

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **June 28, 2022** at **6:30 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, Township Consulting Attorney Sherri Orenberg-Ruggieri, Administrator Jamie Cryan and Chief Financial Officer (CFO) Lavona Patterson were present.

Township Clerk Patricia Donahue arrived to the Workshop Meeting at 7 :01 p.m.

Public Comments

Mayor Miller Prunty opened the public comments portion of the meeting and asked if there were any questions or comments. Mr. William Thilly of 22 Bloomingdale Avenue inquired about cooperation regarding flood matters "upstream". Mayor Miller Prunty responded. Hearing no further comments, Mayor Miller Prunty closed the public comments portion of the meeting.

Municipal Pool Update

Mr. Cryan reported that the Centennial Avenue outdoor pools would be ready to open to the public on the following day (Wednesday, June 29th). Mr. Cryan stated that there was a remaining issue at the Centennial Avenue Pool complex, specifically pertaining to the chemical levels in the children's pool. He stated that he anticipated that this matter would be resolved shortly.

Mr. Cryan then spoke about the Splash Pad installation at the Orange Avenue Pool. He stated that while the Splash Pad was operational, one of the parts associated with the start and stop button had not yet been received due to supply chain delays. However, Mr. Cryan stated that the Splash Pad could be utilized as the power button could be operated manually. Mayor Miller Prunty noted that the button feature was something that the children enjoyed (most).

Deputy Mayor Gareis inquired about Pool maintenance issues. Commissioner Andrews inquired about the Pool chemical matter at Orange Avenue Pool, remaining outstanding Swim Pool operational tasks and the timing of addressing such tasks. Mr. Cryan responded.

Stormwater Infrastructure Subcommittee

The Stormwater Infrastructure Subcommittee Chair Ann Dooley was present.

Chair Ann Dooley referred to the distributed report issued by the Stormwater Infrastructure Subcommittee. Ms. Dooley then stated that the Subcommittee expected to issue another report for the Township Committee's August 8th Meeting.

Ms. Dooley inquired who should be her point of contact for the NJDEP's Natural Climate Solutions Grant application. Administrator Jamie Cryan responded that he would serve as the Township liaison to the Topology NJ, LLC professionals. Ms. Dooley spoke about the duration of the grant (three (3) to five (5) years and the Subcommittee's grant contacts, specifically Mr. Dave Coughlin and Ms. Casey Cullen-Woods. Ms. Dooley spoke about her outreach to Union County College and her frustration with their non-responsiveness.

Commissioner Black inquired about surfaces. Ms. Dooley responded. Ms. Dooley spoke about community outreach for volunteers to assist in flood mitigation matters such as clearing storm basins and identifying trees which clog the Rahway River, i.e., trees which prevent the flow of water and impact flooding. She spoke about a number of items that can impact flooding. Ms. Dooley spoke about the Zoning Board of Adjustment's role in preventing flooding through the evaluation of applications in terms of construction and development runoff and flooding effects. Discussion ensued including discussion about the role of the County (Commissioner O'Connor and Ms. Dooley).

Township Clerk Patricia Donahue arrived to the Workshop Meeting at 7:01 p.m.

North Avenue Redevelopment Area

Downtown Management Corporation (DMC) Redevelopment Subcommittee Chair Paul LaCorte was present.

Mr. LaCorte stated that members of the North Avenue Redevelopment Area Subcommittee met with owners on the other (South) side of North Avenue. He stated that the Subcommittee wanted their feelings on paper. Mr. LaCorte noted that two (2) of the owners reported that all of the owners on the other side of the proposed North Avenue Redevelopment were "on board" with the proposed development. Commissioner Black requested clarification about what owners were "on board". Mr. LaCorte stated that it was the owners from the Riverside to Bar Americana.

Mr. LaCorte then spoke about the benefits of a model and spoke about a model which would include both sides of North Avenue. Mayor Miller Prunty inquired if the model would be a paper copy and a computer model Mr. LaCorte responded that the model would only be a computer model and would be delivered to members of the Township Committee within the next twenty-four (24) hours.

Commissioner Black stated that the “unaffordable” housing units caused density. She stated that she was concerned regarding the height of the buildings. Discussion ensued. Commissioner Black spoke about a PILOT (Payment in Lieu of Taxes) for the area and her desire to minimize it to the Township. Commissioner O’Connor stated that she would be in favor of a project similar to what was across from ShopRite in Garwood. She stated that she agreed with Commissioner’s Black statement regarding the building height and not wanting to see a four (4)-story structure as the gateway to the Township. Commissioner O’Connor stated that the Township did not need PILOT’s and noted that both the Woodmont and Riverside projects did not have PILOT’s. Mr. LaCorte stated that while he tended to agree with Commissioner O’Connor’s statement, the economics had to be factored in.

Mayor Miller Prunty stated that the Subcommittee was reviewing height, style and architecture for the Redevelopment area. She stated that she would like to see green space and “workability” for the area. Deputy Mayor Gareis spoke about the need for commercial space. Ms. Kristin Mider (DMC Chair) noted that the Redevelopment area was an active space. Discussion ensued regarding the referenced Garwood development. “walkability” of the area (Commissioner Andrews), stormwater regulations (Commissioner Gareis), surfaces (Ms. Mider) and New Jersey Transit property near North Avenue (Commissioner Gareis and Mr. Cooper).

Mr. LaCorte spoke about the addition of the Administrator (Jamie Cryan) to the Subcommittee. He spoke about why it was important to have the Administrator on the Subcommittee. Further discussion ensued about the model and the height of Wells Fargo Bank. Township Attorney Ryan Cooper stated that we speak about three (3) things: stories, building height and scale. Further discussion then ensued regarding the height of buildings (Commissioner Black, Mayor Miller Prunty and Mr. LaCorte) and parking (Commissioner Black).

Cranford Recreation Facility at 375 Centennial Avenue Renovation and Programming Update

Mr. O’Rourke of Brandstetter Carroll Inc. was present via video teleconference.

Mr. O’Rourke stated that he worked with Commissioner Black, Recreation Director Steve Robertazzi and Administrator Jamie Cryan. He stated that their firm was hired to evaluate two (2) things: usage and pricing. Mr. Carroll spoke about direct costs and indirect costs associated with the Recreation facility. He suggested that direct costs would be covered by users and indirect costs would be covered by the Township. Mr. Carroll spoke about the market rate and then a discount rate for Cranford residents. Mr. Carroll spoke about the need to find time for indoor soccer and lacrosse. He spoke about direct expenses and direct revenues. Mr. Carroll stated that the goal for the evening was to get feedback from the Township Committee.

Commissioner Black stated that it was now time to hear from CFO Patterson. CFO Patterson stated that the Township was “four (4) million dollars into the process”. She stated that the expectation was that monies would be going back to the Township. Mr. O’Rourke inquired if the facility was bonded. Ms. Patterson stated that two (2) million dollars had been bonded and two (2) million dollars had been utilized from previously-adopted ordinances. Ms. Patterson

inquired if the analysis was similar to the Recreation facility operations of Westfield and Woodbridge. Mr. O'Rourke stated that he had worked with both municipalities. Ms. Patterson noted that the 375 Centennial Avenue facility was not a Recreation Department and noted that it was a different type of facility. Mayor Miller Prunty requested a follow-up meeting. Commissioner O'Connor requested to view the referenced document. Deputy Mayor Gareis and Commissioner Black suggested that CFO Patterson be included in further conversations regarding the facility. Further discussion ensued.

Review Official Meeting Agenda

Township Clerk Patricia Donahue stated that the proposed final reading of Ordinance No. 2022-15 pertaining to signage had been pulled from the Official Meeting Agenda, due to needed Planning Board review. Discussion then ensued about the introduction of proposed Ordinance No. 2022-17 pertaining to Police extra duty, specifically the vendor fee and administration fee. Committee consensus was reached to pull the proposed Ordinance No. 2022-17 from the evening's Official Meeting Agenda and move it for introduction at an upcoming Township Committee Meeting.

Minute Approval - Closed Session Minutes of February 8th and June 14, 2022

Commissioner O'Connor made a motion to adopt the February 8th and June 14, 2022 Closed Session Minutes. Commissioner Andrews seconded the motion. Mayor Miller Prunty, Deputy Mayor Gareis and Commissioners Andrews, Black and O'Connor voted to approve the Closed Session minutes of February 8th and June 14, 2022.

On motion of Commissioner O'Connor, seconded by Commissioner Andrews and passed, the Township Committee moved to conduct the Official Meeting at 7:49 p.m.

On motion of Commissioner O'Connor, seconded by Commissioners Andrews and passed, the Township Committee returned to the Workshop Meeting at 9:04 p.m.

Public Comments

Mayor Miller Prunty opened the public comments portion of the meeting and asked if there were any questions or comments. Mr. William Thilly provided comments about the North Avenue Redevelopment Area, including comments regarding a too-homogenous look and the height of the buildings (i.e., use a median height). He then inquired about working with eight (8) other municipalities. Mayor Miller Prunty spoke about work with these towns on flood control and the Army Corp off Engineers. Hearing no further comments, Mayor Miller Prunty closed the public comments portion of the meeting.

CLOSED SESSION

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

Resolution No. 2022-98.14

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

- Salary Ordinance

Contractual

- Westfield YMCA and Cranford Pool & Fitness Center
- PILOT Application - Hartz Mountain Industries and Iron Ore Properties

Minute Review

- Closed Session Minutes of February 8th and June 14, 2022

Recorded Vote:

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

Nay: None

Abstained: None

Absent: None

On motion of Commissioner O'Connor, seconded by Commissioner Andrews and passed, the Township Committee returned to open session at 10:15 p.m.

On motion of Commissioner O'Connor, seconded by Commissioner Andrews and passed, the Township Committee adjourned at 10:15 p.m.

Respectfully submitted,

Patricia Donahue
Township Clerk

Dated: June 28, 2022