

**CRANFORD DISTRICT MANAGEMENT CORPORATION
BOARD MEETING
MINUTES – JANUARY 26, 2024**

Present:

Joe Colangelo/Business owner
Tammie Crispino/Business owner
Anthony Durante/Resident
Max Fusaro/Business owner
Paul LaCorte/Property owner
Kristen Mider (Chairwoman)/Resident
Kathleen Miller Prunty/Commissioner/Liaison
Kendall O'Brien/Resident
Steve Oliveira/Property owner
Doreen Sayegh/Property owner

Caren Demyen/Director
Michelle Stavrou/Social Media Coordinator

Brian Andrews/Mayor
Ryan Cooper/Township Attorney
Lavona Patterson/Administrator

Absent:

Samantha Ulan/ Resident

Ms. Demyen called the meeting to order at 8:32am. Announcement made that the meeting was posted as required by law.

APPROVAL OF MINUTES

- Motion to approve December 2023 minutes by Ms. Mider. Mr. Colangelo abstained. Minutes were approved.

MAYOR REMARKS – Mayor Brian Andrews

- The year is off to an ambitious start. There is progress being made on the South and Chestnut flood mitigation project.
- Eager to push the Streetscape Study forward.

TOWNSHIP COMMISSIONER REMARKS – Commissioner Kathleen Miller Prunty

- The streetscape study is very important, though it involves a lot of work. She would like to have input from other committee members in town who have expertise in relevant areas.

CHAIRWOMAN REMARKS – Kristen Mider

- Thanked everyone who has worked on the Streetscape Study.

Anthony Durante was nominated and approved as Vice Chair for DMC Board.

SUB-COMMITTEES

- Finance: Ms. O'Brien volunteered to Chair
- Maintenance: Mr. LaCorte volunteered to Chair
- Marketing: Ms. Crispino volunteered to Chair
- Redevelopment: Mr. LaCorte volunteered to Chair
- Business Development: Ms. Crispino volunteered to Chair

REDEVELOPMENT UPDATE – Mr. Cooper, Mayor Andrews, and Mr. LaCorte

- Mayor Andrews said that there weren't any bids on the North Avenue project. He feels that economic changes impacted reception to the project.

- Mr. Cooper said the formal RFP for the North Avenue project went out in April 2023 with a June due date, and interest rates impacted the response to the project. Township reached out to developers who downloaded the RFP but didn't bid and learned they felt it didn't seem viable due to the increase in interest rates. Need to have shovel in the ground by July 1, 2025 to meet Affordable Housing requirement.
- Mr. LaCorte said the town should recognize that the current redevelopment plan for North Avenue needs to be expanded and include both sides of the street.
- Mr. Durante asked about the viability of expanding or reconfiguring the site. Mr. Cooper said it's not possible to have that done by the July 1, 2025 deadline; the Township is exploring the available options.

STREETSCAPE STUDY UPDATE – Ms. Prunty

- Met with Arterial recently to learn more about the costs associated with public space improvements. There's a desire to get this underway so it can start in 2025.
- A decision needs to be made by the Township Committee in regards to how it is funded.
- There is a need to speak with property owners. Ms. Prunty also recommended forming a Streetscape sub-committee.
- Mr. Durante offered to chair a Streetscape sub-committee. He said the NJDOT should be looped in so that conversation can be started, and also suggested reaching out to NJTPA about federal funding options.
- Ms. Prunty recommended identifying 8-10 property owners and having the sub-committee meet with them to get feedback.
- Mr. LaCorte said the Board needs to explain what it wants to do and be fully behind the plan. He believes the projects need to be done.
- Ms. Mider said the most logical solution might be to do the Streetscape Study in pieces, as opposed to all at once.
- Discussion ensued about future meetings in regards to the budget and Streetscape Study.

DIRECTOR'S REPORT – Caren Demyen

- Invited Board members to review a new Downtown Cranford Sponsorship packet.
- Reviewed Complete Streets Technical Assistance Grant.

Motion to adjourn at 10:07am. All in favor.

Respectively submitted,
Michelle Stavrou, Social Media Coordinator