

**CRANFORD DISTRICT MANAGEMENT CORPORATION  
BOARD MEETING  
MINUTES – JANUARY 17, 2020**

**Present:**

Joe Colangelo/resident  
Tom Connolly/business owner  
Anthony Durante/chairman  
Tricia Greely/ business owner  
Paul LaCorte/property owner  
Ashley Legg/resident  
Jean Maisonneuve/Township Commissioner  
Kristen Mider/resident  
Steve Needle/property owner  
Steve Oliveira/property owner  
Margaret Sacco/ business owner  
Gabe Bailer/Director  
Michelle Stavrou/Social Media Coordinator

**Absent:**

Caren Demyen/Administrative  
Assistant

Mr. Bailer called the meeting to order at 8:30am. Announcement made that the meeting was posted as required by law.

**APPROVAL OF MINUTES**

- Motion to approve December 2019 minutes by Mr. LaCorte, seconded by Mr. Durante. All were in favor except Mr. Colangelo who abstained.

**TOWNSHIP COMMISSIONER REMARKS** – Commissioner Maisonneuve

- Commissioner Maisonneuve mentioned there has been a lot of conversation and activity regarding properties available. There has been an increase in OPRA requests and interest. Mr. Colangelo suggested getting some of the property owners and other parties involved to make sure everyone is on the same page with potential developers. Mr. Durante asked for an update if there was the opportunity to get a town planner. Commissioner Maisonneuve said that it's been discussed.

**CHAIRMAN REMARKS** – Anthony Durante

- Mr. Durante welcomed Mr. Oliveira to the DMC Board. Mr. Oliveira will be joining as a property owner representative. Mr. Durante emphasized that the focus of the meeting should be the capital requests.

**DIRECTOR'S REPORT** - Gabe Bailer  
**Monthly Project Report**

- Mr. Bailer shared the working list of Downtown goals with the committee.
- Cranford Movie Theater needs more support. Mr. Bailer is going to go to the theater today to do a Facebook live video. Ms. Mider offered her support since she runs a children's book club. Ms. Mider suggested meeting with Ms. Legg and Mr. Bailer to discuss ideas.
- Business meeting at Venue 104 on 1/21 where business and property owners can meet and greet. Mr. Bailer is hoping that Board members can attend.
- Restaurant Week is coming up the end of February – there are already 15 restaurants signed up. Mr. Bailer has been in contact with Jersey Bites to help spread the word.
- Sip & Shop event – working out details with the Women's Club. Mr. Bailer had a meeting with police and members of the Women's Club – the group will have to follow a different procedure to make sure the event goes on to make sure there is no issue with alcohol.
- Reviewed the 2020 meeting schedule. The committee decided to cancel the August meeting due to vacation schedules.

- Holidays are not part of the capital budget requests - received a quote from a company for lights for the two trees in Downtown Cranford.

## **NEW BUSINESSES**

- Delice Macarons opened this month and it seems to be a big hit with residents. Commissioner Maisonneuve said that Loreal came in and ordered 20 cakes. Mr. Bailer shared that the owners felt that the rents were less expensive in Cranford compared to other areas and there were low vacancies. Mr. Bailer feels that this is a great success story of a business owner coming to the DMC first. They would like to do a grand opening on March 2<sup>nd</sup>.
- Lure Lash in Cranford Crossings is open and a ribbon cutting is scheduled.
- Oasis Restaurant will be open the end of January. They will also be joining for Restaurant Week.
- Ani Ramen and Tomasello Winery are in the works and should hopefully be open in 6 months.

## **BOARD COMMITTEES**

- Reestablished Board Committees
- Application Review – focuses on any applications that come to the DMC office that need review/approval. Committee members: Mr. Connelly, Mr. Durante, Mr. LaCorte & Steve Needle
- Business Development – engage with the businesses and take their temperature to understand opportunities, concerns, etc... Committee members: Mr. Oliveira & Ms. Sacco
- Holiday Lights – improvements to the holiday decorations. Committee members: Mr. LaCorte & Ms. Mider
- Finance – Committee members: Mr. Colangelo, Mr. LaCorte & Mr. Oliveira
- Maintenance – Keep tabs of maintenance projects/issues until they are resolved. Committee members: Mr. Connelly, Mr. Durante & Mr. LaCorte
- Marketing & Events – to help draw attention to Downtown Cranford to help support our businesses. Committee members: Ms. Greeley, Ms. Legg, & Ms. Mider

## **CAPITAL BUDGET**

- Discussed potential ideas for the February 4<sup>th</sup> capital budget meeting.
- Electric upgrade - regarding the lights, Mr. Connolly suggested an engineering company who specializes in helping create a plan to fix the ongoing light issue. The company would work with an engineer and an electrician to assess the situation.
- Potential sidewalk project on South Avenue by TC Graphics.
- Potential sidewalk project on North Union Avenue with potential bollards for pedestrian safety.
- One dual charging station in the parking garage. Grant was received for a portion of the project.
- A company to help study traffic patterns in Downtown Cranford.
- MDTV building – request to paint and put a mural on the building.
- Alley archways – request for decorative, ornamental alley archways in two locations.
- Digital kiosk – Mr. Bailer will look into getting more information.
- Parking & Traffic Study – study of North Avenue and the possibility of closing a portion of a street to make it pedestrian area.

***Motion to adjourn at 10am by Mr. LaCorte. Mr. Durante seconded. All were in favor.***

Respectively submitted,  
Caren Demyen, Administrative Assistant