

TOWNSHIP COMMITTEE MEETING
October 10, 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, Glenn Johnson, Susan Goetz, and Mayor Dan Mulligan. Mr. Taylor was absent. Also present were Mr. Bill Tanner, PE, Township Engineer; Denise Marabello, Township Administrator/Director of Finance; and Kathleen R. 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.

Township Committee Minutes of September 26, 2016

On motion by Mr. Johnson, seconded by Mr. Cook and unanimously carried (with Mayor Mulligan abstaining due to absence), the Township Committee Minutes of September 26, 2016 were adopted.

Reports and Communications

--Members of Committee

--Ms. Goetz

Ms. Goetz reported samples of holiday decorations have been received. She stated the LED lights would use less energy and would last longer; however, the lights were blue toned. She stated the lights will be ordered and should arrive within two (2) weeks.

Ms. Goetz reported she attended a conference on brown fields hosted by the DEP and the Economic Authority. She stated they discussed various grants that are available and stated perhaps Cranbury would be eligible for funding to treat Brainerd Lake since the Lake does have a low level of contamination, and the site is used for community good and recreational purposes.

Mayor Mulligan asked Ms. Marabello to be sure the Department of Public Works has a plan for installing and taking down the holiday decorations, as well as a way to store them. He stated public funds are being spent for the decorations and he wants to obtain many years of use from the decorations. Ms. Goetz stated storage boxes will be purchased for the decorations. Mayor Mulligan thanked Ms. Goetz for her work on the decorations.

--Mr. Johnson

Mr. Johnson reported he attended a Development Review Committee Meeting. Discussions at the meeting included a company building a small warehouse on its property and also a company building its headquarters on Station Road that ran into some drainage issues.

--Mr. Cook

Mr. Cook reported there was a meeting last week with the Library and neighboring residents to discuss the location of the new Library and its parking lot. He stated the meeting went very well and stated he believes there is a solution to the location issue.

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Reports and Communications

--Members of Committee

(Mr. Cook cont'd.)

Mr. Cook reported there will be a dog bowl at the Fountain at Brainerd Lake.

Reports and Communications

--Mayor Mulligan reported he met with Ms. Marabello and Ms. Cunningham to set up the Township Facebook page. He stated it has not been announced yet, and the intent is to publicize agenda items. He stated more work will be done on this at the next meeting.

Mayor Mulligan asked Ms. Goetz for a status on the sound barrier for the residents on Evans Drive. Ms. Marabello stated a letter was sent to NJDOT, and the response was that they would not be doing a sound study or build a barrier wall since it did not meet the criteria. Mayor Mulligan apologized that he did not see the correspondence and stated the information would be communicated to the Evans Drive residents.

Mayor Mulligan stated the Township hopes to have a resolution shortly on the LOSAP issue. He stated at present the attorneys are talking to the vendor, and the ultimate goal is to allow the fireman to move from one provider to the new provider at no cost and no fees.

Mayor Mulligan stated he is receiving questions from residents about affordable housing, and stated it is basically questions about rulings that are affecting other municipalities. He clarified Cranbury is not affected by any of these new rulings because Cranbury falls under the provision for the 20% cap rule, which means the Township is capped at 20% of its housing stock being affordable. Ms. Goetz inquired if there was any update on Toll Brothers in Plainsboro, and he replied there are no updates.

Mayor Mulligan invited the public to attend Candidate's Night on Thursday, October 13th in the Cranbury School Cafeteria.

Reports and Communications

--Subcommittees

There were no reports from Subcommittees.

--Department Heads

Michael Kervan, Chief of the Cranbury Volunteer Fire Company, gave his report for July through the present, as follows: 118 calls (YTD 418) and 455.35 volunteer hours (YTD 1,791.99). He reported some calls of significance included a downed powerline in Wynnewood that damaged the road; vehicle fire on Evans Drive; extrication on South River and a compactor fire in a warehouse.

Chief Kervan reported the Fire Company will be having an Open House on Saturday, October 15th from 1:00 to 4:00 p.m., which will include demonstrations, a fire extinguisher trainer and aerial bucket rides. He reported on Monday, October 17th there will be a fundraiser at Mr. Subs from 3:00 to 8:00 p.m. Chief Kervan stated 15% of Mr. Sub's receipts will be donated to the Fire Company.

Chief Kervan reported Santa will be delivering gifts to Cranbury residents on December 17th and 18th. Chief Kervan stated Santa will be at the tree lighting, which is usually the first Friday in December.

Agenda Additions/Changes

Ms. Cunningham reported the addition to the Consent Agenda of Cranbury Township Resolution # R 10-16-151, "A Change Order for Think Pavers."

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Public Comment (For Items on the Agenda)

Mayor Mulligan opened the meeting to public comment for items on the Agenda. Mr. Mark Berkowsky gave an update for Cranbury Housing Associates stating the DOT approved the U-turn at Dey Road. He stated the contractor is authorized to change the signage. The Police have also been notified.

Mr. Berkowsky reported the Water Company asked for \$227,000, which is above the \$100,000 budgeted amount. Mr. Cook stated there were easement issues; however, Mr. Berkowsky stated using the easement did not really save money. Mr. Cook stated he will follow up on the issue. Hearing no additional comments, Mayor Mulligan closed the public comment portion of the meeting.

Ordinances

First Reading

CRANBURY TOWNSHIP ORDINANCE # 10-16-22

An Ordinance entitled, # Cranbury Township Ordinance # 10-16-22, "AN ORDINANCE REVISING AND AMENDING THE REGULATIONS PERTAINING TO THE HC HIGHWAY COMMERCIAL AND GC GENERAL COMMERCIAL ZONES IN CHAPTER 150, "LAND DEVELOPMENT" IN THE CODE OF THE TOWNSHIP OF CRANBURY," was introduced for first reading. Ms. Cunningham reported for the record that a mailing will go out Tuesday, October 11th to all affected within 200 feet of the zoning changes. On motion by Mr. Johnson, seconded by Mr. Cook, the Ordinance was passed on first reading by vote:

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

Nays: (None

Public Hearing: October 24, 2016 at 7:00 p.m.

WHEREAS, on September 15, 2016, the Cranbury Township Planning Board adopted an amendment to the Cranbury Township Master Plan; and

WHEREAS, the Planning Board described the purpose of the amendment in its report entitled "Amendment to the Master Plan for Cranbury Township: Highway Commercial (HC) and General Commercial (GC) Zones," prepared by Phillips Preiss Grygiel, LLC, Planning and Real Estate Consultants; and

WHEREAS, the Planning Board's report stated:

The purpose of this Amendment to the Township of Cranbury Master Plan is to reexamine the permitted uses and development standards of the Highway Commercial (HC) and General Commercial (GC) districts in Cranbury Township, and to recommend changes intended to spur new development and redevelopment along the Route 130 Corridor that will promote the purposes of the Cranbury Master Plan and the Municipal Land Use Law. The recommended changes to zoning in this amendment are focused on the HC and GC districts within the Township. The proposed revisions have the potential to further advance a number of the Township's planning goals and objectives. The refinements recommended herein do not include any changes to the classifications or boundaries of the HC or GC zones within the Township. Rather, the proposed changes are recommended given the dearth of applications for new development within the above-referenced districts following the 2010 Master Plan and the associated zoning amendments enacted in 2011 intended to implement the recommendations of the Master Plan, as well as the additional refinement

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following the 2013 Amendment to the Land Use Element pertaining to the Route 130 Corridor and subsequent zoning amendments enacted in 2013.

WHEREAS, this Ordinance is intended to effectuate the Planning Board's amendment to the Master Plan, for the reasons set forth in the Planning Board's report; and

WHEREAS, upon introduction by the Township Committee, this Ordinance will be referred to the Planning Board for review and report as required by the Municipal Land Use Law, N.J.S.A. 40:55D-26(a).

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

SECTION 1. Chapter 150, Section 7 of the Land Development Ordinance, "Definitions," is amended to add the following:

ASSISTED LIVING FACILITY. A residential health care facility furnishing rooms, meals, dietary services, personal care and supervision of medication to the frail elderly who are ambulatory and not in need of skilled nursing care. They may provide other services, such as recreational activities, financial services and transportation.

SECTION 2. Chapter 150, Section 11 of the Land Development Ordinance, "Uses Permitted in all Zones," is amended to add the following underlined language:

B. Houses of worship. Houses of worship are permitted in all zones except the A-100, R-LI, HC and GC Zones in accordance with the following requirements:

SECTION 3. Chapter 150, Section 20 of the Land Development Ordinance, "Highway Commercial (HC) District," is replaced in its entirety with the following:

A. Purpose. To provide along the Route 130 Corridor, close to the Village Hamlet area, larger retail stores providing goods and services that are unlikely or inappropriate to locate in the Village Commercial VC district in downtown Cranbury, and smaller, less regionally oriented uses provided for in the General Commercial (GC) District

B. Permitted Uses.

The following uses, and those which are substantially similar to them, shall be permitted in the HC-Highway Commercial District:

- (1) Clothing and shoe stores
- (2) Luggage, leather goods stores and jewelry
- (3) Book stores, news dealers and newsstands
- (4) Gift, novelty and souvenir stores
- (5) Office supply and stationary stores
- (6) Sporting goods, hobby, toy and game stores, sewing and needlework stores, musical instruments and supply stores

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- (7) Pet and pet supply stores
- (8) Retail bakeries, food and specialty food stores including but not limited to meat, fish, seafood, baked goods, confection, nut stores, and other specialty foods.
- (9) Beer, wine and liquor stores
- (10) Restaurants, cafeterias, delis, caterers, coffee shops, bars and taverns, snack and nonalcoholic beverage bars, but no fast food restaurants or drive-in or drive-through restaurants
- (11) Furniture stores and home furnishings stores, including but not limited to floor covering and window treatment stores
- (12) Household appliance and electronic stores
- (13) Hardware, paint and wallpaper stores, and other buildings material dealers.
- (14) Art dealers, photograph and portrait studios
- (15) Florists, nursery, garden centers and farm supply stores, but not outdoor power equipment stores
- (16) Automotive parts and accessory stores, including tire dealers
- (17) Passenger car rental and leasing
- (18) Pharmacies and drug stores
- (19) Barbers, beauty shops and nail salons
- (20) Health and personal care stores, including food and health supplement stores
- (21) Optical goods stores, cosmetics, beauty supplies and perfume stores
- (22) Real estate agents and brokers
- (23) Travel agencies, tour operators
- (24) Art dealers
- (25) Banks, including drive-through banks, savings institutions and credit unions
- (26) Loan brokers, including but not limited to mortgage brokers, security brokers and commodity contract brokers
- (27) Insurance agencies and brokers, including but not limited to claims adjusting and third party administration of insurance and pension funds
- (28) Management of companies and enterprises, including bank holding companies, offices of other holding companies, and corporate subsidiary and regional managing offices
- (29) Accounting, payroll and tax preparation services.

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- (30) Professional and business offices, including but not limited to lawyers, notaries, public accountants, tax preparation services, payroll and other accounting services, architects, landscape architects, engineers, planners, surveyors, mapping, drafting and building inspection services
- (31) Offices for scientific and technical services including but not limited to market research, public opinion polling, commercial photographs, translation and interpretation services.
- (32) Offices for medical practitioners including but not limited to physicians, mental health specialists and practitioners, dentists, chiropractors, optometrists, podiatrists, and physical, occupational and speech therapists.
- (33) Diagnostic imaging centers
- (34) Home health care services
- (35) Blood and organ banks
- (36) Employment services, including placement agencies, executive search services, temporary help services and professional employer organizations
- (37) Business support services, including but not limited to document preparation, telephone answering, telemarketing, contact centers, private mail centers, collection agencies, credit bureaus, court reporting and stenotype services, and repossession services.
- (38) Design services, including interior, industrial, graphic and other specialized design services
- (39) Computer programming, system design, facility management and other computer-related services.
- (40) Management, scientific and technical consulting services, including but not limited administrative, general management human resources, marketing, environmental process, physical distribution and logistics and other scientific consulting services.
- (41) Advertising, public relations and relating services, including but not limited to media buying and representative direct mail advertising, material distribution services and other services related to advertising
- (42) Investigation and security services, including security guard and patrol services, armored car services, security system services and locksmiths
- (43) Services to buildings and dwellings including janitorial services and carpet and upholstery cleaning
- (44) Packaging and labeling services, convention and trade show organizing services and other support services
- (45) Retail Shopping centers combining uses that are permitted within the zone
- (46) Hotels and Inns
- (47) Self-storage warehouses

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(48) Health clubs, gyms, Pilates, yoga, dance and martial arts studios, and uses which are substantially similar.

(49) Assisted Living Facilities

(50) Accessory uses and accessory buildings customarily incidental to the above uses and located on the same lot.

C. Conditionally Permitted Uses.

In addition to the conditional use standards set forth below for each conditional use permitted in the HC Highway Commercial Zone, all of the conditionally permitted uses shall be located on the east side of U.S. Route 130.

(1) Car wash establishments, subject to the following additional standards:

(a) The car wash facility shall adhere to the area and bulk regulations for the HC Highway Commercial District as set forth in §150-20D.

(b) No parking area, driveway aisle, loading area or outdoor working area shall be located within 15 feet of a front or rear property line, or within 20 feet of a side property line. Within these setbacks to the side or rear of the property, a landscaped buffer of at least 10 feet in width shall be provided for screening purposes.

(c) All mechanical car wash facilities shall be located within an enclosed building whose entry shall not face the front property line, and shall be capable of being locked and secured during hours when the facility is closed.

(d) Entrance into the car wash building faces a residential use or zone, the entrance to the car wash, including the portion where cars are vacuumed or prepared prior to entry into the building shall be screened by means of opaque fence or wall of at least six feet in height with landscaping adjacent property.

(e) All outdoor cleaning equipment including vacuum cleaners, buffer, steam cleaners, compressor air hose and the like shall be located in the side or rear yard, and if provided the applicant shall provide evidence that the state noise standards shall be adhered to.

(f) Only hand-drying of vehicles shall be permitted in the front yard. A maximum of four spaces per mechanical car wash lane may be provided in the front yard for this purpose.

(g) A double row of vehicular stacking spaces shall be provided behind the entrance to the car wash building with space for no less than eight (8) vehicles per lane. No part of the stacking lane shall be permitted in the front yard.

(h) Additional off-street parking spaces shall be provided for employees on maximum shift, as well as for the storage of vehicles that are undergoing treatment of a longer duration, such as detailing. Additionally, two parking spaces shall be provided for each self-service vacuum position.

(i) All wash water generated from the car wash, including that which is generated outside the car wash building, shall be contained within a spill containment pad to prevent

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run-on of storm water from adjacent paved areas, and shall be collected via a drain system which discharges into the sewer system. A water recycling system to reuse the rinse water shall be included in the facility.

- (j) No outdoor public address system, bells, or music shall be permitted.
 - (k) The hours of operation shall be limited to 7:00 a.m. until 8:00p.m. Monday through Friday and 7:00 a.m. until 6 p.m. Saturday and Sunday.
- (2) Coffee Shops, with drive-through, subject to the following additional standards
- (a) Two drive-through lanes shall be provided, one for stacking and the other as a by-pass lane.
 - (b) Each drive-through lane shall be a minimum of nine (9) feet wide, and the drive-through stacking lane shall allow for the continuous stacking of 8 vehicles (a total length of 160 feet) without blocking or encroaching upon entry or exit driveways, or driveway aisles used for access into or out of parking stalls.
 - (c) In addition to the drive-through lanes, parking stalls be provided at a ratio of 1 space per one hundred and fifty (150) square feet, and with no less than twenty (20) spaces in total.
- (3) Fuel stations and convenience stores, subject to the following additional standards
- (a) No fuel pump shall be located less than 35 feet from any public right-of-way or property line.
 - (b) At least two driveways shall be provided, as least 18 feet wide and no more than 30 feet wide, and located not less than 20 feet from any adjoining property or corner of an intersecting public street. Such driveways shall be separated by a distance of at least 100 feet measured from the centerline of each driveway. No more than two curb cuts may be permitted per street frontage, and no more than three curb cuts on corner lots.
 - (c) No servicing, repair, auto body work, automobile sales, towing or any other automobile-related activities shall be permitted except for the sale of automobile accessories, such as oil or window washer fluid and the provision of one or more air pumps.
 - (d) No overnight parking shall be permitted.
 - (e) A canopy may be provided over the fuel service area, but such canopy shall contain only one sign or logo.
 - (f) Canopy illumination, if any, shall be limited to recessed lights installed underneath the canopy. Any such lights shall be directed downward and shall employ cut-off shield to minimize glare, nuisance to adjacent property owners, and sky glow. Average light levels underneath the canopy shall not exceed 5 footcandles, nor shall any light levels at the property line exceed 0.1 footcandle.
 - (g) For a fuel service station, only one freestanding sign shall be permitted, which may include price information, and shall not exceed 60 square feet in area or 20 feet in height

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and shall not be located closer than 20 feet from any public right-of-way. If the site has frontage on a second public street, a second freestanding sign may be provided, subject to the same dimensional limitations and setback requirements.

- (h) One wall sign on any convenience store or accessory fuel service station building shall be permitted per street frontage, and shall not exceed 40 square feet in area.
 - (i) No storage or display or any kind shall be permitted outdoors.
 - (j) A curbed, landscaped area, at least 15 feet in width, shall be installed and maintained and shall extend along all front, side and rear property lines.
 - (k) Off-street parking for fuel service stations shall be provided at a ratio of one space for each two pumps and a minimum of four spaces. This shall be in addition to the parking that may be required for a convenience store pursuant to Subsection C(3)(m) below, if the fuel service station is located on the same property as the convenience store.
 - (l) No convenience store shall exceed one story or 24 feet or have a floor area which exceeds 6,000 square feet.
 - (m) Off-street parking for the convenience store shall be provided at a ratio of one space for each 150 square feet of floor area. This shall be in addition to the parking that may be required for a fuel service station pursuant to Subsection C(3)(k) above, if the convenience store is located on the same property as the fuel service station.
 - (n) One truck loading space at least 10 feet wide by 50 feet long with a height clearance of 14 feet shall be provided for the convenience store and shall be located to the rear of the store. To the extent necessary to block views of the loading area from the street, a fence, wall, plantings or a combination hereof shall be provided to shield views of such loading space.
 - (o) A standalone convenience store may have a freestanding sign of the same dimensions, height and location as that permitted by a fuel service station. However, if both uses are located on the same property, the convenience store may have a second such freestanding sign, provided the total area of the two signs does not exceed 100 square feet.
- (4) Automotive oil change and lubrication shops, subject to the following additional standards
- (a) Such establishments shall meet the bulk requirements for the HC Zone, a variance from which shall be deemed to be a d(3) variance pursuant to NJSA 40:55 D-70 d(3)
 - (b) All service, repair work, cleaning or other automotive-related services shall be performed in a fully enclosed building.
 - (c) No repair bay shall face a public street.
 - (d) No towing or automotive sales shall be permitted on the premises.
 - (e) All overnight parking of vehicles shall be confined to the rear yard and screened from view by buildings or solid fences or landscaping.

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- (f) Off-street parking in the amount of ten (10) spaces per service bay shall be provided, but in no case shall less than twenty (20) off-street parking spaces be provided.
 - (g) A curbed landscaped area at least 15 feet in width shall be installed and maintained along all front, side and rear property lines.
 - (h) No more than one monument sign and on wall sign shall be permitted, which size and location shall adhere to the standards set forth for signs in the HC zone, and no other signs, sandwich boards or displays or shall be permitted, temporarily or otherwise on the premises.
- (5) Recreational vehicle and boat dealers, subject to the following additional standards
- (a) Such establishments shall meet the bulk requirements for the HC Zone, a variance from which shall be deemed to be a d(3) variance pursuant to NJSA 40:55 D-7 d(3).
 - (b) All service and repair work, or any other related services shall be performed within a fully enclosed building.
 - (c) A curbed landscaped area of at least 25 feet in depth shall be provided along the front property line, and shall not be used for the display or storage of boats or vehicles.

D. Prohibited Uses.

The following uses and those uses which are substantially similar to them are specifically prohibited in the HC-Highway Commercial District.

- (1) Tattoo parlors and tanning salons.
- (2) Fast food restaurants.
- (3) Residential uses, aside from Assisted Living Facilities.
- (4) General automotive maintenance and/or repair, including transmissions, exhaust, mechanical and electrical systems.
- (5) Automotive body maintenance and/or repair, including glass replacement shops.

E. Area and bulk regulations.

- (1) Minimum lot area: two acres.
- (2) Minimum lot frontage: 150 feet.
- (3) Front yard depth: 75 feet minimum and a maximum of 100 feet.
- (4) Minimum side yard width: 20 feet.
- (5) Minimum rear yard depth: 35 feet.
- (6) Maximum permitted floor area (FAR):

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- (a) For one-story buildings: 0.30.
- (b) For two- or three-story buildings: 0.40.
- (7) Maximum building height: 40 feet or three stories, whichever is less however, one story buildings may not exceed 24 feet in height.
- (8) Maximum impervious coverage.
 - (a) The maximum impervious lot coverage shall be 60% utilizing standard, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provided stormwater infiltration and storage may be used to attain a total lot coverage of 75% with no more than 60% of the lot coverage being impervious surfaces and up to a maximum of an additional 15% of the lot coverage being pervious paving surfaces.
 - (b) Only pavers over a pervious base or turf blocks, both of which are suitable for lesser-used area, such as overflow parking areas and emergency or maintenance access roads, shall be counted as pervious surfaces towards the allowable additional 15% of lot coverage above the maximum sixty-percent standard impervious paving. An approved, maintenance plan incorporating best management practices shall be required upon approval.

SECTION 4. Chapter 150, Section 21 of the Land Development Ordinance, "General Commercial (GC) District," is replaced in its entirety with the following:

A. Purpose. The purpose of this district is to encourage regionally oriented retail and automotive-related services and sales. Envisioned for larger, modern suburban-style shopping centers that will allow Cranbury to provide retail goods and services that are not appropriate for the Historic Village downtown are, and to make Cranbury's retail sector more competitive with retail offerings in adjacent communities.

B. Permitted Uses.

The following uses, and those which are substantially similar to them, shall be permitted in the GC-General Commercial District

- (1) All uses which are permitted in the HC-Highway Commercial District (§150-20B)
- (2) New and used car dealers.
- (3) Motorcycle, ATV and other motor vehicle dealers.
- (4) Outdoor power equipment stores.

C. Conditionally Permitted Uses

- (1) The same uses permitted conditionally in the HC-Highway Commercial District (§150-20C) shall be permitted conditional uses in the GC district, and subject to the same conditional use standards.

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D. Prohibited Uses

The following uses, and those substantially similar to them, shall be prohibited in the GC-General Commercial District.

- (1) The same uses which are prohibited in the HC-Highway Commercial District (§150-20D).

E. Area and Bulk Regulations

- (1) Minimum lot area: three acres
- (2) Minimum lot frontage: 200 feet.
- (3) Minimum front yard depth: 75 feet minimum.
- (4) Minimum side yard width: 20 feet minimum.
- (5) Minimum rear yard depth: 35 feet minimum.
- (6) Maximum FAR: 0.40.
- (7) Maximum building height: 40 feet or 3 stories whichever is less; however one story buildings shall not exceed 24 feet in height.
- (8) Maximum lot coverage:
 - (a) The maximum impervious lot coverage shall be 60% utilizing standards, impervious paving techniques for all paved surfaces. However, alternative porous paving systems that provided stormwater infiltration and storage may be used to attain a total lot coverage of 75%, with no more than 60% of the lot coverage being pervious paving surfaces.
 - (b) Only pavers over a pervious base or turf blocks, both of which are suitable for lesser-used areas, such as overflow parking areas and emergency or maintenance access roads, shall be counted as pervious surfaces towards the allowable additional approved, maintenance plan incorporating best management practices shall be required upon approval.

SECTION 5. Chapter 150, Section 43 of the Land Development Ordinance, "Parking and loading functions," is amended to add the following underlined language:

A. Off-street parking spaces

- (2) The following minimum number of parking spaces shall be provided for uses specified per gross floor area unless otherwise indicated.

Land or Building Use: Assisted Living Facilities

Minimum Standards (number of spaces): 0.5 spaces per dwelling unit

SECTION 6. Repealer. All ordinances and resolutions, or parts thereof, inconsistent with this Ordinance, are hereby repealed.

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SECTION 7. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 8. Effective Date. This Ordinance shall take effect immediately upon its passage and publication, as required by law.

Second Reading

Cranbury Township Ordinance # 08-16-18

CRANBURY TOWNSHIP ORDINANCE # 08-16-18 – AN ORDINANCE AUTHORIZING EXECUTION OF AN ACCESS AGREEMENT BY AND BETWEEN CRANBURY HOUSING ASSOCIATES, INC. AND THE TOWNSHIP OF CRANBURY,” was introduced by title only at the August 22, 2016 Township Committee Meeting. 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. Ms. Cunningham, Municipal Clerk, did not call the roll and announced this Ordinance will die due to a lack of a vote.

Cranbury Township Ordinance # 09-16-21

A motion to enter an Ordinance entitled, Cranbury Township Ordinance # 09-16-21, “AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY AMENDING CHAPTER 44 “AFFORDABLE HOUSING” OF THE CODE OF THE TOWNSHIP OF CRANBURY PURSUANT TO THE REQUIREMENTS OF THE TOWNSHIP’S JUDGMENT OF COMPLIANCE AND REPOSE,” 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. Mayor Mulligan explained the previous Ordinance was not adopted because an agreement had been reached and the Ordinance was no longer necessary. The Mayor opened the public hearing on the Ordinance. Mr. Mark Berkowsky, President of Cranbury Housing Associates, stated the Ordinance may still be needed. Ms. Marabello explained a new Ordinance may have to be introduced in the future and they did want to keep carrying over Cranbury Township Ordinance # 08-016-18. No one further wished to speak, so the hearing was declared closed. On motion by Mr. Cook, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

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

Nays: (None

Resolutions
Consent Agenda

Mayor Mulligan 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 Consent Resolutions. On a motion by Ms. Goetz, seconded by Mr. Johnson and unanimously carried, the following Resolutions were adopted by vote:

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October 10, 2016

Resolutions
Consent Agenda (cont'd.)

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

Cranbury Township Resolution # R 10-16-148

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 10-16-149

RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER'S AGREEMENT WITH "KEYSTONE NEW JERSEY ASSOCIATES, LLC" FOR THE PROPOSED DEVELOPMENT LOCATED AT 66 STATION ROAD, AND KNOWN AS BLOCK 10, LOTS 4 AND 19 (NEW LOTS 4.01, 19.01 AND 19.02) IN THE TOWNSHIP OF CRANBURY (CRANBURY TOWNSHIP TAX MAPS), COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.

BE IT RESOLVED, by the Township Committee of the Township of Cranbury, County of Middlesex, State of New Jersey, that the Township is authorized to enter into a Developer's Agreement with "KEYSTONE NEW JERSEY ASSOCIATES, LLC" regarding its proposed development located at 66 Station Road, and known as Block 10, Lots 4 and 19 (new lots 4.01, 19.01 and 19.02) in the Township of Cranbury (Cranbury Township Tax Maps), County of Middlesex, State of New Jersey; and

BE IT FURTHER RESOLVED that the Mayor and Clerk are authorized and directed to execute the Developer's Agreement once all conditions precedent to execution are satisfied.

CRANBURY TOWNSHIP # R 10-16-150

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 \$1,863.38 which item is now available as a revenue from the State of New Jersey pursuant to the provision of statute, and

TOWNSHIP COMMITTEE MEETING
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CRANBURY TOWNSHIP # R 10-16-150
(Continued)\

Section 2

BE IT FURTHER RESOLVED that a like sum of \$1,863.38 is hereby appropriated under the caption "Body Armor 2016"

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 10-16-151
Change Order #3-Final
Construction of Improvements
Main Street Beautification Phases III & IV

Whereas, The Township of Cranbury was awarded two grants by the New Jersey Department of Transportation through the Municipal Aid Program, for Downtown Beautification Phases III and IV; and

Whereas, The Township of Cranbury awarded a contract to Think Pavers of Swedesborough, New Jersey for the construction of certain improvements on North Main Street as detailed in the bid Documents; and

Whereas, changes in the scope were made to extend the improvements and make other beneficial changes to the Contract; and

Whereas, these changes have been reviewed and approved by the Township Engineer; and

Whereas, this proposed increase is in addition to Change Orders #1 and #2 creating a total increase to the contract from all three (3) of \$46,642.11 or 13.61% of the original contract award; and

Whereas, this increase is permitted under the law.

Now Therefore Be It Resolved that the current contract amount is hereby amended and increased to \$397,688.85.

Furthermore Be It Resolved that the Mayor and Committee authorize the final payment to the contractor in the amount of \$24,570.70, and

Further the Mayor is authorized to sign the NJDOT Final Change Orders for submission to NJDOT for reimbursement from the Phase III and Phase IV Grants.

TOWNSHIP COMMITTEE MEETING
October 10, 2016

Work Session

a). Presentation by ABJ Drone Services, New to Cranbury, and their Drone Technology
Mayor Mulligan reported Cranbury has a new business in Town that provides drones and services around drone technology. He stated he was very impressed with the owner's passion. Mr. Vip Jain, Chief Executive Officer gave a presentation to the Township Committee and public on their company's technology. He gave a history of the use of the drone in U.S. defense industry over the past four (4) or five (5) years and then the use of drones coming over to the commercial side. Mr. Jain stated drones have huge industrial applications in multiple industries, such as real estate and solar panel inspections. The first stage of drone development focuses on photography and inspection and later GPS technology. Mr. Jain stated the FAA is developing regulations to catch up with the new technology. He stated drones are a new industry, and ABJ Drone Services is the distributorship for 34 states for the largest drone manufacturer in the world.

Mr. Jain explained the second part of ABJ's business is to provide services to industries such as real estate, police and fire departments, search and rescue, zoning departments, and solar technology. He stated other applications are opening up. The third part of the business involves training to companies. He stated they have partnered with a company in Long Beach, California to provide training.

A film demonstrating the drone was shown to the Township Committee, and he distributed the presentation listing ABJ's services. He offered the new technology to Cranbury and South Brunswick to showcase the drone's benefits to the fire and police departments. He referenced an article from two (2) weeks go which stated how the City of New York is using drones. The drone contains a camera, stabilizers, Sonar, and GPS. Mr. Jain explained the certifications needed in order to operate the drones. He stated each drone operator must have a pilot's license and must master flying the drone. He stated the skills of professional photographers and editors are also necessary in order to accurately obtain the information. He stated his company is fully certified and insured. He stated drones must be registered insured and flown by a certified pilot, or fines will be issued by the FAA.

Further explanations of the applications of the drone were presented to the Township Committee. Ms. Goetz commended the drone and its applications and inquired if drones could potentially clutter up the sky and asked how privacy issues will be addressed. Mr. Jain explained the FAA designed air control for commercial flights by forming "highways" in the sky. Right now, the height to fly drones is 400 feet and will not go higher than 1,000 feet. Drones must stay five (5) miles away from airports. He stated the FAA provides the guidelines and as licensed operators, they are not permitted to go through private property. He stated their flights are recorded and sent to the FAA. The FAA is not in the enforcement business; enforcement is left to local authorities. If the rules are violated, operators will lose their license, or if they are unlicensed, they will be fined.

There was additional discussion about drones, their applications and their future uses. Chief Michael Kervan asked where ABJ is located. Mr. Jain stated they are located on Route 130, south of Dey Road. Chief Kervan stated he has to look at the drone in two (2) ways; how it can help, and what problems it may cause, including privacy issues. Mr. Jain stated any drone less than four (4) pounds is a toy and drones weighing four (4) pounds to 55 pounds must be registered. Chief Kervan stated the drone with a thermal camera could be very helpful with locating a missing child, addressing a silver alert, or locating a person who walked out of an assisted living facility. Mayor Mulligan stated the drones may be invaluable in the future. The Township Committee thanked Mr. Jain and his associates for their presentation.

TOWNSHIP COMMITTEE MEETING
October 10, 2016

Work Session (cont.d)

- b). Presentation by Barbara Rogers, Chairperson, Environmental Commission and Andrew Johnson, Member, on the Environmental Resource Inventory and the Commission's Goals for 2016.

Dr. Barbara Rogers, Chairperson of the Environmental Commission discussed with the Township Committee the Commission's 2016 goals. She reported ten (10) years ago the Environmental Resource Inventory was completed and needed to be updated since there was a lot of new information to add. She stated the EC has been actively involved with connecting the public to Cranbury's Open Space and within the last two (2) years increased the amount of trails in Cranbury from three (3) miles to seven (7) miles. She stated the EC has been working with the Boy Scouts and Girl Scouts to maintain the trails. She reported Public Works has been fantastic helping with the trails. She stated she wanted to publicly help the volunteers and staff in Town that have helped make this happen. She reported Cranbury has five (5) geocache locations and stated Mr. Paul Mullen is in charge of the geocache initiative, which is very fun and popular. There was some discussion about the various trails.

Dr. Rogers stated Cranbury's Master Plan states the goal is to make Cranbury sustainable. She stated Cranbury was certified three (3) years ago and was recertified again this year. She stated the EC is trying to get Cranbury School more involved with sustainable New Jersey. She stated the Township is certified by what it has done in the past, and stated there are still things the Township can work on in the future for better sustainability. Dr. Rogers explained that being certified is helpful in that the Township is put in a pool for potential grants. She reported the Environmental Commission received a grant to do the Environmental Resource Inventory. She stated being sustainable is supposed to help the Town economically and socially over time.

Dr. Rogers stated over the years the EC has been trying to eradicate invasive species in the Township's open spaces. She stated the open spaces look fine; however, the Township needs to diversify the plants to make the open spaces healthier. She stated the Girl Scouts put in a pollinator garden to attract bees to pollinate the plants.

Dr. Rogers reported Mr. Paul Mullen worked to get the Riparian Ordinance through to obtain the best situation for all. She reported Mr. Dave Marabello and the Boy Scouts worked on the rain garden in Village Park and hopes the design encourages residents to build rain gardens on their properties. Dr. Rogers stated the EC would like to focus attention on the energy conversation practices.

Dr. Rogers reported for the past ten (10) years the EC does a spring clean-up every year with the Stony Brook-Millstone Watershed. She reported the first year approximately ten (10) people participated and now over 50 people participate. She reported they collected over 370 pounds of trash. She stated the Scouts, Cranbury School eighth graders and local businesses participate.

Dr. Rogers stated each EC member takes on projects of interest to them. She reported Ms. Theresa Vaccaro and Ms. Becky Lowery are interested in working with Cranbury School to become a Sustainable Jersey School. Dr. Rogers stated it is wonderful a School liaison comes to the monthly EC meetings. She reported there are no vacancies on the EC. Mayor Mulligan thanked Dr. Rogers for her volunteerism.

Mr. Andy Johnson, EC member, discussed with the Township Committee the Environmental Resource Inventory (ERI), a document summarizing the environmental resources and features of the Township. He stated the ERI can be used as a planning tool

TOWNSHIP COMMITTEE MEETING
October 10, 2016

Work Session (cont.d)

- b). Presentation by Barbara Rogers, Chairperson, Environmental Commission and Andrew Johnson, Member, on the Environmental Resource Inventory and the Commission's Goals for 2016.

in conjunction with the Master Plan to be used by the Zoning Board, Planning Board and EC when reviewing applications to understand the impact development may have on sensitive environmental resources in Cranbury. Mr. Johnson stated the original ERI was created by a consultant in 2006 from grant monies. He stated it should be updated every ten (10) years or in conjunction with the Master Plan. In 2014 during the Sustainability Jersey Certification process, points could be received by having an updated ERI. He stated they initially applied for a \$20,000 grant which would cover the cost of a consultant; however, they did not receive the grant in 2014. In 2015, the EC applied for a \$2,000 grant as seed money to hire an intern from Rutgers who could update the maps and data as the EC would update the text. The grant was received and the intern updated the maps, increasing the number from 19 maps in the original document to 37 maps. Mr. Johnson further described additions to the new document, including the expansion of the Cranbury historic and historic preservation section; addition of a climate change section; update on contaminated sites map, data and text; updated water quality and air quality data and text; and the Land Use maps and text. He reported the Land Use section was expanded to include a much more detailed description on parks, preserves and preserved farm land. He stated were included in the document back to websites for the Parks Commission, Master Plan, and Historical Society, making the document very interactive. The descriptions of all trails in the Township's preserves were also included in the document, and the State's threatened and endangered species list was also updated.

Mr. Johnson reported the ERI was posted on the website in August, and he stated it is a living document which EC hopes to update as new information becomes available. Mr. Johnson stated the EC worked with the Township Engineer to update the Land Use Map. He stated one of the requirements of the \$2,000 grant was that the EC have a community outreach and education program; one program will be held next week and another in the Library in November. Dr. Rogers and Mr. Johnson stated they hope residents will use the document and come to fully appreciate what has been preserved and will want to continue to preserve as they use the open space. The ERI is posted on the EC website. Ms. Goetz stated the Township Committee appreciates all the hours put in by the EC and volunteers. Mayor Mulligan thanked Dr. Rogers and Mr. Johnson for their presentation.

- c). Presentation by William Tanner, P.E., Township Engineer on "Road Improvement Status". Mr. Bill Tanner, P.E., Township Engineer discussed road improvement status with the Township Committee. Starting with Plainsboro Road, Mr. Tanner reported there were three (3) questions raised at the last Committee meeting: what is the cost of paving the entire roadway, will water directed to North Main Street create a problem, and is there another way to direct the water? Mr. Tanner reported to pave Plainsboro Road from 142 Plainsboro Road east to Prospect Street would cost \$150,000. From Prospect Street to the intersection North Main Street, the County has a traffic light upgrade that paves back to Prospect Street and the Township may be able to get something from that. Mayor Mulligan inquired and Mr. Tanner clarified the \$150,000 for the total road paving was in addition to the \$70,000 for patch paving. He stated the cost for the roadwork on Plainsboro Road would be \$620,000. Concerning the water being brought to North Main Street, Mr. Tanner stated the County does not have a map of their system there. Mr. Cook asked if the pipe on North Main Street runs on the Brook side, and Mr. Tanner stated his recollection is the pipe crosses North Main Street and goes in below the Dam. Mr. Tanner stated he thought another way to channel the water would be to direct it on the west side of the Smith residence to the brook. However, he stated that option would not be feasible as the grade of the property goes up.

TOWNSHIP COMMITTEE MEETING
October 10, 2016

Work Session (cont'd.)

- c). Presentation by William Tanner, P.E., Township Engineer on "Road Improvement Status". Mr. Tanner reported in 2015 every road in the Township was checked. He stated the roads were rated by points in various categories. He stated the worst road is Petty Road and he stated the drainage seems to go towards the Brook. He stated they are starting to look at the drainage for Petty. The next worst is John White Road, and the Township has a partial grant for those repairs. Other roads in need of repairs include Brickyard Road and Ancil Davison. He stated spot repairs could be done if the Township wanted to go that route; up to now long sections would have been repaired. He reported if the State does not give more funding, the Township may need to start looking at milling and paving sections of roads. He stated Brickyard Road had been discussed in the past and the thought had been to wait until after construction was complete before repairing the road. He stated if the Township Committee decides to repair sections of roads, he can review the roads, come up and with a list and price the repair work. Mr. Tanner stated there is no guarantee the Township will receive funding for road repairs next year. Ms. Goetz suggested the south side of Park Place West would need attention, especially if the new Library is built. Ms. Marabello stated Plainsboro Township would be willing to apply for a grant with Cranbury for repairs to the Petty Road Bridge, if there is another round of funding available. Ms. Marabello stated roadwork was put in the Capital Plan last year, and she will continue to move it from one year to the next. Once the Township is ready to do roadwork, she will do an ordinance. Mayor Mulligan asked Ms. Marabello to prepare a total cost for roadwork for review at the next meeting.

Ms. Bonnie Larson, Cranbury Neck Road, stated there is a small area of Brickyard Road that is terrible and needs repairs. Mr. Cook stated that could be a spot repair. She stated that spot of the roadway is barely drivable. Ms. Goetz stated she understands the Township wants to wait to pave until after construction; however, she asked if patch repairs could be done on the bad section. Mr. Tanner stated he will prepare a cost sheet for patch repairs. Mayor Mulligan asked Mr. Tanner if the Township should be considering some machinery that would enable Public Works to repair some roads. Mr. Tanner described some alternatives and stated he could do some research. Mayor Mulligan stated he would be interested in reviewing options before budget season. Mr. Cook suggested sharing services with other townships, and Mr. Tanner stated South Brunswick has a paver. Ms. Marabello stated a quick estimate of total road repair in the Township approaches \$19 million. The Committee stated it may be wise to look into sharing services or purchasing equipment.

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported Lara Schwager is no longer with Ingerman. She reported she is working with Geoffrey Long who called to update her on the senior housing rounds, and she was informed the rules have been changed. In order to receive 100 points, rather than having 25% special needs, the number is now reduced to 5% special needs, with an increase in senior units. Ms. Marabello stated Mr. Long wanted to be sure the Township was in agreement with the change. She stated the Township is in agreement with whatever will give the points necessary to secure the funding. Ms. Marabello confirmed the \$100,000 is available for the architectural costs. She stated the Affordable Housing Agreement with Ingerman will have to be revised to reflect the percentage change of special needs units. She stated the structure of the program has also changed and that will have to be revised in the agreement. Ms. Marabello stated Mr. Long will be attending meetings over the next few months to update the Committee.

Ms. Marabello updated the Committee on Cranbury HOA easements, stating the Township is still trying to clear the title since the deed was not recorded. She stated it was the developer's intention to deed the easement to the HOA; however, it was never recorded and is therefore not valid. They are still working on it.

TOWNSHIP COMMITTEE MEETING
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--Assistant Administrator

Ms. Cunningham stated she had nothing to report.

Reports from Township Boards and Commissions

There were no reports from Township Boards and Commissions.

Public Comment

Mayor Mulligan opened the meeting to public comment.

Mr. Michael Ferrante, member of the Cranbury Public Board of Trustees, reported a meeting was held last Monday with the Library and members of the public. He stated they worked through three (3) designs and after discussion about engineering issues, drainage, parking lot types and underground water retention, came up with two (2) good solutions. He stated the Library met with the Township professionals the next day before the DRC meeting. The professionals preferred one rendering over the other and will work on resolving the easement issue. Mr. Ferrante stated the professionals and neighbors really liked Mr. Bill Gittings' design, and barring any problems with the easement, the application will be reviewed at the October 20th Planning Board Meeting. Mr. Ferrante stated the underground retention system would cost approximately \$10,000 annually to maintain, and the professionals stated those types of systems are for more urban areas. He stated a very shallow drainage area would be placed between the new Library and the trees near the School parking lot. Mr. Ferrante stated the Library is very pleased that the neighbors had great feedback and came up to a solution to the problem. Mayor Mulligan clarified after the Planning Board, which is an advisory review, the Library will come again before the Township Committee. He stated the new plans will actually have less site maintenance costs and less costs for the site. Mayor Mulligan asked for any additional public comment, and hearing none, closed the public portion of the meeting.

Mayor's Notes

There were no Mayor's notes this evening

Township Committee Members' Notes

There were no additional comments from the Committee.

On motion by Mr. Johnson, seconded by Mr. Cook, and unanimously carried, the meeting adjourned at 9:28 p.m.

Kathleen R. Cunningham
Municipal Clerk