

CRANFORD DISTRICT MANAGEMENT CORPORATION
BOARD MEETING
MINUTES – OCTOBER 21, 2022

Present:

Dennis Concha/Business owner
Joe Colangelo/Business owner
Anthony Durante/Resident
Paul Gallo/Resident
Paul LaCorte/Property owner
Kristen Mider/(Chairwoman) Resident
Kendall O'Brien/Resident
Steve Oliveira/Property Owner

Caren Demyen/Director
Michelle Stavrou/Social Media Coordinator

Ryan Cooper/Township Attorney
Barry Donovan/Resident
Laura Kreiser/Reporter for The Westfield
Leader

Absent:

Brian Andrews /Commissioner/Liaison
Tammie Crispino/Business owner
Doreen Sayegh/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 September 2022 minutes by Mr. LaCorte. Mr. Colangelo seconded. Minutes were approved.

CHAIRWOMAN REMARKS – Kristen Mider

- Ms. Mider thanked Ms. Demyen for how active downtown has been. She also thanked Mr. LaCorte for his work on the Redevelopment Committee.

DIRECTOR'S REPORT - Caren Demyen

- Office Updates
 - Continuing to work on updating the café permit application.
 - Had a meeting with business and property owners in September, as well as a meet and greet in collaboration with UCEDC and Chamber of Commerce. One-on-one sessions with UCEDC will resume in January.
 - Downtown Cranford was recently in the news, with an article on the Scarecrow Stroll by 101.5 and an interview with Your New Jersey coming up.
 - Social media update
- Business Updates
 - Recent ribbon cuttings included Mystic Lobster and Waxcetera and there are more on the horizon.
 - Craven BBQ may be closing.
- Redevelopment
 - Ms. Demyen thanked Mr. LaCorte and Mr. Durante for their help with 49 South Ave. Mr. LaCorte said that Iron Ore came in to talk about the Chestnut and High Street project with the Redevelopment committee. They appeared willing to work with neighbors and were receptive to their concerns.
 - A medical building is proposed for the corner of South and Lincoln. The first plans submitted were very modern and concerns were expressed regarding the design. The doctor came back with an improved design that complements surrounding buildings.

- Mr. LaCorte mentioned UCEDC and 109 Walnut are planning to install check valves to prevent sewer backups. Mr. LaCorte said he did this on his building many years ago and found it helpful.
- Maintenance
 - 3 new benches have been installed at Post Office Plaza.
 - Plaques have been ordered for Victorian poles.
 - Working with DPW and Engineering on fixing lights that are out and creating a map of the Victorian lights.
 - Update on grease trap issue. Restaurants currently need to clean their grease traps once a quarter and Ms. Demyen would like to work with Health to see if it can be done every month.
- Little Free Library has been painted by The Artist Framer and installed by MWT Builders. Steve Manginelli will be doing electrical work on a spotlight for it. The Little Free Library will be unveiled next week.
- Parklets will be dismantled on October 31 and discussion needs to be held on their future.
- Free holiday shopper parking was approved by the Township Committee.
- Gift card update was provided. Downtown Cranford office is planning to push the gift cards as part of its Small Business Saturday promotion.
- Events Recap: Ghostwalk Tour, Pink Out, Scarecrow Stroll, Neewollah, and Cereal Killer Dominos.
- Upcoming October Events include Back to the Future Day, Witches Night Out, and Ghostbusters Day.
- Events planned around the holidays include Small Business Saturday, Pajama Series at the Cranford Theater, Horse and Carriage Rides, and Holiday Lights Night Out. Ms. Demyen encouraged board members to reach out if they have any additional ideas for holiday events.
- Capital Budget Projects
 - Holiday Decorations have been ordered and will go up before Thanksgiving.
 - Streetscape study is set for approval later this month by the Township Committee.
 - The Parking study will be going out to RFP one more time.
- Mr. Colangelo brought up the idea of the town acquiring (either purchase or land-owner donation) the Santander drive-thru next door and having the eventual developer of North Ave. using it as a flood retention basin and green space. He emailed the township with his idea.

Motion to adjourn at 9:32 am by Ms. Mider. Seconded by Mr. Colangelo, all in favor.

Respectively submitted,
Michelle Stavrou, Social Media Coordinator