

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **January 23, 2023** at 7:00 p.m.in Room 108.

THIS MEETING IS IN COMPLIANCE WITH THE “OPEN PUBLIC MEETINGS ACT” AS ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED BY E-MAILING THE ANNUAL SCHEDULE OF MEETINGS TO THE WESTFIELD LEADER, THE UNION COUNTY LOCAL SOURCE, THE STAR LEDGER, AND TAP INTO CRANFORD, BY POSTING SUCH ANNUAL MEETING SCHEDULE ON A BULLETIN BOARD IN THE MUNICIPAL BUILDING RESERVED FOR SUCH ANNOUNCEMENTS AND THE FILING OF SAID NOTICE WITH THE TOWNSHIP CLERK OF CRANFORD. FORMAL ACTION MAY BE TAKEN AT THIS MEETING.

Present: Mayor Brian Andrews  
Deputy Mayor Jason Gareis  
Commissioner Terrence Curran  
Commissioner Kathleen Miller Prunty  
Commissioner Gina Black

Absent: None

Township Attorney Ryan Cooper, Interim Administrator Ryan Greco, Chief Financial Officer (CFO) Lavona Patterson and Deputy Township Clerk Ashley Kurbanoglu were present.

Jeffrey Curry of DMR Architects was also present.

### **Public Comments**

Mayor Andrews opened the public comments portion of the meeting and asked if there were any questions or comments.

William Thilly, 22 Bloomingdale Avenue – Mr. Thilly inquired about the 750 Walnut Avenue PILOT (Payment in Lieu of Taxes) Agreement, specifically regarding the percentage designation of gross revenue as described in the MOU (Memorandum of Understanding). Mr. Thilly also spoke about cost concerns and asked about the Hartz Mountain financial agreement. Township Attorney Ryan Cooper provided clarification.

Hearing no further comments, Mayor Andrews closed the public comments portion of the meeting.

### **Cranford Recreation Facility at 375 Centennial Avenue**

Recreation and Parks Director Steve Robertazzi stated that the Recreation Facility at 375 Centennial Avenue was officially open for rentals. He thanked volunteers from the Cranford Soccer Club and the Cranford Lacrosse Club for installing temporary protective netting which allowed for the facility to open. Mr. Robertazzi also discussed daily and weekly schedules and informed the Township Committee that all rental times had been booked. Jeffrey Curry of DMR Architects provided an update on the protective netting issue. He stated that he had been in touch with the manufacturer who explained that the nets should be shipped out by the end of the week. Commissioner Miller Prunty asked who was responsible for the net installation and Mr. Curry explained that they would be installed by an athletic subcontractor. Discussion ensued. Mr. Robertazzi stated that discussions were held with the Recreation & Parks Advisory Committee regarding dates for a ribbon cutting ceremony and grand opening.

Deputy Mayor Gareis asked about the temporary netting, specifically why the responsibility fell on Township volunteers instead of Township professionals. Discussion ensued regarding the timeline of events that led to the temporary solution and potential compensation for materials. Chief Financial Officer Lavona Patterson then discussed the Recreation Facilities budget. She spoke about anticipated revenue and the backup that the Township was required to provide for State review. Ms. Patterson then congratulated everyone who worked on getting the facility opened.

## **Iron Ore Property LLC's Proposed Site Plan – South Avenue Phase**

Township Attorney Ryan Cooper introduced Joshua Sternberg, Josh Mann, and Brandon Boffard of Iron Ore Properties LLC. He explained that they would be presenting a brief overview of the South Avenue Phase of the South and Chestnut Rehabilitation Area. Mr. Cooper provided a brief synopsis of where the project was to date. Iron Ore Properties LLC provided a PowerPoint presentation. At the conclusion of the presentation, Mr. Sternberg asked if members of the Township Committee had any questions. Commissioner Black inquired about overall building heights and the number of affordable housing units that would be designated. Township Attorney Cooper responded by providing a breakdown of where the Township currently stood with their affordable housing obligation. Following Mr. Cooper's comments, Commissioner Miller Prunty inquired about residential access, Deputy Mayor Gareis inquired about design schemes and sidewalk width and Commissioner Curran asked about stormwater runoff. Commissioner Black inquired about power source for lights in the area and a parking lot in the area of Chestnut Street and High Street. Discussion ensued. Township Attorney Cooper stated that he would circulate the Site Plan Application to members of the Township Committee.

## **Municipal Building First Floor Remediation**

Interim Township Administrator Ryan Greco provided an update on the first-floor mold remediation. He stated that Servpro was able to remediate the mold and would be working on a solution regarding the water that continues to seep into the archive room. Chief Greco further discussed the building's roof and French drains installation. Mayor Andrews inquired how this project would be budgeted. Chief Financial Officer Lavona Patterson provided information on such funding.

## **Firearms Fees Increases Ordinance**

Interim Township Administrator Ryan Greco discussed newly-adopted legislation which allowed the increase of firearms fees in municipalities. He provided a brief description of a proposed fee schedule for Cranford. Chief Greco stated that the Township's Code would have to be updated in order to start collecting these fees. A brief discussion ensued.

## **Public Comments**

Mayor Andrews opened the public comments portion of the meeting and asked if there were any questions or comments.

William Thilly, 22 Bloomingdale Avenue – Mr. Thilly asked where the Hartz Mountain financial agreement could be found.

Hearing no further comments, Mayor Andrews closed the public comments portion of the meeting.

## **Closed Session**

On motion of Commissioner Curran, seconded by Deputy Mayor Gareis and passed, the following resolution was adopted by roll call vote:

### **Resolution No. 2023-94.2**

**BE IT RESOLVED** that the Township Committee will go into closed session to discuss the following, the minutes of which will be released at some time in the future at the discretion of the Township Committee:

#### **Legal**

- Legal Update

#### **Personnel**

- Township Administrator

#### **Contractual**

- Pool Concessions
- Municipal Prosecutor

#### **Minute Review**

- Closed Session Minutes of January 17, 2023

Recorded Vote:

Aye: Mayor Andrews, Deputy Mayor Gareis, Commissioners Curran, Miller Prunty and Black

Nay: None

Abstained: None

Absent: None

On motion of Commissioner Black, seconded by Commissioner Curran and passed, the Township Committee returned to open session at 9:07 p.m.

On motion of Commissioner Curran, seconded by Commissioner Black and passed, the Township Committee adjourned at 9:07 p.m.

Respectfully submitted,

Ashley Kurbanoglu  
Deputy Township Clerk

Dated: January 23, 2023