

**CRANFORD DISTRICT MANAGEMENT CORPORATION  
BOARD MEETING  
MINUTES – OCTOBER 20, 2023**

**Present:**

Anthony Durante/Resident  
Max Fusaro/Business owner  
Paul LaCorte/Property owner  
Kristen Mider (Chairwoman)/Resident  
Kathleen Miller Prunty/Commissioner/Liaison  
Kendall O'Brien/Resident  
Samantha Ulan/ Resident

**Absent:**

Joe Colangelo/Business owner  
Tammie Crispino/Business owner  
Steve Oliveira/Property owner  
Doreen Sayegh/Property owner

Caren Demyen/Director  
Michelle Stavrou/Social Media Coordinator

Ms. Demyen called the meeting to order at 8:39am. Announcement made that the meeting was posted as required by law.

**APPROVAL OF MINUTES**

- Motion to approve September 2023 minutes by Ms. Demyen. Mr. Durante abstained. Minutes were approved.

**MAYOR REMARKS** – Mayor Brian Andrews

- Received a grant from the state for pedestrian safety, which includes downtown improvements. Traffic counts have started on Eastman Street to see if the data supports a road closure.
- Army Corp of Engineers study on flooding is moving forward.
- Thanked Ms. Demyen for attending the last Township Committee meeting, where a proclamation was issued about the start of the Halloween season. Mayor Andrews has heard from business owners about how much foot traffic is up.
- Mr. Durante said that he thinks the DOT would be receptive to data that improves traffic flow.

**TOWNSHIP COMMISSIONER REMARKS** – Commissioner Kathleen Miller Prunty

- A year ago, Cranford received money for flood projects and the work is underway.

**CHAIRWOMAN REMARKS** – Kristen Mider

- Ms. Mider thanked the office for its work during Halloween, and also thanked Mr. Durante for spearheading the parking study.
- Welcomed Mr. Fusaro to the Board.

**PARKING STUDY** – Anthony Durante

- Mr. Durante said that the parking study was funded 2020, paused during Covid, and then kicked off this past spring.
- The parking study was done by Enovate and looks at municipal on-street and off-street parking for weekdays and weekends. Enovate was chosen through the Township public bidding process.
- During the week, Lot 4 (train station) South Avenue is the most utilized lot, and Lot 11 (behind PSE&G) South Avenue lot is the least utilized. A chart was provided that showed the utilization of all municipal lots based on time of day and day of week.
- Reviewed recommendations.
- The parking committee has requested a new map from Enovate that would recommend what the distribution of parking should look like.

**DIRECTOR'S REPORT** – Caren Demyen

- Office Updates

- Last month had a collaborative Meet and Greet with Cranford Chamber of Commerce and a Downtown Business and Property Owner meeting.
- Sent out a reminder to business owners about the removal of outdoor dining in November.
- Submitted two grants last month
- Ms. Demyen will be presenting at Montclair Film Festival with NJEDA to speak about filming in NJ
- Update on businesses recently highlighted by local media and also provided a social media overview.
- Provided information on upcoming business openings and available spaces for lease and for sale.
- Redevelopment
  - Mr. LaCorte said the Redevelopment Committee is waiting for post-mortem on North Avenue RFP. He has concerns about the North Avenue corridor and its effect on the surrounding area.
- Maintenance
  - Update on the dumpster in Lot 11.
  - Mums have been planted.
  - A new sleigh for Eastman Plaza has been delivered, and a ribbon cutting will take place next month. The sleigh will have a plaque thanking the Jaycees for purchasing the sleigh.
- Gift card update
- Provided brief recap of events, including Pink Out, Pumpkin Spice Tour, Taylor Swift, and more, as well as what is planned for the next few months. Ms. Demyen and Ms. Stavrou told the Board members to feel free to share any feedback they have on the events so they can make notes for next year.

***Motion to adjourn at 10am. All in favor.***

Respectively submitted,  
Michelle Stavrou, Social Media Coordinator