

TOWNSHIP COMMITTEE MEETING
March 27, 2017

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: Susan Goetz, Glenn Johnson, Dan Mulligan, Jay Taylor and Mayor Dave Cook. Also present were Denise Marabello, Township Administrator/Director of Finance; and Jean Golisano, Deputy Clerk. Mayor Cook led in the salute to the flag, and Ms. Golisano 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 5, 2016 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 5, 2016.
- (3) Filed on December 5, 2016 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 March 13, 2017

On motion by Mr. Johnson, seconded by Mr. Taylor and unanimously carried, the Township Committee Minutes of March 13, 2017 were adopted.

Reports and Communications

--Mayor

Since Chief Michael Kervan of the Cranbury Volunteer Fire Company was unable to attend this evening, Mayor Cook gave the Fire Company's monthly report, as follows: 736 volunteer man hours and 104 year-to-date calls, including an oven fire on Maplewood Avenue, an extrication on Route 130 at Old Trenton Road, a cardboard compactor fire, two (2) mutual aids with East Windsor and South Brunswick, and two (2) motor vehicle fires.

Mayor Cook reported he attended a Girl Scouts Awards Ceremony to honor four (4) girls receiving their Gold Awards: Megan Mavoides, Morgan Mavoides, Elise Root, and Katie Stewart. Mayor Cook stated receiving the award is quite an accomplishment and stated both the Boy and Girl Scouts' efforts make Cranbury, the State of New Jersey and the United States a better place.

Mayor Cook stated the State is looking at various bridges that are affected by main road arteries (Turnpike, Route 1, Route 130, etc.), and they are looking at the Route 130 Millstone Bridge, which is just south of the Route 130 Circle. He stated he visited the site, and the State is putting together a calendar over the next two (2) to three (3) years to repair bridges. Mayor Cook stated the State is looking at critical infrastructure as a result of funding coming from the Transportation Trust Fund.

Mayor Cook reported the contractor should start work in the next few weeks on the Brainerd Lake edge remediation in Village Park.

He reported he understands the Meiss House on North Main Street at the corner of Scott Avenue has been sold, and the new owner is excited about taking the home back to its original condition.

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Reports and Communications

--Members of Committee

--Mr. Taylor

Mr. Taylor stated he had nothing to report this evening.

--Mr. Mulligan

Mr. Mulligan apologized for missing the last meeting at which the Budget was approved. He explained he had to fly to Seattle for business and had to leave a day early due to the snow storm predicted for Tuesday. He stated the Township Committee worked very hard on the Budget, and while he was not there to vote, he did support it.

Mr. Mulligan reported he met with the Parks Commission to discuss their punch list of items to address in the various Township parks. He stated Ms. Marabello will work with Mr. Jerry Thorne to prioritize items. He stated there were some concerns about the condition of the parking lot near the tot lot in Village Park and stated the Township Engineer will look at the parking lot.

Mr. Mulligan stated there were many questions about the condition of the fencing around Village Park. He stated he did not realize how bad some of the sections of fencing were. He stated consideration will be given to repairing/replacing some sections of fencing or possibly removing all the fencing since Village Park is the only Park with a fence barrier around it.

Mr. Mulligan commended Mayor Cook for his continued attention to the traffic situation as more ratables come in the Township.

--Ms. Goetz

Ms. Goetz noted the two Boy Scouts attending the meeting and explained the Scouts are working on their Citizen badges by learning about different levels of government.

--Mr. Johnson

Mr. Johnson reported the meetings he was scheduled to attend were cancelled. He stated he had a conversation with the Planning and Zoning Attorney who explained to him there is no appeal process of a Planning Board Action to the Township Committee. He further stated there is no way to re-open an Application once an applicant has received approvals. Mr. Johnson stated there is nothing the Township Committee can do to help someone who is unhappy with a Planning Board decision.

Mr. Mulligan inquired if Mr. Johnson had heard anything from the Board of Education about a tax increase, and Mr. Johnson stated he has not heard anything.

--Subcommittees

There were no reports from Subcommittees.

--Department Heads

There were no reports from Department Heads.

Follow-up Items

There were no Follow-up Items.

Agenda Additions/Changes

Ms. Golisano reported there were no Agenda additions or changes.

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Public Comment (For Items on Agenda)

Mayor Cook opened the meeting to public comment for items on the Agenda. Hearing no comments or questions, Mayor Cook closed the public comment portion of the meeting.

Ordinances
First Reading

Cranbury Township Ordinance # 03-17-07

An Ordinance entitled Cranbury Township Ordinance # 03-17-07, "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. Taylor, seconded by Mr. Johnson, the Ordinance was passed on first reading by vote:

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

Second Reading: April 11, 2017 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 26, 2017 unless otherwise noted:

TITLE	ANNUAL SALARY RANGE			
	Minimum Salary	Maximum Salary	Minimum Hourly Rate	Maximum Hourly Rate
Mayor - Part Time	\$5,000	\$10,000		
Township Committee - Part Time	\$4,000	\$8,000		
Township Administrator – Full Time (effective 1/1/17)	\$20,000	\$40,000		
Director of Finance/Chief Financial Officer/Treasurer – Full Time (effective 1/1/17)	\$90,000	\$125,000		
Township Clerk/Registrar - Full Time	\$45,000	\$95,000		
Assistant Administrator – Full Time	\$1,000	\$3,000		
Tax Assessor - Part Time	\$25,000	\$65,000		
Zoning Officer - Part Time	\$5,000	\$12,000		
Chief of Police - Full Time (effective 1/1/17)	\$90,000	\$150,000		

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Cranbury Township Ordinance # 03-17-07
(Continued)

Construction Official/Building Inspector - Full Time	\$60,000	\$95,000		
Building Sub-Code/Building/Sr. Fire Inspector – Full Time	\$50,000	\$90,000		
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 Collector – 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	\$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

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Cranbury Township Ordinance # 03-17-07
(Continued)

Part Time Help	\$18.00	\$50.00
Temporary Help	\$12.00	\$30.00
Emergency Incentive First Aid or Fire Responders	\$1.00	\$1.00
Board Secretary - Part Time	\$13.00	\$25.00

PAID HOLIDAYS for 2017

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 Year's Day-January 2
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
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.

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Ordinances
Second Reading

Cranbury Township Ordinance # 03-17-02

A motion to enter an Ordinance entitled Cranbury Township Ordinance # 03-17-02, "BOND ORDINANCE AUTHORIZING CONSTRUCTION FOR AFFORDABLE HOUSING PURPOSES OF REAL PROPERTY SITUATED IN THE TOWNSHIP OF CRANBURY KNOWN AS "APPLEWOOD COURT" APPROPRIATING \$4,000,000 THEREFORE WITH \$450,000 FUNDED FROM THE AFFORDABLE HOUSING TRUST FUND AND AUTHORIZING THE ISSUANCE OF \$3,372,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF," was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, 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. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Mulligan, seconded by Ms. Goetz, the Ordinance was adopted by a vote:

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

Nays: (None

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 \$4,000,000, including the sum of \$177,500 as the down payment required by the Local Bond Law. The down payment is 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 \$3,372,500 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 improvement hereby authorized and the purpose for financing of which the bonds are to be issued for the acquisition of the following real property situated in the Township of Cranbury known as "Applewood Court" for affordable housing purposes.

- (b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is stated in Section 2 hereof.
- (c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefore.

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

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Cranbury Township Ordinance # 03-17-02
(Continued)

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 improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose 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 40 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 \$3,372,500 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$25,000 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 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 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

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Cranbury Township Ordinance # 03-17-02
(Continued)

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.

Cranbury Township Ordinance # 03-17-03

Mr. Taylor did not participate in this Ordinance as he is a member of the Fire Department.

A motion to enter an Ordinance entitled Cranbury Township Ordinance # 03-17-03, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING TOWNSHIP CODE CHAPTER 18 ARTICLE II FIRE DEPARTMENT LENGTH OF SERVICE AWARDS PROGRAM (LOSAP)," was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, 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. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Mulligan, seconded by Ms. Goetz, the Ordinance was adopted by a vote:

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

Mr. Taylor returned to the dais.

Cranbury Township Ordinance # 03-17-04

A motion to enter an Ordinance entitled Cranbury Township Ordinance # 03-17-04, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING TOWNSHIP CODE CHAPTER 163 FOOD HANDLING ESTABLISHMENTS," was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, 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. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Johnson, seconded by Ms. Goetz, the Ordinance was adopted by a vote:

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Cranbury Township Ordinance # 03-17-04
(Continued)

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

Nays: (None

Cranbury Township Ordinance # 03-17-05

A motion to enter an Ordinance entitled Cranbury Township Ordinance # 03-17-05, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF CRANBURY AND CRANFAM URBAN RENEWAL ASSOCIATES, LLC PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.," was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, 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. No one present wished to speak, so the hearing was declared closed. On motion by Mr. Johnson, seconded by Ms. Goetz, the Ordinance was adopted by a vote:

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

Nays: (None

Cranbury Township Ordinance # 03-17-06

A motion to enter an Ordinance entitled Cranbury Township Ordinance # 03-17-06, "AN ORDINANCE OF THE TOWNSHIP OF CRANBURY IN MIDDLESEX COUNTY, STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT BETWEEN THE TOWNSHIP OF CRANBURY AND CRANSEN URBAN RENEWAL ASSOCIATES, LLC PURSUANT TO THE LONG TERM TAX EXEMPTION LAW, N.J.S.A. 40A:20-1 ET SEQ.," was presented for second reading and final adoption. The Ordinance was published in the Trenton Times, 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. No one present wished to speak, so the hearing was declared closed. On motion by Ms. Goetz, seconded by Mr. Johnson, the Ordinance was adopted by a vote:

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

Nays: (None

TOWNSHIP COMMITTEE MEETING
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Resolutions
Consent Agenda

Mayor Cook asked the Township Committee if there were any questions or comments on the Consent Agenda. Hearing no further questions or comments, Mayor Cook requested a motion to adopt the Consent Resolutions. On a motion by Mr. Johnson, seconded by Ms. Goetz, the following Resolutions were adopted by vote:

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

Nays: (None

Cranbury Township Resolution # R 03-17-045

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 03-17-046

A RESOLUTION AUTHORIZING THE REDUCTION OF A
PERFORMANCE GUARANTEE FOR ROCKEFELLER GROUP-Cranbury Station Park

WHEREAS, by letter dated November 11, 2016, Rockefeller Group has requested the reduction of their performance guarantee previously posted with the Township in accordance with Planning Board approval and

WHEREAS, the Township Engineer has, in a letter dated March 6, 2017 (attached hereto as "Exhibit A") recommended that the performance guarantee be reduced and the amount that shall be **released** is as follows :

Performance Bond	\$ 11,146,653.67
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WHEREAS, the amount that shall be **retained** until all bonded items are complete as follows:

Performance Bond	\$ 3,139,432.21
Cash	\$ 1,592,379.10

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

1. It has reviewed, agrees with and hereby accepts all recommendations of the Township Engineer as set forth in "Exhibit A".
2. It hereby authorizes the reduction of performance guarantees set forth in the Township Engineer's letter referenced above.
3. The Township hereby accepts the public improvements, if any so designated pursuant to the Planning Board's approval.

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

TOWNSHIP COMMITTEE MEETING
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Cranbury Township Resolution # R 03-17-046
(Continued)

- (a) Township Engineer
- (b) Township Chief Financial Officer
- (c) Glen Muleucis, Rockefeller Group
- (d) Township Attorney

Reports from Township Staff and Professionals

--Administrator's Report

Ms. Marabello reported the Environmental Commission is looking to apply for an ANJEC grant and will need a letter from the Township endorsing the application. The Grant will provide funding to identify and map conservation easements. The application deadline is April 7th. Ms. Goetz explained the grant is a non-matching grant.

Ms. Marabello reported Ms. Betty Conover is requesting a sign identifying the location of the Senior Center be placed outside on the Town Hall building. Ms. Marabello stated the request would need to be reviewed by the Historic Preservation Commission and the Zoning Officer. After some discussion, it was suggested that a removable sign could be displayed when there are events in the Senior Center.

Mr. Taylor stated he was reminded by the Historical Society that the Township Historian, Ms. Audrey Smith, be consulted by the developers of the affordable housing projects to name the roadways within the two (2) sites.

--Assistant Administrator

In Ms. Cunningham's absence, Ms. Golisano stated she had nothing to report.

Reports from Township Boards and Commissions

Mr. David Szabo, Chairman, and Ms. Sue Ryan, Vice Chair, of the Historic and Preservation Commission gave the Commission's 2016 Actions and Year-end Report. Mr. Szabo reported the HPC has a full membership of five (5) volunteers and two (2) alternates. He reported Mr. Harry Williams resigned and Mr. Marty Coffey joined as an Alternate. Mr. Szabo reported the Commission had 12 meetings in 2016 and reviewed 45 Certificate of Appropriateness Applications and conducted five (5) Concept discussions. He reported HPC has applied for the CLG Grant, which is a State grant requiring a lot of logistics to be completed by September 30, 2017. The Grant will cover surveying half of the historic properties in the Township (109 properties). HPC will assist with photographing the properties, and stated the challenge will be taking the photographs before the trees bloom. Mr. Szabo stated the components of the project will be a pictorial inventory, looking at the 1989 hard copies of each of the properties, and preparing the data for the State's data base. Mr. Szabo stated there are 218 historic homes, and the \$25,000 grant will cover half of the homes. HPC has already applied for the second grant. Mr. Szabo stated last year after the Grant was awarded he conducted a walking tour with Mr. Jonathan Kinney and his associate from the State who were impressed with the "Downtown Beautification" and how well preserved Cranbury was. The fact that Phase 1 of the Grant is started will be justification for Phase 2. Mr. Szabo stated a requirement of the Grant is that HPC members must attend training. He stated several Commission members will attend the History Preservation Conference in June, and the Commission as a group is considering adding on-line training at the end of some of their meetings to obtain additional training.

Mr. Szabo stated the Commission's 2017 Goals include structured training for members and obtaining the Phase 2 Grant. He stated their concerns include receiving HPC applications after the work was already completed on a home. He reported Ms. Linda Scott has a letter to advise new homeowners in the Historic District of HPC's guidelines. There was discussion about the most effective way to notify new residents before work is started on homes.

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Reports from Township Boards and Commissions (cont'd.)

Ms. Marabello will look further into the process. Mr. Szabo stated HPC would like to look at the Historic District, as defined by the Master Plan. He stated currently the house at 59 South Main Street is not in the Historic District. Mr. Szabo stated he will compile a list of historic homes that may not be included in the Historic District. Another concern is the condition of the home located at 147 Plainsboro Road, which has a preservation easement. He stated technically the home cannot be demolished; however, if the property is not maintained, it will be condemned or fall down. There was discussion about the condition of the home being addressed under the Property Maintenance Ordinance. Mr. Szabo stated there are few farmhouses left. Mayor Cook stated that farmhouse is from the Civil War era. The Township Committee discussed the property and agreed Mr. Jerry Thorne, Public Works Manager, look at the condition of the home. Ms. Marabello stated the complaint must be in writing, and Mr. Mulligan wrote an e-mail to Mr. Thorne to look at the home.

Mr. Szabo stated the HPC appreciates the support of the Township Committee. He stated they will continue to serve the community according to the Township Code. Mr. Taylor stated he has noticed HPC has been looking at new technologies, and Mr. Szabo agreed they are looking at acceptable "new" technology and lower maintenance options that still look historic. The Township Committee thanked Mr. Szabo and Ms. Ryan for their report and for all the hard work done by the HPC.

Public Comment

Mayor Cook opened the meeting to public comment.

Mr. David Szabo, North Main Street, addressed the speeding in the Township. He reported Plainsboro has become very aggressive with their speed enforcement during key times to slow traffic down. He stated the enforcement has worked and drivers are obeying the 25 mph speed limit. Mr. Taylor stated he would like to see Cranbury Police have a traffic plan where the police are cracking down on speeding. Mr. Taylor will draft a plan for further discussion at the April 11th Township Committee Meeting.

Mr. Richard Kallan, Wynnewood Drive, stated he worked on an Excel spreadsheet of all easements in the Township ten (10) years ago. He stated the Environmental Commission can start with that list when doing their conservation easement survey.

Mr. Robert Dillon, Cranbury-Hightstown Station Road, addressed with the Township Committee his traffic and speeding concerns due to the construction of the warehouses by his home. He stated the construction and parking currently being done was not what was presented to the Planning Board. Mr. Dillon stated it could be argued that the construction is not light impact. He stated parking is being built for many more cars and trucks than originally planned. He stated other warehouses in the Township use Liberty Way or can direct traffic on to Route 130, while the roadway to the Cranbury Brickyard site cannot handle the volume of traffic and does not have right or left turning lanes. There was additional discussion about the construction and traffic. The Township Committee suggested Mr. and Mrs. Dillon attend the April 6th Planning Board Meeting to address their concerns. It was explained there is very little, if anything, the Township Committee can do as the issues are under the jurisdiction of the Planning Board. Mr. Dillon stated the Planning Board is limiting comments to three (3) minutes and was concerned that was not enough time to voice his concerns. Mayor Cook explained that time limit gives everyone a chance to speak. He further stated the Township has hired a consultant to study traffic in the Township. Ms. Goetz stated it would be beneficial for the Planning Board to hear the Dillon's concerns before and not after the Project is complete.

Hearing no additional comments, Mayor Cook closed the public portion of the meeting.

Mayor's Notes

Mayor Cook stated he had nothing further to report.

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March 27, 2017

Township Committee Members' Notes

There were no additional Township Committee Members' Notes.

Mayor Cook requested a motion to adjourn. On motion by Mr. Mulligan, seconded by Mr. Taylor and unanimously carried, the meeting adjourned at 8:50 p.m.

Jean Golisano
Deputy Clerk