

How to Save Yourself from a Double Digit Tax Increase

JOIN TOGETHER • RE-ELECT ROGERS & KNIERIM



Vote for Rogers and Knierim: Stop Double-Digit Tax Increase



By voting YES, Barbara Rogers and Lisa Knierim protected Cranbury residents from a devastating municipal property tax hike.

Crafting and submitting a credible affordable housing plan that meets the State's standards is no easy task. To qualify for federal tax credits, a project must score highly based on criteria such as access to sewer service, transportation, and water. The higher the score, the more federal tax credits the project receives, which can offset or even fully cover construction costs. Had affordable housing been spread across multiple smaller parcels lacking these infrastructures, the projects would not qualify for full tax credits. Cranbury Township would then bear both the construction shortfall and the cost of acquiring those properties.

Who pays the difference? The Cranbury taxpayer. And this isn't a small amount — it could mean thousands of dollars more per household. This decision might not please everyone, but as Township Committee members, Barbara Rogers and Lisa Knierim evaluated the long-term financial impact on the entire community. They voted YES to protect the financial health of over 4,000 residents, even if it meant balancing impact on two property owners. Fiscal responsibility remains at the heart of their roles.



Vote for Rogers and Knierim: Stop Rapid Development of 1,000+ Homes



By voting YES to advance Cranbury's Affordable Housing Plan before the June 30 deadline, Rogers and Knierim shielded our town from costly Builder's Remedy issues. Builder's Remedy threatens municipalities that fail to meet affordable housing obligations, resulting in large-scale, uncontrolled developments. Some other proposals—without real viability—would be equivalent to eight Cranbury Greens. Such development would devastate our community and represent exactly the reckless overbuilding the Township would likely reject. They voted YES to follow the law, and to uphold the New Jersey Constitution and Supreme Court rulings by submitting a credible, defensible plan while avoiding overdevelopment.



Vote for Rogers and Knierim: Stop the Stress on Cranbury Services

Builder's Remedy development would overwhelm Cranbury, straining infrastructure and emergency services beyond capacity, and overcrowd our schools. Even worse, it would strip zoning and planning boards of their power—forcing Cranbury to accept dense, fast-tracked development with little to no oversight. This is not just about affordable housing—it's about preserving the character and stability of Cranbury. And that's why Rogers and Knierim voted YES.



SAVE CRANBURY