

**CRANFORD DISTRICT MANAGEMENT CORPORATION  
BOARD MEETING  
MINUTES – JUNE 17, 2022**

**Present:**

Brian Andrews /Commissioner/Liaison  
Tammie Crispino/Business owner  
Joe Colangelo/Business owner  
Dennis Concha/Business owner  
Anthony Durante/Resident  
Paul Gallo/Resident  
Paul LaCorte/Property owner  
Kristen Mider/(Chairwoman) Resident  
Kendall O'Brien/Resident  
Doreen Sayegh/Property owner

Caren Demyen/Director  
Michelle Stavrou/Social Media Coordinator

Kathleen Miller Prunty/Mayor

Laura Kreiser/Reporter for The Westfield Leader

**Absent:**

Steve Oliveira/Property owner

Ms. Demyen 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 2022 minutes by Ms. Mider. Mr. Colangelo seconded. Minutes were approved. Ms. O'Brien and Mr. Durante abstained.

**MAYOR REMARKS** – Mayor Kathleen Miller Prunty

- Mayor Prunty provided updates on 2 redevelopment agreements. In regards to 750 Walnut, the agreements were an important step to help it move forward. Mayor Prunty said that the Township Committee has worked hard to get the best outcome from a situation that isn't ideal. One of the greatest concerns is traffic for the surrounding neighborhood. There have been meetings with residents in the area to discuss traffic concerns. The town's traffic engineer presented findings to residents and also received feedback from them. Hartz has agreed to traffic and pedestrian requests that the town has put forward.
- At the Workshop meeting earlier in the week, members of the Green Team and Flood Committee requested permission to apply for a grant to resurface municipal parking lots with impervious coverage.
- There was action by the Township Committee on two items. There was proposed NJ legislation to require local Planning Boards to approved mixed-use applications for business parks and shopping centers. The Township Committee passed a resolution opposing that legislation. The second action was in regards to COAH (Council on Affordable Housing). Cranford Township Committee called on Governor Murphy to make appointments to the COAH Board so the decisions are taken out of the court's hands and the town can plan effectively.

**TOWNSHIP COMMISSIONER REMARKS** – Commissioner Brian Andrews

- Commissioner Andrews spoke about the empty lot on North Union Ave. The property owner is facing a deadline for doing something. If they fail to do anything, then the Township can plan to begin condemnation of the property.
- Commissioner Andrews asked the DMC Board members to think of big picture ideas that will help bring Downtown Cranford to the next level.

### **CHAIRWOMAN REMARKS** – Kristen Mider

- Ms. Mider thanked the DMC office for its work downtown and on past events, including Pride Month.

### **DIRECTOR'S REPORT** - Caren Demyen

- Office Updates
  - Municipal office hours are now 8:30AM-4:30PM.
  - At the May 24 Township Committee meeting, the first reading of the sign ordinance was approved. Mr. Durante said the ordinance was worked on for years, and having the professional support from Topology was key.
  - Ms. Demyen complimented Cranford Police Dept. for their help with movies filming in town. If the DMC gets a donation from the production company, that money is put back into the business community.
- Business Updates
  - Simply will be closing in the next few months.
  - Little Fox Kitchen is reopening for in-person classes.
  - UCEDC will be offering workshops and 1-on-1 sessions in partnership with the DMC office.
  - Ms. Stavrou went over social media statistics.
  - Ms. Demyen reviewed ribbon cuttings and upcoming openings.
- The capital budget requests have been sent to the Clerk's office so the office can go out to bid for the Streetscape Study, Parking Study, and holiday wreaths.
- The 2022 operating budget has been approved. Costs continue to go up and Ms. Demyen spoke to the CFO regarding the budget. Ms. Demyen will follow up with the Finance Committee to continue discussions.
- The parklets have been paid for and are being maintained by the businesses who have them. Ms. Demyen said that dealing with the parklets continues to take up a lot of time, though it is nice to see them being used.
- The DMC applied for a mural project grant and showed an example of something that could be done on one of the underpasses.
- Ms. Demyen has been working with Graham Petto from Topology on a Transit Village grant for redesigning the stairs by Dovetails. Ms. Demyen is also looking to apply for a hometown grant from T-Mobile in the future.
- Summer planters have been completed and the painted piano has been installed at the gazebo.
- An update was provided on the Downtown Cranford gift card program. A number of cards were sold in June as graduation and teacher gifts.
- Ms. Demyen provided a recap of past events, including Pizza Garden, Cranford Theater events, Taste of Cranford, and Pride.
  - Ms. Sayegh said that Cranford Theater has received approval to have a stage built, which opens the door for future live events. In addition, a number of camps have booked trips to Cranford Theater.
  - Ms. Crispino said the Golden Girls event at Fire Me Up was very well-received and she has a list of other ideas that people said they would be interested in.
- Upcoming events include School's Out for Summer, Summer Sounds Concert Series, Storytime with Cranford Police and Fire, Sidewalk Sale, and Lego Night.
- Redevelopment Update
  - Mr. LaCorte said that as of the last meeting, there has been no word from the owners of Swan Cleaners. The Redevelopment Committee is currently talking to property owners on that side of the street to hear their thoughts. They want to make sure that input from those property owners is given and heard.
  - There is a meeting with Ralph Brunette scheduled regarding an issue with construction debris from the MDTV building impacting his property.
  - Property owners and tenants in that area will be given information on their rights in the redevelopment zone.

- The Redevelopment Committee has requested a meeting with the Township Committee to get individual committee member's thoughts and opinions.
- The Redevelopment Committee informally reached out to Connolly and Hickey Historical Architects to see if they can come up with modeling for the redevelopment area. Mr. LaCorte believes that will help Cranford decide what it wants to look like and also streamline the system.
- Ms. Mider thanked Mr. LaCorte for steering the Redevelopment Committee.

#### **PUBLIC COMMENTS**

- Ms. Kreiser asked for clarification about the term "modeling." Mr. LaCorte said that it refers to a model for the proposed rehabilitation area which could then be used as a template for other locations in town.

***Motion to adjourn at 9:47 am by Mr. LaCorte. Seconded by Mr. Colangelo, all in favor.***

Respectively submitted,  
Michelle Stavrou, Social Media Coordinator