

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **May 24, 2022** at **6:35 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 Kathleen Prunty
Deputy Mayor Jason Gareis
Commissioner Brian Andrews
Commissioner Gina Black
Commissioner Mary O'Connor

Absent: None

Township Attorney Ryan Cooper, Chief Financial Officer (CFO) Lavona Patterson and Township Clerk Patricia Donahue were present.

Administrator Jamie Cryan joined the Workshop Meeting at 6 :36 p.m.

Public Comments

Mayor Miller Prunty opened the public comments portion of the meeting and asked if there were any questions or comments. Hearing no comments, Mayor Miller Prunty closed the public comments portion of the meeting.

Pay to Play Ordinance Follow-up

Commissioner Black handed out a sheet with the title "2021 Cranford Township Committee Campaign Finance Analysis" to members of the Township Committee. Commissioner Black spoke about her concern regarding direct vendor contributions and noted that Ms. Kate Rappa's campaign had almost \$18,000 in direct vendor contributions. Discussion ensued including discussion as to whether more pay-to-play sample ordinances had been obtained (Mayor Miller Prunty), limiting direct vendor contributions to an amount of \$500 (Commissioner Black), the "Jon Bramnick for Senate" pass-through contributions to Ms. Gina Black (Deputy Mayor Gareis), the meaning of an "outside entity" (Commissioner Andrews), and whether Rainone, Coughlin, Minchello, LLC was a current Township vendor (Township Attorney Ryan Cooper). Commissioner O'Connor noted that the Township Committee made a lot of decisions and stated that a question could be raised, "what does/do these people want from me?" Further discussion ensued regarding the subtraction of Cooper LLC's reimbursement from the Ms. Kate Rappa Direct Vendor Contributions total (Deputy Mayor Gareis), adopting a Pay-to-Play ordinance which would be considered "gold standard" (Commissioner Andrews), reviewing other Pay-to-

Play ordinances which were considered “best practices” ordinances (Mayor Miller Prunty), pass-through contributions and the importance of not going “soft” as pass-throughs would occur (Deputy Mayor Gareis), making Cranford’s “pay-to-play” ordinance a gold standard ordinance regarding this matter (Mayor Miller Prunty), reviewing an ordinance draft line by line (Commissioner Andrews) and who represented the Cranford Democratic Committee (Commissioner O’Connor). Township Attorney Ryan Cooper stated that Ms. Kate Rappa’s Campaign Finance list only included two Township current vendors, i.e., Norman Albert and Johnston G. P. Inc. Commissioner Black stated that the members of the Township Committee were in agreement on (moving forward) with the Pay-to-Play ordinance. Mayor Miller Prunty suggested that Cranford be a leader in this area. She requested that this matter placed as an agenda item on the next Township Committee meeting. Mayor Miller Prunty asked members of the Township Committee to send their ordinance suggestions to Township Attorney Ryan Cooper.

Bulk Waste

Administrator Jamie Cryan handed out a memorandum with the title “Bulk Waste Workshop Discussion” to members of the Township Committee. Administrator Jamie Cryan provided an overview of the Township’s recent-year Bulk Waste program. Mr. Cryan stated that the PMUA (Plainfield Municipal Utilities Authority) was being dissolved by the City of Plainfield. Mr. Cryan provided the number of Cranford households who utilized the Bulk Waste program in 2020 (445 households) and 2021 (241 households). Mr. Cryan suggested three (3) ways to move forward with the Bulk Waste matter in 2022: 1) go out to bid to find a new vendor; 2) perform the duties in-house or 3) ask residents to deal directly with a junk vendor. Mr. Cryan noted that the Town of Westfield had moved to a program wherein residents pay a fee to drop Bulk Waste at the municipal Conservation Center. Discussion ensued, including discussion to confine the Bulk Waste collection to a specific period (Commissioner O’Connor), being sensitive to scheduling the Bulk Waste program as it pertained to the Yom Kippur holiday (Commissioner O’Connor), the City of Summit’s practice of picking up Bulk Waste within thirty (30) days of request to the City (Administrator Cryan), local vendor fees inquiry (Commissioner Black) and residents’ favor for the Bulk Waste program (Commissioner Andrews). Further discussion ensued about how other municipalities were handling Bulk Waste (Deputy Mayor Gareis and Administrator Cryan), the Department of Public Works Superintendent Hastrup’s view on the in-house proposal (Deputy Mayor Gareis and Administrator Cryan), proposed Conservation Center car drop-off of Bulk Waste and the ensuing need to amend the Township Code for the fee schedule (Administrator Cryan and CFO Patterson) and obtaining statistics from the Town of Westfield regarding their Conservation Center Bulk Waste program (Mayor Miller Prunty). Deputy Mayor Gareis stated that the Conservation Center program would be the least favorable alternative.

Mayor Miller Prunty stated that the Township Committee had reached consensus that the Township should go out to bid for Bulk Waste collection. She requested that the backup materials for Bulk Waste matter be included in the June 13th and June 14th Meeting packets.

New Jersey General Assembly Bill A253 – Protecting Cranford residents from major flooding damage

Commissioner Black provided New Jersey General Assembly Bill A253 and a sample resolution of support to members of the Township Committee. She spoke about Assembly Bill A253 and how its passage could result in five (5) million dollars of funding for flood matters in Cranford. Discussion ensued including discussion as to whether the five (5) million dollars had already been allocated (Deputy Mayor Gareis), the intent of the Bill's funding for construction (not studies) (Commissioner O'Connor), last year's suggestion to work with Mott MacDonald (Mayor Miller Prunty), the Flood Committee's interest in stakeholders (Commissioner Black) and the history of the Bill (Commissioner Andrews, Deputy Mayor Gareis and Commissioner Black). Commissioner Black suggested that the Township Committee adopt a resolution supporting Assembly Bill A253 as well as notify key personnel regarding the Township's support of Assembly Bill A253. Mayor Miller Prunty stated that the Township Committee had reached consensus that a resolution should be drafted to support Assembly Bill A253 and noted that such resolution should be mailed to the New Jersey State Senate President and others.

Late Starter - Review Official Meeting Agenda

Mayor Miller Prunty stated that proposed Resolution No. 2022-242 pertaining to the award of a construction contract for the Community Center installation of bollards would be pulled from the evening's Official Meeting Agenda and moved to the Township Committee's June 14th Official Meeting Agenda. A brief discussion ensued.

Township Clerk Patricia Donahue stated that she had communicated with the Township Committee earlier that day regarding the change to Resolution No. 2022-246, specifically that the Municipal Office Friday Summer Hours would be 8:30 a.m. to 1:30 p.m. (not 2:00 p.m.)

Commissioner O'Connor inquired about Resolution No. 2022-243 pertaining to the designation of 750 Walnut Avenue Logistics LLC and 750 Walnut Avenue Residential Urban Renewal LLC as redevelopers. She asked if the adoption of such resolution would mean a PILOT (Payment in Lieu of Taxes) agreement would be granted to the 750 Walnut Avenue redeveloper. Township Attorney Ryan Cooper stated that it would not.

Commissioner Andrews stated that there were concerns regarding Resolution No. 2022-244 pertaining to the execution of a Redevelopment Agreement for the Walnut, South, High and Chestnut Street redevelopment area. Commissioner Black spoke about her concerns pertaining to the Agreement's flood contingency specifications. Commissioner Black then inquired why the South and Chestnut project was not being considered in two (2) parts. Commissioner O'Connor stated that she wanted time to review the material before voting on the matter that evening. Township Attorney Ryan Cooper summarized the main changes to the Redevelopment Agreement stating that they pertained to 1) definitions and 2) the role of the Downtown District Management Corporation (DMC). A brief discussion ensued regarding the role of the DMC. Township Attorney Ryan Cooper stated that before a redeveloper could submit a redevelopment plan to the Planning Board, the governing body had to consider it. He spoke about the DMC's role in the process and noted that the Township Committee did not have to agree with DMC's view on such matters.

Commissioner Black stated she thought there was going to be another meeting to consider this Agreement. Mayor Miller Prunty stated that she took this matter very seriously and had gone through the documents and had called Mr. Cooper with her questions. Commissioner Black stated that she had requested the drafts on the previous day. She stated that that she wanted the time and respect to go through these documents. Commissioner O'Connor stated that she wished she had more time. Mayor Miller Prunty stated that the Township Committee had been laboring over the documents for weeks. Commissioner Andrews stated that the country's financial situation was very serious and that if the Township did not move forward then the project's financing could dry up. Commissioner O'Connor stated that this matter wasn't moving to the Planning Board until July. Mr. Josh Mann of Iron Ore Properties LLC stated that without the Township Committee's approval, the project could not move forward. Mr. Mann stated that interest rates were increasing and that subsequent financing would be unknown. He stated that the South and Chestnut project had started seven (7) years ago. Commissioner O'Connor inquired about the next Planning Board steps in regards to the South and Chestnut project. Mr. Cooper stated that the Zoning Officer would not review the South and Chestnut proposal until the Township Committee approved it. He further elaborated about the timeline associated with the South and Chestnut project. Commissioner O'Connor spoke about her concerns with the process. Commissioner O'Connor stated that she believed that the Chestnut Street part of the project should move forward. Commissioner O'Connor inquired if the Agreement could be amended. Township Attorney Ryan Cooper stated that it could be, noting that the Riverside plan had been amended. Commissioner O'Connor stated that when the Township Committee was expected to vote on a matter, backup had to be provided by the previous Friday.

Public Comments

Mayor Miller Prunty opened the public comments portion of the meeting and asked if there were any questions or comments. Hearing no comments, Mayor Miller Prunty closed the public comments portion of the meeting.

On motion of Commissioner Andrews, seconded by Commissioner O'Connor and passed, the Township Committee moved to conduct the Official Meeting at 7:45 p.m.

During the Official Meeting

On motion of Commissioner Black, seconded by Commissioner O'Connor and passed, the Township Committee moved to Closed Session at 9:19 p.m.

CLOSED SESSION

On motion of Commissioner Black, seconded by Commissioner O'Connor and passed, the following resolution was adopted by roll call vote:

Resolution No. 2022-98.11

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

- Collective Bargaining
- Salary Ordinance
- Building Department

Recorded Vote:

Aye: Mayor Miller Prunty, Deputy Mayor Andrews, Commissioners Gareis, Black & O'Connor

Nay: None

Abstained: None

Absent: None

On motion of Commissioner Andrews, seconded by Deputy Mayor Gareis and passed, the Township Committee returned to open session at 10:01 p.m.

On motion of Commissioner Andrews, seconded by Deputy Mayor Gareis and passed, the Township Committee adjourned at 10:01 p.m.

Respectfully submitted,

Dated: May 24, 2022

Patricia Donahue
Township Clerk