

**CRANFORD DISTRICT MANAGEMENT CORPORATION  
BOARD MEETING  
MINUTES – JUNE 21, 2019**

**Present:**

Joe Colangelo/resident  
Anthony Durante/chairman  
Tricia Greely/ business owner  
Paul LaCorte/property owner  
Ashley Legg/resident  
Jean Maisonneuve/Township Commissioner  
Barry O'Donovan/business owner  
Margaret Sacco/property owner  
Gabe Bailer/Director  
Caren Demyen/Administrative Assistant  
Michelle Stavrou/Social Media Coordinator  
Barbara Krause/Resident

**Absent:**

Tom Connolly/business owner  
Kristen Mider/resident  
Steve Needle/property owner

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 May 2019 minutes by Mr. LaCorte, seconded by Mr. Durante. All were in favor.*

**CHAIRMAN REMARKS** – Anthony Durante

- Mr. Durante thanked everyone for their help with Celebrate Cranford. He spoke with a lot of people who had a great time. He also liked the set up where it was broken up into two sections which forced people to walk back and forth. Mr. Durante wanted to flag a situation that was brought up by Mr. LaCorte with 109 Walnut Avenue. Construction is underway and there is an issue with curbing internal to the site which needs to be granite curbing. This was missed – what is installed is concrete curbing. Mr. Durante sat down with Mr. Bailer and Mr. Connolly – he wants to create a checklist which is internal to the DMC so nothing slips through though we do not have approval power. Mr. Durante hopes this will help create a first line of defense so the DMC can bring these items to the Zoning Board.

**TOWNSHIP COMMISSIONER REMARKS** – Commissioner Maisonneuve

- Commissioner Maisonneuve mentioned that this has been going on for over ten years since he has been on the DMC. One of the things that he has been attempting to make sure is that we have a process to help alleviate building, zoning, engineering, etc... Commissioner Maisonneuve met with Mr. Cryan, Mr. Bottcher and Mr. Bailer to help put together a booklet/guide for property owners to explain the process that they need to go through. Mr. Bailer will be working with Mr. Bottcher on this and they hope to have it completed by September. Mr. LaCorte mentioned that the small details matter and the township can't keep missing them. Mr. Durante mentioned there was a meeting with Mr. Cryan to discuss a few issues of the process between the departments. Mr. O'Donovan mentioned that it's all about implementation and that all of the departments need to work together. Mr. Bailer says that when Mr. Bottcher has an application in the SID, they review the application together and catch a lot of the same things. Mr. Bailer wanted to clarify the different regulations in that there is Zoning and SID. The DMC role is the SID regulations which 90% of it is design. Within the SDL program, all SID properties are identified. Mr. LaCorte said that someone made a mistake and it was never caught by any of the departments or inspectors and the question is "what do you do about it." Commissioner Maisonneuve wanted to mention that there is a cannabis council – the intent of the council is to get some facts on how it would affect costs, police presence, location, etc...

## **DIRECTOR'S REPORT** - Gabe Bailer

### **Monthly Project Report**

- Mr. Bailer said that Celebrate Cranford was a great event – he thanked Ms. Stavrou, Ms. Demyen, Ms. Legg as well as the organizations that helped sponsor such as the Chamber of Commerce, Cranford Community Connection, Cranford PBA, Cranford FBMA, Municipal Alliance, Hanson Park Conservancy, Newcomer's Club and the Cranford Jaycees.
- Two bike racks are installed in Eastman Plaza and by Cranford's Best Bagel.
- Two concrete benches have been replaced on North Union and one by the bus station.
- Mr. Bailer thanked Mr. LaCorte for his generosity on donating additional summer flowers in Lot 7. Mr. Bailer also thanked the DPW for installing the trees as well as new mulch.
- Wifi numbers are looking good – we have 450 people logged in so far. We will be working on making a customized splash page where we can show sponsors and events.
- Going through the final process of transferring the domain name and working with Mr. Tipton to get everything registered. Ms. Stavrou and Ms. Demyen will be working on the website and hope to have it finalized by the end of the summer.
- Event postcard has been created that lists the events happening over the next few months.
- Distrx Week to promote the new app. Working with Vanilla Bean where they would give out free ice cream to the first 50 participants and the office will also coordinate a raffle. It will start on July 15<sup>th</sup>. Over 200 people have downloaded the app. Ms. Sacco suggested having a quick business meeting to do an instructional how-to in case any business owners want to take advantage of it.
- Working with UCC in trying to bring students to the downtown to help some businesses find employees.
- Lego Night is happening on July 18<sup>th</sup>.
- Utility box art has been selected. Working with the vendor on proofs as well as installation.
- Eddie Baker from Baker Brothers as well as Andrew Cossa from A. Cossa Landscape Design presented their proposals for the landscaping for Post Office Plaza. Mr. LaCorte made a motion to suggest the Township work with A. Cossa Landscape Design and also authorizing the additional \$6500 from the Reserve budget and Mr. Durante seconded it. All were in favor. Motion passes.

### **NEW BUSINESS**

- Cranford Bakery & Dessert (CBD) is open as well as Witch Baby. Mr. Bailer is coordinating with Commissioner Maisonneuve, Mayor Giblin and Mr. Durante on a ribbon cutting.
- Cranford Station House is coming along and will open up in July.
- Sister Nails is also planning to open the end of the summer – construction is still getting done.
- Glow Beauty Bar is coming along slowly – still under construction. At this point they have not come in with signage. Mr. Bailer has been reaching out to make sure they know they need to bring it in.
- 109 Walnut is coming back to the Zoning Board with a site plan to make it from one retail space to three retail spaces.
- Old City Grill building – permits are waiting to be picked up. Property owner has been working with a contractor and he is using the contractor that built the building on Centennial Avenue.
- Burger IM is working on internal permits and going ahead with construction on that.
- Lure Lash is coming to Cranford Crossings.

### **RESERVE**

- Logo – Board finalized and approved the logo that was created by Darcy Naugle. Motion to approve was made by Mr. LaCorte. Mr. Durante seconded it. All were in favor. Mr. O'Donovan had already left prior to the vote. The Township Committee does have to approve it at their next meeting.

### **PUBLIC COMMENTS**

Ms. Krause wanted to make sure that when the landscaping is done to Post Office Plaza that the plaque is not covered by any plants.

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

Respectively submitted,  
Caren Demyen, Administrative Assistant