



3. **Ordinance No. 2022-05**: AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD DESIGNATING THE ASSISTANT ZONING OFFICER, AS THE MUNICIPAL HOUSING LIAISON

**RESOLUTIONS – by Consent Agenda**

4. Resolution No. 2022-149: Approving a leave of absence pursuant to the Federal Family Medical Leave Act (FMLA) for an employee within the Administration Department
5. Resolution No. 2022-150: Authorizing the appointment of per diem Emergency Medical Technicians (EMT's) – Zachary Kornberger and Theodore Trojan
6. Resolution No. 2022-151: Authorizing a salary increase for a full-time employee
7. Resolution No. 2022-152: Accepting, with regrets, the resignation of Matthew Blank as a Communications Officer within the Cranford Police Department
8. Resolution No. 2022-153: Accepting the resignation of Susan Eisenberg as a member of the Green Team, retroactive to December 31, 2021
9. Resolution No. 2022-154: Authorizing the appointment of Lauren King as a member of the Green Team, retroactive to January 1, 2022
10. Resolution No. 2022-155: Authorizing the appointments of members of the 1) State-Regional Planning Working Group and the 2) Stormwater Infrastructure Planning Working Group of the Cranford Flood Prevention and Mitigation Advisory Committee, effective March 9, 2022
11. Resolution No. 2022-156: Authorizing a Tax Refund
12. Resolution No. 2022-157: Authorizing the Township Clerk to advertise for bids for the demolition and renovation of flood-damaged components of the Cranford Canoe Club
13. Resolution No. 2022-158: Authorizing a Contract Change Order for Tri-Form Construction Inc. for the Renovation of the Cranford Recreation Center at 375 Centennial Avenue
14. Resolution No. 2022-159: Authorizing a one (1) year extension of the contract awarded to Circelli Construction for concession rights at the Cranford Canoe Club
15. Resolution No. 2022-160: Authorizing an amendment to the 2020 contract awarded to DMR Architects for architectural services in connection with renovations to 375 Centennial Avenue Indoor Recreation Facility
16. Resolution No. 2022-161: Authorizing an award of contract through a “non-fair and open” process” to Aquatic Service Inc. for the purchase of an Outdoor Pool Pump for the Centennial Avenue Pool Complex

17. Resolution No. 2022-162: Authorizing a professional services contract for Redevelopment Attorney Legal Services to Stevens and Lee, P.C. for a term ending December 31, 2022
18. Resolution No. 2022-163: Requesting approval for authorizing an emergency Temporary appropriation (for Public Employee Retirement Services (PERS) Police and Fire Retirement Services (PFRS) and Rahway Valley Sewerage Authority (RVSA))

**COMMENTS**

Pursuant to the Code of the Township of Cranford, Article I, Section 32-4, persons addressing the Township Committee shall be allowed a maximum of five (5) minutes for their presentations.

**PROFESSIONAL COMMENTS**

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2022-02**

**AN ORDINANCE AMENDING THE REDEVELOPMENT PLAN FOR A  
CONDEMNATION AREA IN NEED OF REDEVELOPMENT CONSISTING OF  
CERTAIN PROPERTIES LOCATED AT 750 WALNUT AVENUE (BLOCK 541, LOT 2,  
QUALIFIERS C01, C02, C03, C04, C05, C06 AND C07) IN ACCORDANCE WITH THE  
LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, by Ordinance No. 2021-18, adopted December 14, 2021, the Township adopted a Redevelopment Plan for the properties designated on the Township tax map as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 & C07 (the “Properties”); and

**WHEREAS**, the Township wishes to amend its Redevelopment Plan to clarify that any prospective redeveloper of the Properties may not later request or apply to increase the maximum number of residential units already permitted by the existing Redevelopment Plan; and

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford, County of Union and State of New Jersey as follows:

**SECTION 1.** The Amended Redevelopment Plan, a copy of which is annexed hereto and made part of this Ordinance, is adopted in accordance with N.J.S.A. 40A:12A-7 of the Redevelopment Law.

**SECTION 2.** This Ordinance constitutes an amendment to the Zoning Map for the Township of Cranford included in the 2014 Land Development Ordinance of the Township of Cranford, New Jersey.

**SECTION 3.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4.** If any section, paragraph, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to such section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**SECTION 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Township Clerk during regular business hours.

**SECTION 6.** This Ordinance shall take effect in accordance with all applicable laws.

Introduced: January 25, 2022

Adopted:

Approved:

~~NOT YET APPROVED~~

Kathleen Miller Prunty  
Chair, Township Committee

Attest:

\_\_\_\_\_  
Patricia Donahue, RMC  
Municipal Clerk

Recorded Vote	Introduced	Adopted
Kathleen Miller Prunty	Aye	
Brian Andrews	Aye	
Jason Gareis	Aye	
Gina Black	Aye	
Mary O'Connor	Aye	

The Redeveloper shall not make any arguments relative to the Property's creation of Realistic Development Potential ("RDP") and/or treatment as an RDP Site as opposed to an unmet need mechanism in Round 3 or any subsequent affordable housing Round in the future. Further, the Redeveloper shall not apply for or request an upward deviation of the Maximum Dwelling Units permitted on Subdistrict 1 pursuant to Section 4.A.2.a., which is 250 units; nor shall the Redeveloper apply for or request the construction of any dwelling units on Subdistrict 2.

# REDEVELOPMENT PLAN

## **750 Walnut Avenue Cranford, NJ**

Topology | 60 Union St #1N Newark, NJ 07105

## Acknowledgements

### **MAYOR + TOWNSHIP COMMITTEE**

Mayor Kathleen Miller Prunty  
Brian Andrews, Deputy Mayor  
Thomas H. Hannen Jr.  
Jason Gareis  
Mary O'Conner

Ryan J. Cooper, Township Attorney  
Jamie Cryan, Township Administrator  
Patty Donahue, Township Clerk

Kathleen Nemeth, Zoning Officer  
Frank Genova, Construction Code Official

Michael J. Ash, Special Redevelopment Counsel

**Report Date: November 18, 2021**

Amended: January 25, 2022

Prepared by:



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Leigh Anne Hindenlang AICP/PP  
NJ Planner License No. 628600



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# 1. INTRODUCTION

## 1.1 Introduction

The 750 Walnut Avenue Redevelopment Area is located in the southern portion of Cranford Township and in close proximity to the municipal border with Clark Township (**Figure 1**). The Redevelopment Area is comprised of one lot and measures 30.5 acres. The following pages provide a comprehensive vision for the redevelopment of the 750 Walnut Avenue Redevelopment Area (the “Redevelopment Plan” or “Plan”). This Plan applies to the parcels, as depicted on the Township of Cranford’s Tax Map, in Block 541, Lot 2



Figure 1: Redevelopment Area Map

The goal of this Plan is to provide a planning and policy framework for the redevelopment of the Redevelopment Area, effectuate the Township’s planning goals, and determine a potential program for development. Pursuant to the Local Redevelopment and Housing Law (“LRHL”), “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan” (N.J.S.A 40A:12A-7(d)). As the 2009 Township of Cranford Master Plan points out, the 750 Walnut Avenue property provides a special

economic development opportunity for the Township to create a business and industrial park in a campus-like environment with regional access from the Garden State Parkway. Furthermore, both the 2009 Master Plan and the 2019 Master Plan Reexamination Report recognize the need to provide a wide range of housing to meet the needs of residents in diverse income groups. The redevelopment of this area is an integral component of the Township's efforts to provide additional and affordable housing options and to create new commercial spaces to promote the creation of new jobs and improve Cranford as a commercial center.

As required by the LRHL, redevelopment plans must address "any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan" (N.J.S.A 40A:12A-7(a)(5)). This Plan is also consistent with these plans, as detailed in **Appendix A**.

## **1.2 Regulatory History**

On March 27, 2017, Hartz Mountain Industries, Inc., H-Cranford Conduit, LP, and H-Cranford Credit, LP (collectively, "Hartz"), as owners of the property comprising the Redevelopment Area, submitted an application to the Township of Cranford Planning Board seeking a rezoning of the property to permit 905 multi-family housing units (the "Rezoning Application"). On June 8, 2019, the Planning Board voted not to recommend the proposed rezoning and, on September 4, 2019, adopted a detailed resolution containing its factual and legal findings memorializing its reasoning for the decision not to recommend the rezoning. On September 10, 2019, the Township Committee adopted a resolution accepting the Planning Board's recommendation and denying the Rezoning Application. On October 21, 2019, Hartz filed a Complaint in Lieu of Prerogative Writs challenging the Planning Board and Township Committee's actions in connection with the Rezoning Application.

Concurrent with the Planning Board's consideration of the Rezoning Application, the Township of Cranford adopted a Housing Element and Fair Share Plan ("HEFSP") to satisfy its "fair share" of the regional need for low- and moderate-income housing pursuant to the *Mt. Laurel Doctrine*. The HEFSP accounted for the Redevelopment Area's Realistic Development Potential ("RDP") to create affordable housing, but satisfied the entire RDP generated by the Redevelopment Area through compliance mechanisms that utilized other properties within the Township. The Township thereafter sought a judicial declaration, pursuant to *In re N.J.A.C. 5:96 and 5:97*, 221 N.J. 1 (2015), approving the HEFSP (the "Declaratory Judgment Action"). Fair Share Housing Center ("FSHC") and Hartz, separately,

intervened in the Declaratory Judgment Action, asserting that the HEFSP did not satisfy the Township's obligations under the *Mt. Laurel Doctrine*.

In November 2019, the Township and FSHC entered into a settlement agreement, which was later amended in January 2021 (the "FSHC Agreement"). Pursuant to the FSHC Agreement, the Township agreed to amend its HEFSP to provide for the development of a portion, but not all, of the RDP generated by the Redevelopment Area through redevelopment, including through the use of eminent domain if needed. FSHC agreed to support court approval of the amended HEFSP.

In December 2020, the Township and Hartz entered into a settlement agreement (the "Hartz Agreement"). Pursuant to the Hartz Agreement, Hartz withdrew, among other actions, its challenge to the Township's denial of the Rezoning Application. The Township and Hartz agreed to prepare a redevelopment plan to subdivide the property into two approximately equal parcels. One parcel would be redeveloped as an inclusionary project of no more than 250 units, at least 15% of which would be designated affordable housing units. The second parcel would be redeveloped with for up to 250,000 square feet of non-residential uses.

The Township of Cranford has determined that the use of redevelopment powers granted to municipalities under the LRHL would be the most effective to redevelop the property located in the Redevelopment Area consistent with the foregoing. On February 25, 2020, the Township Committee of the Township of Cranford adopted Resolution No. 2020-159 requesting the Planning Board to evaluate 750 Walnut Avenue to determine if it should be designated as a condemnation 'area in need of redevelopment' (see **Appendix B**). Subsequently, and in line with the recommendation of the Planning Board, this property was designated as "area in need of redevelopment" under Resolution 2020-356, adopted by the Township Committee on November 10, 2020 (see **Appendix B**).

Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects feasible and to remove deleterious conditions. The "area in need of redevelopment" designation allows for the use of condemnation powers under redevelopment and long-term tax incentives. For more information on Local Redevelopment and Housing Law Regulations and Policy, see **Appendix C**.

This Plan is intended to provide a regulatory framework for the redevelopment of 750 Walnut Avenue in Cranford. With particular attention to site planning, building design, and public improvement, such

as parking and traffic concerns, this Plan serves both future businesses and residents located within the Area as well as all members of the greater Cranford community. In accordance with the LRHL (N.J.S.A. 40A-12A-2), this Plan establishes the following requirements and standards for the Redevelopment Area:

- A. Land Uses
- B. Bulk Standards
- C. Design Criteria
- D. Building Requirements

The provisions set forth in this Redevelopment Plan shall supersede, govern, and control the standards set forth in the Land Development Ordinance adopted by the Township Committee of the Township of Cranford on December 16, 2014 by Ordinance No. 2014-25, as well as any applicable amendments.

## **2. SITE DESCRIPTION**

The Redevelopment Area is located in the southern portion of Cranford Township and in close proximity to the municipal border with Clark Township. The Redevelopment Area has a triangular shape and is bounded to the northwest by a Lehigh Valley Railroad freight rail line, to the southeast by Hyatt Hills Golf Course, and to the east by Walnut Avenue. Residential neighborhoods are located on the other side of the railroad and Walnut Avenue (**Figure 2**).

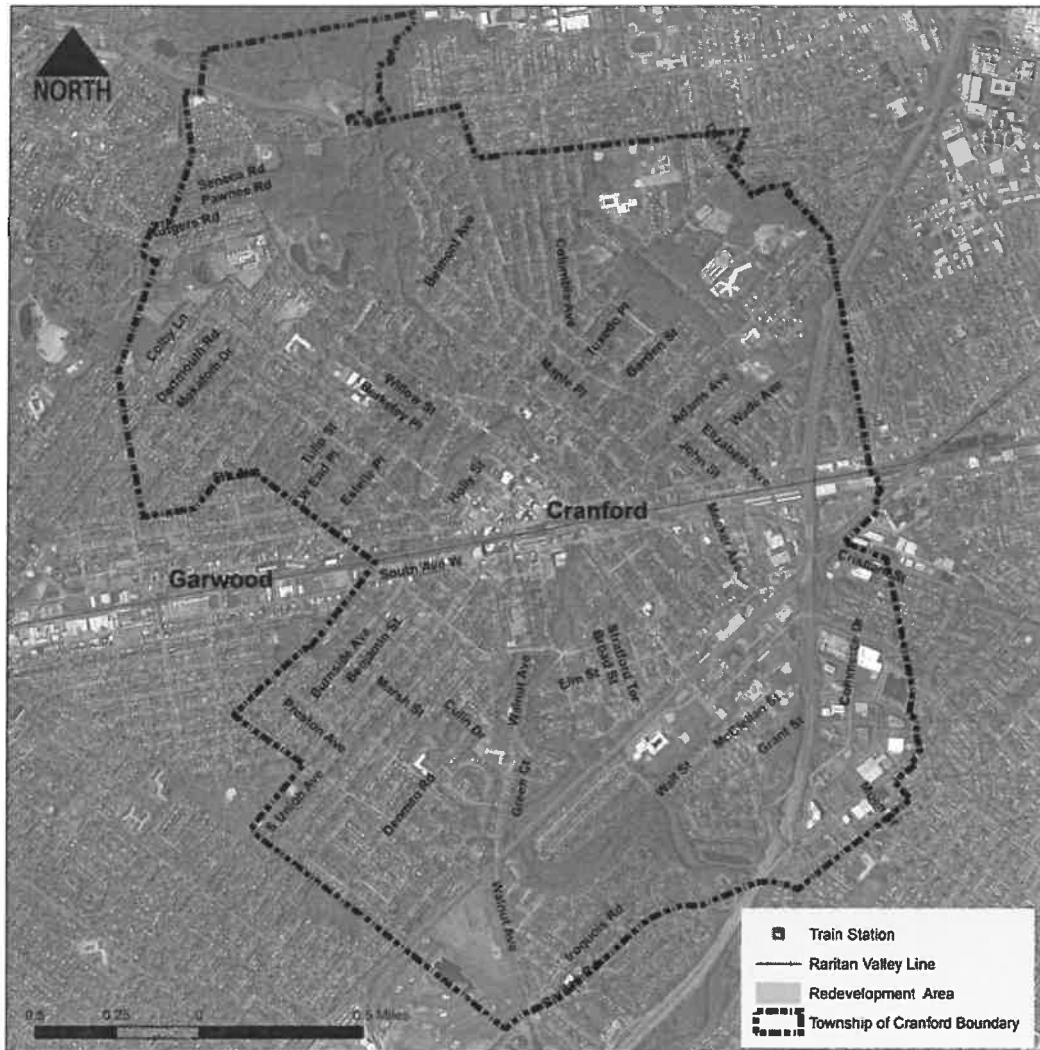


Figure 2: Redevelopment Area Context Map

**2.1 Property Background**

**A. History of the Site**

Cranford is a suburban community that grew around the Rahway River, which runs about 700 feet to the northeast of the Study Area. Cranford developed into a bedroom community as residents commuted into New York City while enjoying amenities like the Rahway River, unavailable to city dwellers. The Township was known as the “Venice of New Jersey” in the early 1900s during a time of significant industrial activity in the New Jersey.

The Redevelopment Area remained undeveloped in the first decades of the twentieth century, as it was then located on the outskirts of the Township. Nearby properties were developed during the 1920s and 1930s, as is shown in Figure 3 below. In the early 1920s, the Study

Area was likely still in use as agricultural land as indicated by the then present corn crib sheds.

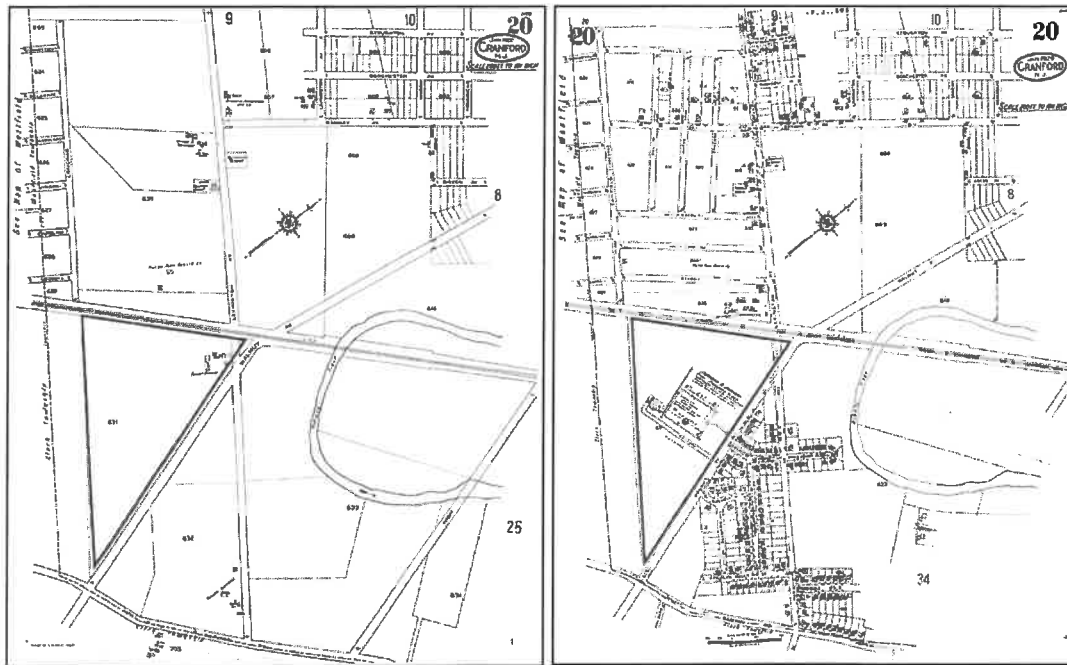


Figure 3: 1922 and 1929 (right) Historic Sanborn Maps

A Johnson & Johnson manufacturing plant producing baby products was built within the Redevelopment Area during the 1940s. The site has been used for commercial and industrial purposes since that time. During that time period a residential subdivision of single-family detached homes was built on the opposite side of Walnut Avenue.

## B. Existing Conditions

### 1. Neighborhood Context

The existing buildings located within the Redevelopment Area were mostly built during the second half of the last century and were used for manufacturing until the 1980s. Extensive improvements were made after 1988 to accommodate office uses and warehousing. An existing building was extended, and the property was improved and subdivided into seven separate commercial condominium units (Figure 4).



Figure 4: Aerial Imagery Showing Redevelopment Area with Condominium Units.

The buildings, excluding basement spaces, comprise about 420,000 leasable square feet. With the exception of Units C02 and C07, all units are one-story structures. The seven condominium units that are located within the Redevelopment Area are all currently vacant. The units are surrounded by sizable parking and loading areas as well as landscaped areas, including a buffer along Walnut Avenue. The site is currently about 65% impermeable with two stormwater storage basins.

## 2. Existing Zoning

The properties lie in the *Commercial – 3 District (C-3)* as defined in the Township of Cranford’s Land Development Ordinance (see **Figure 5**). The intent of this district is to permit the development of office, research, limited assembly and warehouse distribution uses in a comprehensively planned and aesthetically designed setting. Because of its location adjacent to existing residential areas in the Township, it is the intent to permit only development of high aesthetic quality and proper site design which will not adversely impact nearby residences. Relevant provisions from the Township’s zoning ordinance—Chapter 255 Land Development, Article V Zoning—are included below.



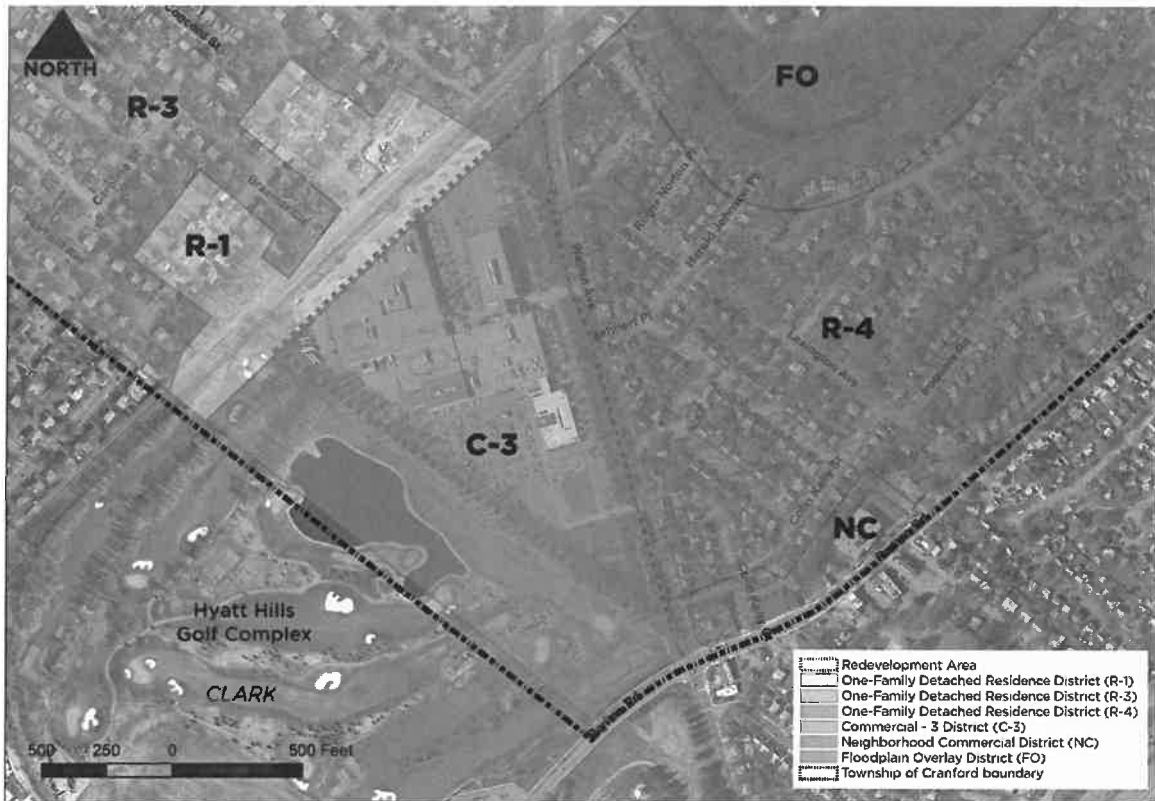


Figure 5: Prior Zoning of Redevelopment Area

*Permitted principal uses are:*

- *Business, administrative, executive and professional offices*
- *Essential services*
- *Golf courses*
- *Health care facilities*
- *Office distribution centers*
- *Research laboratories*

*Permitted accessory uses are:*

- *Customary accessory uses*
- *Parking*
- *Signs*

*Conditional uses are: None.*

*General provisions, as listed in §255-43 B.(3) :*

- *The tract area to be developed has a minimum of 20 acres.*
- *The tract area is to be developed according to a comprehensive general development plan as a single entity.*
- *A traffic reduction plan shall be provided.*

- *Improvements to the intersection of Walnut Avenue and Raritan Road are sufficient to ensure that this intersection continues to function at an acceptable level of service.*
- *Maximum floor area ratio (FAR) shall be 0.60, and a maximum of 65% of the gross floor area of the entire development may be developed as office.*
- *Maximum building coverage is 25%.*
- *Maximum lot impervious coverage is 60%.*

*Maximum height:*

- *For both principal and accessory buildings; 3 stories, 45 feet.*

**3. Property Restrictions**

**a. Easements**

At the time of the preparation of this Redevelopment Plan, a number of easements are established within the Redevelopment Area, including:

- An easement granted to New Jersey Bell Telephone company.
- Vacated rights-of-way for Lexington Avenue and Walnut Avenue, vacated on June 21, 1949, through Ordinance No. 49-15.

The Redeveloper(s) will be responsible for identifying, maintaining, terminating and relocating, if necessary, any existing easements, if required to implement the objectives of the Redevelopment Plan.

**b. Contamination**

The properties in the Redevelopment Area are not included on the New Jersey Department of Environmental Protection's list of known contaminated sites. The Redeveloper(s) will be responsible for investigating and remediating any possible contaminations on parcels they seek to redevelop.

**c. Wetlands**

According to NJDEP and FEMA mapping, there are no wetlands present on-site, and the Redevelopment Area is located outside the Rahway River flood plain.

**4. Mobility + Circulation**

The Redevelopment Area is located in close proximity to the Garden State Parkway providing regional access. Walnut Avenue runs between downtown Cranford, located to the north of the

Redevelopment Area, and nearby Township of Clark to the south (see Figure 6).



Figure 6: Map of Surrounding Street Network

The Redevelopment Area provides, mostly via nearby Raritan Road, easy access to the Garden State Parkway, Route 27, and Route 28. An existing berm, located along the Redevelopment Area's Walnut Avenue frontage, was constructed to minimize visual impacts on the residential neighborhood opposite Walnut Avenue. It was added at a time when the Property still housed active industrial uses. Site access is provided by two driveways from Walnut Avenue.

Cranford's train station is located directly adjacent to the Township's downtown and is about 1.5 miles, or a 6-minute drive, to the north of the 750 Walnut Avenue Redevelopment Area, see Figure 7. The station is served by NJ Transit's Raritan Valley Line and offers direct access to regional centers, including Newark and New York City. One-seat rides to and from Penn Station New York are currently available during midday and evening hours on weekdays. A direct service trip to Penn Station takes about 45 minutes.



Figure 7: Mobility Context Map

The Redevelopment Area is also within proximity of two train stations served by two other NJ Transit rail lines, the Northeast Corridor Line and North Jersey Coast Line. The Rahway and Linden train stations are served by both lines and are located about 4 miles away, or approximately a 12- to 15-minute drive, from the Redevelopment Area. The Northeast Corridor Line is a frequent commuter rail service running between Trenton and New York. Most trains on the North Jersey Coast Line operate between New York Pennsylvania Station and Long Branch, Monmouth County.

The location is served by a frequent service bus route that runs along Raritan Road. The nearest bus stops are about 0.4 mile away and located on Raritan Road on the corners with the Colin Kelly Street and Poplar Terrace. Both bus stops are served by the NJ Transit 112 bus line which connects Scotch Plains with Midtown Manhattan’s Port Authority Bus Terminal by way of Cranford, Roselle and Elizabeth.

### 3. PUBLIC PURPOSES

#### 3.1 Block + Lots

The Redevelopment Area (see **Figure 8**) included the following block and lots:

Block 541, Lot 2 (Qualifier C01)  
Block 541, Lot 2 (Qualifier C02)  
Block 541, Lot 2 (Qualifier C03)  
Block 541, Lot 2 (Qualifier C04)

Block 541, Lot 2 (Qualifier C05)  
Block 541, Lot 2 (Qualifier C06)  
Block 541, Lot 2 (Qualifier C07)

#### 3.2 Project Area Map



*Figure 8: Redevelopment Area Map*

#### 3.3 Goals + Objectives

In order to successfully achieve the vision for redevelopment of this Area and alleviate existing challenges, any proposed Redeveloper(s) and project(s) must meet the following goals and objectives. These objectives build on and expand the priorities identified in the most recent Master Plan Reexamination and best practices.

- A. Create Expanded and Appropriate Housing Options
  - 1. Encourage a diverse range of household in Cranford through redevelopment that promotes a variety of housing options.
  - 2. Assist the Township in meeting its affordable housing obligations and creating economic development opportunities that provides a realistic opportunity for developing affordable housing.
  - 3. To voluntarily comply with the Township's *Mount Laurel* obligations but without jeopardizing the Township's center-based vision wherein residential density is primarily concentrated in the downtown core and closest to mass transit.
  - 4. Establish a mixture of affordable and market-rate units to ensure accessibility to households at a range of income levels.
  - 5. Desire to provide a variety of housing unit typologies for the Township.
  
- B. Quality Design + Usable Open Space
  - 1. Enhance the visual character and safety of the Walnut Avenue frontage via landscape and streetscape improvements.
  - 2. Create a coordinated design for public open spaces and streetscapes that uses street trees and landscaping, lighting, street furniture, open space and sidewalks to create an attractive pedestrian-friendly environment.
  - 3. Create public open spaces that promote social interaction and enjoyment. Provide opportunities for passive recreation.
  
- C. Promote Economic Development
  - 1. Promote investment in properties to ensure both the long-term economic health of the municipality, and to prevent the further deterioration of older businesses.
  - 2. Create new commercial spaces to allow new businesses to thrive and improve Cranford as a commercial center.
  - 3. Promote the creation of new jobs in Cranford that provide opportunities for both existing residents and for workers throughout the region.
  
- D. Reduce Negative Impact of Car Circulation + Traffic Issues
  - 1. Provide sufficient parking to support the development program but minimize the aesthetic and functional impacts of excessive parking areas.
  - 2. Create safe and convenient on-site parking and access solutions that accommodate safe and pedestrian-oriented streetscapes.
  - 3. Reduce overall automobile traffic in the municipality by promoting transit use through transportation policy as well as shared car and other substitutes for personal private car usage.

E. Blight Eradication

1. Protect the health, safety, and welfare of the residents of Cranford by redeveloping underutilized and stagnant properties that could more effectively contribute to the well-being of the Township.
2. Eliminate detrimental influences such as obsolete buildings, faulty arrangement and long-term vacancies.

F. Implement Sustainability

1. Incorporate street trees and green infrastructure elements into building and landscaping designs to reduce stormwater runoff and improve local water quality.
2. Reduce impervious coverage to prevent flooding and promote the absorption of stormwater runoff by constructing non-structural stormwater management systems that are integrated within planted areas, greenways, green roofs and swales that filter runoff and maximize on-site infiltration.
3. Encourage the use of sustainable building standards and materials as well as renewable energy technologies to reduce environmental impact.

## 4. LAND USE

### 4.1. Definitions

See **Appendix D**.

### 4.2. Subdistricts

Given the overall size of the Redevelopment Area and the variety of future uses envisioned therein, this Plan imagines a multi-district approach to redevelopment (**Figure 9**). Distinguishing subdistricts within the larger Redevelopment Area allows for land use patterns that are tailored toward those specific future uses.



*Figure 9: 750 Walnut Avenue Redevelopment Area Subdistricts*

#### A. Subdistrict 1 – Residential

Subdistrict 1 shall be redeveloped to create a multifamily residential community within a green, bucolic setting. Several well-designed multifamily residential buildings with integrated parking solutions are deemed appropriate. In total, a minimum of 100,000 square feet shall be provided for Privately-Owned Public Space in conformance with Design Standards available in Section 4.6 of this Redevelopment Plan.



1. *Land Use*

a. **Permitted Principal Uses**

- i. Dwelling, Multi-family
- ii. Privately-Owned Public Open Space

b. **Accessory Uses**

- i. Retail Services limited to:
  - *Child-care Center*
  - *Coffee Shop*
  - *Convenience Store*
  - *Delicatessens*
  - *Accessory uses and structures customarily subordinate and incidental to permitted principal uses including building lobbies, community rooms, fitness rooms, laundries, pools, storage and stormwater management facilities*

c. **Prohibited Uses**

- i. Any uses not specifically permitted herein.

2. *Area + Bulk Requirements*

a. **Maximum Dwelling Units: 250**

b. **Lot Requirements:**

- i. Minimum Lot Area: 10 acres
- ii. Maximum Building Coverage: 50%
- iii. Maximum Lot Coverage: 60%

c. **Building Placement Standards:**

- i. A building's Primary Façade shall front on the Subdistrict 1 Privately Owned Open Space. This will serve as the front yard for Subdistrict 1 and be indicated through architectural treatment and site landscaping design in accordance with Section 4.6.
- ii. At no point will a building's façade be within 50 feet of the Walnut Avenue curb line.
- iii. Front Yard Setback Minimum: 14' from curb line of private street and shall be comprised of, at minimum a 6' sidewalk clearance and a 3' planting strip adjacent to the building façade. Front yard setbacks shall exclude eaves, gutters, and similar architectural features.
- iv. Side Yard Setback Minimum: 20' between buildings or 15' between curb lines and building façades.
- v. Rear Yard Setback Minimum: 20' between buildings or 15' between curb or property line, whichever is nearest, and building façades.

**d. Height:**

- i. Maximum: Four Stories or 50'
- ii. Measurement: Building height shall be determined by the vertical distance from the average finished grade to the highest point of the roof surface, except in the case of a building with a pitched roof building height shall be determined by the vertical distance from the average finished grade to the midpoint of the sloped roof. Rooftop appurtenances and mechanical equipment shall be exempt from the calculation of building height as long as they are appropriately screened from view. In addition, parapets that extend no more than 3 feet above a flat roof shall be exempt from the calculation of building height.

**e. Ceiling Height:**

- i. Measurement: Ceiling height shall be measured from the top of the finished floor to the finished ceiling above, excluding beam drops and duct soffits.
- ii. Ground-Story Minimum: 10'
- iii. Upper-Story Minimum: 9'

**B. Subdistrict 2 – Commercial/Industrial**

This subdistrict will serve as a commercial center providing modern, flexible spaces to allow new businesses to thrive in Cranford. A variety of commercial and industrial uses are envisioned to take up space in one or more buildings. A minimum of 25,000 square feet shall be provided for Privately-Owned Public Open Space in conformance with Design Standards available in Section 4.6 of this Redevelopment Plan and include a basketball court.

**1. *Land Use***

**a. Permitted Principal Uses**

- i. Ambulatory Healthcare Services
- ii. Limited Assembly
- iii. Office, Executive, Corporate Headquarters
- iv. Office, Professional, Business, Administrative
- v. Office Distribution Centers
- vi. Privately-Owned Public Open Space
- vii. Research Laboratory
- viii. Self-Storage

**b. Prohibited Uses**

- i. Drug Rehabilitation Clinic
- ii. Any other uses not specifically permitted herein.

2. Area + Bulk Requirements
  - a. **Maximum Commercial: 250,000 square feet**
  - b. **Lot Requirements:**
    - i. Minimum Lot Area: 10 acres
    - ii. Maximum Building Coverage: 40%
    - iii. Maximum Impervious Coverage: 65%
  - c. **Building Placement Standards:**
    - i. A building's Primary Façade shall front on the property line between Subdistrict 1 and 2, and a second building shall front towards the Conrail rail line. The frontage shared with the residential development will serve as the front yard for Subdistrict 2 and be indicated through architectural treatment and site landscaping design in accordance with Section 4.6.
    - ii. Front Yard Setback Minimum: 100' from property line and shall be comprised of, at minimum, a 3' planting strip adjacent to the curb line, at least 6' sidewalk clearance from private streets. Front yard setbacks shall exclude eaves, gutters, and similar architectural features.
    - iii. Side Yard Setback Minimum: 20' between buildings or 10' between curb lines and building façades.
    - iv. Rear Yard Setback Minimum: 20' between buildings or 10' between curb or property line, whichever is nearest, and building façades.
  - d. **Height:**
    - i. Maximum: Four Stories or 50'
    - ii. Measurement: Building height shall be determined by the vertical distance from the average finished grade to the highest point of the roof surface, except in the case of a building with a pitched roof building height shall be determined by the vertical distance from the average finished grade to the midpoint of the sloped roof. Rooftop appurtenances and mechanical equipment shall be exempt from the calculation of building height as long as they are appropriately screened from view. In addition, parapets that extend no more than 3 feet above a flat roof shall be exempt from the calculation of building height.
  - e. **Ceiling Height:**
    - i. Measurement: Ceiling height shall be measured from the top of the finished floor to the finished

ceiling above, excluding beam drops and duct soffits.

- ii. Ground-Story Minimum: 12'
- iii. Upper-Story Minimum: 9'

#### **4.3. Parking**

##### **A. Automotive Parking**

###### **1. *General Requirements***

- a. On-street parking spaces will not count towards meeting minimum parking requirements laid out in this plan, even on private streets.
- b. Redeveloper(s) may utilize a shared parking scheme when calculating off-street parking obligations for permitted uses in Subdistrict 1 only. Shared parking calculations shall be based upon a widely accepted methodology, such as those published by the Urban Land Institute (ULI), the Institute of Transportation Engineers ('Parking Demand', 4<sup>th</sup> Edition), or other widely accepted models. If utilized, proposals incorporating a shared parking component shall be substantiated by a study to be prepared by a licensed Professional Engineer or recognized parking consultant.
- c. All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards.
- d. Parking spaces shall measure eight (8) feet wide by 18 (18) feet deep, with the exception of compact car spaces to the extent permitted by this Plan.
- e. Compact car spaces measuring eight (8) feet wide by sixteen (16) feet deep, shall be permitted provided their total number does not exceed 20% of the total parking provided.
- f. Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- g. All parking facility entrances must be equipped with auditory warning systems to avoid conflicts between motorists and pedestrians.
- h. An increase of more than 25% of the required minimum parking shall constitute a deviation in Subdistrict 1.
- i. An increase of more than 15% of the required minimum parking shall constitute a deviation in Subdistrict 2.
- j. The minimum required parking may be satisfied by proposed "banked" parking of up to twenty five (25) banked stalls to achieve compliance with the parking standard
- k. For Subdistrict 2, loading areas between buildings may be converted to automobile parking to meet increased parking demand associated with office uses

- l. No private parking shall be permitted within the front yard setback of Subdistrict 2.
  - m. All parking plans must show structural support columns to accurately depict feasibility of parking spaces and drive aisles.
2. *Electric Vehicle Requirements*
    - a. Parking facilities must comply with P.L. 2021, c.171.
  3. *Minimum Parking Ratios*  
 Minimum off-street parking requirements shall be in compliance with the bulk standards outlined in this document.

Use	Minimum Parking Spaces Required
Dwelling, Multi-family	1.8 per unit
Health Care Facility	5.0 per 1,000 square feet
Limited Assembly	1.5 per 1,000 square feet
Office, Executive, Corporate Headquarters	4.0 per 1,000 square feet
Office, Professional, Business, Administrative	4.0 per 1,000 square feet
Office, Distribution Center	0.25 per 1,000 square feet of warehouse and storage 4.0 per 1,000 square feet of office
Privately-owned Public Open Space	3.0 per acre
Research Laboratory	3.0 per 1,000 square feet
Self-Storage	0.2 per 1,000 square feet

**B. Bicycle Parking**

1. *Location + Design of Facilities*
  - a. Where indoor bicycle parking is required, bicycle parking facilities shall be at least as protected as any automobile parking provided.
  - b. Site plans shall show the proposed location of bicycle parking facilities on the Site and on the building floor plan design. A construction detail of the bicycle rack or parking facilities shall be provided.
2. *Requirements for Indoor Bicycle Parking*
  - a. Indoor parking shall, at a minimum, consist of a room within a residential building providing similar security and protection from the elements.
  - b. Any required indoor bicycle parking facility must be located in a convenient and accessible location. Ramps and elevators may be utilized to provide access to facilities not located at the ground-floor level.
  - c. Bicycle parking facilities within an automobile parking area shall be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.
3. *Requirements for Outdoor Bicycle Parking*

- a. All required outdoor bicycle parking must be convenient and accessible to a main building entrance, street access and driveways.
- b. Bicycle parking shall be sited in a highly visible location, such as within view of passers-by, commercial activity, office and residential windows, an attendant or other personnel to discourage theft and vandalism and promote awareness of existence and availability.
- c. Bicycle parking shall be located so as not to block the pedestrian path on a sidewalk or within a site. A minimum of six (6) feet of unobstructed passage when parking is in use is required on public sidewalks.
- d. Size and style of bicycle racks shall be approved by the Township of Cranford Planning Board.
- e. Bicycle racks must be attached to concrete footings and made to withstand severe weather and permanent exposure to the elements.
- f. All bicycle racks shall be located at least two (2) feet in all directions from a wall, door, landscaping, or other obstruction that would render use of the racks difficult or impractical.

4. *Minimum Bicycle Parking Ratios*

- a. Minimum bicycle parking requirements shall be in compliance with the bulk standards outlined in this document.

Use	Minimum Indoor Requirement	Minimum Outdoor Requirement
Dwelling, Multi-family	0.25 spaces per unit	0.10 spaces per unit
Health Care Facility	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Limited Assembly	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Office, Executive, Corporate Headquarters	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Office, Professional, Business, Administrative	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Office, Distribution Center	1.0 space per 15,000 sq ft	1.0 space per 15,000 sq ft
Privately-owned Public Open Space	None	1.0 space per 12,000 sq ft
Research Laboratory	1.0 space per 10,000 sq ft	1.0 space per 15,000 sq ft
Self-Storage	1.0 space per 15,000 sq ft	None

**4.4. Loading + Unloading**

**A. Subdistrict 1**

- 1. Appropriate accommodations near main residential entrances and significant public spaces, out of the flow of traffic, should be reserved for pick-up and drop-off of passengers.

2. Appropriate siting of loading areas to accommodate commercial deliveries, including parcel drop-off, residential moving, and other larger deliveries, should be off-street and away from the public realm.
3. All off-street loading areas shall be shielded from public view.
4. Loading and unloading for residential uses shall take place within a designated loading area between the two residential buildings or within a designated courtyard between buildings in Subdistrict 2.
5. Residential service needs (trash storage, move-in, etc.) should be conducted indoors in a centralized location. Trash compaction is encouraged. If trash storage must be conducted outside, it should be fully enclosed in a masonry structure that complements the building architecture and be secured via visually solid gates.

**B. Subdistrict 2**

1. Off-street loading berths for all Subdistrict 2 land uses having a gross floor area of ten thousand (10,000) square feet shall have at minimum one (1) loading berth for every ten thousand (10,000) square feet or fraction thereof of gross floor area.
2. All off-street loading areas shall be shielded from public view.

**4.5. Access + Circulation Analysis**

Redeveloper(s) shall conduct a Traffic Impact Study for any proposed redevelopment project within the Redevelopment Area, which shall be submitted to the Township Committee, acting as the Redevelopment Entity, during Town Committee Review for conformity with this Plan prior to filing a site plan application in accordance with Section 5.6(A).

The traffic study shall conform with applicable standards public by the Institute of Transportation Engineers. The primary purpose of the traffic study is to determine whether additional infrastructure improvements will be necessitated by redevelopment of the Area, including but not limited to the improvement of both the pedestrian-friendliness and pedestrian safety of the intersection of Walnut Avenue and Raritan Road. The traffic study shall include any improvements required in connection with implementation of the Plan shall be addressed in a Redevelopment Agreement to be executed by designated Redeveloper(s) and the Township.

This study shall include, but shall not be limited to, an assessment of existing off-site features within the traffic study area (as defined below):

- Traffic control devices
- Pedestrian crossings and sidewalks
- Geometries of existing and proposed rights-of-way

- Off-street and on-street loading areas
- On-street parking
- Interaction with nearby driveways, alleyways, and access points
- Interventions to reduce the pass through traffic on Lexington Avenue between Walnut Avenue and Raritan Road.

The following intersections shall be included within the required traffic study:

- Walnut Avenue and driveway providing access to Subdistrict 1
- Walnut Avenue and driveway providing access to Subdistrict 2
- Walnut Avenue and Lexington Avenue
- Walnut Avenue and Behnert Place
- Walnut Avenue and Mitchell Place
- Walnut Avenue and Raritan Road
- Walnut Avenue and Florence Drive
- Walnut Avenue and Chester Lang Place
- Walnut Avenue and Lincoln Avenue East
- Raritan Road and Colin Kelly Court/New York Avenue
- Raritan Road and Shoprite Way
- Raritan Road and Central Avenue

**4.6. Design Standards**

**A. General Building Requirements**

1. Subdistrict1: General character and vernacular should be a mix of loft-style architecture similar to the precedent images provided by the Township below:









2. There shall be at least two (2) residential buildings within Subdistrict 1.
3. Preferred materiality should be brick with a darker windows and accent materials.
4. Fenestration patterns should utilize large window openings and/or tight groupings of smaller windows.
5. Massing should utilize accentuated corners, upper story stepbacks, and clearly defined base/middle/top portioning.
6. Buildings should be modulated horizontally while maintaining a complementary architectural vernacular across the façade.
7. A minimum of two (2) complementary but differentiated architectural treatments are required within Subdistrict 1.

8. Primary entrances shall be defined by architectural features (canopy, portico, or similar).
9. The rhythm of ground floor attachments and openings harmonize with the rhythm of attachments and openings on upper stories.
10. Buildings shall have simple massing and details in order to clearly distinguish the main body of the building and the primary pedestrian entry.
11. The use of awnings and canopies at the first-floor level is encouraged.

B. Façades

1. Building façades shall be built of no more than three (3) primary materials, excluding accent materials.
2. Buildings shall be articulated to break up façades and ensure that long monotonous building frontages are not constructed.
3. Building façades may include horizontal siding, vertical siding with flush joints, stucco, and medium density overlay plywood (MDO) as an accent material in gables, dormers, and bay windows only.
4. Horizontal siding shall be lap, shiplap, drop, or shingle-style.
5. Natural materials are encouraged.
6. Nonnatural materials intended to imitate natural materials shall not be permitted.

C. Openings

1. Window sizing and spacing shall be consistent with and complementary to the overall façade composition.
2. As noted herein, the building may be composed of different elements to promote horizontal articulation. Window types shall be consistent within building elements. Window types in different building elements shall be complementary to window types in other building elements.
  - a. *Building Transparency:*
    - i. Story transparency shall be measured by dividing the area of windows and doors by the total façade area of a story.
    - ii. Primary Façade: The ground level story shall have at minimum 35% transparency. All other stories shall have at minimum 30% transparency.
    - iii. All Other Façades: The ground level story shall have at minimum 35% transparency. All other stories shall have at minimum 25% transparency.
    - iv. Subdistrict 2 shall have a minimum 5% for all façades except the loading area façade, for only the following

uses: Limited Assembly, Office Distribution Centers, or self storage.

3. Openings in walls with siding shall be trimmed with flat casing, a sloping sill, and drip cap at a minimum.
4. Openings in masonry walls or walls with masonry veneer shall include brickmold casing.
5. Openings in masonry walls or walls with masonry veneer other than stucco, shall have a precast lintel; masonry arch; or masonry header.
6. Shutters, if included, shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window.
7. Shutters shall be operable or designed and installed as if they were operable including hardware.
8. Openings, including dormers, should be centered vertically with other openings or shall be centered with the wall between openings.
9. Openings above should be equal in size or smaller than openings below.

D. Roofs

1. Eaves shall be continuous or include appropriate eave returns, unless overhanging a balcony or porch.
2. The ridge of the primary building should generally be oriented parallel to the rear property line adjacent to Hyatt Hills Golf Course.
3. All gable and hipped roofs of a building, excluding ancillary roofs, should generally have the same slope where visible from a street or open space.

E. Attachments:

1. Bay windows or other projecting elements are encouraged on facades spanning more than 30' to create articulation.
2. Permitted attachments include awnings, canopies, bay windows, and chimneys.
3. Awnings and canopies shall not be internally illuminated.
4. Balconies shall not be fully enclosed. Balconies with walls on three sides and railings shall not be considered fully enclosed.
5. Chimneys shall extend to grade.
6. The above standards shall not preclude the provision of outdoor dining.

F. Subdistrict 1 Permitted Materials:

1. *Permitted foundation materials*
  - a. Brick masonry
  - b. Stone masonry
  - c. Cement-parged concrete block

2. *Permitted primary façade materials*
    - a. Brick masonry
    - b. Stone masonry
    - c. Cementitious panel
  3. *Permitted façade accent materials*
    - a. Cast stone
    - b. Wood
    - c. Fiber-cement trim, siding, and panels
    - d. Composite trim, siding, and panels
    - e. Wood siding/shingles
    - f. Architectural metal
    - g. Accent materials shall not comprise more than 30% of the first story façade.
  4. *Prohibited materials*
    - a. Materials not listed as permitted shall be prohibited.
- G. Subdistrict 2 Permitted Materials:
1. *In addition to those listed above, precast panels and metal banding are permitted in this subdistrict.*
- H. Materials not listed as permitted shall be prohibited.
- I. Subdistrict 1 Vertical Rhythm
1. *Generally:* The design of all structures shall incorporate a clear visual division between the base, middle and top as described below. These elements shall be established using cornice lines, windows, or similar horizontal architectural elements.
  2. *Building Base:* The base is defined as the first story of the building. Building base and ground floor shall be clearly defined utilizing the following architectural elements:
    - a. The ground floor should be distinguished from upper floors. Use of a horizontal element such as a lintel or canopy allows for flexibility in design without interruption of repeated vertical elements used in upper floors. Residential ground floors may use similar techniques, or may include alternative strategies such as stoops, entryways, or other openings, to create contrast with upper floors.
    - b. The relationship of width to height of windows and door openings at ground level should be visually compatible with openings in the same building façade and/or other nearby or related structures.
    - c. Generally, massing should be oriented towards the base of the building.
    - d. Awnings/canopies are encouraged, particularly at primary entrances.

3. *Building Middle:* The middle shall be defined as the space between the top and base portions of the building. This space may be broken up through the use of more subtle and subdued horizontal architectural elements.
    - a. Enclosed architectural projections (such as bay windows) up to three feet are allowed beyond the primary façade or projected façade components of the building, but minimum sidewalk width must be maintained.
    - b. At the discretion of the Planning Board, projections over three feet are allowed above the first story, so long as they do not encroach into a required setback.
  4. *Building Top:* The top shall be defined as the top floor of the building. Appropriate cornice lines may enhance the top of the building. The top of the building may be differentiated in materials or staggered rooflines. Pitched or gabled roofs are encouraged.
    - a. Vertical rhythm shall be defined utilizing the following techniques:
      - i. Awnings or canopies over ground floor entrances.
      - ii. Differentiation between vertical components, as follows:
        - Materials
        - Masonry details
        - Color changes
        - Fenestration changes
        - Inclusion of pre-cast or masonry details to define columns, piers and keystones
        - Decorative gutters, downspouts and scuppers
        - Spacing of columns and piers
- J. Subdistrict 1 Horizontal Rhythm
1. Generally, all buildings shall incorporate elements that divide façade planes and create a visual play of light and shadow. Long, uninterrupted horizontal façades are prohibited.
  2. Horizontal rhythm may be created using the following design elements:
    - a. Building projections
    - b. Stepbacks
    - c. Uniformity and/or variety in fenestration patterns.
    - d. A balcony or bay window
    - e. A change in the roofline by including chimneys or by alternating parapet heights
    - f. A change in building materials that correspond to a change in the façade plane

- g. Differentiated lighting fixtures or similar architectural elements.
  - h. Landscape features such as trellises, trees, or other landscape features
  - i. Shifting façade planes
3. **Rooflines:** Rooflines shall be modulated with the remainder of the façade and can be used as an effective horizontal rhythm technique. Pitched or gabled roofs are permitted. For flat roofs or façades with a horizontal eave, fascia, or parapet, the roofline shall correspond with the modulation of the primary façade.
4. **Parking Garages + Blank Walls**
- a. To the greatest extent feasible, all above ground parking structures shall be screened by habitable building space, particularly along Privately-Owned Public Open Space.
  - b. Parking that is unable to be screened by habitable building space shall be screened by alternative means, including:
    - i. Residential stoops
    - ii. Landscaping
    - iii. Green walls
    - iv. False windows
    - v. Balconies
  - c. Garage fenestration shall be designed to shield vehicle headlights from exterior view to the greatest extent possible.
  - d. Open podium parking garages are not permitted.
  - e. Where applicable, garage openings will be treated with similarly scaled openings as the windows above them. Garage openings shall be located within the same vertical alignment as windows or decorative grills that relate in color and scale to the windows above them. The size and scale of garage doors shall be minimized.
  - f. Blank walls, meaning walls that lack fenestration or architectural features, are discouraged. Where blank walls must occur and are visible from the public right-of-way or Privately-Owned Public Open Space, measures to mitigate their aesthetic impact are encouraged, including public art landscaping, green walls, and false windows.
5. **Sustainability**
- a. The following sustainable development standards and development practices are mandated:
    - i. Community and Site:
      - Create a tenant sustainability manual or fact sheet for residents, including



information about how to improve energy efficiency, public transportation options, safe walking and bike routes, and waste disposal locations and recycling policies.

- Enforce a no-smoking policy in the communal and shared spaces within the building and outdoors within 25 feet of the building.
- ii. **Mitigating Heat Island Effect:**
  - Use native tree species that will provide shade within 10 years.
  - Use a light-colored roofing material for any roofs to reduce heat island effect.
- iii. **Landscaping:**
  - Use native species that do not need excessive watering for all landscaping trees and plantings.
  - Retain existing native trees and shrubs and replant more trees than removed.
- iv. **Lighting:**
  - Use LED lighting in all indoor spaces, including dwelling units and parking facilities, and for external lights.
  - Use occupancy sensors in common areas.
  - Use occupancy sensors in stairwells, hallways, but ensure safe lighting levels.
  - Design exterior lighting to reduce light pollution for the areas surrounding the site.
- v. **Materials:**
  - Prepare and implement a construction waste management plan. The plan must outline where waste will be sent for recycling, reuse, reprocessing or disposal. A letter from each of the recipient facilities must be included.
- vi. **Waste Management and Recycling:**
  - Facilitate recycling in common areas within buildings and in outdoor open spaces by providing easily accessible recycling bins.

- Facilitate recycling in dwelling units by adding recycling bins and ensuring that the recycling drop-off location is clear and accessible.
  - Ensure that each trash room includes recycling containers.
  - Provide sufficient recycling collection capacity through meeting a minimum required 0.0625 cubic yards per resident and 0.035 cubic yards per full time employee of any commercial uses.
- vii. Renewable Energy:
- Evaluate the feasibility of adding photovoltaic solar panels on each building roof and provide Township of Cranford with evaluation and all underlying information.
- viii. Energy Efficiency:
- Ensure refrigerators, washers, dryers, and dishwashers are ENERGY STAR rated.
  - Specify windows with a low-E coating and follow ENERGY STAR guidelines.
  - Ensure windows are operable in dwelling units to allow residents to naturally vent or cool space.
  - Include digital, programmable and user-friendly thermostats in the dwelling units.
- ix. Indoor Air Quality:
- Incorporate ENERGY STAR rated fans that automatically vent in bathrooms in dwelling units.
  - Protect ducts and HVAC from dust during construction to ensure they are clean before occupancy.
- x. Water Efficiency:
- Use WaterSense rated fixtures in dwelling unit bathrooms.
- b. The following sustainable development standards and development practices are encouraged, but not mandated:
- i. Community and Site:
- Enforce a no-smoking policy within the dwelling units.

- ii. Mitigating Heat Island Effect:
  - Consider placing any surface parking spaces under cover.
  - For residential buildings, meet an initial Solar Reflectance Index (SRI) of 78 or greater for a roof slope less than or equal to 2:12. For a roof slope greater than 2:12, meet an initial SRI of 29 or greater.
  - Use hardscape surfaces with a solar reflectance (SR) value of at least 0.28.
- iii. Landscaping:
  - Avoid or minimize the use of irrigation to the extent possible.
  - Consider alternate water sources to replace the use of potable water for irrigation purposes.
- iv. Stormwater:
  - Undertake efforts to integrate porous concrete or other (semi-)permeable materials in walkways, bike paths, and other streetscape improvements designed in accordance with the New Jersey Stormwater Best Management Practices Manual. Address the use of pervious paving in any required maintenance plan for stormwater management measures.
- v. Materials:
  - Use low VOC paints, finishes, adhesives, and sealants.
  - Use recycled aggregate from crushed concrete, for instance, from buildings and pavement, and the demolition of existing structures on the Site, if feasible based on a contamination analysis conducted by a Licensed Site Remediation Professional.
  - Use materials and building products that are regionally sourced and have recycled content.
  - Prioritize using products of manufacturers that disclose an evaluation of their product life cycle.
- xi. Indoor Air Quality:

- Ensure all kitchen exhausts in dwelling units are directly vented to the outside.
- xii. Water Efficiency:
  - Use low-flow shower heads in dwelling unit bathrooms, preferably with a flow not higher than 1.75 gallons per minute.
  - Use low-flow faucets in dwelling unit bathrooms, preferably with a flow not higher than 0.35 gallons per minute.
  - Use low-flow toilets, preferably with a flow not higher than 0.9 gallons per minute.
- c. In furtherance of Chapter 217 – Energy Efficiency of the Township of Cranford General Legislation, Redeveloper(s) are encouraged through the Township’s Green Building Density Incentive Program, to achieve formal LEED certification.

**4.7. General Site Design Standards**

- A. Public and private realms should be integrated and connected. All streetscape and landscape improvements shall be designed by a licensed Landscape Architect.
- B. Fencing shall comply with the regulations in Section §255-26 of Cranford’s Land Development Ordinance, with the exception of the following decorative metal fencing system standards.
- C. Where visible from or along a public open space or right-of-way, a decorative metal fencing system utilizing vertical pickets not to exceed eight (8) feet in height shall be required. Fencing shall be decorative, black metal. A maximum height for fencing along rear yard areas shall be eight (8) feet in height.
- D. Privately-Owned Public Space
  - 1. This space should be well-designed to accommodate regular and heavy use.
  - 2. This space shall be continuously accessible between Subdistrict 1 and Subdistrict 2 for pedestrian activity along Walnut Avenue.
  - 3. The landscaping shall be thoughtful with a distinct design narrative of high-quality plantings, ample seating, quality walking paths, and amenities.
  - 4. The space should be attractively designed for usage from dawn to dusk.
  - 5. Outdoor electrical outlets should be installed.
  - 6. Trees should be placed in a way that provides shaded areas but does not completely limit natural lighting.

7. The existing berm along the Walnut Avenue frontage shall remain. Changes to the existing berm, for pedestrian access, may be approved by the Township.
8. The design of the privately-owned public open space should utilize the existence of the berm along Walnut Avenue to create more opportunities for topographical changes within the open space.
9. The space should include features that are attractive and appropriate for all ages and abilities.
10. At minimum, a 1/3-mile long walking track, at least eight (8) feet in width and with distance markers at every tenth of a mile, shall be integrated within the open space, exclusive of the Walnut Avenue right-of-way sidewalk.
11. The space should include an area that can be used by a group of people for activities like outdoor classes or impromptu events.
12. Subdistrict 2 shall include a full-size (92' x 50') basketball court and equipment with appurtenant parking facilities, in the general location and layout as shown on Appendix E. The basketball court and appurtenant parking facilities shall not contribute to a calculation of impervious coverage in Section 4.2(B)(2).

E. Circulation

1. No more than three (3) curb cuts for vehicular access shall be located along Walnut Avenue. One curb cut to service Subdistrict 2 commercial and two (2) curb cuts to service Subdistrict 1 residential.
2. Demarcated pedestrian pathways shall be provided from the street front and all parking areas to entrances.
3. The Redeveloper(s) shall study the feasibility to add two four-way signalized intersections along the Walnut Avenue frontage, preferably at the intersections with Mitchell Place and Lexington Avenue. If traffic studies indicate that signalization is not warranted, the Redeveloper will proactively work with the Township and County to implement interventions that create a safer pedestrian environment, multi-modal access and slower, more controlled traffic.

F. Streetscape

1. Sidewalk, Planting Zone: The 3' closest to the curb line shall be comprised of a planting zone. The planting zone shall create a buffer against the roadway and include street trees or other plantings compliant with the parameters described below. Lighting may also be provided in the planting zone. Planting

zones must be maintained so to avoid the obstruction of signage by vegetation.

2. Sidewalk, Pedestrian zone: A dedicated pedestrian zone along the sidewalk shall be provided and will have a minimum unobstructed width of 8' at all points.
3. Interstitial spaces: Area between the pedestrian zone and building frontages shall be designed in a manner that integrates the sidewalk into the site's functionality. Direct pathways should be provided from sidewalks to pedestrian entrances. Interstitial spaces should include vegetation and publicly accessible seating areas to be activated by ground floor uses including, but not limited to, outdoor dining or parklets. Interstitial spaces shall be designed using hardscaping and landscaping to complement the pedestrian and planting zones.

#### G. Sidewalks

1. ADA compliant tactile pavers shall be used to define the edge of any service drive or driveways.
2. Tactile pavers shall be installed to the same standards required by ADA at the base of public sidewalk curb ramps and should indicate to pedestrians that they are entering the driveway.

#### H. Street Trees

1. Pollution and salt resistant street shade trees are to be planted along the street, at regular intervals pending species type, 30' on center if a small street tree with a canopy spread up to 30' or spaced at 40' on center intervals if a medium or large tree with a canopy spread above 30'. Trees shall be a minimum of two-and-a-half (2.5) inches in diameter at breast height. The Planning Board shall approve species and location of trees.
2. Brick or Belgian block pavers at the perimeter of tree pits are encouraged.
3. Raingardens and/or bioswales in tree pits are encouraged.
4. Tree irrigation bags must be installed and maintained for at least six months after planting.
5. Street trees should be coordinated with site lighting.

#### I. Street Furniture

1. The use of street furniture in interstitial spaces is encouraged.
2. Any street furniture provided, including but not limited to benches, trash receptacles, and tables, shall be located such that a minimum of six feet of unobstructed sidewalk remains for the safe passage of pedestrians.

3. Trash receptacles are to be provided at regular intervals along pedestrian walkways at a minimum of 100 feet. The use of compacting trash receptacles is encouraged.
4. Street furniture must be designed to accommodate people of all ages and abilities and be compliant with ADA requirements and New Jersey Barrier Free Subcode.
5. Developer shall propose a palette of furniture, fixtures, and finishes for seating that are consistent with the aesthetic of Cranford and the project as part of any subsequent redevelopment agreement.

J. Lighting

1. Security Lighting: where used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used.
2. Commercial Lighting: where used for commercial purposes such as in merchandise display areas, work areas signs, or architectural, landscape, all light fixtures shall be equipped with automatic timing devices and comply with the following:
  1. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.
  2. Other upward directed architectural, landscape, or decorative direct light emissions shall have at least 90% of their total distribution pattern within the profile of the illuminated structure.
3. Externally illuminated signs including commercial building identification or other similar illuminated signs, shall comply with the following:
  1. Top mounted light fixtures shall be shielded and are preferred.
  2. When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep spill light to an absolute minimum.
4. All other outdoor lighting shall use shielded light fixtures.
5. Floodlight type fixtures, once properly installed, shall be permanently affixed in the approved position.
6. Foundations supporting lighting poles not installed four feet behind the curb, shall not be less than 24 inches above ground.

7. Light Trespass (Nuisance Light): all light fixtures, except street lighting, shall be designed, installed and maintained to prevent light trespass, as specified below:
    1. At grade level above the property line of subject property, illuminations from light fixtures shall not exceed 0.3 foot-candles in a vertical plane on residentially zoned property.
    2. Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectionable direct glare source visible above a height of five feet from any property or public roadway.
  8. Light fixtures near adjacent property may require special shielding devices to prevent light trespass.
  9. All lighting must be made to conform to the provisions of this section.
- K. Landscaping + Buffers
1. Landscaping shall be provided along property lines to create buffers with adjacent property uses. Buffers are intended to establish clear delineation between properties and to minimize the visual impacts between properties.
  2. Buffers may include dense vegetation, hedge rows, fences, and walls. Walls utilized as buffers may be constructed of stone, brick, or similar materials that promote an attractive aesthetic. Fences shall comply with §255-26 of the Township of Cranford Land Development Ordinance, including any amendments or supplements.
  3. Landscaped beds, gardens, and planting strips must be incorporated into open spaces, particularly in locations that separate vehicles from pedestrians and where blank façades, or utilities are present.
  4. Landscape buffers shall have a minimum height of three (3) feet at planting.
  5. The use of green infrastructure, such as bioswales or rain gardens, is highly encouraged.
  6. Shrubs, flowers, and ground cover should be designed to reduce expansive areas of mulch. Planting sizes and spacing should be provided for review and approval by the Planning Board.
- L. Retaining Walls
1. Retaining walls may be required as a component of site improvements. If retaining walls are required, best efforts shall be made by the developer to minimize the impact of the walls on site design and circulation.
  2. Retaining walls shall be constructed of or clad in brick, stone, modular block, or stucco.



3. Retaining walls should be designed in a manner that is harmonious with the balance of the site design. Efforts should be made to design retaining walls in an attractive manner through treatments like landscaping, art, or other interventions.

#### **4.8. UTILITIES**

##### **A. General Requirements**

1. All utilities (including transformers, HVAC, generators, telecommunication equipment) shall be located in a way that is visually unobtrusive and shall be suitably screened. Utilities shall be placed within the interior of the principal structure, if feasible. Otherwise, utilities shall be located to the rear of the side of the principal structure where such locations are infeasible inside.
2. Distribution lines for all utility systems shall be placed underground.
3. All easements shall comply with Township requirements. Exact locations for utility lines and easements shall be established at the time of preliminary site plan approval or subdivision.
4. Existing above-ground utilities shall be incorporated into the underground systems as improvements are undertaken. Any relocation and/or replacement of utility lines shall be the sole responsibility of the Redeveloper(s) and shall not be an expense to the Township.
5. Remote readers for all utilities, in lieu of external location of the actual metering devices, are preferred.
6. Any proposed ground-mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a street shall be screened by evergreen shrubs.
7. No through-wall mechanical equipment shall be permitted.
8. Façade penetrations, such as for dryer vents or HVAC uses, shall be minimized. Any necessary façade penetrations shall be color matched with adjacent materials.
9. Utility meters and similar infrastructure should be located within an enclosed room. Utility meters should not be visible from the street.
10. Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening. In no case shall mechanical equipment be allowed along street frontage(s).

##### **B. Water + Sewer**

1. Each development shall be connected to the public sanitary sewer and water systems, as approved by the Township Engineer.

2. Redeveloper(s) must ensure all project provide sufficient flow and meet all standards required by the Fire Department.
3. All residential buildings must be fully sprinklered and designed to meet the requirements under the NFPA 13 ‘Standard for the Installation of Sprinkler Systems’, as well as any applicable revisions.
4. For water and sewer, Redeveloper(s) must model and provide guidance to Township of Cranford on existing service and capacity to ensure proper service for any development proposed. Continued monitoring and coordination with the Township of Cranford is required for all projects.

C. Stormwater

1. All projects within the Redevelopment Area shall comply with Chapter 364 – Stormwater Management of the Township of Cranford General Legislation, as well as any applicable amendments or supplements, and be in accordance with New Jersey Department of Environmental Protection’s rules on Stormwater Management, N.J.A.C. 7:8.

**4.9. AFFORDABILITY**

No less than 15% of the total number of dwelling units pursued under this Redevelopment Plan shall be set aside and made available to the region’s very low-, low- and moderate-income households (the “Affordable Units”).

All Affordable Units shall be non-age-restricted family rental units and shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. (UHAC”), including but not limited to the required bedroom and income distribution, with the sole exception that thirteen percent (13%) of the Affordable Units within each bedroom distribution shall be required to be for very-low-income households earning less than thirty percent (30%) of the median income. Further, the Affordable Units shall be subject to affordability controls of at least 30 years and affordable deed restrictions as provided for by UHAC, which may be extended by the Township of Cranford.

The Affordable Units shall be integrated with the market units and shall not be concentrated in separate building(s) or in separate area(s) from the market units. In buildings with multiple dwelling units, this shall mean that the Affordable Units shall be generally distributed within each building with market units. The residents of the Affordable Units shall have full and equal access to all of the amenities, common areas, and recreation areas and facilities as the market units.

Construction of the Affordable Units shall be phased in compliance with N.J.A.C. 5:93-5.6(d) and the description of phasing shall be included in the

Redevelopment Agreement. The Redevelopment Agreement shall comply with the requirements in N.J.A.C. 5:97-6.6. The Redeveloper shall not make any arguments relative to the Property's creation of Realistic Development Potential ("RDP") and/or treatment as an RDP Site as opposed to an unmet need mechanism in Round 3 or any subsequent affordable housing Round in the future.

The Redeveloper shall not make any arguments relative to the Property's creation of Realistic Development Potential ("RDP") and/or treatment as an RDP Site as opposed to an unmet need mechanism in Round 3 or any subsequent affordable housing Round in the future. Further, the Redeveloper shall not apply for or request an upward deviation of the Maximum Dwelling Units permitted on Subdistrict 1 pursuant to Section 4.A.2.a., which is 250 units; nor shall the Redeveloper apply for or request the construction of any dwelling units on Subdistrict 2.

## **5. ADMINISTRATION**

### **5.1. Redevelopment Actions**

The Township of Cranford shall have such powers and duties as set forth in the Local Redevelopment and Housing Law (LRHL) and as may be set forth in this Redevelopment Plan, including, but not limited to, the authority to acquire real property with and without eminent domain, to relocate residents and businesses, to designate Redeveloper(s), to establish clear terms and conditions for redevelopment through the negotiation, execution, and administration of Redevelopment Agreement(s), and to do such other things as permitted by law.

### **5.2. Condemnation**

This Plan does allow for the Township to use its powers of eminent domain to acquire property in the Redevelopment Area for the purpose of redevelopment.

### **5.3. Relocation Requirements**

Should implementation of this Redevelopment Plan require the displacement and relocation of businesses located within the Redevelopment Area, the Redeveloper(s) shall be responsible for any and all costs incurred by the Township in providing assistance to displaced parties in accordance with the Relocation Assistance Act, N.J.S.A. 20:4-1 et seq. and the Relocation Assistance Law, N.J.S.A. 62:31B-1 et seq. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

### **5.4. Township Designation of Redeveloper**

#### **A. Usage of the Word 'Developer'**

Anytime the word "developer" is utilized in this Redevelopment Plan, the same shall mean the Redeveloper or Redevelopers that are to be designated by the Township Committee in accordance with this Redevelopment Plan.

#### **B. Standing before Planning Board**

Only Redeveloper(s) designated by the Township by resolution of the Township Committee of the Township of Cranford may proceed to implement the redevelopment project(s) set forth in this Redevelopment Plan before the Planning Board. In order to assure that the vision of this Redevelopment Plan and the Redevelopment Agreement(s) will be successfully implemented in an effective,

comprehensive and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Township Committee of the Township of Cranford, acting as the Redevelopment Entity, will select one or more Redeveloper(s) in all areas governed by this Redevelopment Plan. Any party not specifically designated as the “Redeveloper” and a party to a Redevelopment Agreement(s), as set forth above shall not have the standing to proceed before the Planning Board for site plan approval. preference will be made for entities with site control.

C. Procedural + Substantive Standards for Redeveloper Designation

All designated Redeveloper(s) will be required to execute a Redevelopment Agreement(s) satisfactory to and authorized by the Township Committee of the Township of Cranford. The procedural and substantive standards described here will guide Redeveloper selection(s). The Township Committee of the Township of Cranford, acting as the Redevelopment Entity reserves all options available to it under the Local Redevelopment and Housing Law to designate one or more Redeveloper(s) to execute Redevelopment Agreement(s) to implement this Plan. This Plan also encourages the owners of real property within the Plan Area to apply for designation as a Redeveloper(s) in order to carry out redevelopment activities in accordance with the Plan.

**5.5. Redevelopment Agreement**

A Redevelopment Agreement(s) shall be negotiated with all designated Redeveloper(s). Each Redevelopment Agreement(s) shall provide a detailed description of the project(s) to be constructed and a schedule setting forth the timing and phasing, if applicable, of the construction. The following provisions regarding redevelopment shall be included in a negotiated Redevelopment Agreement(s) in connection with the implementation of this Redevelopment Plan and the selection of a Redeveloper(s) for any property or properties included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations to the contrary:

- A. The Redeveloper(s), its successor or assignees shall develop the property in accordance with the uses and building requirements specified in this Redevelopment Plan and shall comply with all the terms and obligations of the Redevelopment Agreement(s).
- B. Until the required improvements are completed, and a Certificate of Completion is issued by the Township Committee of the Township of Cranford as the Redevelopment Entity, the Redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any Redevelopment Agreement(s), lease, deed or other instrument shall remain in full force and effect.

- C. The Redevelopment Agreement(s) shall include a provision that requires the Redeveloper(s) to provide the minimum inclusionary affordable housing as required by law or the Redevelopment Plan or, as negotiated between the parties, inclusionary affordable housing units in excess of the minimum requirement.
- D. The Redevelopment Agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the Redeveloper(s) and any other provisions to assure the successful completion of the project.
- E. The Redevelopment Agreement(s) shall provide that designated Redeveloper(s) shall be responsible for the installation or upgrade of infrastructure whether on-site or offsite. The Redeveloper(s), at the Redeveloper(s') cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection of traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees. The Redeveloper(s) shall also be responsible for providing, at the Redeveloper(s') cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on-site and off-site traffic controls and road improvements for the project or required due to the impacts of the project or to identify and remedy failed traffic conditions associated with the proposed development as may be required by Union County. All infrastructure improvements shall comply with applicable local, state and federal law and regulations.
- F. In addition to the provisions set forth herein, the Redevelopment Agreement(s) may provide that the Redeveloper(s) will agree to provide amenities, benefits, fees, and payments in addition to those authorized under the Municipal Land Use Law.
- G. The Redevelopment Agreement(s) shall provide that the Redeveloper(s) shall be responsible to post sufficient escrows to cover any and all costs of the Township and the consultants retained by the Township to review the proposed redevelopment project and advise the Township on any and all aspects of the redevelopment process, negotiation of the Redevelopment Agreement(s), and the implementation of the project, and as otherwise set forth in the Redevelopment Agreement(s).
- H. The redevelopment agreement shall provide for the payment by the redeveloper to the Township of an appropriate negotiated amount to reimburse the Township for some or all of the costs and fees incurred by the Township in the process it undertook to designate

the 750 Walnut Avenue Redevelopment Area as an area in need of redevelopment, to adopt this Redevelopment Plan and to select redevelopers to implement the Plan.

- I. The Redevelopment Agreement(s) shall provide that no covenant, lease, conveyance or other instrument shall be effectuated or executed by the Township of Cranford or by a Redeveloper(s) or any of his successors or assignees, whereby land within the Redevelopment Area is restricted, or the Redeveloper(s), upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof. This covenant shall run with the land.
- J. The Redevelopment Agreement(s) shall comply with the requirements in N.J.A.C. 5:97-6.6.

**5.6. Planning Board Approval Process**

This Redevelopment Plan requires the designated Redeveloper(s) to submit all plans to the Township Committee of the Township of Cranford for review and authorization to proceed before the Planning Board prior to submitting a site plan or subdivision application to the Planning Board. Within 45 days after submission of a site plan or subdivision application to the Zoning Officer for review by the Township Committee of the application's consistency with this Redevelopment Plan, the Township Committee shall issue a letter of consistency, or non-consistency. Where specificity is not provided in this plan, or the Redevelopment Agreement(s), particularly but not exclusively regarding parking decks, roadways, open space and landscaping, such specificity shall be provided to the Township Committee of the Township of Cranford for review and authorization prior to submission to the Planning Board. The Township, by and through the Township Committee, acting as the Redevelopment Entity, will be required to review and authorize same as a condition precedent to submission of an application before the Planning Board.

- A. Township Committee Review  
The Township Committee of the Township of Cranford, acting as the Redevelopment Entity, shall review and approve, in a manner consistent with this Redevelopment Plan and all proposed redevelopment projects within the Redevelopment Area to ensure that such project(s) is consistent with the Redevelopment Plan and any relevant Redevelopment Agreement(s). Such review shall occur prior to the submission of an application for approval of the redevelopment project(s) to the Planning Board. In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of this Plan and the Redevelopment Agreement(s).
- B. Township Committee Review Prior to Application to Planning Board

1. Prior to any submission to the Planning Board, the Redeveloper(s) shall submit a site plan package for review and approval by the Township Committee in consultation with its consultants. This site plan package may, as the Township Committee may require, include, but is not limited to, the documents listed below. The Township Committee may request additional reasonable analyses and information as required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and the Redevelopment Agreement(s) and, if necessary, any deviations therefrom.
2. Boundary survey of the property including easements, water bodies, parcel numbers, street names, route numbers, adjacent properties and other landmarks.
3. The location, size, height, floors, and use of all proposed and existing buildings including bedroom mix and square footage of units for residential uses.
4. The location, size and type of all parking spaces, loading areas and sidewalks.
5. A landscaping plan.
6. The location of any outside storage of equipment, supplies, materials, or vehicles.
7. The height, location, type, lighting and square footage of proposed signage.
8. The location, type and size of all entrances to the site or rights-of-ways located on or adjacent to the site.
9. The location, type and size of any primary drain fields or reserved drain fields.
10. The location, size and type of any trash and recycling disposal facilities.
11. Outside lights, streetlights or other lighting mechanisms.
12. Existing and proposed finished contours at two (2) foot intervals.
13. The location of any buffers, including berms, trees and fencing, used to minimize the visual, sound, lighting or any other negative impacts of the project.



14. The location of all utility lines.
15. The location of any conservation easements dedicated open space, recreational facilities or similar areas.
16. The location of any emergency service facilities, such as fire suppression lines, hydrants or other facilities.
17. The location of any permanent stormwater management structures or devices.
18. The location of any gas tanks, pumps or other facilities that may require additional federal, state or local permits.
19. The location and type of soils, water features and wetlands.
20. A schematic drawing, architectural rendering and/or 3D elevation drawing of the site and any buildings located on the site.
21. The location and size of any monuments, statues or similar features.
22. The location and type of any historic building, feature or any archaeological sites.
23. The location of any rights-of-way, adjacent or nearby road improvements and uses of adjacent properties.
24. An Erosion and Sediment Control Plan that meets the regulatory requirements.
25. Any local, county, state or federal permits required for development of the site.
26. A cut sheet for site amenities accompanied by suitable design precedent images showing proposed materials and color scheme.
27. A community impact statement and traffic impact statement.
28. A Traffic Study as defined in Section 4.5 of this Plan.

C. Planning Board Review Process

After the Township Committee review process noted above is completed, all redevelopment applications shall be submitted to the Township of Cranford's Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment

for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Township Committee of the Township of Cranford as a Redeveloper(s), a Redevelopment Agreement(s) has not been fully executed and the redevelopment application is not submitted with a letter of approval authorized by resolution of the Township Committee.

*1. Site Plan + Subdivision Review*

Prior to commencement of construction, site plans for the construction of improvements within the Redevelopment Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D- 1 et. seq.), shall be submitted by the applicants for review and approval by the Planning Board of the Township of Cranford so that compliance with this Redevelopment Plan can be determined.

Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this Redevelopment Plan and the subdivision ordinance of the Township of Cranford. except that where this Redevelopment Plan contains provisions that differ from those in the subdivision ordinance, this Plan shall prevail.

No construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

In addition to the above-mentioned items, the following items, which shall be acceptable and approved by the Township Committee, shall be submitted as part of a site plan application:

*2. Mandatory Submissions*

- a.* A technical loading and unloading study, including but not limited to a list of expected deliveries, analysis of loading space required for each delivery, and the ability to specify the delivery time of each delivery.
- b.* A copy of applications or conceptual designs that have been or will be submitted to Union County.
- c.* A streetscape/landscape design package including name of designer and design drawings.
- d.* When proposing accessory roof decks, a report including design drawings and operations shall be provided.

**D. Approvals by Other Agencies**

The designated Redeveloper(s) shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redevelopment Agreement(s) to be executed between the designated Redeveloper(s) and the Township.

**5.7. Deviations/Variances**

The Planning Board shall be allowed to grant “c” variances, deviations, design waivers, and/or exceptions. The Zoning Board of Adjustment shall not be allowed to grant any “d” variances, but rather the applicant shall be required to seek an amendment to the Redevelopment Plan. Any proposed changes to the Redevelopment Plan shall be in the form of an amendment to the Redevelopment Plan adopted by the Township Committee of the Township of Cranford in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

**5.8. Severability**

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

**5.9. Adverse Influences**

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

**5.10. Non-Discrimination Provisions**

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township of Cranford or by a Redeveloper(s) or any of his successors or assignees, whereby land within the Redevelopment Area is restricted, or the Redeveloper(s), upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof.

Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the Redevelopment Agreement(s) and the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Area on the basis of race, creed,

color, national origin, ancestry, affectional preference, marital status or gender.

**5.11. Infrastructure**

1. Redeveloper should make commercially reasonable best efforts to locate transformers in locations that do not negatively affect the pedestrian experience.
2. When proposing the use of ground mounted electrical transformers within the confines of the Redevelopment Area, a narrative explanation shall be provided that identifies other possible locations and feasibility considerations of each site and provides an explanation for the reasonable infeasibility of alternative sites.

**5.12. Procedure for Amending the Plan**

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Township Committee of the Township of Cranford. The Township of Cranford reserves the right to amend this plan. A non-refundable application fee of \$10,000 shall be paid by the party requesting such amendment, unless the request is issued from an agency of the Township. The Township, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the Township.

**5.13. Redevelopment Plan Duration**

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Township Committee of the Township of Cranford.

**5.14. Certificates of Completion**

Upon completion of a project, the Redeveloper(s) shall submit for a Certificate of Completion. Concurrently, a zoning ordinance amendment shall be submitted to the Township Committee of the Township of Cranford requesting that the zoning for the subject parcel(s) be incorporated into the Township's Land Development Ordinance to ensure that the standards remain applicable. Any variances or deviances sought after the adoption of this zoning ordinance amendment shall be granted by either the Planning Board or Zoning Board of Adjustment.

**5.15. Land Use Map Amendments**

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Township of Cranford Zoning Map to ensure consistency between the two documents.

**5.16. Additional Superseding Provisions**

The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Land Development Ordinance (LDO) of the Township of Cranford or other applicable Township of Cranford codes or ordinances.

A. Terms + Definitions

Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Land Development Ordinance of the Township of Cranford.

B. Other Applicable Design and Performance Standards

Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Land Development Ordinance of the Township of Cranford.

**5.17. Other Provisions**

1. This Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved public utilities, recreation and community facilities and other public improvements. This Redevelopment Plan has set forth various programs and strategies requiring implementation in order to carry out the objectives set forth herein.
2. This Redevelopment Plan sets forth the proposed land uses and building requirements for the Redevelopment Area.
3. The diagrams, images and other graphic representations provided in this Redevelopment Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Redevelopment Plan shall preclude the partial redevelopment of a block depicted in such diagrams, images or other graphic representations, provided that such subdivision or re-subdivision and partial redevelopment of a block is fully in conformance with the written standards and regulations contained herein.
4. Final adoption of this Plan by the Township Committee of the Township of Cranford shall be considered an amendment of the Township's Zoning Map.

#### **5.18. Other Redevelopment Actions**

In carrying out this Redevelopment Plan, the Township of Cranford and any designated Redeveloper(s) may be required to undertake a variety of redevelopment actions. These may include, but will not be limited to:

1. Consolidation and/or subdivision of tax lots.
2. Acquisition and assembly of suitable parcels of land for the construction of the uses set forth in this Redevelopment Plan.
3. Clearance of abandoned, deteriorated, obsolete structures or uses or structures, or remains of structures, on underutilized land areas, where necessary.
4. Construction of new structures or other improvements.
5. Provisions for public infrastructure necessary to service and support new redevelopment, including improved streetscapes and beautification of the area.
6. Vacation of public utility easements or rights-of-way as may be necessary for redevelopment.

#### **5.19. Public Improvement Approvals**

In cases where third party governmental approvals are pending at the time of project completion, the Township of Cranford may at its discretion allow a certificate of occupancy to be issued for site while public improvements are pending. It is anticipated that the conditions required to issue a certificate of occupancy will be specified in a Redevelopment Agreement(s) to be negotiated between designated Redeveloper(s) and the Township of Cranford. It is recommended that this aspect of potential Redevelopment Agreement(s) be structured to require Redeveloper(s) to work collaboratively with the Township's professionals to design the required improvements and, in cases where the municipality applies for permits directly, Redeveloper(s) shall facilitate the Township's efforts to obtain permits from requisite third-party agencies. The following steps are recommended in cases where certificates of occupancy may be issued prior to implementation of all public approvals:

1. Step 1 – Engineering Studies / Preliminary Analysis:  
Redeveloper(s) shall prepare required technical memoranda that may be required by third-party governmental agency on a pre-application basis. The memorandum will be presented to the municipality for the municipality to use for coordination with third-party agencies. Redeveloper(s)' professionals shall attend all required coordinated meetings prior to preparing application materials.
2. Step 2 – Engineered Plans:

Once authorization to design is granted, the Redeveloper(s) shall prepare engineered design documents suitable for public bidding and in accordance with applicable requirements and standards for approval. The Redeveloper(s) shall coordinate with the Township and the Township's professionals on all final designs.

3. Step 3 – Permit Applications & Supporting Materials:  
At such a time when the Redeveloper(s) and the Township agree on the final engineered design, the Redeveloper(s) shall provide all necessary materials to support the requisite application(s) to applicable approval agency, which the Township shall, in turn, submit for approval. The Redeveloper(s) shall support the Township during the requisite application review process on an as needed basis. The Redeveloper(s) shall maintain an escrow account to compensate the Township's professionals for work required to facilitate receipt of necessary approvals.
4. Step 4 – Construction Bond:  
Once approvals are obtained, the Redeveloper(s) shall post a bond in an amount necessary to cover the construction cost, which shall be based upon the awarded contract amount.
5. Step 5 – Post-Design & Inspection Services:  
The Redeveloper(s') consultants shall provide all post-design engineering services; inspection coordination and other services as may be required as part of any approval process. Redeveloper(s') consultants shall be approved as may be necessary for construction inspection and other services as may be applicable.
6. Step 6 – As-Built Certification:  
Redeveloper(s') consultant shall provide as-built certification documents and other close-out materials as may be required in accordance with any approval process and shall provide support at such a time when new improvements are accepted by third party agencies.

#### **5.20. Computations**

When a numerical calculation of zoning standards for a particular lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.

## **APPENDIX A: RELATION TO OTHER PLANS**

### **A.1. 2009 TOWNSHIP OF CRANFORD MASTER PLAN**

The Township's Master Plan provides three sets of guiding criteria: The Township Vision for 2020, Principles, and Goals and Objectives.

This Redevelopment Plan is consistent with the Master Plan, as it permits moderate-density residential development on a large site with substantial, high-quality open space and sufficient transportation access to main arterial roads and highways. Furthermore, the Redevelopment Plan employs context-sensitive strategies to mitigate impacts on neighboring residential neighborhoods, preserve and respond to the Township's character and architecture, and encourage sustainable design.

This Redevelopment Plan is consistent with the Master Plan's Principles, which seek to appropriately balance land uses in the Township, implement sustainable development, and provide equitable growth.

This Redevelopment Plan is also consistent with the Goals & Objectives, which include:

- Promote the Township's accessibility to transportation facilities such as the Garden State Parkway and New Jersey Transit rail and bus lines as attractive to both Township businesses and residents.
- Continue to develop commercial and business (i) in the Downtown, (ii) on the North, South and Centennial Avenues, and (iii) in existing centers of commerce.
- Encourage the development of a diversified economic base that generates employment growth, increases property values, and promotes the improvement of underutilized properties.
- Capitalize on Cranford's competitive advantages for economic development, including its designation as a regional work center, metropolitan location, extensive transportation and utility infrastructure, a stable and highly skilled labor force and an excellent quality of life.
- Provide a wide range of housing to meet the needs of residents in diverse income groups.
- Define residential uses and boundaries to guard against intrusion from incompatible land uses.
- Require all in-fill development to be done in a manner that is consistent and compatible with the surrounding neighborhood and environment.
- Encourage sustainable development practices.
- Aggressively seek to acquire additional open space and opportunities to preserve open space.



- Promote stormwater best management practices to improve local drainage patterns and enhance the environment through implementation of Cranford’s Stormwater Management Plan.
- Maintain and upgrade the storm and sanitary systems.
- Incorporate energy-efficient and renewable energy technologies into new development.
- Promote change to establish Cranford as an environmentally sustainable community.
- Maintain and improve the road and transportation system which will enable the safe and efficient movement of people and goods.
- Ensure that quality open space is provided and maintained as development occurs.
- Preserve and protect Cranford’s small-town character, historic elements and natural amenities.

**A.2. 2019 MASTER PLAN REEXAMINATION REPORT**

The Township’s recent Reexamination Report did not replace the Master Plan’s Goals & Objectives but thoroughly reviewed and streamlined them to better state Cranford’s vision and address changes to conditions and assumptions. No drastic changes were made to the Goals and Objectives, and this Redevelopment Plan is consistent with the Reexamination Report.

In particular, the Reexamination extensively discussed the decline of suburban office parks and called for more intense land use and a wider range of permitted uses in these areas to enhance their vitality and attractiveness. The public engagement process also added a new goal: “Incorporate design standards that visually guide development, while remaining responsive to new and emerging demands.”

**A.3. 2021 HOUSING PLAN ELEMENT + FAIR SHARE PLAN**

In March 2021, the Township adopted its Housing Plan Element and Fair Share Plan (HPEFSP), incorporating Cranford’s affordable housing requirements into its Master Plan pursuant to its Mount Laurel settlement. The Redevelopment Area was considered as part of the Township’s Realistic Development Potential calculation. The HPEFSP estimated 250 total housing units would be built on the 750 Walnut Avenue property and that this inclusionary development would include 38 affordable family rental units. As mentioned in the 2021 HPEFSP, the Township will adopt a redevelopment plan to allow this development to be built. This Redevelopment Plan is that plan and is consistent with the HPEFSP.

**A.4 ADJACENT MUNICIPALITIES**

A. Township of Clark

Clark updated its Master Plan in 2003 and last reexamined it in 2013. Similar to this Redevelopment Plan, the Reexamination recommended rezoning a declining industrial area along Walnut Avenue to redevelop and reinvigorate the area with modern, targeted industrial-commercial uses. The Reexamination also raises the need to provide more housing options to address the changing demographics of the Township while ensuring that development and redevelopment respect existing residential development patterns.

**B. Borough of Garwood**

Garwood adopted its Master Plan & Re-Examination Report in 2009. Garwood's goals and objectives are consistent with this Plan and include providing affordable housing, providing a healthy mix of land uses, guiding redevelopment to limit the disruption of existing neighborhoods, and promoting a desirable built environment through creative development techniques and effective design and arrangement.

**C. Borough of Kenilworth**

Kenilworth adopted a new Master Plan in 2011, and the Goals and Objectives of the Master Plan are consistent with this Redevelopment Plan. These Goals and Objectives include protecting existing single-family neighborhoods from nonresidential and multifamily encroachment, providing opportunities for residents to age in place, upgrading the appearance of industrial areas, enforcing performance standards, enhancing the Borough's economic base by leveraging underutilized properties and expanded permitted nonresidential uses, and promoting growth of industrial uses by taking advantage of existing infrastructure.

**D. City of Linden**

The City adopted its last Reexamination Report in 2008, reaffirming the goals and objectives from the City's 2002 Master Plan and 2003 Reexamination. Linden prioritized preserving the residential density and character of existing neighborhoods and diversifying the City's commercial and industrial economic base. Specifically, it recommends, "Provide for mixed-use development and redevelopment that can successfully integrate compatible light industrial and merchandising uses or that can integrate compatible residential and nonresidential uses." More recently, the City adopted a new Land Use Element in 2019. The Element details Linden's existing Redevelopment Areas, several of which call to convert underutilized and vacant light industrial and commercial sites into warehousing, distribution, and/or multifamily uses. This Redevelopment Plan is consistent with Linden's Master Plan and Reexamination Report.

**E. Borough of Roselle**

Adopted in 2010, Roselle's Master Plan and its Goals and Objectives are consistent with this Redevelopment Plan. The Master Plan calls for improving the Borough's storm drainage system, conserving the environmental resources and natural appearance of the Borough, preserving the character and density of existing residential neighborhoods, discouraging residential cut-through traffic. The Goals

and Objectives also include providing sufficient space in appropriate locations for a diverse set of residential, commercial, light industrial, and open space uses. In particular, the Master Plan recommends encouraging “planned unit developments that incorporate the best features of design and relate the type, design and layout of residential, commercial, and recreational development to the particular site.”

F. Borough of Roselle Park

Roselle Park adopted its last comprehensive Master Plan in 1997 and reexamined it in 2003 and 2009. This Redevelopment Plan is consistent with the Goals and Objectives of the Borough’s 2009 Reexamination Report, which calls for preserving the integrity and desirable environment of existing neighborhoods, rezoning underutilized properties to capitalize on mass transit and highway access, upgrading older industrial areas to preserve the nonresidential tax base, insuring all new development is visually and functionally compatible with and does not encroach upon residential neighborhoods, and expanding open space.

G. Township of Springfield

Springfield adopted a Reexamination and Update in 2017, following up on its 1997 Master Plan and previous 2005 Reexamination. The 2017 Reexamination focused on zoning amendments in relation to its affordable housing settlement and did not significantly modify the Township’s Master Plan Goals and Objectives, which remain consistent with this Redevelopment Plan, and include actively pursuing redevelopment of vacant and underutilized properties, rezoning areas to allow for more residential and mixed-use development and enhancing streetscapes.

H. Town of Westfield

Westfield adopted its Master Plan in 2002 and completed reexaminations in 2009 and 2019. The Town undertook an extensive public participation process in 2019 in preparation for the new 2019 Master Plan Reexamination Report. Based on this process, the Town adopted new a new set of Guiding Principles and updated their Goals and Objectives from the 2002 Master Plan and 2009 Reexamination. This Redevelopment Plan is consistent with Westfield’s new vision, which encourages redevelopment of underutilized lots, the expansion of open space, sustainable and equitable practices, maintaining a diverse business sector, diversifying housing stock and providing affordable housing while maintaining the predominant single-family character of the Town, and embracing the opportunities of new concepts in urban design while retaining the best qualities of a small town.

I. Township of Winfield

Developed in the 1940s, Winfield is a fully built-out, master-planned community. There is no master plan for the community readily available. Even though the Township is approximately a half-mile from the Site, no adverse impacts are expected for the Township by this Redevelopment Plan due to Winfield’s location

on the far side of the Garden State Parkway and the Rahway River, as well as enclosed and residential structure of its street network.

**A.5. 2016 UNION COUNTY TRANSPORTATION MASTER PLAN**

This Redevelopment Plan is largely consistent with the 2016 Union County Transportation Master Plan, which seeks to integrate transportation planning with land use and economic development. Pursuant to N.J.S.A. 40A: 12A-7(a)(5), this Redevelopment Plan relates directly to the goals and objectives of the Union County Transportation Master Plan, including:

- Goal #3: To increase safety and mobility while minimizing congestion on the roadway system.
- Goal #4: To maintain the efficient movement of goods.
- Goal #6: To encourage and support programs and policies that create transportation options and enhance quality of life.
- Goal #7: To promote a coordinated, comprehensive, and cooperative transportation planning process.

**A.6. STATE PLANS**

**A. 2001 New Jersey State Development + Redevelopment Plan**

The State Development and Redevelopment Plan (SDRP) was adopted in 2001 and organized the state into several planning areas. The Redevelopment Plan is located within the Metropolitan Planning Area, (PA-1) of the SDRP. The following intent was documented for PA-1:

- Provide for much of State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The SDRP also puts forth statewide goals, including:

- Revitalize the state's cities and towns;
- Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- Provide adequate housing at a reasonable cost; and
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

This Redevelopment Plan effectuates the above goals and will convert an underutilized, auto-oriented use into a mixed-use project that respects Cranford's existing character. The Redevelopment Plan will also provide diverse housing options to ensure the housing needs and preferences of all residents are met.

B. New Jersey Smart Growth Principles

New Jersey Department of State has developed a definition and has identified areas within the state as Smart Growth Areas. This encourages a compact form of development and redevelopment in recognized Centers as stipulated in the State Development and Redevelopment Plan, including existing infrastructure that serves the economy, the community, and the environment. This Plan is a Smart Growth project and conforms to New Jersey's Smart Growth Principles, including:

- It provides for a mix of land uses in a community design that takes advantage of existing transportation opportunities and diversifies the Township's housing stock.
- The Redevelopment Area's uses and proximity to transportation corridors, the downtown, parks, and schools encourage efficient transportation movements and walkable communities.
- This Redevelopment Plan enhances the Site's stormwater management capacities and a reduction in impervious coverage.
- This Redevelopment Plan provides a framework for equitable, predictable, and efficient development decision making.
- The Redevelopment Plan expands upon a collaborative and transparent redevelopment process.

-

C. 2011 New Jersey State Strategic Plan

The New Jersey State Planning Commission released its final draft of the State Strategic Plan on November 14, 2011. Compared to the State Development & Redevelopment Plan, the State Strategic Plan emphasizes a more "proactive, aggressive, and strategic approach to planning for the State's future. An approach that aligns clear goals with sound decision making and coordination among government entities will better position New Jersey for growth opportunities and allow New Jersey to once again compete for and capitalize on growth opportunities."

Central to the State Strategic Plan is its contemplation of development in Smart Growth locations and regional centers. This Plan furthers several objectives, goals, and findings of the State Strategic Plan as it effectuates the following "Garden State Values:"

- Concentrate Development and Mix Uses;
- Prioritize Redevelopment, Infill, and Existing Infrastructure;
- Increase Job and Business Opportunities in Priority Growth Investment Areas;
- Create High-Quality, Livable Places;
- Provide Transportation Choice + Efficient Mobility of Goods;
- Diversify Housing Opportunities; and
- Make Decisions with Regional Framework.



## APPENDIX B: RELATED RESOLUTIONS

TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY

RESOLUTION NO. 2020-159

**RESOLUTION REQUESTING THE PLANNING BOARD TO EVALUATE  
750 WALNUT AVENUE TO DETERMINE IF IT SHOULD BE DESIGNATED  
AS A CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A 12A-5; and,

**WHEREAS**, the Township Committee of the Township of Cranford desires to have a preliminary investigation made on certain lands and premises within the Township of Cranford ("Township") known as 750 Walnut Avenue, and also known as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 on the Township Tax Map to see if the area is in need of redevelopment; and,

**WHEREAS**, the Township intends to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain;

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Cranford, in the County of Union, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning Board of the Township of Cranford to undertake a preliminary investigation as to whether the land known as 750 Walnut Avenue, and identified as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 on the Township of Cranford Tax Map, be classified as a condemnation area in need of redevelopment; and,

**BE IT FURTHER RESOLVED** that the Planning Board of the Township of Cranford shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; and,

**BE IT FURTHER RESOLVED** that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain; and,

**BE IT FURTHER RESOLVED** that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held February 25, 2020.

  
Patricia Donahue, RMC  
Township Clerk

Dated: February 25, 2020

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2020-356**

**RESOLUTION DESIGNATING CERTAIN PROPERTIES KNOWN AS 750 WALNUT AVENUE AND IDENTIFIED ON THE TOWNSHIP TAX MAP AS BLOCK 541, LOT 2, QUALIFIERS C01, C02, C03, C04, C05, C06 AND C07 AS A CONDEMNATION REDEVELOPMENT AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), authorizes a municipality to determine whether certain parcels of land in the municipality constitute a "condemnation area in need of redevelopment"; and

**WHEREAS**, in areas designated as Condemnation Redevelopment Areas, the Township may use all of those powers provided under the Redevelopment Law for use in a redevelopment area including the power of eminent domain; and

**WHEREAS**, by Resolution Number 2020-159 adopted on February 25, 2020, the Cranford Township Committee directed the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated on the Township tax map as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 and C07 (the "Properties") qualify as a condemnation area in need of redevelopment according to the criteria set forth in Section 5 of the Redevelopment Law; and

**WHEREAS**, by Resolution No. 2020-004 adopted on April 1, 2020, the Planning Board directed Topology, LLC to undertake an investigation of the Properties and prepare a preliminary investigation report as required by the statute, and Topology prepared a Preliminary Investigation Report dated August 18, 2020 (the "Study"); and

**WHEREAS**, the Planning Board provided the required legal notices and conducted a public meeting in accordance with the requirements of N.J.S.A. 40A:12A-6 on September 2, 2020 and September 16, 2020; and

**WHEREAS**, during the aforesaid hearings, the Planning Board reviewed the Preliminary Investigation Report prepared by Topology dated August 18, 2020, and heard testimony from Leigh Anne Hindenlang, AICP/PP, a planning expert employed by Topology, and co-author of said report; and

**WHEREAS**, during the aforesaid hearings, the Planning Board considered objections, testimony and evidence advanced by the Properties' owner; and

**WHEREAS**, upon review and consideration of the aforementioned report, the exhibits entered into evidence, and the testimony presented during the hearings, the Planning Board determined that the Properties satisfy the criteria for designation as a Condemnation Area in Need of Redevelopment pursuant to the aforementioned statute; and

**WHEREAS**, on September 16, 2020, the Planning Board voted to recommend to the Township Committee that the Properties be designated a Condemnation Redevelopment Area; and



WHEREAS, on October 7, 2020, the Planning Board adopted a resolution 2020-013 memorializing its September 16, 2020 vote accepting and adopting the conclusions contained in the Study and recommending designation of the Properties as a Condemnation Redevelopment Area; and

WHEREAS, the Township Committee agrees with the recommendation of the Planning Board and finds that such conclusion is supported by substantial evidence as set forth in the Study; and

WHEREAS, the Township Committee desires to designate the Study Area as Condemnation Redevelopment Area, pursuant to N.J.S.A. 40A:12A-6.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford, New Jersey as follows:

1. **Generally.** The aforementioned recitals are incorporated herein as though fully set forth at length.
2. **Condemnation Redevelopment Area Designation.** Based upon the Study and the recommendation of the Planning Board, the Study Area, Block 541, Lot 2, Qualifiers C01 through C07 satisfy the criteria to be designated as a Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-1.
3. **Transmission of Resolution.** The Township Clerk is hereby directed to transmit a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs pursuant to N.J.S.A. 40A:12A-6(b)(5)(c) of the Redevelopment Law.
4. **Mailing of Notice.** The Township Clerk is hereby directed to serve, within ten days hereof, a copy of this resolution upon (i) all record owners of property located in the Study Area, as reflected on the Tax Assessor's Records, and (ii) any person who filed a written objection with respect to the designation of the Study Area as a Condemnation Redevelopment Area.
5. **Severability.** If any part of this resolution shall be deemed invalid, such parts shall be served and the invalidity thereby shall not affect the remaining parts of this resolution.
6. **Resolution on File.** A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.
7. **Effective Date.** This Resolution shall take effect immediately.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held November 10, 2020.

Dated: November 10, 2020

  
Patricia Donahue, RMC  
Township Clerk

## **APPENDIX C: LOCAL REDEVELOPMENT + HOUSING LAW**

New Jersey's Local Redevelopment and Housing Law (the "LRHL") empowers local governments to initiate a process by which designated properties that meet certain statutory criteria can be transformed to advance the public interest. Once an area is designated "in need of redevelopment" in accordance with statutory criteria, municipalities may adopt redevelopment plans and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. A redevelopment designation may also qualify projects in the redevelopment area for financial subsidies or other incentive programs offered by the State of New Jersey.

### **C.1. PROCESS**

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires the Governing Body and Planning Board interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

- A. The Governing Body must adopt a resolution directing the Planning Board to perform a preliminary investigation to determine whether a specified area is in need of redevelopment according to criteria set forth in the LRHL (N.J.S.A. 40A:12A-5).
- B. The resolution authorizing the Planning Board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area other than the use of eminent domain (non-condemnation redevelopment area) or whether the redevelopment area determination shall authorize the municipality to use all those powers for use in a redevelopment area, including the power of eminent domain (condemnation redevelopment area)
- C. The Planning Board must prepare and make available a map delineating the boundaries of the proposed redevelopment area, specifying the parcels to be included and investigated. A statement setting forth the basis of the investigation or the preliminary statement should accompany this map.
- D. The Planning Board must conduct the investigation and produce a report presenting the findings. The Board must also hold a duly noticed hearing to present the results of the investigation and to allow interested parties to give testimony. The Planning Board then may adopt a resolution recommending a course of action to the Governing Body.
- E. The Governing Body may accept, reject, or modify this recommendation by adopting a resolution designating lands recommended by the Planning Board as an "Area in Need of Redevelopment." The Governing Body must

make the final determination as to the Non-Condensation Redevelopment Area boundaries.

- F. If the Governing Body resolution assigning the investigation to the Planning Board states that the redevelopment determination shall establish a Condemnation Redevelopment Area, then the notice of the final determination shall indicate that:
  - 1. The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and
  - 2. Legal action to challenge the final determination must be commenced within forty-five (45) days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- G. A Redevelopment Plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "Area in Need of Redevelopment."
- H. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

## **C.2. REDEVELOPMENT PLAN CONTENT**

The LRHL identifies required components to be included in a redevelopment plan. In accordance with N.J.S.A 40A:12A-7a, the redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of a project area which is sufficient to indicate:

- A. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- B. Proposed land uses and building requirements in the project area.
- C. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- D. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- E. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.).

## **APPENDIX D: DEFINITIONS**

### **AMBULATORY HEALTH CARE SERVICES**

Establishments which provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services but rather favor outpatient services, with the facilities and equipment not usually being the most significant part of the production process.

### **CHILD-CARE CENTER**

An establishment providing for the care, supervision and protection of children and for which, upon completion, a license is required from the Department of Children and Families pursuant to Public Law 1983, Chapter 492 (N.J.S.A. 30:5B-1 et seq.). The floor area occupied by child-care centers shall not be counted against the maximum floor area ratio of permitted uses in nonresidential zones.

### **COFFEE SHOPS**

Establishments primarily engaged in serving nonalcoholic beverages, such as coffee, juices, or sodas, for consumption on or near the premises. These establishments may carry and sell a combination of snacks, nonalcoholic beverages, and other related products (e.g., coffee beans, mugs, and coffee makers) but generally promote and sell a unique snack or nonalcoholic beverage.

### **CONVENIENCE STORES**

Establishments that sell a range of everyday items such as groceries, prepared food for off-site consumption, toiletries, alcoholic and soft drinks, tobacco products, and newspapers and may offer money order and wire transfer services.

### **DELICATESSENS**

Establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location. Some establishments in this industry may provide these food services in combination with selling alcoholic beverages.

### **DRUG REHABILITATION CLINIC**

A facility used for the purposes of temporary or long-term inpatient treatment of victims of alcohol or drug use or addiction.

### **DWELLING, MULTIFAMILY**

A building containing more than two dwelling units.

### **HEALTH CARE FACILITY**

A facility which provides a full range of medical preventative, diagnostic, treatment and surgical services, excluding drug rehabilitation services, by a group of physicians to persons who come to the facility to receive medical services and depart from the facility on the same day, which may also include ancillary lab testing, pharmaceutical, food service and other support services.

**LIMITED ASSEMBLY**

The assembly or partial assembly of products and goods to be stored and distributed as part of the office and warehouse/distribution uses on site. "Limited assembly" shall not include manufacturing operations which result in the conversion or modification of the chemical or physical properties of the component materials or result in chemical by-products of the operation. All limited assembly uses shall be subject to the performance standards set forth in § 255-27 of this chapter.

**OFFICE, EXECUTIVE, CORPORATE HEADQUARTERS**

Offices used primarily for corporate headquarters and executive management and administrative purposes, including conference facilities and meeting rooms.

**OFFICE, PROFESSIONAL, BUSINESS, ADMINISTRATIVE**

Offices used for conducting the affairs of a business, professional, service, industry, or government. "Office, professional, business, administrative" shall not include offices used by dentists or physicians.

**OFFICE, DISTRIBUTION CENTERS**

Includes the warehousing and distribution of goods, provided that up to 10% of the gross floor area of any office distribution center may be used for executive or administrative office uses ancillary to the warehouse and distribution uses. Warehousing in office distribution centers shall not include the storage of fuels, hazardous materials, hazardous waste, highly flammable liquids or gases or petrochemical products. All warehousing and storage of goods shall be conducted entirely within enclosed structures and buildings. "Office distribution centers" shall not include mini warehouses or similar uses or truck depots or similar uses.

**OPEN PODIUM PARKING**

On-grade parking that is sheltered under a building that is elevated on piers without being wrapped either in habitable residential or commercial uses or proper architectural screening treatments.

**PRIMARY FAÇADE**

The façade where the primary entrance and address for a building are located along either of public right-of-way or Privately-Owned Public Open Space.

**PRIVATELY-OWNED PUBLIC OPEN SPACE**

Any parcel or area of land set aside, dedicated, designated or reserved for public and private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space, provided that such area may be improved with only those buildings, structures, streets and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

**RESEARCH LABORATORIES**

Limited to laboratories engaged in scientific investigation, testing or the production of factual information for industrial, commercial or institutional clients. No tangible or physical product for general marketing shall be directly produced therein, and no operation shall be conducted which would generate hazardous waste or by-products.

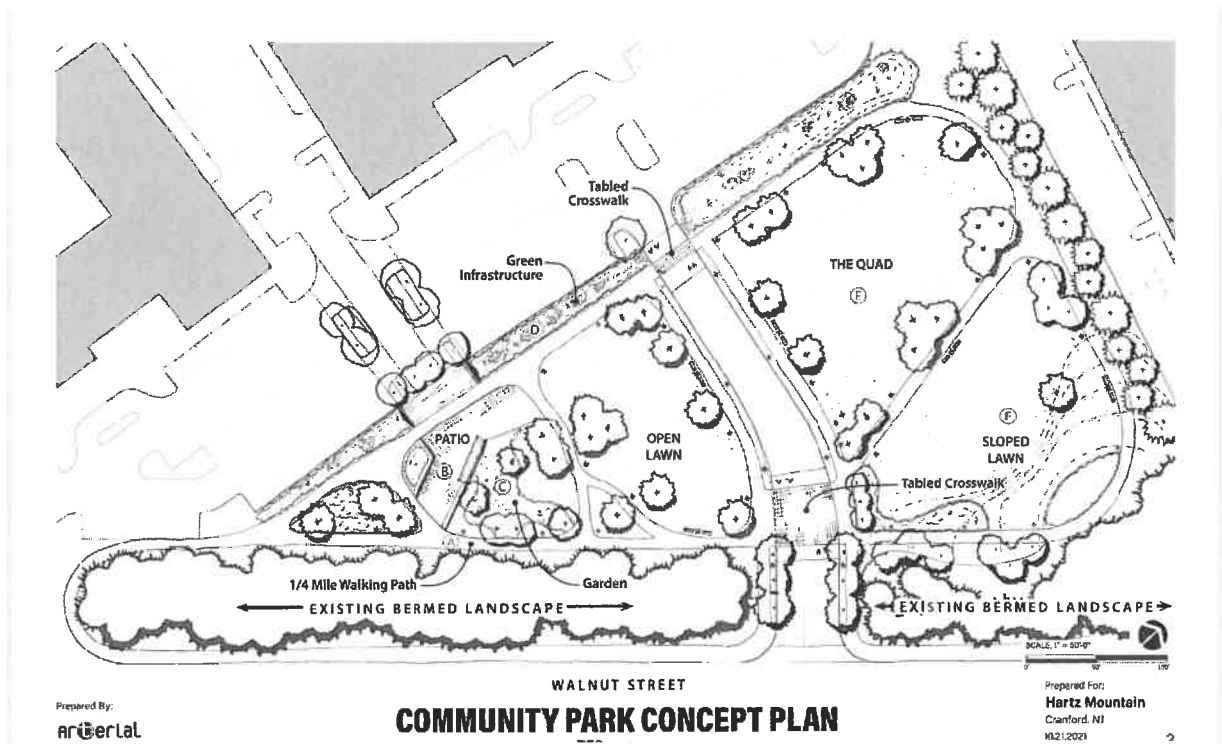
**RETAIL SERVICE**

Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, including but not limited to laundry, linen supply, diaper service, beauty and barber shops, shoe repair and nail salons. A retail service establishment may have accessory retail sales but shall not be primarily engaged in retail sales. Funeral home services shall not be considered retail services

**SELF-STORAGE FACILITY**

A building or group of buildings divided into separate compartments used to meet the temporary storage needs of customers and may include refrigerated facilities.

## APPENDIX E: OPEN SPACE CONCEPT PLANS





A. 1/4 Mile Walking Loop



B. Plaza with Seating



C. Passive Garden



D. Rain Garden



E. Quad

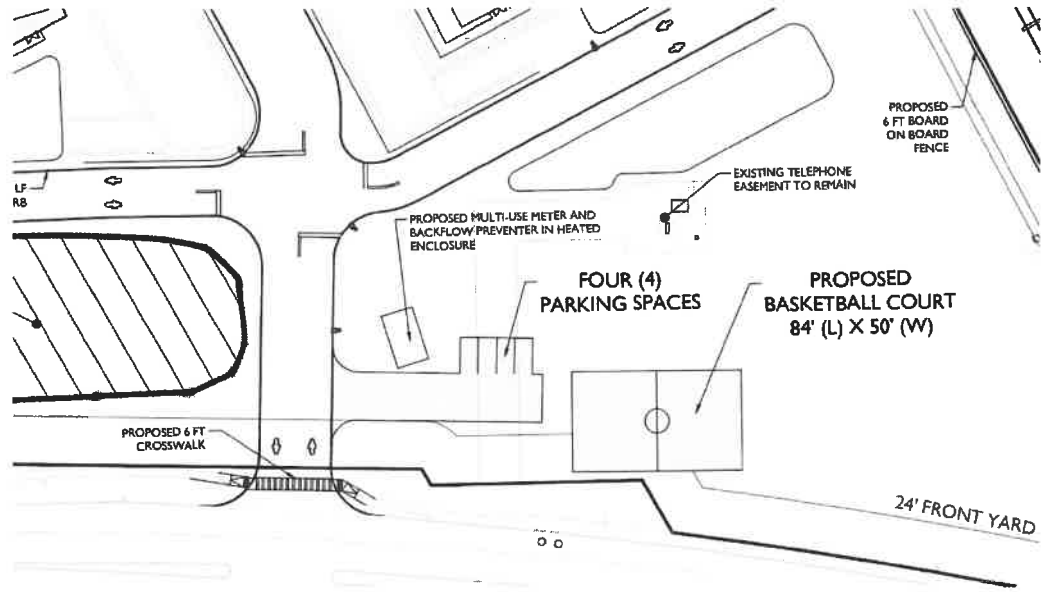


F. Sloped Lawn

Prepared By:  
**ArcherLal**  
 www.ArcherLal.com

**THE VISION**  
 750 Walnut

Prepared For:  
**Hartz Mountain**  
 Canford, NJ  
 10/21/2021





**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2022-04**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP  
OF CRANFORD, IN THE COUNTY OF UNION, STATE OF NEW  
JERSEY, CHAPTER 40, ARTICLE V, SECTION 28  
EMERGENCY MEDICAL SERVICES TRANSPORT FEES**

**WHEREAS**, the Township of Cranford, in the County of Union, State of New Jersey (the “Township”), established a Division of Medical Services in the Fire Department for the provision of emergency medical service; and

**WHEREAS**, Chapter 40, Article V, Section 28 sets forth various fees for Emergency Management Services (EMS) Transport; and

**WHEREAS**, those fees have not been increased in more than a decade; and

**WHEREAS**, the Township Committee of the Township of Cranford has determined that it is in the best interests of the residents of the Township to update those fees; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Cranford, in the County of Union, State of New Jersey, that §40-28 of the Code of the Township of Cranford is hereby amended as follows:

**SECTION 1.** Chapter 40, Article V, Section 28 is hereby amended as follows:

**§40-28 Emergency medical services transport fees.**

There is hereby established a fee schedule for emergency medical services transport by the Township of Cranford as follows:

A. The base rate shall be ~~§850~~ §550 per transport. The rate shall include the services of two emergency medical technicians and emergency ambulance transportation services to any Hospital Emergency Department. ~~to the following care facilities in Union County:~~

~~(1) Trinitas Regional Medical Center, Elizabeth, New Jersey.~~

~~(2) Overlook Union Medical Center, Union, New Jersey.~~

~~(3) Robert Wood Johnson Medical Center at Rahway, Rahway, New Jersey.~~

~~(4) Overlook Hospital, Summit, New Jersey.~~

**EXPLANATION – Matter struck through thus in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

B. For any transport to any health-care facility ~~not in Union County~~, in addition to the base rate, a mileage charge of \$25.00 per mile, with a minimum standard charge of one (1) mile, the following charges shall apply.

~~(1) A mileage charge of \$10 per mile, calculated one way.~~

~~(2) Use of oxygen during transport: \$50.~~

~~(3) Cervical collar: \$16~~

C. The Fire Chief or Township Administrator is authorized to waive the charge for such services for any resident lacking insurance coverage for such services and is further authorized to waive uninsured co-payments and deductibles for such residents.

**SECTION 2.** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

**SECTION 3.** All ordinances of the Township of Cranford that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 4.** Upon final passage and publication according to law, this ordinance shall become effective immediately.

Introduced: February 8, 2022

Adopted:

APPROVED:

~~NOT YET APPROVED~~

Kathleen Miller Prunty  
Chairperson, Township Committee

ATTEST:

\_\_\_\_\_  
Patricia Donahue, RMC  
Municipal Clerk

**EXPLANATION – Matter struck through thus in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

Recorded Vote

Introduced

Adopted

Kathleen Miller Prunty  
Brian Andrews  
Jason Gareis  
Gina Black  
Mary O'Connor

Aye  
Aye  
Aye  
Aye  
Aye

**EXPLANATION – Matter struck through ~~thus~~ in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**ORDINANCE NO. 2022-05**

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP  
OF CRANFORD DESIGNATING THE ASSISTANT ZONING  
OFFICER, AS THE MUNICIPAL HOUSING LIAISON**

**WHEREAS**, in December 2018, the Township of Cranford adopted a Housing Element and Fair Share Plan, including a Master Plan Housing Element and Fair Share Plan to address the Township’s Third Round Affordable Housing Obligations; and

**WHEREAS**, in December 2018, the Township filed a declaratory judgment action, captioned *In re Application of Township of Cranford*, No. UNN-L-3976-18, seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), satisfies its “fair share” of the regional need for low- and moderate-income housing pursuant to the Mount Laurel doctrine; and

**WHEREAS**, the Fair Share Housing Center (“FSHC”) and the Township agreed to compromise certain positions regarding the Fair Share Plan such that each party agreed the Fair Share plan satisfies Cranford’s “fair share” of the regional need for low- and moderate-income housing subject to certain amendments to the Fair Share Plan; and

**WHEREAS**, on November 12, 2019, the Township of Cranford (“Township”) signed a settlement agreement with Fair Share Housing Center (“FSHC”) which established the Township’s fair share obligation and preliminarily approved the Township’s compliance mechanisms in accordance with the March 10, 2015 decision of the Supreme Court, which transferred responsibility to review and approve housing elements and fair share plans from the Council on Affordable Housing (“COAH”) to designated Mount Laurel trial judges within the Superior Court; and

**WHEREAS**, pursuant to Resolution 2019-383, the Township Committee of the Township of Cranford approved a settlement with Fair Share Housing Center on November 12, 2019, wherein Cranford and Fair Share Housing Center agreed on various substantive provisions, terms and conditions, of a revised Affordable Housing Plan that both parties agreed satisfied the Township’s “fair share” of the regional need for low and moderate income housing pursuant to the Mount Laurel doctrine (the “FSHC Settlement”); and

**WHEREAS**, The Township of Cranford’s Housing Element and Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.), applicable Council on Affordable Housing (“COAH”) regulations and Uniform Housing Affordability Controls (“UHAC”) regulations; and

**WHEREAS**, in accordance with applicable Committee on Affordable Housing (“COAH”) regulations and the New Jersey Uniform Housing Affordability Controls (“UHAC”) N.J.A.C. 5:80-26.,et seq., the Township of Cranford is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by

**EXPLANATION – Matter struck through ~~thus~~ in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

rehabilitation are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the Township of Cranford; and

**WHEREAS**, the Township of Cranford’s Municipal Code provides for the establishment of a Municipal Housing Liaison to administer the Township’s affordable housing program and enforce the requirements of applicable COAH and UHAC regulations; and

**WHEREAS**, the Township of Cranford seeks to amend its Municipal Code, Chapter 6, Article XL, Section 169 to designate the Assistant Zoning Officer to assume the functions, duties, and responsibilities of the Municipal Housing Liaison for the Township.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Cranford, in the County of Union, and the State of New Jersey that the Township Code be amended as follows:

**SECTION 1.** Chapter 6, Article XXXIX, is hereby amended as follows:

**§ 6-165. Functions, duties, and responsibilities.**

The Zoning Officer shall have the following functions, duties and responsibilities:

- A. Review and determine the completeness of all land development applications.
- B. Review and approve all construction permit applications as they relate to zoning.
- C. Act as an advisor to the Planning Board and Zoning Board of Adjustment.
- D. Make recommendations for enactment or revisions of ordinances pertaining to land development.
- E. Prepare the annual report of the Zoning Board of Adjustment.
- F. Attend meetings of the Planning Board and Board of Adjustment.
- G. Maintain records of all land development applications and approvals.
- H. Perform such other functions, duties and responsibilities as are provided elsewhere in this Code and particularly in Chapter 255, Land Development.
- I. Perform such other additional functions, duties and responsibilities as may be assigned by the Township Committee.
- J. Perform the role of Municipal Housing Liaison when the position of Assistant Zoning Officer is vacant.

**EXPLANATION – Matter struck through thus in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

**SECTION 2.** Chapter 6, Article XL is amended as follows:

**§ 6-169. Functions, duties, and responsibilities.**

The Assistant Zoning Officer shall:

- A. Assist the Zoning Officer in the performance of the Zoning Officer's functions, duties and responsibilities.
- B. Exercise the functions, duties and responsibilities of the Zoning Officer when so delegated by the Zoning Officer in the Zoning Officer's absence.
- C. Exercise the functions, duties and responsibilities of the Municipal Housing Liaison (MHL), as set forth in § 255-83, and as supplemented by court order, ordinance, rule or regulation.
- D. Perform such other additional functions, duties and responsibilities as may be assigned by the Township Committee.

**SECTION 3.** Chapter 255 Land Development, Article VIII Affordable Housing Regulations is amended as follows:

**§ 255-83. Municipal Housing Liaison.**

- A. ~~The role position of Municipal Housing Liaison (MHL) for the Township of Cranford is established by this section, which role shall be filled by the Assistant Zoning Office and, in the absence of an Assistant Zoning Officer, the Zoning Officer. The Township shall make the actual appointment of the MHL by means of a resolution.~~
  - (1) The MHL must be either a full-time or part-time employee of Cranford.
  - (2) The person appointed as the MHL must be reported to the Superior Court and thereafter posted on the Township's website.
  - (3) The MHL must meet all the requirements for qualifications, including initial and periodic training, if such training is made available by COAH or the DCA.
  - (4) The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Township of Cranford, including the following responsibilities which may not be contracted out to the Administrative Agent, or the Administrative Agent appointed by a specific developer:
    - (a) Serving as the municipality's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and

**EXPLANATION – Matter struck through ~~thus~~ in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

interested households;

- (b) The implementation of the Affirmative Marketing Plan and affordability controls;
- (c) When applicable, supervising any contracting Administrative Agent;
- (d) Monitoring the status of all restricted units in the Township's Fair Share Plan;
- (e) Compiling, verifying and submitting annual reports as required;
- (f) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and
- (g) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Affordable Housing Professionals of New Jersey (AHPNJ), if such continuing education opportunities are made available by COAH or the DCA.

B. Subject to the approval of the Superior Court, the Township of Cranford shall designate one or more Administrative Agent(s) to administer and to affirmatively market the affordable units constructed in the Township in accordance with UHAC and this section.

**SECTION 4.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 5.** Upon final passage and publication according to law, this ordinance shall become effective immediately.

Introduced:

Adopted:

APPROVED:

~~NOT YET APPROVED~~

Kathleen Miller Prunty  
Chairperson, Township Committee

**EXPLANATION – Matter struck through ~~thus~~ in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**

ATTEST:

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Patricia Donahue, RMC  
Municipal Clerk

Recorded Vote	Introduced	Adopted
Kathleen Miller Prunty	Aye	
Brian Andrews	Aye	
Jason Gareis	Aye	
Gina Black	Aye	
Mary O'Connor	Aye	

**EXPLANATION – Matter struck through ~~thus~~ in the above ordinance is not enacted and is intended to be omitted in the law. Matter underlined thus is a new matter.**



**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**


**RESOLUTION NO. 2022-149**

**WHEREAS**, Township Administrator James M. Cryan is qualified for a leave of absence pursuant to the Federal Family Medical Leave Act (FMLA), New Jersey Family Leave Act (NJFLA) and the New Jersey Paid Family Leave Act (NJPFLA) for the care of his wife and child.

**NOW THEREFORE BE IT RESOLVED** by the Township of Committee of the Township of Cranford that James M. Cryan is approved for a FMLA/NJFLA/NJPFLA leave of absence beginning April 6, 2022, using accumulated time as available as employee so elects;

**BE IT FURTHER RESOLVED** that James M. Cryan shall comply with all provisions of law during the FMLA/NJFLA/NJPLA leave of absence, including providing all required medical proofs.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

  
\_\_\_\_\_  
Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY  
RESOLUTION NO. 2022-150**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford that the following individuals be and hereby are appointed as per diem Emergency Medical Technicians (EMT's) effective March 9, 2022:

Zachary Kornberger  
Theodore Trojan

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

NOT YET RECORDED

\_\_\_\_\_  
Patricia Donahue, RMC  
Municipal Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-151**

**WHEREAS**, the Township Committee of the Township of Cranford reserves the right and discretion to make salary adjustments and title changes at any time as it deems it to be in the public interest and in the interests of good management; and

**WHEREAS**, the Township Committee is appreciative of the hard work of all of its Township employees and is desirous of retaining dependable and experienced employees; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee hereby approves the salary adjustment and title change as recommended by the Township Administrator:

<b>Name</b>	<b>Title</b>	<b>Salary</b>	<b>Effective</b>
Martha Banks	Technical Assistant Supervisor	\$54,000	February 1, 2022

Certified to be a true copy of a resolution adopted by the Township Committee of Cranford at a meeting held on March 8, 2022.

\_\_\_\_\_  
Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-152**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, at a meeting held March 8, 2022, that the resignation of Matthew Blanck, a Communications Officer within the Cranford Police Department be and hereby is accepted, with regrets, effective March 9, 2022.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

*[Faint, illegible stamp]*

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Patricia Donahue  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-153**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford, at a meeting held March 8, 2022, that the resignation of Susan Eisenberg as a member of the Green Team, be and hereby is accepted, retroactive to December 31, 2021.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

NOT YET APPROVED

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Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-154**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford at a meeting held March 8, 2022, that Lauren King be, and hereby is, appointed as a member of the Green Team for the year 2022, effective January 1, 2022.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

NOT YET APPROVED

\_\_\_\_\_  
Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-155**

**RESOLUTION REORGANIZING THE FLOOD ADVISORY COMMITTEE  
AND APPOINTING MEMBERS**

**WHEREAS**, on September 1, 2021, Tropical Storm Ida moved through the Township of Cranford bringing devastatingly strong winds along with heavy and sustained rainfall; and

**WHEREAS**, Tropical Storm Ida caused flash flooding along with stream and river flooding that overwhelmed the storm water management system throughout the Township of Cranford and caused significant damage to residents; and

**WHEREAS**, the Township Committee of the Township of Cranford seeks increased preparedness for future weather events and hereby reorganizes the Flood Advisory Committee as the Flood Prevention and Mitigation Advisory Committee (FPMAC), with two working groups to provide guidance to the Township Committee as to flood control matters on a local, regional and state level as well as assisting with the implementation of flood control measures; and

**WHEREAS**, the Township Committee desires to continue to inform and mobilize residents to stay proactive and hereby divides the duties of the FPMAC as follows.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee hereby reorganizes the Flood Advisory Committee as the Flood Prevention and Mitigation Advisory Committee (“FPMAC”), which shall consist of two working groups:

- A. **The Stormwater Infrastructure Planning Working Group**, which shall focus on Cranford-specific issues, including stormwater ordinances, stormwater mitigation efforts, and local stormwater infrastructure needs; and,
- B. **The State-Regional Planning Working Group**, which shall focus on inter-county, state and federal plans and improvements to prevent and mitigate flooding of the Rahway River flood plain.

**BE IT FURTHER RESOLVED** that the Township Committee of the Township of Cranford hereby makes the following appointments to the Stormwater Infrastructure Planning Working Group for the year 2022: Deputy Mayor Jason Gareis - Commissioner Liaison; Ann Dooley – Chair; Ben Cohen; Dave Coughlin; Joe McMahon; Jay Stevens; Patricia Vogler; and to be supported by the Township’s professionals, John Ruschke – Mott MacDonald; Jacqueline Dirmann – Colliers Engineering & Design; Erik Hastrup – Superintendent of Public Works; and Kathleen Nemeth – Zoning Officer.

**BE IT FURTHER RESOLVED** that the Township Committee of the Township of Cranford hereby makes the following appointments to the State-Regional Planning Working Group for the year 2022: Commissioner Gina Black - Commissioner Liaison; Patrick Giblin – Chair; Dana Friedman; Steve Jandoli; Chris Kolibas; Zach McCue; Kathleen Murray; and to be supported by the Township’s professionals, John Ruschke – Mott MacDonald; and Jacqueline Dirmann – Colliers Engineering & Design.

**BE IT FURTHER RESOLVED** that the Stormwater Infrastructure Planning Subcommittee and State-Regional Planning Subcommittee, shall report regularly to the Township Committee their findings and recommendations on the issues of flood prevention and mitigation.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

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Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_



**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION 2022-156**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford on the 8<sup>th</sup> day of March, 2022 that the Tax Collector has been authorized to refund tax overpayments for the reason noted:

**100% Disabled Veteran-Resident Tax Overpayment**

Block 163 Lot 11  
Acinapura, Joseph  
604 Willow Street  
Cranford, N.J. 07016

**Refund \$4,718.37**  
(2-01-55-000-010-025)

Certified to be a true copy of a resolution adopted by the Township Committee of Cranford at a meeting held on March 8, 2022.

**NOT YET APPROVED**

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Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-157**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford, that the Township Clerk be, and hereby is, authorized to advertise for bids for the demolition and renovation of flood-damaged components of the Cranford Canoe Club

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022

NOT YET APPROVED

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Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-158**

**RESOLUTION AUTHORIZING A CONTRACT CHANGE ORDER FOR  
ADDITIONAL IMPROVEMENTS FOR THE RENOVATION OF THE  
RECREATION CENTER AT 375 CENTENNIAL AVENUE, FOR THE  
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY**

**WHEREAS**, Tri-Form Construction Inc., 119 Liberty Street, Metuchen, New Jersey, 08840 was previously awarded a construction contract for the Renovation of the Cranford Recreation Center at 375 Centennial Avenue with a total project price of \$1,253,000.00; and

**WHEREAS**, the project is currently on-going and it is understood that the Township of Cranford would like to expedite the Renovation of the Cranford Recreation Center at 375 Centennial Avenue; and

**WHEREAS**, DMR Architects has reviewed the requests and approved each, which outlines the estimated additional construction costs for said improvements to the Recreation Center in the amount of \$44,440.00;

**WHEREAS**, the Chief Financial Officer has certified that sufficient funds are available within the current and/or previously adopted budget for said purpose.

**WHEREAS**, the following summarizes the allocation of the \$44,440.00 Change Order:

- Utilize the available funding from Capital Bond Ordinance C-04-21-010-000-209

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Cranford, Union County, New Jersey that the above referenced Change Order for the Renovation of the Cranford Recreation Center at 375 Centennial Avenue is awarded to Tri-Form Construction, Inc., 119 Liberty Street, Metuchen, New Jersey, 08840 in the amount of \$44,440.00 (3.5% of the original contract amount of \$1,253,000.00).

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

I, Patricia Donahue, Township Clerk of the Township of Cranford, in the County of Union, State of New Jersey, do hereby certify that the forgoing is true and correct copy of a Resolution adopted by the Township Committee of the Township of Cranford, County of Union, State of New Jersey at a regular meeting of said Committee held on March 8, 2022.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Township of Cranford in the County of Union and State of New Jersey this 8<sup>th</sup> day of March, 2022.

Certified to be a true copy of a resolution adopted by the Township Committee of Cranford at a meeting held on March 8, 2022.



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Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-159**

**WHEREAS**, on or about March 14, 2019, the Township of Cranford entered into a contract with Circelli Construction for Concession Rights for the Cranford Canoe Club; and

**WHEREAS**, said contract provided for the Contractor to operate said concessions for the 2019 and 2020 seasons; and

**WHEREAS**, said contract further provided for the extension of the contract for the 2021 and 2022 seasons at the option of the Township; and

**WHEREAS**, the Township Committee wishes to extend said contract for the 2022 season;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that the:

1. Aforementioned contract dated March 14, 2019 between the Township of Cranford and Circelli Construction be, and hereby is, extended to include the 2022 season; and
2. Sum to be paid by the Contractor to the Township for the 2022 season shall be \$4,560.15 and;
3. The Township Administrator be, and hereby is, authorized and directed to notify the Contractor of the extension granted herein.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

NOT YET APPROVED

---

Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-160**

**WHEREAS**, there exists a need to engage experts to provide architectural services for the Township of Cranford; and

**WHEREAS**, the Township of Cranford advertised a Request for Proposals and Qualifications (RFP/Q) for architectural services in connection with renovations to 375 Centennial Avenue Indoor Recreation Facility through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, at a meeting held November 10, 2020, the Township Committee adopted Resolution No. 2020-361, authorizing an award of contract to DMR Architects for the aforementioned service at a fee not to exceed \$138,750.00; and

**WHEREAS**, it is necessary to amend said contract for an additional amount not to exceed \$8,000.00; and

**WHEREAS**, the Chief Financial Officer has certified to the availability of funds which is on file in the office of the Township Clerk.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Cranford, be and hereby amends the contract awarded to **DMR Architects, 777 Terrace Avenue, Suite 607, Hasbrouck Heights, New Jersey, 07604** for architectural services via issuance of purchase orders in an amount not to exceed \$8,000.00.

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-04-19-005-000-S21.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

**NOT YET APPROVED**

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Patricia Donahue, RMC  
Municipal Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-161**

**WHEREAS**, the Township of Cranford required the replacement of the Outdoor Pool Pump at the Centennial Avenue Pool Complex in the Township of Cranford; and

**WHEREAS**, the Township of Cranford requested quotes for the Outdoor Pool Pump through a non-fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the Purchasing Agent has determined and certified in writing that the value of the contract will exceed \$17,500; and

**WHEREAS**, Aquatic Service Inc. has submitted a proposal dated February 16, 2022, indicating they will provide the Outdoor Pool Pump and Services for \$41,747.53; and

**WHEREAS**, Aquatic Service Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that Aquatic Service Inc. has not made any reportable contributions to a political or candidate committee in the Township of Cranford in the previous one year, and that the contract will prohibit Aquatic Service Inc. from making any reportable contributions through the term of the contract, and

**WHEREAS**, the Chief Financial Officer has certified to the availability of funds which is on file in the office of the Township Clerk.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Cranford, authorizes the Purchasing Agent to enter into a contract with Aquatic Service Inc., 550 Hartle Street, Suite F, Sayreville, New Jersey, 08872, as described herein; and

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-27-16-017-100-280.

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value to be placed on file with this resolution.

Certified to be a true copy of a resolution adopted by the Township Committee of Cranford at a meeting held on March 8, 2022.

**NOT YET APPROVED**

\_\_\_\_\_  
Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_

**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-162**

**APPROVING AN AWARD OF CONTRACT FOR REDEVELOPMENT  
ATTORNEY LEGAL SERVICES**

**WHEREAS**, there exists a need for the Township of Cranford to engage various experts in legal, engineering and planning services;

**WHEREAS**, the Township of Cranford advertised for a Request for Proposals (RFP's) for the Provision of Various 2022 Professional Services through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the Township of Cranford, as memorialized by the Township Committee's Resolution No. 2022-14 dated January 2, 2022, has deemed that the firm Stevens & Lee, P.C. at 111 North Sixth Street, P.O. Box 679, Reading, Pennsylvania, 19603-0679, to have the background, experience and qualifications to satisfy the criteria set forth in the RFP;

**WHEREAS**, the Township Committee has approved the proposal from Stevens & Lee, P.C. to provide Redevelopment Attorney legal services and has agreed to award a contract for the same;

**WHEREAS**, the Chief Financial Officer and the Director of Finance have certified to the availability of funds for the aforementioned contract upon adoption of the 2022 municipal budget which will be on file in the office of the Township Clerk.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford, New Jersey, authorizes and approves the issuance of a contract awarded pursuant to Township Committee Resolution 2022-14 consistent with the applicable Certificate of Availability of Funds.

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

NOT YET APPROVED

---

Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_



**TOWNSHIP OF CRANFORD  
CRANFORD, NEW JERSEY**

**RESOLUTION NO. 2022-163**

**RESOLUTION REQUESTING APPROVAL FOR AUTHORIZING AN EMERGENCY  
TEMPORARY APPROPRIATION IN ACCORDANCE WITH N.J.S.A. 40A:4-20  
CURRENT FUND**

**WHEREAS** an emergent condition has arisen due to the adoption of the 2022 Budget, and adequate provision has not been made in the 2022 Temporary Budget for the appropriations specified on this page; and

**WHEREAS** the total emergency temporary resolutions adopted in fiscal year 2022 pursuant to the provision of Chapter 96, P.L. 1951 (N.J.S.A. 40A:4-20) including this resolution total \$5,031,977.00.

**NOW, THEREFORE, BE, AND IT IS, HEREBY, RESOLVED** by the Governing Body of the Township of Cranford, County of Union, State of New Jersey, (not less than two-thirds of all members thereof affirmatively concurring) that in accordance with the provisions of N.J.S.A. 40A:4-20:

1. Emergency temporary appropriations be and the same are hereby made as specified on this page in the amount of \$5,031,977.00; and
2. That said emergency temporary appropriations will be provided in the 2022 budget under the headings as specified on this page.
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

<u>Title</u>	<u>Emergency Appropriation</u>
PUBLIC EMPLOYEE RETIREMENT SERVICES (PERS)	\$ 825,317.00
POLICE & FIRE RETIREMENT SERVICES (PFRS)	2,844,270.00
RAHWAY VALLEY SEWERAGE AUTH (RVSA)	<u>1,362,390.00</u>
<b>Total</b>	<b>\$5,031,977.00.</b>

Certified to be a true copy of a resolution adopted by the Township Committee of the Township of Cranford at a meeting held March 8, 2022.

**NOT YET APPROVED**  
\_\_\_\_\_  
Patricia Donahue, RMC  
Township Clerk

Dated: \_\_\_\_\_



# Township of Cranford

8 Springfield Avenue Cranford, New Jersey 07016-2199

(908) 709-7200 Fax (908) 276-7664

[www.cranfordnj.org](http://www.cranfordnj.org)

## Bill List March 8th, 2022 Meeting

### Analysis of Funds Bill List #1

<b>Manual Checks</b>	
Current Fund	120.00
Trust Fund	53,578.94
<b>Sub Total</b>	<b>53,698.94</b>
Current Fund	5,551,351.10
Special Improvement	3,397.59
Swimming Pool Operating	14,105.33
Swimming Pool Capital	0.00
Capital Fund	847,857.46
Trust Fund	11,671.65
COAH Forfeiture	0.00
Developer's Escrow	0.00
Forfeiture Trust	0.00
CDBG Program	0.00
Unemployment Trust	0.00
Animal Control Fund	0.00
<b>Sub Total</b>	<b>6,428,383.13</b>
<b>Grand Total</b>	<b>\$6,482,082.07</b>

P.O. Type: All  
 Format: Detail without Line Item Notes  
 Range: 1-First to 2-Last  
 Rcvd Batch Id Range: First to Last  
 Dept Page Break: No  
 Print Alpha, Revenue, & G/L Accounts: Y  
 Open: N Void: N Paid: N  
 Held: Y Aprv: N Rcvd: Y  
 Bid: Y State: Y Other: Y Exempt: Y  
 Include Non-Budgeted: Y  
 Subtotal CAFR: No Subtotal Dept: No Subtotal Sub-Dept: No

Account	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	PO Type
Fund: CURRENT									
1-01-20-100-100-216	ADMIN:O/S Prof Exp-Planning &Engineering								
21-00876 16 TOP005	Topology NJ LLC	750 Walnut Redevelopment Study	2,175.00	R		05/13/21	03/03/22	6329	B
21-00877 12 TOP005	Topology NJ LLC	South Ave. and Chestnut	450.00	R		05/13/21	03/03/22	6330	B
21-00877 13 TOP005	Topology NJ LLC	South Ave. and Chestnut	1,390.00	R		05/13/21	03/03/22	6779	B
21-01174 8 TOP005	Topology NJ LLC	Planning - North Ave Gateway	4,612.50	R		06/22/21	03/03/22	6328	B
21-01174 9 TOP005	Topology NJ LLC	Planning - North Ave Gateway	3,610.00	R		06/22/21	03/03/22	6466	B
			12,237.50						
1-01-20-165-100-214	Engineering: Outside Professional Expens								
21-00029 15 MASER	Colliers Engineering & Design	Cert. of Funds - Engineering	8,447.50	R		12/31/21	03/03/22	0000694876	B
21-00029 16 MASER	Colliers Engineering & Design	Cert. of Funds - Engineering	350.00	R		02/18/22	03/03/22	0000713485	B
			8,797.50						
1-01-25-240-100-214	Police: Outside Professional Expen								
21-02158 1 MORRISCO	MORRIS COUNTY POLICE ACADEMY	Training- Criminal Inv.	25.00	R		12/01/21	03/03/22	30668	
1-01-25-240-100-271	Police: Misc Mat'l & Supplies								
21-02356 1 INFIN005	Infiniti Stone Inc.	Squad Room Cabinets & Counter	2,500.00	R		12/29/21	03/02/22	871	
1-01-25-265-140-271	EMS: Misc Mat'l & Supplies								
21-02173 11 RALPHV	V E RALPH & SON INC.	EMS Supplies - Blanket	59.75	R		12/03/21	03/03/22	433011	B
1-01-26-290-100-232	DPW:Lease/Brookside DetentionWestfield								
21-01886 1 CONRAIL	Consolidated Rail Corporation	Sewer Pipe Lease Agreement	385.30	R		10/28/21	03/02/22	92266959	
1-01-26-310-110-221	B&G Municipal Building: Maint. & Repair								
21-02292 1 MWT005	MWT Builders LLC	Courtroom Construction	8,431.95	R		12/14/21	03/03/22		
	Tracking Id: IDA	Tropical Storm Ida Expenses - E.O. 259							

Account	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
P.O. Id	Item Vendor								
1-01-26-310-135-214	B&G Community Center: Outside Prof. Exp.								
21-00866	2 CARRIER	pm control contract	3,885.00	R	05/11/21	03/02/22		90179592	B
21-00866	4 CARRIER	pm control contract	1,500.00	R	05/11/21	03/02/22		90157967	B
			<u>5,385.00</u>						
1-01-26-310-135-221	B&G Community Center: Maintenance & Repa								
21-02372	6 BENSHAFF	rocker seat	2,200.00	R	12/29/21	03/02/22		BS22-022DP	
21-02372	7 BENSHAFF	freight minus discount	287.41	R	12/29/21	03/02/22		BS22-022DP	
			<u>2,487.41</u>						
1-01-26-310-135-280	B&G Community Center: Miscellaneous								
21-02372	5 BENSHAFF	hardware pendulum	298.00	R	12/29/21	03/02/22		BS22-022DP	
1-01-27-330-120-280	Environmental: Miscellaneous								
21-02308	1 COHEN005	Ben Cohen	83.21	R	12/29/21	03/02/22		B32295	
21-02378	1 COHEN005	Ben Cohen	48.32	R	12/31/21	03/02/22			
			<u>131.53</u>						
1-01-28-370-100-221	Rec. Adm: Maintenance & Repair								
21-02372	1 BENSHAFF	Ben Shaffer Recreation Inc. adams sign	974.00	R	12/29/21	03/02/22		BS22-022DP	
21-02372	2 BENSHAFF	Ben Shaffer Recreation Inc. Lincoln sign	974.00	R	12/29/21	03/02/22		BS22-022DP	
21-02372	3 BENSHAFF	Ben Shaffer Recreation Inc. frames	548.00	R	12/29/21	03/02/22		BS22-022DP	
21-02372	4 BENSHAFF	Ben Shaffer Recreation Inc. hardware	13.68	R	12/29/21	03/02/22		BS22-022DP	
			<u>2,509.68</u>						
1-01-55-000-010-047	Reserve for Elevation/Inspections								
21-02160	2 LAN010	LAN Associates Inc. 83 Glenwood Elevation Cert.	750.00	R	12/01/21	03/02/22		62595	B
21-02160	3 LAN010	LAN Associates Inc. 14 Doering Elevation Cert.	750.00	R	12/01/21	03/02/22		62597	B
21-02160	4 LAN010	LAN Associates Inc. 728 Willow Elevation Cert.	750.00	R	12/01/21	03/02/22		62596	B
21-02160	5 LAN010	LAN Associates Inc. 95 Belmont Elevation Cert.	750.00	R	12/01/21	03/03/22		62599	B
21-02160	6 LAN010	LAN Associates Inc. 8 Elm Elevation Cert.	750.00	R	12/01/21	03/03/22		62600	B
21-02160	7 LAN010	LAN Associates Inc. 200 Edgar Elevation Cert.	750.00	R	12/01/21	03/03/22		62598	B
			<u>4,500.00</u>						
		Fund Total: CURRENT	47,748.62						

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
Fund: SPECIAL IMPROVEMENT DISTRICT									
1-21-00-200-100-211	SID: Advertising/Promotions								
21-02384 1 FEDRL1	FedEx Services - Karen Ginther Fed Ex package		36.57	R	12/31/21	03/03/22		7-594-57409	
	Fund Total: SPECIAL IMPROVEMENT DISTRICT		36.57						
	Year Total:		47,785.19						
Fund: CURRENT									
2-01-20-100-100-214	Admin: Outside Professional Expenses								
22-00225 2 CGPH0005	CGR&H, LLC Affordable Housing Admin.		1,386.50	R	01/28/22	03/02/22		43011	B
2-01-20-100-100-215	ADMIN: O/S Prof Exp-IT-Information Tech								
22-00462 2 ATON	ATON Computing IT Services		3,360.00	R	03/01/22	03/02/22		3642	B
2-01-20-100-100-216	ADMIN:O/S Prof Exp-Planning &Engineering								
22-00226 2 TOP005	Topology NJ LLC Planning Services		5,000.00	R	01/28/22	03/03/22		6577	B
2-01-20-100-100-258	Admin: Office Supplies								
22-00350 1 AMAZON	Amazon Capital Services LLC Robert's Rules-Chart		4.95	R	02/07/22	03/03/22		17X4-FCTF-MKYF	
22-00350 2 AMAZON	Amazon Capital Services LLC Robert's Rules of Order		7.99	R	02/07/22	03/03/22		17X4-FCTF-MKYF	
22-00350 3 AMAZON	Amazon Capital Services LLC Robert's Rules Quick Study		6.95	R	02/07/22	03/03/22		17X4-FCTF-MKYF	
22-00350 4 AMAZON	Amazon Capital Services LLC Robert's Rules Quick Study		15.69	R	02/07/22	03/03/22		17X4-FCTF-MKYF	
			35.58						
2-01-20-100-100-280	Admin: Miscellaneous Other Expenses								
22-00456 1 DEM001	Caren Demyen Luncheon Reimbursement		80.50	R	03/01/22	03/02/22		ORDER 838	
22-00458 1 WEAVER	Weaver Printing & Digital Newsletter		1,233.36	R	03/01/22	03/03/22		21-106972-C	
			1,313.86						
2-01-20-100-130-280	Channel 35: Miscellaneous Other Exp.								
22-00034 24 COMC	Comcast Acct # 8499-05-342-0123986		45.40	R	01/18/22	03/02/22		0123986	B
22-00468 1 LIV001	LiveU Inc. LiveU Service		1,800.00	R	03/01/22	03/03/22		UWS220002950	
			1,845.40						
2-01-20-110-100-280	Twp. Committee: Miscellaneous Other Exp.								
22-00481 1 DROP001	Dropbox, Inc. Dropbox Renewal 2022		1,500.00	R	03/01/22	03/02/22		20973168	

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
2-01-20-120-100-213	Clerk: Professional Development								
22-00431 1 RUTG14	Rutgers, The State University	RMC Program - Suzanne Welsh	745.00	R	02/16/22	03/04/22		63715	
22-00474 1 RUTG14	Rutgers, The State University	RMC Program - Ashley K.	653.00	R	03/01/22	03/04/22		63931	
			<u>1,398.00</u>						
2-01-20-120-100-229	Clerk: Postage & Printing								
22-00471 2 FEDRL1	FedEx Services - Karen Ginther	Fedex Express Delivery	2.06	R	03/01/22	03/02/22		9-618-48544	B
22-00471 3 FEDRL1	FedEx Services - Karen Ginther	Fedex Express Delivery	38.71	R	03/01/22	03/02/22		7-603-05428	B
22-00471 4 FEDRL1	FedEx Services - Karen Ginther	Fedex Express Delivery	3.02	R	03/01/22	03/02/22		9-610-80355	B
			<u>43.79</u>						
2-01-20-150-100-221	Assessor: Maintenance & Repairs								
22-00367 3 DOCSOL	Document Solutions LLC	Monthly Maintenance Fee for	58.56	R	02/15/22	03/02/22		556221	B
2-01-20-155-100-214	Legal: Outside Professional Expense								
22-00224 2 VBPO05	Vaughan, Baio & Partners	Labor Attorney Services-Jan	361.00	R	01/28/22	03/03/22		30288	B
22-00224 3 VBPO05	Vaughan, Baio & Partners	Labor Attorney Services-Jan.	3,496.00	R	01/28/22	03/03/22		30287	B
22-00228 2 PALREN	Renaud DeAppolonio, LLC	Tax Appeal Legal Services	1,240.00	R	01/28/22	03/03/22		8840	B
22-00230 2 CAR005	Carlin, Ward, Ash & Helart LLC	Redevelopment Legal Services	2,170.00	R	01/28/22	03/02/22		23665	B
22-00230 3 CAR005	Carlin, Ward, Ash & Helart LLC	Redevelopment Legal Services	7,960.00	R	01/28/22	03/02/22		23663	B
22-00230 4 CAR005	Carlin, Ward, Ash & Helart LLC	Redevelopment Legal Services	500.00	R	03/02/22	03/02/22		23664	B
			<u>15,727.00</u>						
2-01-20-165-100-214	Engineering: Outside Professional Expens								
22-00227 3 MASER	Colliers Engineering & Design	Cert. of Funds - Engineering	180.00	R	01/28/22	03/03/22		0000728109	B
2-01-20-165-100-280	Engineering: Miscellaneous Other Expense								
22-00457 1 WEAVER	Weaver Printing & Digital	Newsletter	1,233.36	R	03/01/22	03/03/22		21-106972-G	
2-01-21-190-000-258	Zoning&Planning Office: office Supplies								
22-00399 1 WBMAS	W.B. Mason Co., Inc.	DUCK POSTER PUTTY / 2 OZ PK	2.37	R	02/09/22	03/03/22		227461218	
22-00399 2 WBMAS	W.B. Mason Co., Inc.	PAPER WATE MECHANICAL PENCILS	6.32	R	02/09/22	03/03/22		227461218	
22-00399 3 WBMAS	W.B. Mason Co., Inc.	SHARPIE MARKERS / BLACK	5.78	R	02/09/22	03/03/22		227461218	
22-00399 4 WBMAS	W.B. Mason Co., Inc.	XSTAMPER REFILL INK / BLUE	4.93	R	02/09/22	03/03/22		227461218	
22-00399 5 WBMAS	W.B. Mason Co., Inc.	PENDAFLEX FILE FOLDERS	9.27	R	02/09/22	03/03/22		227461218	
22-00399 6 WBMAS	W.B. Mason Co., Inc.	ACCO MINI BINDER CLIPS	0.78	R	02/09/22	03/03/22		227461218	
22-00399 7 WBMAS	W.B. Mason Co., Inc.	AT-A-GLANCE WEEKLY PLANNER	19.50	R	02/09/22	03/03/22		227461218	

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	P0 Type
2-01-21-190-000-258	8 WBMAS	Zoning&Planning Office: Office Supplies Continued	SWINGLINE 20-SHEET HOLE PUNCH	26.48	R	02/09/22	03/03/22		227461218	
				75.43						
2-01-22-195-100-221	3 INTEG010	Const. Code: Maint & Repairs	Xerox Copier	48.25	R	02/01/22	03/02/22		IN95768	B
2-01-23-210-000-220	1 STATEW	Other Insurance: Miscellaneous	All Lines 1 of 4 2022	103,674.25	R	03/01/22	03/03/22		2022A12	
2-01-23-215-000-220	2 STATEW	Workers Comp. Ins: Miscellaneous	Workers Comp 1 of 4 2022	91,932.75	R	03/01/22	03/03/22		2022A12	
2-01-23-220-000-216	4 CATTAN	INSURANCE: MISCELLANEOUS	March Premium Reimbursement	184.80	R	01/14/22	03/02/22		MARCH 2022	B
2-01-23-220-000-216	4 DANTON	March Premium Reimbursement	March Premium Reimbursement	486.32	R	01/14/22	03/02/22		MARCH 2022	B
2-01-23-220-000-216	4 GIGONA	March Premium Reimbursement	March Premium Reimbursement	266.70	R	01/14/22	03/02/22		MARCH 2022	B
2-01-23-220-000-216	4 MICHES	March Premium Reimbursement	March Premium Reimbursement	218.84	R	01/14/22	03/03/22		MARCH 2022	B
2-01-23-220-000-216	4 KATHL025	March Premium Reimbursement	March Premium Reimbursement	224.47	R	01/14/22	03/02/22		MARCH 2022	B
2-01-23-220-000-216	6 DELTAD	Delta Dental of New Jersey Inc	Dental Billing - Active	11,530.23	R	01/14/22	03/02/22		000000000810828	B
2-01-23-220-000-216	7 DELTAD	Delta Dental of New Jersey Inc	Dental Billing - Retired	5,144.16	R	01/14/22	03/02/22		000000000812877	B
2-01-23-220-000-216	4 STANIN	Standard Insurance Company	2022 Life Insurance	1,331.02	R	01/14/22	03/03/22		00 126621 0001	B
2-01-23-220-000-216	1 RUSSAM	DEAN RUSSAWANO	Health Ins. Reimbursement	897.53	R	03/02/22	03/04/22		1ST QTR 2022	
				20,284.07						
2-01-25-240-100-214	1 UCMUNI	Police: Outside Professional Expen	2022 Annual Dues	175.00	R	03/01/22	03/03/22			
2-01-25-240-100-214	1 EAGLEP	Eagle Point Gun Shop	9mm Ammunition	1,070.90	R	03/01/22	03/02/22		188449	
				1,245.90						
2-01-25-240-100-229	2 UPS	Police: Postage & Printing	Alcotest Shipping Costs	20.72	R	02/07/22	03/03/22		CU00138104	B
2-01-25-240-100-264	7 BUYW	Police: Vehicle Supplies	TPMS Tire Sensor	42.88	R	01/21/22	03/02/22		03KY7616	B
2-01-25-240-100-269	1 WESTHUD	Police: Clothing Allowance	Detective Breast Badge	179.50	R	02/01/22	03/03/22		18449	
2-01-25-240-100-269	2 WESTHUD	Police: Clothing Allowance	Detective Hat Badge	94.50	R	02/01/22	03/03/22		18449	

Account	P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
2-01-25-240-100-269			Police: Clothing Allowance	Continued							
22-00262	3	WESTHUD	West Hudson Industries	2x10 Walnut Desk Wedge	36.75	R	02/01/22	03/03/22		18449	B
22-00262	4	WESTHUD	West Hudson Industries	Courtesy Discount	13.70	R	02/01/22	03/03/22		18449	B
22-00262	5	WESTHUD	West Hudson Industries	Store Credit	33.40	R	02/01/22	03/03/22		18449	B
22-00339	1	EMBLEM	The Emblem Authority	Shoulder Patches	420.00	R	02/01/22	03/03/22		38553	B
22-00493	1	WESTHUD	West Hudson Industries	Detective Breast Badge	179.50	R	03/01/22	03/03/22		18550	B
22-00493	2	WESTHUD	West Hudson Industries	Detective Hat Badge	94.50	R	03/01/22	03/03/22		18550	B
22-00493	3	WESTHUD	West Hudson Industries	2 x 10 Desk Wedge	36.75	R	03/01/22	03/03/22		18550	B
22-00493	4	WESTHUD	West Hudson Industries	Discount	13.70	R	03/01/22	03/03/22		18550	B
					980.70						
2-01-25-240-100-271			Police: Misc Mat'l & Supplies								
22-00056	13	AMAZON	Amazon Capital Services LLC	HP Premium32 Paper- 500 Sheets	26.46	R	01/20/22	03/01/22		1313-RCTM-PTQP	B
22-00056	14	AMAZON	Amazon Capital Services LLC	External Hard Drive 1TB	89.98	R	01/20/22	03/01/22		1DLR-NYL6-FKNP	B
22-00056	17	AMAZON	Amazon Capital Services LLC	Magnetic Label Holders	23.99	R	01/20/22	03/01/22		19NJ-RHDJ-LC4K	B
22-00056	18	AMAZON	Amazon Capital Services LLC	Shipping	5.99	R	01/20/22	03/01/22		19NJ-RHDJ-LC4K	B
22-00056	19	AMAZON	Amazon Capital Services LLC	USB C Cables 6-Pk 6'	29.98	R	01/20/22	03/04/22		1LWN-HWY1-FRNC	B
22-00056	20	AMAZON	Amazon Capital Services LLC	TV Wall Mount	27.99	R	01/20/22	03/04/22		1LWN-HWY1-FRNC	B
22-00056	21	AMAZON	Amazon Capital Services LLC	Insignia 42" TV	269.99	R	01/20/22	03/04/22		1LWN-HWY1-FRNC	B
					474.38						
2-01-25-240-200-221			Comm: Maint & Repair								
22-00046	5	MOTSO12	Motorola Solutions	Radio Maintenance	1,702.20	R	01/20/22	03/04/22		8230360036	B
2-01-25-240-200-258			Comm: Office Supplies								
22-00172	2	WBMAS	W.B. Mason Co., Inc.	Folders	23.64	R	01/21/22	03/03/22		227645112	B
22-00172	3	WBMAS	W.B. Mason Co., Inc.	Mouse Pad	5.78	R	01/21/22	03/03/22		227645112	B
22-00172	4	WBMAS	W.B. Mason Co., Inc.	Steno Books	8.82	R	01/21/22	03/03/22		227645112	B
22-00172	5	WBMAS	W.B. Mason Co., Inc.	Elastic Letter Wallets	94.61	R	01/21/22	03/03/22		227645112	B
22-00172	6	WBMAS	W.B. Mason Co., Inc.	Correction Tape	32.43	R	01/21/22	03/03/22		227645112	B
22-00172	7	WBMAS	W.B. Mason Co., Inc.	Monthly Planner	10.42	R	01/21/22	03/03/22		227645112	B
22-00172	8	WBMAS	W.B. Mason Co., Inc.	Stapler	11.28	R	01/21/22	03/03/22		227645112	B
22-00172	9	WBMAS	W.B. Mason Co., Inc.	Toner Magenta Xerox	151.99	R	01/21/22	03/03/22		227645112	B
22-00172	10	WBMAS	W.B. Mason Co., Inc.	Toner Black Xerox	139.99	R	01/21/22	03/03/22		227645112	B
22-00172	11	WBMAS	W.B. Mason Co., Inc.	Bulletin Board 18x 24	84.98	R	01/21/22	03/03/22		227645112	B
22-00172	12	WBMAS	W.B. Mason Co., Inc.	Bulletin Board 3' x 2'	105.73	R	01/21/22	03/03/22		227645112	B
22-00172	13	WBMAS	W.B. Mason Co., Inc.	Bulletin Board 36 x 24	71.05	R	01/21/22	03/03/22		227645112	B
22-00172	14	WBMAS	W.B. Mason Co., Inc.	Wastebasket	6.02	R	01/21/22	03/03/22		227645112	B



Account	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
2-01-25-240-200-258	Comm: Office Supplies	Continued						
22-00172 15	W.B. Mason Co., Inc.	Desk Calendar	6.24	R	01/21/22	03/03/22	227645112	B
			752.98					
2-01-25-265-100-214	Fire: Outside Professional Exp							
22-00113 3	DOCSOL1 Document Solutions Leasin A	Copier Lease Feb.	281.03	R	01/20/22	03/02/22	75537172	B
2-01-25-265-100-258	Fire: Office Supplies							
22-00184 4	W.B. Mason Co., Inc.	FD - Office supplies	101.99	R	01/26/22	03/03/22	227650460	B
22-00184 5	W.B. Mason Co., Inc.	FD - Office supplies	15.99	R	01/26/22	03/03/22	227684555	B
22-00184 6	W.B. Mason Co., Inc.	FD - Office supplies	16.99	R	01/26/22	03/03/22	227684555	B
22-00184 7	W.B. Mason Co., Inc.	FD - Office supplies	9.51	R	01/26/22	03/03/22	227684555	B
22-00184 8	W.B. Mason Co., Inc.	FD - Office supplies	2.05	R	01/26/22	03/03/22	227684555	B
22-00184 9	W.B. Mason Co., Inc.	FD - Office supplies	10.39	R	01/26/22	03/03/22	227684555	B
22-00184 10	W.B. Mason Co., Inc.	FD - Office supplies	13.87	R	01/26/22	03/03/22	227684555	B
			170.79					
2-01-25-265-100-269	Fire: Clothing Allowance							
22-00371 1	FITRIT Fit-Rite Uniform Co., Inc.	Tactical Sport 5" Safety Toe	115.00	R	02/07/22	03/02/22	F129302	
2-01-25-265-100-280	Fire: Miscellaneous							
22-00193 2	SURVIV Survivor Fire & Security	FD Fire Extinguisher Maint.	20.00	R	01/26/22	03/03/22	SM 21555	B
22-00193 3	SURVIV Survivor Fire & Security	FD Fire Extinguisher Maint.	43.30	R	01/26/22	03/03/22	SM 21555	B
			63.30					
2-01-25-265-100-281	Fire: SCBA Maintenance							
22-00369 1	OHD, LLLP	Kit 55F Scott C5-Pure Adapter	400.00	R	02/07/22	03/03/22	80472	
22-00369 2	OHD, LLLP	Shipping	25.00	R	02/07/22	03/03/22	80472	
			425.00					
2-01-25-265-140-221	EMS: Maintenance & Repair							
22-00094 2	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	18.55	R	01/20/22	03/01/22	0007502	B
22-00094 3	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	159.62	R	01/20/22	03/01/22	0007502	B
22-00094 4	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	174.09	R	01/20/22	03/01/22	0007502	B
22-00094 5	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	258.03	R	01/20/22	03/01/22	0007502	B
22-00094 6	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	37.86	R	01/20/22	03/01/22	0007502	B
22-00094 7	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	69.08	R	01/20/22	03/01/22	0007502	B
22-00094 8	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	5.12	R	01/20/22	03/01/22	0007502	B
22-00094 9	BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	3.60	R	01/20/22	03/01/22	0007502	B

Account P.O. Id	Item Vendor Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	PO Type
2-01-25-265-140-221	EMS: Maintenance & Repair	Continued						
22-00094	10 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	13.92	R	01/20/22	03/01/22	0007502	B
22-00094	11 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	0.00	R	01/20/22	03/01/22	0007502	B
22-00094	12 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	417.00	R	01/20/22	03/01/22	0007502	B
22-00094	13 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	139.00	R	01/20/22	03/01/22	0007502	B
22-00094	14 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	139.00	R	01/20/22	03/01/22	0007502	B
22-00094	15 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	0.00	R	01/20/22	03/01/22	0007502	B
22-00094	16 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	382.25	R	01/20/22	03/01/22	0007502	B
22-00094	17 BAYHEADI Bayhead Investments, Inc.	Blanket-EMS: Maint.& Repair	521.25	R	01/20/22	03/01/22	0007502	B
			<u>2,338.37</u>					
2-01-25-265-140-258	EMS: Oxygen Delivery/refill							
22-00219	8 IDMMED I.D.M. Medical Supply Company	Blanket - Oxygen	136.50	R	01/26/22	03/02/22	H5936	B
22-00219	9 IDMMED I.D.M. Medical Supply Company	Blanket - Oxygen	45.50	R	01/26/22	03/02/22	H5936	B
22-00219	10 IDMMED I.D.M. Medical Supply Company	Blanket - Oxygen	356.20	R	01/26/22	03/02/22	H5936	B
22-00219	11 IDMMED I.D.M. Medical Supply Company	Blanket - Oxygen	56.43	R	01/26/22	03/02/22	H5936	B
22-00219	12 IDMMED I.D.M. Medical Supply Company	Blanket - Oxygen	82.65	R	01/26/22	03/02/22	H5936	B
22-00219	13 IDMMED I.D.M. Medical Supply Company	Blanket - Oxygen	175.00	R	01/26/22	03/02/22	H5936	B
			<u>852.28</u>					
2-01-25-265-140-269	EMS: Clothing Allowance							
22-00421	1 FITRIT Fit-Rite Uniform Co., Inc.	Core 365 Journey Fleece -Navy	74.00	R	02/15/22	03/02/22	F129278	
2-01-25-265-140-271	EMS: Misc Mat'l & supplies							
22-00220	2 RALPHV V E RALPH & SON INC.	Blanket - EMS Supplies	47.50	R	01/26/22	03/03/22	432858	B
22-00220	3 RALPHV V E RALPH & SON INC.	Blanket - EMS Supplies	37.08	R	01/26/22	03/03/22	432858	B
22-00220	4 RALPHV V E RALPH & SON INC.	Blanket - EMS Supplies	94.75	R	01/26/22	03/03/22	432858	B
22-00220	5 RALPHV V E RALPH & SON INC.	Blanket - EMS Supplies	198.00	R	01/26/22	03/03/22	432858	B
22-00385	8 ZOLL005 ZOLL Data Systems, Inc.	EMS Chart Subscr.-March	246.00	R	02/07/22	03/03/22	INV00108742	B
22-00385	9 ZOLL005 ZOLL Data Systems, Inc.	EMS Chart Subscr.-March	74.00	R	02/07/22	03/03/22	INV00108742	B
22-00385	10 ZOLL005 ZOLL Data Systems, Inc.	EMS Chart Subscr.-March	98.00	R	02/07/22	03/03/22	INV00108742	B
			<u>795.33</u>					
2-01-26-290-100-221	DPW: Maintenance & Repair							
22-00075	18 GARWAW Garwood Auto Parts Inc.	Blanket - Auto Parts	77.94	R	01/20/22	03/02/22	607204	B
22-00075	19 GARWAW Garwood Auto Parts Inc.	Blanket - Auto Parts	375.00	R	01/20/22	03/02/22	607280	B
22-00075	20 GARWAW Garwood Auto Parts Inc.	Blanket - Auto Parts	116.57	R	01/20/22	03/02/22	607273	B
22-00076	5 JAMOW J & A Mower Inc.	Blanket - Mower Supplies	158.00	R	01/20/22	03/02/22	2040	B

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2-01-26-290-100-221	22-00398 1 JAMOW	DPW: Maintenance & Repair J & A Mower Inc.	BAR CHAINSAW	1,206.55	R	02/09/22	03/02/22		3872	
			Continued	1,934.06						
2-01-26-290-100-250	22-00072 5 CLEANA	DPW: Building & Grounds Supplies Clean All Tec Corp.	Blanket - B & G Supplies	385.00	R	01/20/22	03/02/22		1445490	B
2-01-26-290-100-258	22-00360 1 WEAVER	DPW: Office Supplies Weaver Printing & Digital	DAILY LAYOUT SHEETS	173.00	R	02/07/22	03/03/22		22-107318	
2-01-26-290-100-272	22-00178 1 INDWLD	DPW: Welding Supplies Industrial Welding Supply, Inc	SUPPLIES	199.32	R	01/26/22	03/02/22		S426527	
22-00178 2 INDWLD		Industrial Welding Supply, Inc	SUPPLIES	31.95	R	01/26/22	03/02/22		S426527	
22-00178 3 INDWLD		Industrial Welding Supply, Inc	SUPPLIES	165.91	R	01/26/22	03/02/22		S426527	
22-00178 4 INDWLD		Industrial Welding Supply, Inc	SUPPLIES	124.95	R	01/26/22	03/02/22		S426527	
22-00178 5 INDWLD		Industrial Welding Supply, Inc	SUPPLIES	35.00	R	01/26/22	03/02/22		S426527	
				557.13						
2-01-26-290-100-280	22-00439 1 RUSTIC	DPW: Miscellaneous RUSTIC MILL DINER	MEALS DURING SNOW STORM	171.80	R	02/18/22	03/03/22			
2-01-26-290-145-214	22-00011 21 GIORDANO	Conservation: Outside Professional Expen Giordano Company Inc.	2022 Municipal Trash Pick Up	72.54	R	01/14/22	03/02/22		83586	B
2-01-26-305-100-214	22-00009 3 GIORDANO	Recycling: Other Professional Expenses Giordano Company Inc.	February Curbside Recycling	43,050.00	R	01/14/22	03/02/22		83544	B
2-01-26-310-110-221	22-00065 3 ARROW	B&G Municipal Building: Maint. & Repair Arrow Elevator Inc.	Monthly Maintenance	205.00	R	01/20/22	03/02/22		105028	B
22-00069 8 CINTA005		Cintas Corporation	Cleaning Supplies	297.98	R	01/20/22	03/02/22		4111498832	B
22-00395 3 REYNLD		Reynolds Plumbing & Heating	B&G MUN. BLDG.:MAINT. & REPAIR	559.22	R	02/09/22	03/03/22		34205	B
				1,062.20						
2-01-26-310-110-237	22-00011 17 GIORDANO	B&G Municipal Building: Utilities Giordano Company Inc.	2022 Municipal Trash Pick Up	256.42	R	01/14/22	03/02/22		83586	B
22-00034 25 COMC		Comcast	Acct # 8499-05-342-0137192	905.78	R	01/18/22	03/02/22		0137192	B
22-00175 3 VERFIOS		Verizon Fios	Account # 355-273-378-0001-64	204.98	R	01/25/22	03/03/22		355-273-378-000	B
				1,367.18						

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2-01-26-310-115-221	B&G Firehouse: Maintenance & Repairs							
22-00114	13 CINTA005 Cintas Corporation	Monthly Carpet Exch. March	72.27	R	01/20/22 03/03/22		4112181209	B
22-00114	14 CINTA005 Cintas Corporation	Monthly Carpet Exch. March	67.18	R	01/20/22 03/03/22		4112181209	B
22-00114	15 CINTA005 Cintas Corporation	Monthly Carpet Exch. March	47.47	R	01/20/22 03/03/22		4112181209	B
22-00114	16 CINTA005 Cintas Corporation	Monthly Carpet Exch. March	9.10	R	01/20/22 03/03/22		4112181209	B
			<u>196.02</u>					
2-01-26-310-115-237	B&G Firehouse: Utilities							
22-00011	18 GIORDANO Giordano Company Inc.	2022 Municipal Trash Pick Up	87.83	R	01/14/22 03/02/22		83586	B
2-01-26-310-115-250	B&G Firehouse: Building & Ground Supplie							
22-00183	2 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	10.98	R	01/26/22 03/02/22		1515471	B
22-00183	3 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	9.96	R	01/26/22 03/02/22		1515471	B
22-00183	4 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	10.98	R	01/26/22 03/02/22		1515471	B
22-00183	5 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	9.90	R	01/26/22 03/02/22		1515471	B
22-00183	6 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	4.95	R	01/26/22 03/02/22		1515471	B
22-00183	7 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	9.90	R	01/26/22 03/02/22		1515471	B
22-00183	8 HOMEDEP Home Depot	FD Blanket-Bldg. & Ground	4.95	R	01/26/22 03/02/22		1515471	B
			<u>41.82</u>					
2-01-26-310-120-237	B&G Roundhouse-DPW: Utilities							
22-00011	19 GIORDANO Giordano Company Inc.	2022 Municipal Trash Pick Up	331.51	R	01/14/22 03/02/22		83586	B
22-00034	23 COMC Comcast	Acct # 8499-05-342-0137945	314.56	R	01/18/22 03/02/22		0137945	B
			<u>646.07</u>					
2-01-26-310-135-214	B&G Community Center: Outside Prof. Exp.							
22-00289	3 CINTA005 Cintas Corporation	Sanitation Supplies	406.48	R	02/01/22 03/02/22		4108086853	B
22-00289	4 CINTA005 Cintas Corporation	Sanitation Supplies	406.48	R	02/01/22 03/02/22		4110813868	B
			<u>812.96</u>					
2-01-26-310-145-214	B&G Parking System: Outside Prof. Exp.							
22-00011	23 GIORDANO Giordano Company Inc.	2022 Municipal Trash Pick Up	132.99	R	01/14/22 03/02/22		83586	B
22-00390	3 BELAT3 Verizon Wireless	Account # 342047258-00001	1,298.18	R	02/08/22 03/04/22		9900221368	B
			<u>1,431.17</u>					
2-01-26-310-145-221	B&G Parking System: Maint. & Repair							
22-00164	2 JOHNST JCT solutions	PG Cameras Software Update	810.00	R	01/21/22 03/02/22		79587	B

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2-01-26-315-000-264		Gasoline: Gasoline/Diesel Fuel								
22-00383	5 NATOIL	National Fuel Oil, Inc.	Blanket-Gasoline/Diesel Fuel	1,236.24	R	02/07/22	03/03/22		67766	B
22-00383	6 NATOIL	National Fuel Oil, Inc.	Blanket-Gasoline/Diesel Fuel	1,932.24	R	02/07/22	03/03/22		68216	B
22-00383	7 NATOIL	National Fuel Oil, Inc.	Blanket-Gasoline/Diesel Fuel	6,124.16	R	02/07/22	03/03/22		68626	B
22-00495	1 WEXIN005	WEX Bank Inc.	Gasoline & Diesel Fuel	135.00	R	03/01/22	03/03/22		77638297	
22-00495	2 WEXIN005	WEX Bank Inc.	Gasoline & Diesel Fuel	85.00	R	03/01/22	03/03/22		78485814	
				9,512.64						
2-01-27-330-100-258		Health: Office supplies								
22-00068	3 WBMAS	W.B. Mason Co., Inc.	Feb 2022 Office supplies	108.53	R	01/20/22	03/03/22		227575100	B
2-01-27-330-100-280		Health: Miscellaneous								
22-00459	1 WEAVER	Weaver Printing & Digital	Newsletter	1,233.36	R	03/01/22	03/03/22		21-106972-D	
2-01-27-340-100-214		Animal Control: Professional Exp								
22-00015	6 ANIMALCO	Animal Control Solutions, LLC	March 2022 24 Hr Svcs	4,100.00	R	01/14/22	03/02/22		3576	B
2-01-28-370-100-213		Rec.: Professional Development								
22-00139	1 NJRPAL	NJ Recreation & Parks Assoc.	conference registration	99.00	R	01/20/22	03/04/22		S. ROBERTAZZI	
22-00139	2 NJRPAL	NJ Recreation & Parks Assoc.	conference registration	375.00	R	01/20/22	03/04/22		S. ROBERTAZZI	
				474.00						
2-01-29-390-100-214		Library: Outside Professional Expense								
22-00098	3 LIFELINE	Lifeline Technology Solutions	Library PC Maintenance	600.00	R	01/20/22	03/03/22		10190	B
22-00098	4 LIFELINE	Lifeline Technology Solutions	Library PC Maintenance	150.00	R	01/20/22	03/03/22		10227	B
				750.00						
2-01-29-390-100-221		Library: Maintenance & Repair								
22-00105	5 JERSYE	Jersey Elevator Company	Library Acct# 50355ANTD	220.34	R	01/28/22	03/02/22		267963	B
2-01-29-390-100-237		Library: Utilities								
22-00011	20 GIORDANO	Giordano Company Inc.	2022 Municipal Trash Pick up	85.30	R	01/14/22	03/02/22		83586	B
22-00253	36 NJAW	New Jersey American Water	Account # 1018-210022000043	606.17	R	02/01/22	03/03/22		210022000043	B
22-00344	11 PSEG	PSEG	Utility Bills - Library	2,685.85	R	02/01/22	03/03/22		1301364304	B
				3,377.32						
2-01-29-390-100-250		Library: Building & Ground Supplies								
22-00107	4 GRAIN3	Grainger	Library Acct#806856035	376.68	R	01/20/22	03/02/22		9211338307	B
22-00107	5 GRAIN3	Grainger	Library Acct#806856035	90.48	R	01/20/22	03/02/22		92133770480	B

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
2-01-29-390-100-250 22-00107 6 GRAIN3	Library: Building & Ground Supplies Grainger	Library Acct#806856035 Continued	84.63 551.79	R	01/20/22	03/02/22		9203451431	B
2-01-29-390-100-258 22-00109 6 WBMAS 22-00109 7 WBMAS 22-00210 2 DEMCO	Library: Office Supplies W.B. Mason Co., Inc. W.B. Mason Co., Inc. Demco Inc.	Library Cust#1298222 Library Cust#1298222 Account # 290718000	81.59 79.98 372.56 534.13	R R R	01/20/22 01/20/22 01/26/22	03/03/22 03/03/22 03/02/22		227575520 227750160 7082418	B B B
2-01-29-390-100-271 22-00110 9 BAKER1 22-00110 10 BAKER1 22-00110 11 BAKER1 22-00110 12 BAKER1 22-00110 13 BAKER1 22-00110 14 BAKER1 22-00121 3 BBC 22-00123 7 MIDWES 22-00123 8 MIDWES 22-00125 3 CENGAG 22-00125 4 CENGAG 22-00125 5 CENGAG 22-00125 6 CENGAG 22-00125 7 CENGAG	Library: Misc Mat'l & Supplies Baker & Taylor LLC Baker & Taylor LLC Baker & Taylor LLC Baker & Taylor LLC Baker & Taylor LLC Baker & Taylor LLC Blackstone Audio, Inc. Midwest Tapes Midwest Tapes Cengage Learning Inc. Cengage Learning Inc. Cengage Learning Inc. Cengage Learning Inc. Cengage Learning Inc.	Account # 303004 Account # 303004 Account # 303004 Account # 303004 Account # 303004 Account # 303004 Customer # 101429 Customer # 2000000889 Customer # 2000000889 Acct # 114602 Acct # 114602 Acct # 114602 Acct # 114602 Acct # 114602	341.78 350.69 286.41 118.44 161.78 403.10 166.73 100.96 22.49 58.38 51.98 42.39 99.41 57.58 2,262.12	R R R R R R R R R R R R R R R	01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22 01/20/22	03/01/22 03/01/22 03/01/22 03/01/22 03/01/22 03/01/22 03/02/22 03/03/22 03/03/22 03/02/22 03/02/22 03/02/22 03/02/22 03/02/22 03/02/22		5017541599 5017555759 5017557093 5017560075 5017560150 5017538356 1145423 501689965 501691279 77281094 77227611 77214524 77290743 77291544	B B B B B B B B B B B B B B B
2-01-31-430-100-280 22-00344 9 PSEG	Utilities: Electricity PSE&G	Utility Bills	25,069.39	R	02/01/22	03/03/22		1301364304	B
2-01-31-430-101-280 22-00016 3 VERIZON2 22-00255 3 COMC	Utility: Telephone Verizon Comcast	Account # 853-870-038-0001-74 Comcast Bill 0137937	109.99 435.07 545.06	R R	01/14/22 02/01/22	03/04/22 03/03/22		853-870-038-000 0137937	B B
2-01-31-430-103-280 22-00176 11 UGI005 22-00176 12 UGI005 22-00176 13 UGI005	Utility: Gas - Natural UGI Energy Services LLC UGI Energy Services LLC UGI Energy Services LLC	Account # 1090495336 Account # 4530412252 Account # 2910375424	304.53 0.00 944.56	R R R	01/25/22 01/25/22 01/25/22	03/03/22 03/03/22 03/03/22		65231915 65231907 65232988	B B B

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	P0 Type
2-01-31-430-103-280	Utility: Gas - Natural	Continued						
22-00176 14 UGI005	UGI Energy Services LLC	Account # 8840627679	804.54	R	01/25/22	03/03/22	65231936	B
22-00176 15 UGI005	UGI Energy Services LLC	Account # 7350524555	1,937.18	R	01/25/22	03/03/22	65231950	B
22-00176 16 UGI005	UGI Energy Services LLC	Account # 8740637862	692.74	R	01/25/22	03/03/22	65233097	B
22-00176 17 UGI005	UGI Energy Services LLC	Account # 1710140615	0.00	R	01/25/22	03/03/22	65233081	B
22-00176 18 UGI005	UGI Energy Services LLC	Account # 6030526707	0.00	R	01/25/22	03/03/22	65231890	B
22-00176 19 UGI005	UGI Energy Services LLC	Account # 1380051717	3,968.63	R	01/25/22	03/03/22	65233080	B
22-00254 23 ELIZTW	Elizabethtown Gas	Account # 6377060572	2,694.30	R	02/01/22	03/02/22	6377060572	B
			<u>11,345.98</u>					
2-01-31-435-000-237	Street Lighting: Utilities							
22-00344 12 PSEG	PSE&G	Street & Traffic Lighting	18,175.30	R	02/01/22	03/03/22	1301364304	B
2-01-55-000-010-005	School Tax Payable							
22-00001 4 BOARDE	Board of Education	March 2022 School Taxes	5,101,807.00	R	01/14/22	03/02/22	MARCH 2022	B
2-01-55-000-010-025	Tax Overpayments							
22-00496 1 ACINA005	Joseph Acinapura	REFUND EXEMPT VET PAID TAXES	4,718.37	R	03/01/22	03/01/22		
2-01-55-000-010-047	Reserve for Elevation/Inspections							
22-00460 1 GAIL005	Francis Gailliot	Refund for Application Fees	1,500.00	R	03/01/22	03/04/22	REFUND	
		Fund Total: CURRENT	5,498,515.77					
Fund:	SPECIAL IMPROVEMENT DISTRICT							
2-21-00-200-100-205	SID: Administrative Operations							
22-00014 11 VERIZON1	Verizon	Account # 955-894-044-0001-08	165.64	R	01/14/22	03/03/22	955-894-044-000	B
22-00433 1 DOWNT4	Downtown Idea Exchange	Yearly subscription	246.50	R	02/16/22	03/03/22	1061608-22	
22-00434 2 CFS005	Canon Financial Services, Inc.	February - monthly maintenance	81.93	R	02/16/22	03/03/22	28112731	B
			<u>494.07</u>					
2-21-00-200-100-211	SID: Advertising/Promotions							
22-00435 1 TCGRAP	T. C. Graphics	Movie tickets	195.00	R	02/16/22	03/03/22	27113	
22-00435 2 TCGRAP	T. C. Graphics	Lawn signs	224.00	R	02/16/22	03/03/22	27113	
22-00435 3 TCGRAP	T. C. Graphics	Souperhero 2022	746.80	R	02/16/22	03/03/22	27113	
22-00435 4 TCGRAP	T. C. Graphics	Galentine's Books	89.75	R	02/16/22	03/03/22	27123	
22-00435 5 TCGRAP	T. C. Graphics	Streets that do More packets	186.40	R	02/16/22	03/03/22	27123	
22-00478 2 MICON005	Miconex, Inc.	Monthly program cost	400.00	R	03/01/22	03/03/22	0138	B

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2-21-00-200-100-211	SID: Advertising/Promotions	Continued							
22-00478 3 MICON005	Miconex, Inc.	Monthly website cost	100.00	R	03/01/22	03/03/22		0138	B
22-00478 4 MICON005	Miconex, Inc.	Monthly Charge per Business	110.00	R	03/01/22	03/03/22		0138	B
22-00478 6 MICON005	Miconex, Inc.	Credit	7.00	R	03/01/22	03/03/22		0138	B
			<u>2,044.95</u>						
2-21-00-200-100-286	SID: EVENTS								
22-00412 1 TOUCH005	Touch of Ice	Fire & Ice	750.00	R	02/15/22	03/03/22		12	
2-21-55-000-010-231	Downtown Gift card Associated Fees/Costs								
22-00478 7 MICON005	Miconex, Inc.	Monthly card activation charge	72.00	R	03/02/22	03/03/22		0138	B
		Fund Total: SPECIAL IMPROVEMENT DISTRICT	3,361.02						
Fund:	SWIM POOL OPERATING								
2-26-00-200-105-214	Pool: Outside Professional Expense								
22-00194 1 STAR005	StarGuard Elite LLC	annual training center fee	500.00	R	01/26/22	03/03/22		2975	
2-26-00-200-105-221	Pool: Maintenance and Repair								
22-00270 2 CINTA005	Cintas Corporation	Sanitation Supplies	125.40	R	02/01/22	03/03/22		4102734038	B
22-00270 3 CINTA005	Cintas Corporation	Sanitation Supplies	125.40	R	02/01/22	03/03/22		4105434358	B
22-00270 4 CINTA005	Cintas Corporation	Sanitation Supplies	125.40	R	02/01/22	03/03/22		4106703418	B
22-00270 5 CINTA005	Cintas Corporation	Sanitation Supplies	125.40	R	02/01/22	03/03/22		4108086844	B
22-00270 6 CINTA005	Cintas Corporation	Sanitation Supplies	125.40	R	02/01/22	03/03/22		4109443883	B
22-00270 7 CINTA005	Cintas Corporation	Sanitation Supplies	125.40	R	02/01/22	03/03/22		4110813952	B
			<u>752.40</u>						
2-26-00-200-105-229	Pool: Postage & Printing								
22-00475 1 WEAVER	Weaver Printing & Digital	pool postcard & postage	6,565.00	R	03/01/22	03/03/22		22-107326	
2-26-00-200-105-237	Pool: Utilities								
22-00011 22 GIORDANO	Giordano Company Inc.	2022 Municipal Trash Pick Up	271.37	R	01/14/22	03/03/22		83586	B
22-00344 10 PSEG	PSEG	Electricity - Pools	5,846.15	R	02/01/22	03/03/22		1301364304	B
			<u>6,117.52</u>						



Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	PO Type
2-26-00-200-105-258 22-00281 2 WBMAS	Pool: Office Supplies W.B. Mason Co., Inc.	Office Supplies	170.41	R	02/01/22	03/03/22		227312708	B
	Fund Total: SWIM POOL OPERATING		14,105.33						
	Year Total:		5,515,982.12						
Fund: GENERAL CAPITAL									
C-04-19-005-000-202 21-02321 1 KEYTE005	ord 19-05 Brookside Pl Drain Improvement Key Tech	Brookside Place Core Sampling	1,620.00	R	12/29/21	03/04/22		53896	B
C-04-19-005-000-204 21-01939 8 KILLWA	ord. 19-05 Flood Control Improvements Mott MacDonald LLC	Rahway River Flood Risk Mgmt.	165.00	R	11/12/21	03/03/22		507447772	B
C-04-20-006-000-201 21-00980 2 DLS001	ord 20-06 Resurface/Reconstruct Roads DLS Contracting, Inc.	2021 Roadway Improvements	427,638.81	R	05/27/21	03/03/22		PAYMENT # 1 53895	B
21-02324 1 KEYTE005	Key Tech	Retford Avenue Core Sampling	1,620.00	R	12/29/21	03/04/22			
			429,258.81						
C-04-20-006-000-202 21-02010 2 PAC001	ord 20-06 Elm Street Drainage Improve. P & A Construction, Inc.	Elm Street Area Drainage	101,259.64	R	11/16/21	03/03/22		PAYMENT # 1	B
C-04-20-006-000-207 21-01355 6 MSSIG005	ord 20-06 SID DOWNTOWN Archway Signs M.S. Signs, Inc.	Downtown Archway Signs-balance	5,925.00	R	07/28/21	03/03/22		13880	B
C-04-20-006-000-209 21-00588 1 OMAHA005	ord 20-06 DPW Roll-off Truck Omaha Standard LLC	ROLLOFF EQUIP.	43,222.21	R	03/15/21	03/03/22		0113321-IN	B
C-04-20-006-000-213 21-01471 9 TRI-FORM	ord 20-06 375 Centennial Ave Rec Improve Tri-Form Construction Inc.	Cranford Recreation Center	56,880.80	R	08/16/21	03/03/22		PAYMENT # 6	B
C-04-20-006-000-S21 20-02563 22 DMR005	ord 20-06 Softcosts - 375 Centennial Ave DMR Architects P.C.	Architectural Services	1,850.00	R	02/10/21	03/03/22		20211344	B
20-02563 23 DMR005	DMR Architects P.C.	Architectural Services	2,180.00	R	02/10/21	03/03/22		20220084	B
20-02563 24 DMR005	DMR Architects P.C.	Architectural Services	11,595.00	R	02/10/21	03/03/22		20220148	B
			15,625.00						

Account P.O. Id Item Vendor	Description	Item Description	Amount	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	P0 Type
C-04-20-007-000-201	Ord 2020-07 Elevation of Homes								
21-01932 4 LAN010	LAN Associates Inc.	Flood Mitigation Architect	5,140.00	R	11/08/21	03/03/22		63157	B
21-01933 4 LAN010	LAN Associates Inc.	610 Riverside Drive	5,140.00	R	11/08/21	03/03/22		63155	B
			<u>10,280.00</u>						
C-04-20-016-000-201	Ord.2020-16 Impr Rec 375 Centennial Ave.								
21-01471 10 TRI-FORM	Tri-Form Construction Inc.	Cranford Recreation Center	183,621.00	R	08/16/21	03/03/22		PAYMENT # 6	B
		Fund Total: GENERAL CAPITAL	847,857.46						
		Year Total:	847,857.46						
Fund: CURRENT									
G-01-41-700-103-280	Clean Community Grant (2016-20xx)								
22-00011 24 GIORDANO	Giordano Company Inc.	2022 Municipal Trash Pick Up	3,736.71	R	01/14/22	03/02/22		83586	B
G-01-41-700-151-280	2021-2022 Municipal Alliance Grant 0/E								
22-00454 1 PADUIT005	Pennsylvania DUI Association	Safety Simulator 5/17/2022	1,350.00	R	03/01/22	03/03/22		2021-121	
		Fund Total: CURRENT	5,086.71						
		Year Total:	5,086.71						
Fund: GENERAL TRUST									
T-15-00-000-103-000	Public Defender								
22-00233 2 WEISS005	Law Offices of Jared B. Weiss	Public Defender	750.00	R	01/28/22	03/04/22		3	B
22-00233 3 WEISS005	Law Offices of Jared B. Weiss	Public Defender	750.00	R	01/28/22	03/04/22		18	B
22-00451 2 SHUL005	Michael R. Shulman	Alternate Public Defender	300.00	R	02/24/22	03/04/22		FEBRUARY 2022	B
			<u>1,800.00</u>						
T-15-00-000-110-000	Enrichment Other Expenses								
22-00304 4 VILLA010	Village Super Market, Inc.	bagels and bingo feb 22	54.30	R	02/01/22	03/04/22		01620497392	B
22-00304 5 VILLA010	Village Super Market, Inc.	bagels and bingo feb 22	11.97	R	02/01/22	03/04/22		01670383031	B
22-00304 6 VILLA010	Village Super Market, Inc.	bagels and bingo feb 22	31.32	R	02/01/22	03/04/22		01670512800	B
22-00358 1 SENS005	SenSource Inc.	data hosting fee	528.00	R	02/07/22	03/04/22		51149	
22-00375 1 YOUNG005	Young Rembrandts of Central	ELEM CARTOONING JAN-FEB 20	774.00	R	02/07/22	03/04/22		12749855	
			<u>1,399.59</u>						

Account P.O. Id	Item Vendor	Description	Item Description	Amount	Stat/Chk	Enc Date	First Rcvd Enc Date	Chk/Void Date	Invoice	PO Type
T-15-00-000-112-000		District Management Donations (SID)								
22-00412	2 TOUCH005	Touch of Ice	Fire & Ice	1,500.00	R		02/15/22	03/04/22	12	
22-00461	1 PARTY015	Party Perfect Rentals, LLC	Fire & Ice - Fire Entertainers	2,995.00	R		03/01/22	03/04/22		
22-00497	1 HAUNT005	Haunted History Productions	Ghostwalk deposit	500.00	R		03/01/22	03/04/22	1	
				4,995.00						
T-15-00-000-127-000		STORM RECOVERY								
22-00079	7 MORT0005	Morton Salt, Inc.	BLANKET - Road Salt 2022	3,477.06	R		01/31/22	03/04/22	5402530350	B
		Fund Total:	GENERAL TRUST	11,671.65						
		Year Total:		11,671.65						
Total Charged Lines:			301	Total List Amount:	6,428,383.13	Total Void Amount:	0.00			

Totals by Year-Fund									
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total		
CURRENT	1-01	47,748.62	0.00	47,748.62	0.00	0.00	47,748.62		
SPECIAL IMPROVEMENT DISTRICT	1-21	36.57	0.00	36.57	0.00	0.00	36.57		
Year Total:		47,785.19	0.00	47,785.19	0.00	0.00	47,785.19		
CURRENT	2-01	5,498,515.77	0.00	5,498,515.77	0.00	0.00	5,498,515.77		
SPECIAL IMPROVEMENT DISTRICT	2-21	3,361.02	0.00	3,361.02	0.00	0.00	3,361.02		
SWIM POOL OPERATING	2-26	14,105.33	0.00	14,105.33	0.00	0.00	14,105.33		
Year Total:		5,515,982.12	0.00	5,515,982.12	0.00	0.00	5,515,982.12		
GENERAL CAPITAL	C-04	847,857.46	0.00	847,857.46	0.00	0.00	847,857.46		
CURRENT	G-01	5,086.71	0.00	5,086.71	0.00	0.00	5,086.71		
GENERAL TRUST	T-15	11,671.65	0.00	11,671.65	0.00	0.00	11,671.65		
Total of All Funds:		6,428,383.13	0.00	6,428,383.13	0.00	0.00	6,428,383.13		

March 1, 2022  
04:14 PM

TOWNSHIP OF CRANFORD  
Check Register By Check Id

★★ MANUAL CHECK ★★

Range of Checking Accts: 01CURRENT to 01CURRENT      Range of Check Ids: 60193 to 60193  
Report Type: All Checks      Report Format: Detail      Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
60193	03/01/22	NJMVC New Jersey Motor Vehicle					1572
22-00465	1	Vehicle Title	120.00	2-01-25-240-100-264 Police: Vehicle Supplies	Budget		1 1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	120.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>120.00</u>	<u>0.00</u>

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT	2-01	120.00	0.00	0.00	120.00
Total of All Funds:		<u>120.00</u>	<u>0.00</u>	<u>0.00</u>	<u>120.00</u>

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**\*\* MANUAL CHECK \*\***

Range of Checking Accts: 15TRUST to 15TRUST      Range of Check Ids: 4166 to 4167  
Report Type: All Checks      Report Format: Detail      Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
4166	02/28/22	GENTIO10 Gentilini Motors					1570
21-01674	1	2022 Chevrolet Tahoe 4wd PPV	41,385.89	T-15-00-000-127-000 STORM RECOVERY	Budget		1 1
4167	02/28/22	MUNIC015 Municipal Equipment					1570
21-01725	1	MEE Kit	291.52	T-15-00-000-127-000 STORM RECOVERY	Budget		2 1
21-01725	2	MEE 11 Output Fuse Panel	223.61	T-15-00-000-127-000 STORM RECOVERY	Budget		3 1
21-01725	3	Whelen Lightbar	2,338.84	T-15-00-000-127-000 STORM RECOVERY	Budget		4 1
21-01725	4	Pro-Guard Push Bumper	461.70	T-15-00-000-127-000 STORM RECOVERY	Budget		5 1
21-01725	5	Pro-Guard Lighting Bracket	81.70	T-15-00-000-127-000 STORM RECOVERY	Budget		6 1
21-01725	6	ION DUO LED Red/White	359.10	T-15-00-000-127-000 STORM RECOVERY	Budget		7 1
21-01725	7	ION DUO LED Blue/White	359.10	T-15-00-000-127-000 STORM RECOVERY	Budget		8 1
21-01725	8	LINZ6 LED's	343.00	T-15-00-000-127-000 STORM RECOVERY	Budget		9 1
21-01725	9	Sideview Mirror Mount	19.60	T-15-00-000-127-000 STORM RECOVERY	Budget		10 1
21-01725	10	Rear Interior Bar	594.30	T-15-00-000-127-000 STORM RECOVERY	Budget		11 1
21-01725	11	ION DUO LED Red/Blue	228.20	T-15-00-000-127-000 STORM RECOVERY	Budget		12 1
21-01725	12	Console w/ Accessories	738.42	T-15-00-000-127-000 STORM RECOVERY	Budget		13 1
21-01725	13	Labor & Install	4,995.00	T-15-00-000-127-000 STORM RECOVERY	Budget		14 1
21-01725	14	Loft Gun Mount	1,158.96	T-15-00-000-127-000 STORM RECOVERY	Budget		15 1
			<u>12,193.05</u>				

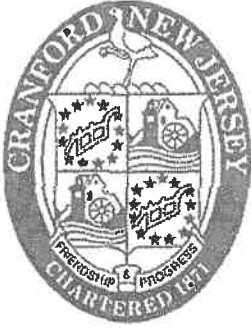
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0		53,578.94	0.00
Direct Deposit:	0	0		0.00	0.00
Total:	2	0		53,578.94	0.00

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
GENERAL TRUST	T-15	53,578.94	0.00	0.00	53,578.94
Total of All Funds:		<u>53,578.94</u>	<u>0.00</u>	<u>0.00</u>	<u>53,578.94</u>

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# Township of Cranford

8 Springfield Avenue Cranford, New Jersey 07016-2199

(908) 709-7200 Fax (908) 276-7664

[www.cranfordnj.org](http://www.cranfordnj.org)

Date: March 4<sup>th</sup>, 2022

To: Cranford Township Committee

From: Lavona Patterson, CFO

Re: Payment of Statutory Bills between Official Meetings

Attached are the statutory payments that have been made from February 1<sup>st</sup>, 2022 through February 28<sup>th</sup>, 2022 for the Current Fund and the statutory payments that have been made from February 1<sup>st</sup>, 2022 through February 28<sup>th</sup>, 2022 for the General Capital Fund.

Bank Id: IB 6581 Starting Transaction Date: 02/01/22 Ending Transaction Date: 02/28/22  
 Report Type: Outstanding Transactions Outstanding As Of Date: 02/28/22  
 Transaction Type: Manual Db: Y Cr: Y Receipts Db: N Cr: N Disbursements Db: N Cr: N  
 Expenditures Db: Y Cr: Y Reimbursmnt Db: N Cr: N Revenue Db: N Cr: N  
 Note: \* Denotes transaction is from Prior Year G/L Account.

Date	Type	Vendor/Descript	Debit	Credit	Reference	Check Recon Date
02/01/22	Expenditure	Feb Inv. S340-858-01 Series2013DL 1/28		14,718.09 B	3083	1
02/01/22	Expenditure	Feb Inv. S340-858-02 Series 2004 A 2/1		9,189.97 B	3083	2
02/01/22	Expenditure	Feb Inv. S340-858-03 Series 2005 2/1		26,912.77 B	3083	3
02/03/22	Expenditure	DCRP - Payroll #3 - February 4, 2022		654.77 B	3076	4
02/03/22	Expenditure	Chase CC Fee - January 2022 - Records		126.56 B	3090	1
02/03/22	Expenditure	Chase CC Fee - January 2022 - Court		36.40 B	3090	2
02/03/22	Expenditure	Chase CC Fee - January 2022 - Bail		35.00 B	3090	3
02/03/22	Expenditure	Chase CC Fee - Jan 2022 - Health Inspec		36.45 B	3090	4
02/03/22	Expenditure	Chase CC Fee - January 2022 - Parking		1,859.12 B	3090	6
02/03/22	Expenditure	American Ex. CC Fee -Jan'22- Parkng 2/7		6.25 B	3090	7
02/03/22	Expenditure	Chase CC Fee -Jan 2022- Police Permits		289.52 B	3090	13
02/03/22	Expenditure	American Ex. CC Fee -Jan'22- Police 2/7		121.48 B	3090	15
02/04/22	Expenditure	TOWNSHIP CLERK F/T - PAYROLL #3		6,813.73 B	3091	2
02/04/22	Expenditure	TOWNSHIP CLERK P/T - PAYROLL #3		1,040.00 B	3091	3
02/04/22	Expenditure	CHANNEL 35 P/T - PAYROLL #3		3,184.77 B	3091	4
02/04/22	Expenditure	FINANCE F/T - PAYROLL #3		14,520.59 B	3091	6
02/04/22	Expenditure	TAX ASSESSOR F/T - PAYROLL #3		5,276.89 B	3091	7
02/04/22	Expenditure	TAX COLLECTOR F/T - PAYROLL #3		4,706.96 B	3091	8
02/04/22	Expenditure	MUNICIPAL COURT F/T - PAYROLL #3		9,104.21 B	3091	10
02/04/22	Expenditure	MUNICIPAL COURT O/T - PAYROLL #3		524.81 B	3091	13
02/04/22	Expenditure	FIRE EMS STIPEND - PAYROLL #3		1,400.00 B	3091	16
02/04/22	Expenditure	ZONING BOARD F/T - PAYROLL #3		4,807.70 B	3091	17
02/04/22	Expenditure	FIRE F/T - PAYROLL #3		21,200.14 B	3091	19
02/04/22	Expenditure	FIRE SUPPRESSION F/T - PAYROLL #3		111,588.16 B	3091	20
02/04/22	Expenditure	COMMUNICATIONS F/T - PAYROLL #3		14,680.86 B	3091	22
02/04/22	Expenditure	POLICE F/T - PAYROLL #3		239,283.38 B	3091	23
02/04/22	Expenditure	Detective Bureau O/T - PAYROLL #3		1,694.74 B	3091	25
02/04/22	Expenditure	FIRE SUPPRESSION O/T - PAYROLL #3		19,561.97 B	3091	30
02/04/22	Expenditure	Traffic P/T-CROSSING GUARDS-PAYROLL #3		5,514.44 B	3091	32
02/04/22	Expenditure	EMS P/T - PAYROLL #3		8,419.25 B	3091	34
02/04/22	Expenditure	BLDG DEPT F/T - PAYROLL #3		15,132.38 B	3091	35
02/04/22	Expenditure	BLDG DEPT P/T - PAYROLL #3		5,187.20 B	3091	36
02/04/22	Expenditure	DPW ADMIN F/T - PAYROLL #3		11,008.72 B	3091	38
02/04/22	Expenditure	ROAD REPAIR F/T PAYROLL #3		37,227.95 B	3091	39
02/04/22	Expenditure	CONSERV CTR P/T - PAYROLL #3		306.00 B	3091	42
02/04/22	Expenditure	SEWER SYSTEM F/T - PAYROLL #3		6,468.93 B	3091	46
02/04/22	Expenditure	SHADE TREE F/T - PAYROLL #3		9,489.80 B	3091	47
02/04/22	Expenditure	BOARD OF HEALTH F/T - PAYROLL #3		3,039.31 B	3091	50
02/04/22	Expenditure	BOARD OF HEALTH P/T - PAYROLL #3		2,152.48 B	3091	51
02/04/22	Expenditure	REC ADMIN F/T - PAYROLL #3		7,713.44 B	3091	52
02/04/22	Expenditure	REC ADMIN P/T - PAYROLL #3		2,586.25 B	3091	53
02/04/22	Expenditure	LIBRARY F/T - PAYROLL #3		24,765.64 B	3091	58
02/04/22	Expenditure	LIBRARY P/T - PAYROLL #3		10,488.74 B	3091	59
02/04/22	Expenditure	LIBRARY TEMP - PAYROLL #3		418.59 B	3091	60
02/04/22	Expenditure	SOCIAL SECURITY - PAYROLL #3		24,359.43 B	3091	147
02/04/22	Expenditure	BLDG DEPT TEMP - PAYROLL #3		735.00 B	3091	175
02/04/22	Expenditure	PROP MAINT INSPECTION - PAYROLL #3		841.03 B	3091	186
02/04/22	Expenditure	SC BUS TEMP-ADP#211904 PAYROLL #3		1,194.00 B	3091	204

Date	Type	Vendor/Descript	Debit	Credit	Reference	Check Recon Date
02/04/22	Expenditure	PLANNING BOARD P/T - PAYROLL #3		408.08	B 3091	216
02/04/22	Expenditure	COMM ON YOUTH PAYROLL #3		1,370.13	B 3091	223
02/04/22	Expenditure	ROAD REPAIR O/T - PAYROLL #3		1,419.46	B 3091	230
02/04/22	Expenditure	Sewer System O/T - PAYROLL #3		398.33	B 3091	237
02/04/22	Expenditure	Shade Tree O/T - PAYROLL #3		212.40	B 3091	238
02/04/22	Expenditure	ZONING BOARD P/T - PAYROLL #3		408.09	B 3091	241
02/04/22	Expenditure	ADMIN F/T - PAYROLL #3		10,380.77	B 3091	253
02/04/22	Expenditure	RECREATION O/T - PAYROLL #3		123.08	B 3091	272
02/04/22	Expenditure	ADMIN P/T - PAYROLL #3		1,096.16	B 3091	288
02/04/22	Expenditure	ENGINEERING P/T - PAYROLL #3		480.00	B 3091	291
02/08/22	Expenditure	Active Health Benefits - February 2022		239,482.20	B 3080	1
02/08/22	Expenditure	Retired Health Benefits - February 2022		150,509.74	B 3080	2
02/09/22	Manual Entry	Chk 60015 PO 21-02159 - Wrong Cash Acct	8,400.00		G 3027	1
02/09/22	Manual Entry	Bill List on 2/8/2022		5,506,523.43	G 3028	6
02/14/22	Manual Entry	Manual check Bill List on 2/22/2022		30,895.72	G 3029	8
02/15/22	Expenditure	Q1 2022 - Open Space Taxes		176,930.12	B 3084	1
02/15/22	Expenditure	Q1 2022 - County Taxes		5,577,273.07	B 3084	2
02/15/22	Expenditure	Added and Omitted - County Taxes		191,238.28	B 3085	3
02/15/22	Expenditure	Added and Omitted - Open Space		5,960.47	B 3085	4
02/15/22	Expenditure	Interest Pmt 2006 B Series Bond		39,783.50	B 3086	6
02/15/22	Expenditure	Interest Pmt 2018 Series Refunding Bond		87,600.00	B 3086	8
02/17/22	Expenditure	DCRP - Payroll #4 - February 18, 2022		650.30	B 3077	4
02/18/22	Expenditure	Principal Pmt on Loan #2003-02-003A		4,180.22	B 3087	2
02/18/22	Expenditure	Interest Pmt on Loan #2003-02-003A		483.52	B 3087	4
02/18/22	Expenditure	Principal Pmt on Loan #2003-02-003		2,090.11	B 3088	1
02/18/22	Expenditure	Interest Pmt on Loan #2003-02-003		241.76	B 3088	3
02/18/22	Expenditure	TOWNSHIP CLERK F/T - PAYROLL #4		6,813.73	B 3092	2
02/18/22	Expenditure	TOWNSHIP CLERK P/T - PAYROLL #4		930.00	B 3092	3
02/18/22	Expenditure	CHANNEL 35 P/T - PAYROLL #4		3,310.77	B 3092	4
02/18/22	Expenditure	FINANCE F/T - PAYROLL #4		14,520.59	B 3092	6
02/18/22	Expenditure	TAX ASSESSOR F/T - PAYROLL #4		5,276.89	B 3092	7
02/18/22	Expenditure	TAX COLLECTOR F/T - PAYROLL #4		4,706.96	B 3092	8
02/18/22	Expenditure	MUNICIPAL COURT F/T - PAYROLL #4		8,564.21	B 3092	10
02/18/22	Expenditure	MUNICIPAL COURT O/T - PAYROLL #4		540.29	B 3092	13
02/18/22	Expenditure	FIRE EMS STIPEND - PAYROLL #4		750.00	B 3092	16
02/18/22	Expenditure	ZONING BOARD F/T - PAYROLL #4		4,807.70	B 3092	17
02/18/22	Expenditure	FIRE F/T - PAYROLL #4		21,200.14	B 3092	19
02/18/22	Expenditure	FIRE SUPPRESSION F/T - PAYROLL #4		110,716.32	B 3092	20
02/18/22	Expenditure	COMMUNICATIONS F/T - PAYROLL #4		14,680.86	B 3092	22
02/18/22	Expenditure	POLICE F/T - PAYROLL #4		239,283.38	B 3092	23
02/18/22	Expenditure	Detective Bureau O/T - PAYROLL #4		5,563.08	B 3092	25
02/18/22	Expenditure	FIRE SUPPRESSION O/T - PAYROLL #4		12,054.71	B 3092	30
02/18/22	Expenditure	Traffic P/T-CROSSING GUARDS-PAYROLL #4		5,715.63	B 3092	32
02/18/22	Expenditure	EMS P/T - PAYROLL #4		8,993.50	B 3092	34
02/18/22	Expenditure	BLDG DEPT F/T - PAYROLL #4		15,132.38	B 3092	35
02/18/22	Expenditure	BLDG DEPT P/T - PAYROLL #4		5,187.20	B 3092	36
02/18/22	Expenditure	DPW ADMIN F/T - PAYROLL #4		11,681.70	B 3092	38
02/18/22	Expenditure	ROAD REPAIR F/T PAYROLL #4		37,539.93	B 3092	39
02/18/22	Expenditure	CONSERV CTR P/T - PAYROLL #4		402.50	B 3092	42
02/18/22	Expenditure	SEWER SYSTEM F/T - PAYROLL #4		7,545.67	B 3092	46
02/18/22	Expenditure	SHADE TREE F/T - PAYROLL #4		8,920.00	B 3092	47
02/18/22	Expenditure	BOARD OF HEALTH F/T - PAYROLL #4		3,039.31	B 3092	50
02/18/22	Expenditure	BOARD OF HEALTH P/T - PAYROLL #4		2,195.32	B 3092	51
02/18/22	Expenditure	REC ADMIN F/T - PAYROLL #4		7,713.44	B 3092	52

Date	Type	Vendor/Descript	Debit	Credit	Reference	Check Recon Date
02/18/22	Expenditure	REC ADMIN P/T - PAYROLL #4		2,823.00	B 3092	53
02/18/22	Expenditure	LIBRARY F/T - PAYROLL #4		24,765.64	B 3092	58
02/18/22	Expenditure	LIBRARY P/T - PAYROLL #4		10,898.48	B 3092	59
02/18/22	Expenditure	LIBRARY TEMP - PAYROLL #4		405.59	B 3092	60
02/18/22	Expenditure	SOCIAL SECURITY - PAYROLL #4		25,294.41	B 3092	147
02/18/22	Expenditure	BLDG DEPT TEMP - PAYROLL #4		1,015.00	B 3092	175
02/18/22	Expenditure	PROP MAINT INSPECTION - PAYROLL #4		841.03	B 3092	186
02/18/22	Expenditure	SC BUS TEMP-ADP#211904 PAYROLL #4		1,559.50	B 3092	204
02/18/22	Expenditure	PLANNING BOARD P/T - PAYROLL #4		408.08	B 3092	216
02/18/22	Expenditure	COMM ON YOUTH PAYROLL #4		1,180.88	B 3092	223
02/18/22	Expenditure	ROAD REPAIR O/T - PAYROLL #4		6,979.60	B 3092	230
02/18/22	Expenditure	Sewer System O/T - PAYROLL #4		1,680.95	B 3092	237
02/18/22	Expenditure	Shade Tree O/T - PAYROLL #4		2,034.91	B 3092	238
02/18/22	Expenditure	ZONING BOARD P/T - PAYROLL #4		408.09	B 3092	241
02/18/22	Expenditure	ADMIN F/T - PAYROLL #4		10,380.77	B 3092	253
02/18/22	Expenditure	Drive Sober/Pulled Over - PAYROLL #4		95.00	B 3092	254
02/18/22	Expenditure	RECREATION O/T - PAYROLL #4		371.62	B 3092	272
02/18/22	Expenditure	ADMIN P/T - PAYROLL #4		1,122.16	B 3092	288
02/18/22	Expenditure	ENGINEERING P/T - PAYROLL #4		300.00	B 3092	291
02/23/22	Manual Entry	Bill List on 2/22/2022		321,700.58	G 3030	6

Report Totals

Manual Entry:	4	Debit:	8,400.00	Credit:	5,859,119.73	Net:	5,850,719.73 Cr
Total Expenditure:	118	Debit:	<u>0.00</u>	Credit:	<u>7,843,494.58</u>	Net:	<u>7,843,494.58 Cr</u>
Total:			8,400.00		13,702,614.31		13,694,214.31 Cr

Bank Id: IB 6604      Starting Transaction Date: 02/01/22      Ending Transaction Date: 02/28/22  
 Report Type: Outstanding Transactions      Outstanding As Of Date: 02/28/22  
 Transaction Type:      Manual Db: N Cr: N      Receipts Db: N Cr: N      Disbursements Db: N Cr: N  
    Expenditures Db: Y Cr: Y      Reimbursmnt Db: N Cr: N      Revenue Db: N Cr: N  
 Note: \* Denotes transaction is from Prior Year G/L Account.

Date	Type	Vendor/Descript	Debit	Credit	Reference	Check Recon Date
Report Totals						
Total Expenditure:	0	Debit:	<u>0.00</u>	Credit:	<u>0.00</u>	Net: <u>0.00</u> Db
Total:			<u>0.00</u>	<u>0.00</u>		<u>0.00</u> Db