

TOWNSHIP COMMITTEE MEETING
April 11, 2016

The Township Committee Meeting of the Township of Cranbury was held at 7:00 p.m. in the Town Hall Meeting Room. Answering present to the roll call were Township Committee members: Dave Cook, Susan Goetz, Glenn Johnson, and Mayor Dan Mulligan. Jay Taylor was absent. Also present were Richard Preiss, PP, Township Planner; Denise Marabello, Township Administrator/Director of Finance, and Kathleen Cunningham, Municipal Clerk/Assistant Administrator. Mayor Mulligan 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 1, 2015 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 1, 2015.
- (3) Filed on December 1, 2015 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.
- (4) Sent to those individuals who have requested personal notice.

Resolution

Mayor Mulligan stated the Township did a Resolution honoring Lt. Frank Dillane for his many years of service in the Police Department. He and the members of Committee shared personal stories and all thanked Lt. Dillane and wished him luck in his future career. On motion by Mr. Cook, seconded by Mr. Johnson and unanimously carried (with Mr. Taylor being absent), the following Resolution was adopted by vote:

Ayes:	(Cook Goetz Johnson Mulligan)	Abstain: (None Absent: (Taylor
Nays:	(None	

Cranbury Township Resolution # R 04-16-066

WHEREAS, Franklin Dillane ("Frank") was hired as a Patrolman for Cranbury Township on June 1, 1986; and

WHEREAS, Frank was promoted to Sergeant on October 21, 2002; and then Lieutenant/Administrative Commander on August 23, 2010; and

WHEREAS, Frank was instrumental in creating Cranbury Township's first "Traffic Safety Bureau" in 2003; and

WHEREAS, throughout his career with Cranbury Township, Frank has been instrumental in finding many grant dollars for Programs such as "Drive Sober or Get Pulled Over", "Body Armor", "Click It or Ticket It" and many other Programs; and

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Cranbury Township Resolution # R 04-16-066
(Continued)

WHEREAS, Frank has kept up with ever-changing technology in recent years and provided his knowledge to the Cranbury Police Department and helped with installation of a new phone system as well as new computer systems making the Department much more efficient; and

WHEREAS, Frank was instrumental in the implementation of the 911 Dispatch Shared Services Agreement with South Brunswick; and

WHEREAS, Frank has now decided to retire from the Police Department;

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Cranbury hereby thanks Frank for his steadfast commitment to the Township of Cranbury throughout the years; helping make it the great community it is today; and

BE IT FURTHER RESOLVED, a duly authenticated copy of this resolution is presented to Frank Dillane with best wishes for an enjoyable retirement!

Township Committee Minutes of March 28, 2016

On motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the Township Committee Minutes of March 28, 2016 were adopted.

Reports and Communications

--Members of Committee

--Mr. Cook

Mr. Cook commended Ms. Marabello and Mr. Richard Preiss on the progress made with the Planning Board on affordable housing. Mr. Cook acknowledged the amount of work expended and thanked them for their efforts.

--Ms. Goetz

Ms. Goetz reported she attended a Planning Board meeting last week. She reported the Planning Board approved a modification to Cranbury Park, which are the new warehouses on Station Road. She stated the developer came in and wanted some parking changes and internal changes. She stated the good news is they have a tenant that will take both warehouses, and the tenant is eager to get in.

Ms. Goetz reported the Library was also at the Planning Board meeting, and was present this evening to share their renderings of moving the location of Library slightly so it can be seen from Main Street.

Ms. Goetz reported Mr. Preiss, Township Planner, presented to the Planning Board the "Area in Need of Re-Development" plan for Paul's Auto, which was discussed at great length. She stated the Planning Board approved the plan and gave its recommendation.

Ms. Goetz stated there was also discussion at the Planning Board on the amended Third Round Housing Element and Fair Share Plan. She stated this entailed a lot of work in a short period of time, and she thanked the Committee for its help.

--Mr. Johnson

Mr. Johnson reported he attended the Board of Health meeting, and he reported the main topic of discussion was dog licensing.

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Reports and Communications

--Members of Committee

(Mr. Johnson cont'd.)

Mr. Johnson reported he attended the Zoning Subcommittee meeting to discuss retail zones. He also attended the Development Review Committee and Planning Board Meetings.

Reports and Communication

--Mayor

Mayor Mulligan reported the Township had applied for road grants. He stated the Township easily needs \$2.5 million of roadway done in Cranbury, and the Township relies on grants to help with those costs. He reported the Township was awarded with a \$300,000 grant that will be applied towards repairs on John White Road, which he stated is the road in worst condition in the Township.

Mayor Mulligan reported the Township has the "Safe Routes to School" application. Ms. Marabello and the Committee will review to determine how to proceed.

He reported he was walking on the Hagerty property and stated the Boy Scout trail organized by Hunter Pormilli has been started. He stated the trail looks really good and it will be a great asset to the Town. He reported the beavers are still very active by the water. Ms. Goetz stated the trail will connect to Farmstead Way.

Mayor Mulligan reported he responded to the Plainsboro Road resident concerning the safety issues on that road, and explained that the Township is pricing out some options to address the issues.

He reported the Township Committee is spending a lot of time on affordable housing. He stated a lot of the information is not public yet, and reported the Township will be in Court on April 18th. He stated they are hopeful the Township's plan will be approved. He stated they are also addressing the "Paul's Auto Property" Redevelopment Plan, and wanted to stress that Paul's Auto will be staying in Town at another location.

Reports and Communications

--Subcommittees

There were no reports from Subcommittees.

Reports and Communications

--Department Heads

Chief Rickey Varga reported on the driveway into the West Property. Mayor Mulligan explained to the public that there were complaints concerning the speed on the driveway. Chief Varga stated they researched if and how they could designate the roadway. He stated the road will have to be named and it will have to be determined whether the road's width is greater or less than 12 feet. He suggested a 10 mph speed limit. He stated the road is very narrow and cars pull in between the bushes. Ms. Marabello stated the road will be measured and named and will be added to the speed limit ordinance for a 10 mph limit. She stated the Police will enforce the speed limit. The Committee agreed.

Chief Varga reported on the arrests of the burglary suspects. He stated arrests were made on Wynnewood Drive after the suspects were spotted elsewhere in the Township. He stated the Police caught the suspects and found one to be in possession of burglary tools and had warrants. Chief Varga stated the Police sent out a Nixle to alert residents on March 16th so they could check their homes to see if there was damage or forced entry. He stated on March 17th a resident on Evans Drive did notice damage to the home. He stated one individual was charged with attempted burglary and the other has not been located. He stated there are ongoing investigations in other towns in Mercer County. Chief Varga stated that was all he could share, and the Township Committee thanked him for his report.

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Agenda Additions/Changes

Ms. Cunningham reported members of the Township Committee received a communication from Ms. Josette Kratz, the Planning and Zoning Administrative Officer in reference to the signed Resolution adopting the 2016 Amended Third Round Housing Element and Fair Share Plan. Ms. Cunningham read the communication into the record. She stated the Resolution was adopted on April 7th at the Planning Board Meeting and the communication is dated April 8th.

Concerning changes to the Agenda, Ms. Cunningham reported Resolution # 04-16-074 (Memorandum of Understanding with Cranbury Housing Associates for the Gristmill House) was being deleted from the Agenda as it was not needed, and Resolution # R 04-16-077 (Resolution for "Click It or Ticket") was added in order for the Police Department to obtain a grant.

Public Comment - For Agenda Items

Mayor Mulligan opened the meeting to public questions and comments for items on the Agenda. There being no comments, he closed the public portion of the meeting.

Ordinances

First Reading

Cranbury Township Ordinance # 04-16-05

An Ordinance entitled # 04-16-05, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY AMENDING "AN ORDINANCE FIXING THE SALARIES, WAGES AND BENEFITS FOR VARIOUS OFFICIALS AND EMPLOYEES OF THE TOWNSHIP OF CRANBURY PROVIDING FOR THE MANNER OF PAYMENT THEREOF, AND RATIFYING SALARIES AND PAYMENTS TO EMPLOYEES AND OFFICIALS PREVIOUSLY PAID," was introduced for first reading. On motion by Mr. Johnson, seconded by Mr. Cook, the Ordinance was passed on first reading by vote:

Ayes:	(Cook	Abstain:	(None
	(Goetz	Absent:	(Taylor
	(Johnson		
	(Mulligan		
Nays:	(None		

Second Reading, April 25, 2016 at 7:00 p.m.

SECTION 1. The following salaries, wages and fees shall be paid to the various Township Officials and employees of the Township of Cranbury as hereinafter specified, effective, March 27, 2016 unless otherwise noted:

TITLE	ANNUAL SALARY RANGE			
	Minimum	Maximum	Minimum	Maximum
	Salary	Salary	Hourly Rate	Hourly Rate
Mayor - Part Time	\$5,000	\$10,000		
Township Committee - Part Time	\$4,000	\$8,000		
Township Administrator – Full Time	\$20,000	\$40,000		
Director of Finance/Chief Financial Officer/Treasurer – Full Time	\$90,000	\$125,000		
Township Clerk/Registrar - Full Time	\$45,000	\$95,000		

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Assistant Administrator – Full Time	\$1,000	\$3,000		
Tax Assessor - Part Time	\$20,000	\$60,000		
Zoning Officer - Part Time	\$5,000	\$12,000		
Chief of Police - Full Time (effective 1/1/16)	\$90,000	\$150,000		
Construction Official/Building Inspector - Full Time	\$60,000	\$95,000		
Building Sub-Code/Building/Sr. Fire Inspector – Full Time	\$50,000	\$87,000		
Building Inspector - Part Time	\$20,000	\$50,000		
Plumbing Subcode Official - Part Time	\$15,000	\$30,000		
Electrical Subcode Official - Part Time			\$14.00	\$32.00
Fire Sub Code Official – Part Time	\$6,000	\$7,000		
Sewer Superintendent	\$5,000	\$10,000		
Fire Official - Part Time	\$15,000	\$30,000		
Director of Recreation - Part Time	\$8,000	\$20,000		
Summer Recreation Art Director – Seasonal	\$3,000	\$6,000		
Summer Program Director – Seasonal	\$6,000	\$8,000		
Summer Program Employees – Seasonal			\$5.00	\$20.00
Assistant Fire Official – Part Time			\$15.00	\$20.00
Deputy Treasurer/Payroll Clerk/Tax Clerk/Sewer Clerk – FT			\$16.00	\$28.00
Qualified Purchasing Agent/Accounts Payable Clerk/Finance Assistant – FT			\$20.00	\$30.00
Deputy Clerk/Deputy Registrar - Full Time			\$13.00	\$31.00
Tax Collector – Part Time (effective 1/1/15)	\$10,000	\$15,000		
Assistant Assessor			\$20.00	\$30.00
Planning Admin.Officer/InfoSystems Coord - FT			\$21.00	\$32.00
Administrative Assistant to the Chief of Police - Full Time			\$18.00	\$30.00
School Crossing Guards - Part Time			\$11.00	\$24.00
Sr. Technical Assistant/Alt Deputy Registrar - FT			\$13.00	\$31.00
Director of Public Works Mgr/Small Animal Control Officer/Property Standards Enforcement Officer – FT			\$20.00	\$50.00
Public Works Admin Asst/ Recycling Coordinator - FT			\$20.00	\$32.00
Heavy Equipment Operator/Sr Foreman - Full Time			\$20.00	\$45.00
Public Works Mechanic - Full Time			\$15.00	\$35.00
Public Works Employee/Sewer Assistant - Full Time			\$15.00	\$35.00
Public Works Employee – Full Time			\$15.00	\$35.00
Part Time Help			\$18.00	\$50.00
Temporary Help			\$12.00	\$30.00
Emergency Incentive First Aid or Fire Responders			\$1.00	\$1.00

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Board Secretary - Part Time

\$13.00

\$25.00

PAID HOLIDAYS for 2016

All non-bargaining unit full-time employees and certain part-time employees, shall be entitled to eleven (11) paid holidays annually as follows:

1. New Years Day
2. Martin Luther King Day
3. President's Day
4. Memorial Day
5. Independence Day
6. Labor Day
7. Veteran's Day
8. Thanksgiving Day
9. Friday after Thanksgiving Day
10. Christmas – December 26
11. Floating Holiday

HEALTH BENEFITS

Full-time employees are eligible to enroll in the Township's health benefit programs. For purposes of determining eligibility, a full-time employee is defined as one who works a minimum of thirty-five hours a week.

Effective January 1, 2012 all employees who are enrolled in the health benefits program shall be required to premium share.

POLICE DEPARTMENT

The School Crossing guards shall receive a clothing allowance of \$275.00 per year. These expenses will be reimbursed by voucher and approved by the Chief of Police.

SECTION II.

If any section, paragraph, sentence, clause or phrase in the Ordinance is for any reason held or determined to be unconstitutional or invalid, the same shall not affect the remainder of this Ordinance.

SECTION III.

All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed.

SECTION IV.

This ordinance shall take effect upon its passage and publication according to law.

Cranbury Township Ordinance # 04-16-06

An Ordinance entitled # 04-16-06, "A BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS OF THE TOWNSHIP FO CRANBURY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$1,587,141.00 THEREFORE AUTHORIZING THE ISSUANCE OF \$1,507,783.95 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF," was introduced for first reading. Mayor Mulligan explained this Ordinance covers capital expenses discussed at Budget time. He stated the larges expense is the Township's share of contribution to sewer improvements under the agreement with South Brunswick Township. In addition, he stated the Ordinance

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Cranbury Township Ordinance # 04-16-06
(Continued)

covers some road repairs and the acquisition of vehicles. On motion by Ms. Goetz, seconded by Mr. Johnson, the Ordinance was passed on first reading by vote:

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

Nays: (None Second Reading, April 25, 2016 at 7:00 p.m.

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 several improvements 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 several improvements or purposes described in Section 3, there is hereby appropriated the sum of \$1,587,141, including the sum of \$79,357.05 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 \$1,507,783.95 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 several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefore, the estimated maximum amount of the bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation And Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds or Notes</u>	<u>Period of Usefulness</u>
a) Replacement of pistols	\$3,600	\$3,420	15 years
b) 2 Chevy Tahoes	\$97,900	\$93,005	5 years
c) 2 Mobile radios	\$3,000	\$2,850	5 years
d) 2 L-3 Mobile Vision	\$14,200	\$13,490	5 years
e) 2 Vehicle Storage Boxes	\$2,400	\$2,280	5 years
f) 2 Vehicle Computer Mounts	\$1,500	\$1,425	5 years
g) Engineering Costs John White Road	\$20,000	\$19,000	40 years

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Cranbury Township Ordinance # 04-16-06
(Continued)

h) Brainerd Lake Misc Improvements	\$40,000	\$38,000	40 years
i) Replace Smoke Detectors	\$20,000	\$19,000	10 years
j) Brainerd Lake Bridge/Dam Project	\$15,000	\$14,250	40 years
k) John White Road Resurfacing	\$81,880	\$77,786	40 years
l) Town Hall Carpets	\$20,000	\$19,000	5 years
m) Firehouse Door Security	\$5,566	\$5,287.70	5 years
n) Petty Road Drainage Study	\$35,000	\$33,250	10 years
o) Misc Road Repairs	\$20,000	\$19,000	10 years
p) Fire Company Radio	\$5,000	\$4,750	5 years
q) Town Hall Sound System	\$9,557	\$9,079.15	5 years
r) South Brunswick Sewer Capital Improvements	\$1,020,625	\$969,593.75	40 years
s) Road Striper and Trailer	\$5,000	\$4,750	5 years
t) Clock Tower Access	\$9,988	\$9,488.60	5 years
u) Snow Fence	\$5,000	\$4,750	5 years
v) Dump Truck w/Snow Plow	\$58,000	\$55,100	5 years
w) Pickup Truck w/Snow Plow	\$40,000	\$38,000	5 years
x) Offsite Backup – Town Hall	\$4,320	\$4,104	5 years
y) Offsite Backup - Police	\$6,480	\$6,156	7 years
z) Desktop Workstations – TH	\$4,125	\$3,918.75	5 years
aa) Holiday Decorations	\$5,000	\$4,750	5 years
bb) Replace PW Garage Doors	\$5,000	\$4,750	5 years
cc) Toro Lawnmower	\$21,000	\$19,950	5 years
dd) Lawnmower Trailer	\$8,000	\$7,600	5 years

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Cranbury Township Ordinance # 04-16-06
(Continued)

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.

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 improvements or purposes described in Section 3 of this bond ordinance are not a current expense. They are all improvements or purposes 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 12 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 \$1,507,783.95 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$150,778.30 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

TOWNSHIP COMMITTEE MEETING
April 11, 2016

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
Cranbury Township Ordinance # 04-16-06
(Continued)

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.

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 # 03-16-04

A motion to enter an Ordinance entitled, # 03-16-04, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING TOWNSHIP CODE CHAPTER 82 FEES," was presented for second reading and final adoption. The Ordinance was published in the Cranbury Press, posted on the Township's website, posted on the Township Bulletin Board and copies were available to the public. The Mayor opened the public hearing on the Ordinance. Mayor Mulligan explained there is a kennel in Town. This Ordinance addresses the fees associated fees associated with obtaining a license. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Goetz, seconded by Mr. Cook, the Ordinance was adopted by a vote:

Ayes:	(Cook	Abstain:	(None
	(Goetz	Absent:	(Taylor
	(Johnson		
	(Mulligan		
Nays:	(None		

Resolutions
Consent

Mayor Mulligan stated Resolution # R 04-16-077 ("Click It or Ticket") was added to the Consent Agenda and asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing no questions or comments, he requested a motion to adopt the Consent Resolutions. On a motion by Mr. Cook, seconded by Mr. Johnson, and unanimously carried, the following Resolutions were passed by vote:

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Resolutions

Consent (cont'd.)

Ayes: (Cook
(Goetz
(Johnson
(Mulligan

Abstain: (None
Absent: (Taylor

Nays: (None

Cranbury Township Resolution # R 04-16-067

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 04-16-068

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE
MUNICIPAL BUDGET OF THE TOWNSHIP OF CRANBURY
PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount,

Section 1

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2016 in the sum of \$3,929.61 which item is now available as a revenue from the State of New Jersey pursuant to the provision of statute, and

Section 2

BE IT FURTHER RESOLVED that a like sum of \$3,929.61 is hereby appropriated under the caption "Drunk Driving Enforcement"

Section 3

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

- (a) Director of the Division of Local Government Services
- (b) Township Chief Financial Officer

TOWNSHIP COMMITTEE MEETING
April 11, 2016

CRANBURY TOWNSHIP # R 04-16-069

RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE
MUNICIPAL BUDGET OF THE TOWNSHIP OF CRANBURY
PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159, P.L. 1948)

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount,

Section 1

NOW, THEREFORE, BE IT RESOLVED that the Township Committee hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2016 in the sum of \$300,000.00 which item is now available as a revenue from the State of New Jersey Department of Transportation pursuant to the provision of statute, and

Section 2

BE IT FURTHER RESOLVED that a like sum of \$300,000.00 is hereby appropriated under the caption "John White Road Resurfacing"

Section 3

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

- (a) Director of the Division of Local Government Services
- (b) Township Chief Financial Officer

CRANBURY TOWNSHIP RESOLUTION #R 04-16-070

NOW, THEREFORE, BE IT RESOLVED, BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANBURY, that Susan Engelbert be hired as the Municipal Alliance Board Secretary, at a rate of \$19.01 per hour, effective April 4, 2016.

Cranbury Township Resolution # R 04-16-071

A RESOLUTION IN SUPPORT OF VETERANS TREATMENT COURTS

WHEREAS, in 2010 the New Jersey Legislature enacted an Act establishing a task force to study the treatment of veterans diagnosed with post-traumatic stress disorder (PTSD) in judicial proceeding; and

WHEREAS, the New Jersey Veterans PTSD Task Force will identify and review the issues and concerns facing veterans of the United States Armed Forces and New Jersey National Guard who have been diagnosed with PTSD and how that diagnosis has impacted their treatment in judicial proceedings; and

TOWNSHIP COMMITTEE MEETING
April 11, 2016

WHEREAS, the Veterans Treatment Court model is based on drug treatment and/or mental health treatment courts, where substance abuse or mental health treatment is offered as an alternative to incarceration and typically, veteran mentors assist with the programs; and

Cranbury Township Resolution # R 04-16-071
(Continued)

WHEREAS, Veterans Treatment Courts start with the premise of providing Veterans involved in the criminal justice system with a program and services to overcome the challenges they face and a VTC would maximize utilization of Department of Veterans Affairs resources and ensure that Veterans are getting the treatment they are owed; and

WHEREAS, according to the current research, 9% of the people in the NJ criminal justice system, or nearly 12,000, are Veterans and though a large majority (82%) of these Veterans are eligible for VA services, 18% do not have access to the VA Services; and

WHEREAS, New Jersey is home to 712,000 Veterans, the 16th highest state Veteran population in the nation, yet New Jersey remains one of only fifteen states without a Veterans Treatment Court System. Veterans Treatment Courts recognize the tremendous service members of our Armed Forces provide to our Country.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Cranbury recognize the work of the New Jersey Veterans PTSD Task Force and urge the Task Force to find in favor of establishing a Veterans Treatment Court System in New Jersey.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be forwarded to the Middlesex County Freeholders and the 14th Legislative District representatives urging them to support a Veterans Treatment Court System in New Jersey, and that it is also the sense of the Township Committee that April be declared Veterans Treatment Court Month in the Township of Cranbury.

Cranbury Township Resolution # R 04-16-072

Agreement with Township of Plainsboro to Comply with N.J.A.C. 5:23-4.5(j)
"Conflict of Interest"

WHEREAS, it is deemed a conflict of interest for the local enforcing agency to enforce the requirements of the Uniform Construction Code for the Mayor or any Township Committee member of the Township of Cranbury; and

WHEREAS, the Construction Official of the Township of Cranbury shall forward any permit applications received for the individuals listed above to the Construction Official of the Township of Plainsboro; and

WHEREAS, the Township of Plainsboro shall process the permit application using the schedule of fees in Chapter 72-4 (Ord. No. 01-00-06 revised 2/28/2000) of the Township of Cranbury; and

WHEREAS, Township of Plainsboro shall perform all inspections and enforcement activities and issue any Certificates of Occupancy or Certificates of Approval; and

WHEREAS, the Construction Official of the Township of Plainsboro shall provide the Construction Official of the Township of Cranbury with copies of all enforcement activity for these permits in order to properly maintain our block and lot files.

TOWNSHIP COMMITTEE MEETING
April 11, 2016

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Cranbury, that the above referenced procedure is effective April 11, 2016.

Cranbury Township Resolution # R 04-16-072
(Continued)

BE IT FURTHER RESOLVED, by recognizing the need to provide the same services to the Mayor and Township Committee members of the Township of Cranbury for the enforcement of the Uniform Construction Code, while complying with the mandated provisions set forth in N.J.A.C. 5:23-4.5(j)1.

BE IT FINALLY RESOLVED, in order to protect the elected officials of the Township of Cranbury from inadvertently violating the provisions of the Uniform Construction Code and the State of New Jersey's "Code of Ethics", the Construction Official of the Township of Plainsboro will process these permit applications.

Cranbury Township Resolution # R 04-16-077

Resolution Supporting the "Click It or Ticket" Mobilization of May 23 – June 5, 2016

Whereas, there were there were 112 motor vehicle fatalities in New Jersey in 2014; and

Whereas, a large percentage of the motor vehicle occupants killed in traffic crashes were not wearing a seat belt; and

Whereas, use of a seat belt remain the most effective way to avoid death or serious injury in a motor vehicle crash; and

Whereas, the National Highway Traffic Safety Administration estimates that more than 12,000 lives were saved nationally in 2012 alone, the most recent year for which this date is available; and

Whereas, the State of New Jersey will participate in the nationwide "Click It or Ticket" seat belt mobilization from May 23 – June 5, 2016 in an effort to raise awareness and increase seat belt usage through a combination of enforcement and education; and

Whereas, the Division of Highway Traffic Safety has set a goal of increasing the seat belt usage rate in the State from the current level of 91.36%; and

Whereas, a further increase in seat belt usage in New Jersey will save lives on our roadways;

Now, Therefore, Be It Resolved that Cranbury Township declares its support for the "Click It or Ticket" seat belt mobilization both locally and nationally from May 23 – June 5, 2016 and pledges to increase awareness of the mobilization and the benefits of seat belt use.

Resolution

Mayor Mulligan explained the following two (2) Resolutions would be addressed and voted on separately. He stated the first Resolution concerns Cranbury's commitment to fund its affordable housing program. Ms. Marabello stated the Township will fund affordable housing, and Mayor Mulligan stated he believed the

TOWNSHIP COMMITTEE MEETING
April 11, 2016

amount would be approximately \$8.5 to \$9 million for affordable housing this round. He stated the amount could creep higher depending on how the projects go. He stated if we do not do this, we open ourselves up

Resolutions (continued)

to development like surrounding towns. Mr. Cook stated Cranbury is in a better position than in the past concerning affordable housing. Mr. Cook commended previous Township Committees and Cranbury Housing Associates for their hard work on affordable housing. Mayor Mulligan stated all five (5) members of the Township Committee have worked very hard on affordable housing and are supportive of the plan. Mayor Mulligan opened up the discussion to public comment.

Mr. Frank Marlowe, North Main Street, inquired about the cost per unit for the \$8.5 million. Ms. Marabello stated there are a lot of estimates involved and a lot of unknowns. She stated she did not have the spreadsheet with her but it was available at the Budget session. She offered to speak further with Mr. Marlowe about it. There was discussion about the funding/interest rates of bonds. She stated the estimates contain many unknowns.

On motion by Ms. Goetz, seconded by Mr. Cook and unanimously carried (with Mr. Taylor being absent), the following Resolution was adopted by vote:

Ayes:	(Cook Goetz Johnson Mulligan)	Abstain: (None Absent: (Taylor
Nays:	(None	

Cranbury Township Resolution # R 04-16-073

A RESOLUTION CONCERNING THE TOWNSHIP OF CRANBURY'S
COMMITMENT TO FUND ITS AFFORDABLE HOUSING PROGRAM

WHEREAS, the Township Committee of the Township of Cranbury in Middlesex County, New Jersey, has endorsed a Housing Element and Fair Share Plan setting forth the Township's commitment to meeting its affordable housing obligation through 2025; and

WHEREAS, the Township Committee is petitioning the Superior Court of the State of New Jersey for a Judgment of Repose of its Third Round Housing Element and Fair Share Plan finding that it is constitutionally compliant; and

WHEREAS, this Housing Element and Fair Share Plan contains one or more municipally-sponsored affordable housing developments pursuant to N.J.A.C. 5:93-5.5 and other compliance techniques, include rehabilitation, for which the Township must demonstrate an adequate and stable funding source; and

WHEREAS, the Township anticipates that funding will come from the following sources to satisfy its obligation, including, but not limited to, the Township's affordable housing trust fund consisting of development fees, in-lieu payments and other revenue; and governmental sources including the Federal

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Low Income Housing Tax Credits program, New Jersey Balanced Housing funds, HUD funding, Federal Home Loan Bank Board financing, HMFA bond financing, Middlesex County Home funds, etc.; and

WHEREAS, in the event that the above funding sources prove inadequate to meet the Township's funding obligation, the Township shall provide sufficient funding to address any shortfalls.

Cranbury Township Resolution # R 04-16-073
(Continued)

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranbury, in the County of Middlesex, that the governing body does hereby agree to fund any shortfalls in its affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason; and

BE IT FURTHER RESOLVED that said shortfall shall be funded by bonding if there are no other resources.

Resolution

On motion by Ms. Goetz, seconded by Mr. Cook and unanimously carried (with Mr. Taylor being absent), the following Resolution was adopted by vote:

Ayes:	(Cook	Abstain:	(None
	(Goetz	Absent:	(Taylor
	(Johnson		
	(Mulligan		
Nays:	(None		

Cranbury Township Resolution # R 04-16-075

RESOLUTION ENDORSING HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, on December 11, 2008, the Planning Board of the Township of Cranbury, County of Middlesex, State of New Jersey ("Planning Board") adopted a Housing Element and Fair Share Plan ("HEFSP") pursuant to N.J.S.A. 40:55D-28 and N.J.A.C. 5:96 & 5:97 (hereinafter referred to as "COAH's third round rules"); and

WHEREAS, the Township Committee of the Township of Cranbury ("Township Committee") endorsed the 2008 HEFSP on December 22, 2008, and submitted it to the Council on Affordable Housing ("COAH") for third round substantive certification; and

WHEREAS, COAH granted the Township of Cranbury ("Township") third round substantive certification on April 21, 2010; and

WHEREAS, subsequent to COAH's grant of substantive certification to the Township, the New Jersey Supreme Court decided In re Adoption of N.J.A.C. 5:96 & 5:97, 215 N.J. 578 (2013), which affirmed the Appellate Division's invalidation of COAH's third round rules, found that the growth share methodology set forth in COAH's third round rules was inconsistent with the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and required COAH to adopt new third round rules; and

TOWNSHIP COMMITTEE MEETING
April 11, 2016

WHEREAS, COAH failed to adopt new third round rules at its meeting on October 20, 2014;
and

WHEREAS, following COAH's failure to adopt new rules, the Supreme Court issued a decision and order on March 10, 2015 in In re Adoption of N.J.A.C. 5:96 & 5:97, 221 N.J. 1, which authorized the trial courts to resume their role as the forum of first resort for the evaluation of municipal compliance with fair

Cranbury Township Resolution # R 04-16-075
(Continued)

share obligations, permitted municipalities, including those that received third round substantive certification from COAH, to file a declaratory judgment action ("DJ action") with the trial courts seeking a declaration that their HEFSP present a realistic opportunity for the production of affordable housing, and required the preparation of new HEFSP in accordance with COAH's prior round rules; and

WHEREAS, the Township filed a DJ action on July 8, 2015 captioned In re Application of the Township of Cranbury in Middlesex County, Docket No.: MID-L-3960-15, and was able to reach a settlement with respect to its fair share obligation with all interested parties; and

WHEREAS, the Planning Board has prepared a new HEFSP in accordance with the provisions of the litigation settlement, and adopted the new HEFSP on April 7, 2016 after notice and hearing pursuant to applicable law; and

WHEREAS, COAH's prior round rules, specifically N.J.A.C. 5:91-2.2(a), requires that the Township Committee endorse the HEFSP adopted by the Planning Board.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey, hereby endorses the 2016 Housing Element and Fair Share Plan as adopted by the Township of Cranbury Planning Board on April 7, 2016.

Resolution

Mayor Mulligan asked the Township Committee if there were any questions/comments. Mr. Johnson explained the affordable units will be on the second floor of the retail building so High Point asked for permission to build the affordable units when the retail space is built. If the Court does not agree, it cannot be done.

Mayor Mulligan asked the public if there were any questions or comments. Mr. Fran McGovern, Washington Drive, stated he knew of another project where the market "tanked" before the end phase was built, which included the affordable units. He asked how the Township could be covered should that happen. He stated in the other instance, the builder took the profit out of the project and never built the affordable units, and the Township was responsible.

Mr. Richard Preiss, Township Planner, stated the intention of the builder is to build the full project, which includes 54 townhouse units and a separate retail section, which has twelve apartments, seven (7) of which are affordable and five (5) are market rate. He stated if there were responsible for phasing, they would only be able to build 25% of the townhouse units before building the retail. He stated when they build the retail building, all 100% of the affordable housing units will be built. He stated the agreement with the builder is

TOWNSHIP COMMITTEE MEETING
April 11, 2016

when they get to 76.9% of the townhouse development being completed, they will build that retail building with all of the affordable housing units. Mr. Preiss explained in this particular project, most of the profit will be realized when the retail and remaining townhouse units are built. He stated there is a strong incentive to complete the affordable housing units or they leave a huge amount on the table. Mr. Preiss stated they were

Resolution (continued)

very careful in the Planning Board Resolution and in the language that justifies that waiver, to explain why it is necessary and that there is economic incentive for the developer to finish the project. He stated he believes the Judge will grant it. Mr. McGovern agreed he believes the Judge will grant it; he just wanted to be sure the Township is covered. Mr. McGovern asked if the obligation can be bonded, and Mr. Preiss replied he did not know; however, the developer needs this waiver to secure their financing.

On motion by Mr. Cook, seconded by Mr. Mr. Johnson and unanimously carried (with Mr. Taylor being absent), the following Resolution was adopted by vote:

Ayes:	(Cook	Abstain:	(None
	(Goetz	Absent:	(Taylor
	(Johnson		
	(Mulligan		
Nays:	(None		

Cranbury Township Resolution # R 04-16-076

RESOLUTION GRANTING WAIVER REQUEST FROM PHASING SCHEDULE ESTABLISHED
BY COAH'S SECOND ROUND RULES, *N.J.A.C. 5:93-5.6(d)*

WHEREAS, High Point Development, LLC ("High Point") received land use approvals from the Planning Board of the Township of Cranbury, County of Middlesex, State of New Jersey ("Planning Board") on December 15, 2015 for a two-phase residential and mixed use development ("Project") for the property known as the High Point Redevelopment Area (Block 19, Lots 2 through 4 and Block 20.16, Lots 7 through 10 and 20 on the Cranbury Township tax maps); and

WHEREAS, the Project will have a ten percent minimum set-aside for affordable housing and will provide seven (7) affordable family rental units; and

WHEREAS, Council on Affordable Housing ("COAH") second round rules, specifically N.J.A.C. 5:93-5.6(d), require that once twenty-five percent of the market-rate units in an inclusionary development have been completed, ten percent of the affordable units must be constructed, and all affordable units must be completed by the time ninety percent of the market-rate units are constructed; and

WHEREAS, the affordable units are not interspersed within the townhouse development, but rather will be constructed over the retail space to be developed during Phase II of the Project; and

WHEREAS, in order to comply with the phasing requirements, High Point would have to build one hundred percent of the affordable units by the time twenty-five percent of the market-rate units in the townhouse development have been completed; and

TOWNSHIP COMMITTEE MEETING
April 11, 2016

WHEREAS, stated differently, High Point would have to construct the entirety of the seven (7) affordable rental units, five (5) market-rate rental units and retail space, which are all contained in one building, by the time twenty-five percent of the market-rate townhouses have been constructed; and

WHEREAS, it is economically unfeasible for High Point to complete one hundred percent of the affordable units by the time it completes twenty-five percent of the market-rate townhouses in the Project, and strict adherence the phasing schedule would be detrimental to the Project's viability; and

Cranbury Township Resolution # R 04-16-076
(Continued)

WHEREAS, at the time of its application before the Planning Board, High Point requested a waiver of the phasing requirements seeking to construct one hundred percent of the affordable units by the time seventy-five percent of the Project's market-rate units are constructed; and

WHEREAS, the above construction schedule would permit High Point to construct and receive certificate of occupancies for forty-five (45) market-rate townhouses prior to building the affordable housing units, which roughly equates to seventy-five percent; and

WHEREAS, however, High Point must complete the construction of and obtain certificates of occupancy for all seven (7) affordable family rental units before High Point shall be permitted to obtain a certificate of occupancy for the Project's forty-sixth (46th) townhouse.

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

1. The preamble to this Resolution is hereby incorporated as if more fully set forth herein.
2. High Point's request for a waiver from the phasing schedule established by the COAH second round rules is hereby granted, subject to court approval.
3. High Point shall complete the construction of and obtain certificates of occupancy for all seven (7) affordable family rental units before it shall be permitted to obtain a certificate of occupancy for the Project's forty-sixth (46th) market-rate unit.
4. Special Counsel on Affordable Housing and other appropriate officers, employees and professionals, are hereby authorized and directed to prepare and execute any and all documents and undertake any and all acts necessary to effectuate the above-referenced waiver, including, but not limited to, seeking approval from the court for the same.

Work Session

a). Presentation of Redevelopment Plan for (Block 33, Lot 1304)

Mr. Richard Preiss, Township Planner discussed the site for the proposed affordable housing on the "Paul's Auto Body" site. Mayor Mulligan again stressed Paul's Auto Body will still be in the Township at another location. Mr. Preiss stated this was an informal presentation of the Redevelopment Plan, preliminary copies of which were circulated for internal review by the Planning Board and by the Township Committee. Mr. Preiss stated he has been working closely with the prospective developer, which is Ingerman & Associates. Mr. Preiss introduced representatives from Ingerman present at the meeting, Lara Schwager, Principal; Kate Coffey,

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Counsel; and Sean Delaney, who was the site Engineer on the Hagerty Cheney property and is the Engineer on this site as well. Mr. Preiss stated an informal presentation was done at last Thursday's Planning Board meeting. He stated they took some of the Planning Board's feedback and will also consider the Township Committee's feedback. In about a week's time, they will create a final version which will be introduced at the next Township Committee Meeting on April 25th. Like a Zoning Ordinance, it will go back to the Planning Board for their review, particularly concerning

Work Session

a). Presentation of Redevelopment Plan for (Block 33, Lot 1304)

(Mr. Preiss cont'd.)

Its consistency with the Master Plan. He stated it will then come back to the Township Committee for adoption. Mr. Preiss described the property, its location and its surroundings. Mr. Preiss stated the intent is integral to the Township's Affordable Housing Program in that the Development is the last piece of the puzzle for Cranbury to comply with its amended Third Round Housing Element and Fair Share Plan, which the Committee just endorsed and will go to the Judge on April 18th for his review.

Mr. Preiss stated the project will have two (2) buildings: the north building will be the larger "u-shaped" footprint, which will contain 49 age-restricted housing units and 17 special-needs units. He stated the actual design of that is still in process and stated the intent is to keep the building to two (2) stories; however, it may be necessary to put a third story on a portion of that building. He stated the other building will contain 24 apartment units, which will be for affordable families. They will consist of one (1), two (2) and three (3) bedroom units.

Mr. Preiss stated the accesses to the site are shown as a ride-in driveway and a ride-out driveway to Route 130. He stated there will be a drop off area in front of the senior housing and an area of parking. There is an additional parking area by the apartments, making a total of 102 parking spaces. He stated he will working closely with Ingerman on the parking design and site plan, but also in making sure there is sufficient parking. He stated the parking standard is a little below what the residential standards require; however, they have provided documentation to the Township on other projects which indicate the 102 parking spaces are in a ratio that are sufficient to provide the parking needs for this project. Mr. Preiss clarified that this is a preliminary site plan, and as issues are worked through, the plan may change. He stated the buildings, access and parking should be as indicated.

Mr. Preiss stated this site was chosen because it was important the location be on the west side of Route 130 so that children and seniors could have access to the facilities in the Township. He stated the access will be through Bennett Place or Village Park. He reported they are looking at possible vehicular access to Maplewood Avenue for the future. He stated it will be important for the seniors to have access to the Village.

Mr. Preiss reported feedback on the plan has been received from Ingerman; Dave Hoder, Planning and Zoning Board Engineer; Andy Feranda, Traffic Engineer, and the feedback and comments from the public will be taken into consideration. Mr. Preiss presented to the Township Committee and the public two (2) examples of affordable house designed by Ingerman.

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Mr. Preiss asked if there were any questions. Mr. Cook inquired about the possibility of a third floor in the larger building. He stated the footprint is such that they are not sure they can accommodate all 66 units on two (2) stories. Ms. Lara Schwager of Ingerman, stated the building is 66,000 square feet, and she believes they should be able to accommodate all of the 66 units. On the plan, she stated they gave themselves the ability to pop up the center if needed. Mayor Mulligan stated it would be appreciated if the building could be kept to two (2) stories.

Work Session

a). Presentation of Redevelopment Plan for (Block 33, Lot 1304)

(Ms. Schwager cont'd.)

Ms. Goetz asked Ms. Schwager to speak about the amenities that will be provided. Ms. Schwager reported someone from Ingerman will be on site five (5) days a week to manage the lease/rental office. She stated there is also 24 hour/seven day maintenance available. She reported there will be a club house with a kitchen, and a fitness center for the senior. She stated, depending on the space available, they sometimes provide a library. She stated there will also be an outside space for the seniors. Mayor Mulligan stated he is excited to be working with Ingerman because not only are they a great developer, the Township has been able to work with them to obtain Federal tax credits to help fund the project. Mayor Mulligan asked Ms. Schwager to explain the tax credits to the public. She stated on a per capita basis every year the Federal Government gives to the State an allocation of tax credits for affordable housing. She stated in New Jersey that is managed by a group called New Jersey Housing Mortgage and Finance Agency, which creates a ranking system each year with a checklist. She stated those towns that meet the requirements have a better chance of getting the funding. She further described the process of obtaining funding. She stated this site rated well because the site is the most complicated part of the requirement as it needs transportation, shopping, parks and schools nearby. She stated the lack of nearby transportation is a difficult requirement for most rural communities.

Mayor Mulligan reported the Paul's Auto site and the Route 130-D site meet the Township's Affordable Housing Obligation. He stated the fact that 65 of the units will be for senior housing is great for the school. Mr. Cook asked what percentage of the cost will be saved by the Federal tax credits, and Ms. Schwager stated easily 50% of the cost will be saved. Ms. Schwager added that she forgot to mention that the facility will have on site approximately 20 hours a week a social service coordinator that is responsible for coordinating services for the residents. There will also be a social service coordinator to assist special needs residents.

Ms. Goetz inquired when the units can start accepting residents, and Ms. Schwager stated if tax credits are awarded in March 2017, occupancy could begin 18 months later.

Mayor Mulligan reported the Township will be in Court for affordable housing on April 18th, and are working at the same time on this redevelopment plan. He stated the Township wants to move quickly on this to get in line for the Federal tax credits. Mayor Mulligan stated the Township has a timeline which will be posted on the website for residents. He stated the preliminary process moved very quickly and now it is time for residents to be able to comment, especially if there is talk of an access road to Maplewood Avenue. He stated the public will need to come to the Planning Board and Township Committee meetings to offer their feedback. Ms. Schwager gave the following timeline: First Reading at April 25th Township Committee meeting; Planning Board Review on May

TOWNSHIP COMMITTEE MEETING
April 11, 2016

May 5th; May 9th or May 23rd Township Committee meeting and then a few months for Ingerman to engineer the Project and then sometime in early fall will be preliminary site approval.

There were no additional questions or comments from the Committee so Mayor Mulligan opened the meeting to public comment. Mr. Geoff Forrest of Maplewood Avenue inquired if the Township has already closed on the property, and Ms. Schwager explained Ingerman is under contract for the property. She stated the ownership of the property or transfer of property depends on the tax point

Work Session

a). Presentation of Redevelopment Plan for (Block 33, Lot 1304)

(Ms. Schwager cont'd.)

criteria. Mr. Forrest inquired if due diligence was done on the property, and Ms. Schwager stated most of the due diligence has been done. Ms. Schwager stated they cannot develop on green fields for a redevelopment plan; she stated this property clearly has brown field issues. Mr. Forrest inquired if there were any environmental issues, and Ms. Schwager stated that is confidential at this time as the property still belongs to someone else. She stated there are environmental cleanup issues as you would expect from an automotive repair shop.

Mr. Fran McGovern, Washington Drive, stated he would limit the vehicular access to Maplewood to a fire break. He stated he would not create a thoroughfare, one way or not. He stated it would do a disservice to the current affordable housing residents as well as the residents on Maplewood Avenue. There being no additional comments, Mayor Mulligan closed the public portion of the discussion.

Reports from Township Boards and Commissions

Ms. Kirstie Venanzi, President of the Cranbury Public Library Board of Trustees stated Marilynn Mullen, Director of the Library, Mark Berkowsky of the Facilities Committee and members of the Cranbury Foundation were also in attendance at the meeting. She stated they wished to discuss the location of the proposed Library. Mr. Berkowsky stated they had been before the Township to discuss the Library's location; however, the Township Committee was concerned they did not have a good visual of the Library as you approach the Library from Main Street. Mr. Berkowsky stated, at the Township Committee suggestion, the location of the Library was moved 20 to 30 feet north so walking or driving from Main Street on Park Place West, you can see the end of the Library, which will have the sign on the façade. Mr. Berkowsky stated the Library does have two (2) entrances. The main part of the Library is the southern part and the northern section is the Community Center. An atrium will connect the two sections. Mr. Berkowsky stated they are very happy with the new location and stated they appreciated the Planning Board's feedback. He stated since the Township is partners with the Library on this Project, they were seeking the Township Committee's concurrence. He stated they were also looking to discuss the location of the retention basins (water management basins). He discussed the three (3) options.

Mr. Cook inquired if the Library will be visible from Main Street or just as you come down Park Place West. Mr. Berkowsky stated without tree foliage, you will be able to see from Main Street. Mr. Cook stated he is not in favor of an open retention basin as there would have to be a fence around it. He stated he was in favor of drainage below the Library parking lot for safety reasons alone, since the retention basin would border the school, baseball field and tennis courts. Ms. Goetz stated having the retention under the parking lot was also lower in maintenance costs, according to the Engineer.

Mr. Berkowsky inquired if the Library had the Township Committee's concurrence on the two (2) issues (subsurface retention and relocation of the Library), and Mayor Mulligan agreed.

TOWNSHIP COMMITTEE MEETING
April 11, 2016

Ms. Marilyn Mullen, Director of the Library, announced the Library will be doing all sorts of events for National Library Week. She stated they are also conducting a survey to see what patrons want from their Library.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello stated she had nothing further to report.

Reports from Township Staff and Professionals

--Assistant Administrator's Report

Ms. Cunningham stated she had nothing to report.

Public Comment

The Mayor opened the meeting to public questions and comments.

Mr. Fran McGovern, Washington Drive, stated he has brought up this issue before and reminded the Committee and public about the substance abuse facility that came before the Planning Board last year. He stated he believes the Township has not addressed substance abuse treatment centers proactively. He suggested the Township consider investigating that because he believes other townships have addressed the issue after litigation and it would be beneficial for us to be proactive before there is an issue. He brought a sample ordinance, which he believes was done by Mr. Steve Goodell when he was the Lawrence Township attorney. Mr. Cook agreed that would be good to look into it. Mr. McGovern gave samples to the Township Committee, and Mayor Mulligan thanked him.

There being no additional comments, the Mayor closed the public portion of the meeting.

Township Committee Members' Notes

The Township Committee Members had no additional comments.

Mayor's Notes

Mayor Mulligan reported Mr. Richard ("Hutch") Hutchison passed away. Mr. Hutchison served 53 years on the Cranbury Volunteer Fire Company. Mayor Mulligan stated he wanted to acknowledge his service to the Township.

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried, the meeting adjourned at 8:40 p.m.

Kathleen R. Cunningham, RMC
Municipal Clerk