Petty Road remain unchanged, however the restored centerline crown, elimination of potholes should better facilitate road surface drainage. This includes the drainage at the intersection with Lenape Court. Lenape Court is a private road situated down gradient from Petty Road with no drainage collection system.
- I conducted a follow up inspection on August 25th after a rainfall event and noticed several areas of ponding water with in the pavement. Toll Brothers and their paving contractor were made aware of the situation and that remediation is required. Toll Brothers has acknowledged that these areas must be addressed and is working with their contractor for a remedy.
- With the exception of the aforementioned remediation, Petty Road paving and striping from Plainsboro Road to the bridge are complete. Toll Brother's landscapers are in the process of dressing the edge of roads with topsoil, seed and mulch. These efforts may help some, not all, of the ponding areas.
- With regards to the intersection of Petty Road and Dey Road, the geometry and traffic control is under the jurisdiction of Middlesex County since Dey Road is a County Road. Any issues with the intersection should be referred to the County.

As you are aware, Toll Brothers has posted a \$2.4M performance guarantee for all public improvements associated with Regency @ Cranbury, including Petty Road. This guarantee will remain in place until the

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completion of the development and a final inspection by our office. Our understanding from Toll Brothers is that completion is not anticipated for another 2 years. Prior to releasing the performance guarantee, Toll Brothers is required to post a 2 yr. maintenance guarantee. Therefore, Toll Brothers will be held accountable for any repairs to Petty Road due to workmanship for the next 4 years or so.

In summary, Petty Road has been reconstructed to the required standards and is vastly improved from its preconstruction condition, at no expense to the Township of Cranbury. We will continue to monitor the road's performance and provide a status update on any remedial action.

Reminders:

- **September 15th** – Viking Welcome Walk
- **September 21st** – Skin Cancer Prevention presented by Rutgers Cancer Institute of NJ at the Cranbury Public Library
- **September 23rd** – Rabies Clinic
- **September 30th** – Girl Scout Welcome Back Bonfire
- **October 3rd** – Disaster Preparedness presented by FEMA at the Cranbury Public Library
- **October 7th** – Country Line Dancing at the First Presbyterian Church
- **October 7th-8th** – Clean Up Day at Public Works Garage
- **October 14th** – Fire Company Open House at the Firehouse
- **Free Narcan Training every month**

Department Heads:

Volunteer Fire Company

Chief Charlie Smith provided the Fire Company's August report. He reported on Cranbury Day and an upcoming Open House event to be held in October.

Cranbury Public Library

Library Director Brooke Basista highlighted upcoming programs offered at the library, as well as, the facilities that are available to the public. She reported that September is National Library Card Sign-Up Month and encouraged the public to apply for a library card.

Follow-up Items: None.

Boards: Recreation Commission

Kevin McConnell, Chair, discussed the Mayors Wellness Campaign Senior Survey results. He also reported on the Recreation Commission's recommendations for the locations of the Inclusive Playground and four new pickleball courts at Village Park. Mayor Ferrante explained the process and that the Township Committee has the final approval of the projects once all the information has been gathered.

Work Session – Discussion of Recreation Survey

The creation of a pickleball interest survey to be produced and distributed to the public was discussed. This is an attempt to gauge the public's interest in pickleball courts in the Township. Mr. McConnell and Mr. Scott advised that the plan is for it to be a short interest survey to be distributed after the Township Committee approval. The Recreation Commission will be responsible for conducting the survey and procuring the results for the Township Committee. The majority of the Township Committee members approved of moving forward with the survey.

Boards and Commissions – Mayoral Appointments/Vacancies

Mayoral Appointments: None.

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Vacancies:

- Parks Commission
 - Member, expiring 12/31/25

Ordinances:

First Reading – None.

Second Reading – None.

Resolutions – Consent

Mayor Ferrante asked the Committee if there were any questions or comments on the Consent Agenda items. Hearing none, Mayor Ferrante asked for a motion to approve the Consent Agenda resolution(s). On motion by Ms. El-Badawi, seconded by Ms. Knierim, the following Consent Resolution(s) were adopted unanimously by the following vote:

Ayes: (El-Badawi
(Knierim
(Rogers
(Scott
(Ferrante

Abstain: (None
Absent: (None

Nays: (None

CRANBURY TOWNSHIP RESOLUTION # R 09-23-084

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 09-23-085

APPOINTMENT TO MUNICIPAL ALLIANCE COMMITTEE

WHEREAS, it is necessary to make the following appointment,

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following individual(s) is appointed to the position(s) and term(s) noted effective September 11, 2023:

TOWNSHIP COMMITTEE APPOINTMENTS

NAME	APPOINTMENT	TERM ENDING
Dr. Jennifer Diszler	Municipal Alliance Committee	12/31/23
Diane Stanley, 1 st Alternate	Municipal Alliance Committee	12/31/23
Erika Shulman, 2 nd Alternate	Municipal Alliance Committee	12/31/23

CRANBURY TOWNSHIP RESOLUTION # R 09-23-086

RESOLUTION CANCELING OUTSTANDING CHECKS

WHEREAS, the Director of Finance has requested that checks outstanding for more than a year be cancelled; and

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WHEREAS, the Director of Finance has advised that it would be appropriate for the Township Committee to authorize the cancellation of said checks as follows:

**CURRENT CHECKING
INVESTORS BANK
ACCOUNT # 857168887**

108674	\$218.23	2/27/23	Ready Refresh
108703	\$10.64	3/13/23	Leaf Industries
108723	\$12.09	3/13/23	Rock-Cranbury
108762	\$285.00	3/27/23	Midd. Co Assn Chiefs of Police

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranbury, County of Middlesex, hereby authorizes the cancellation of said checks.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Director of Finance.

CRANBURY TOWNSHIP RESOLUTION # R 09-23-087

A RESOLUTION AUTHORIZING THE CANCELLATION OF GRANT BALANCES

WHEREAS, funds were awarded to the township for various grants; and

WHEREAS, the time period for the grant has expired; and

WHEREAS, the amount awarded was more than the amount expended and reimbursed.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury, that the outstanding balances in the grant receivable for the grants listed below be cancelled.

Over the Limit Year End
NJDOT Freight Grant
NJDOT Ancil Davison Road Phase I and II
NJDOT John White Road Phase I and II

CRANBURY TOWNSHIP RESOLUTION # R 09-23-088

AUTHORIZING THE REFUND OF SEWER OVERPAYMENTS

WHEREAS, The Tax Collector, Tanyika L. Johns has certified that the following taxpayers overpaid their sewer; and

WHEREAS, The Tax Collector is requesting that the overpaid sewer be refunded,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Cranbury that the following overpayment be refunded:

<u>Rate Payer</u>	<u>Refund</u>
OWNER: MARTZLOFF, CATHERINE J	\$106.89

Make check payable to: CORELOGIC TAX SERVICES, LLC
POST OFFICE BOX 9236, COPPELL, TX 9236
LOCATION: 121 PLAINSBORO ROAD
SEWER ACCOUNT: 2990-0

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BLOCK: 23 LOT: 26 QUALIFIER:

Rate Payer	Refund
OWNER: DEFRANCIS, JANET	\$463.53

Make check payable to: CORELOGIC TAX SERVICES, LLC

POST OFFICE BOX 9236, COPPELL, TX 9236

LOCATION: 3 MCKNIGHT COURT

SEWER ACCOUNT: 7160-0

BLOCK: 18.03 LOT: 5 QUALIFIER:

Public Comment

Mayor Ferrante reminded the public of the three (3) minute time limit for public comment. Mayor Ferrante then opened the meeting to public comment.

- Bonnie Larson – Ms. Larson discussed that the Four Seasons tennis courts are being converted to pickleball courts. She also requested that the Township Committee not approve the installation of too many pickleball courts to the Township.
- Bud Jackson – Mr. Jackson reported that he contacted the County and they plan to investigate the intersection at Dey Road and Petty Road as he requested.
- Elaine Rusche – Ms. Rusche thanked the Township Committee for paving the area between Village Park and Justin Drive.

Hearing and seeing no one else, Mayor Ferrante closed public comment.

Action Items –

- Pickleball Interest Survey
- EDAC Business Survey
- Mayor Ferrante announced that the next Township Committee meeting will be held on Tuesday, September 26, 2023 at 7:00pm

Adjourn

Mayor Ferrante requested a motion to adjourn. On a motion by Dr. Rogers, seconded by Mr. Scott and unanimously carried, the meeting adjourned at 8:27 p.m.

Debra A. Rubin

Debra A. Rubin, RMC

Municipal Clerk