

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **April 8, 2019** 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 TOWN HALL 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 Patrick Giblin
Deputy Mayor Ann Dooley
Commissioner Thomas H. Hannen, Jr.
Commissioner Jean-Albert Maisonneuve
Commissioner Mary O'Connor

Absent: None

Public Comments

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

Mayor Giblin stated that the Zoning Officer (Jason Bottcher) requested that the Township Committee receive an update regarding a recent judgment of permitted use at 206-208 Centennial Avenue. Mr. Bottcher stated that the address was described as an artist studio with gallery space and the application of permanent body art. Mr. Bottcher stated that his determination that a tattoo parlor is a permitted use in the zone as both 'art galleries' and 'artist and artisan studios and workshops.' Commissioner Hannen stated that this matter should go to the Zoning Board. Mayor Giblin stated that Commissioner Hannen's opinion was noted. Deputy Mayor Dooley noted that the Township does have a Health and Hygiene ordinance which refers to this matter and is the only ordinance applicable to such matters.

Closed Session

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

Resolution No. 2019-93.10

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:

Real Estate

- Centennial Avenue Tennis Courts

Legal Matters

- Legal Update
- Affordable Housing Update
- Mona Bia

Contractual

- PBA Retiree Health Benefits Case
- Township Administrator

Minute Review

- Closed Session Minutes of February 11, 2019

Recorded Vote:

Aye: Mayor Giblin, Deputy Mayor Dooley, Commissioners Hannen, Maisonneuve and O'Connor
Nay: None
Abstained: None
Absent: None

On motion of Commissioner Hannen, seconded by Commissioner O'Connor and passed, the Township Committee returned to open session at 7:22 p.m.

Administrator Jamie Cryan stated that he believed the Township should go out to bid for Information Technology Services and noted that such resolution would be considered at the following evening's meeting.

Uninterrupted Power Supply in the Cranford Crossings Parking Garage

Deputy Mayor Dooley provided a brief update on the uninterrupted power supply service need in the Cranford Crossings Parking Garage. Township Clerk Patricia Donahue stated that a resolution regarding this matter was an item for consideration on the following evening's Township Committee Official Meeting agenda.

Green Team and Cranford Community Connection - De-snagging and Water Lowering Permits – Deputy Mayor Dooley

Deputy Mayor Dooley provided an update regarding her conversation with Superintendent Steve Wardell as to whether a permit was needed from New Jersey Department of Environmental Protection for de-snagging activity. A brief discussion ensued regarding water lowering. Consensus was reached that further discussion regarding this matter should occur in Closed Session. Deputy Mayor Dooley, Jaqueline Dirmann of Maser Consulting (the Township's Engineering consultant) and Administrator Jamie Cryan further discussed wetlands and tree removal.

Late Starter - Review Official Meeting Agenda

Referencing the following evening's Official Meeting consideration of a resolution pertaining to the purchase of electricity supply services for public use on an online auction, Commissioner Hannen inquired about a 100 (one hundred) per cent renewables option. Discussion ensued.

Commissioner Hannen inquired about an invoice on the Bill List which pertained to T1 lines. Discussion ensued.

Elizabethtown Gas Presentation

Representatives (Nick DiRocco, Ian Azar, Jemia Singleton and Michael Scacifero) from Elizabethtown Gas presented information about local pipeline initiatives. They noted that Elizabethtown had spent the last 10 (ten) years replacing pipelines in Union Count. They further elaborated about protecting the natural gas industry, area projects and replacing old infrastructure by 2024. Deputy Mayor Dooley inquired about Elizabethtown Gas scheduling and whether they coordinated with water projects and other utilities. She further elaborated. Commissioner Hannen spoke about situations in which the Township paves roads and then the "gas company" rips up our streets to complete their work. Mayor Giblin spoke about the Township's request for better dialogue with Elizabethtown Gas. Deputy Mayor Dooley stated that it was critical that Elizabethtown Gas and the "water company" work together. Further discussion ensued.

Public Comments

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

Ms. Manchery spoke on her parents' behalf regarding their home on 577 Ludlow Avenue. She spoke about the flooding which occurs in front of their home. Mayor Giblin stated that he had spoken to her father, Mr. Manchery, that morning. Mr. Varghese Manchery stated he had called and written the

Township regarding the water build-up in front of his home and the problem was not solved. He spoke about the dangerous ditch in front of his home and then further elaborated about the problems which resulted from the flooding. Mayor Giblin requested Administrator Cryan to meet with the family regarding their concerns.

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

PSE&G Powerline Upgrade Project

Representatives (Travis Limper, Gregory Olson, Kristine Lloyd, Jay Kaplan, Don Gordon and Michael Coyle) from PSE&G presented information about the Powerline Upgrade Project.

Mr. Michael Coyle introduced his PSE&G colleagues and then presented a brief overview of the PSE&G Powerline Upgrade project. Members of the Committee inquired whether PSE&G had tried to conduct this project underground, whether PSE&G had purchased property at 750 Walnut Avenue, how many acres were they considering for purchase at 750 Walnut Avenue, how residents could provide input to PSE&G, whether PSE&G planned on replacing trees, the timeline of the upgrade project, why the poles were so high and the height of the poles. During the PSE&G presentation, a discussion ensued regarding whether there were catenary wires. Deputy Mayor Dooley and Commissioner Hannen stated there were not catenary wires. The PSE&G representative stated that there were catenary wires.

Mayor Giblin invited members of the public to ask questions to PSE&G representatives.

A member of the public inquired whether PSE&G planned to buy all of the property at 750 Walnut Avenue. Mr. Coyle responded that they planned to buy a portion of 750 Walnut Avenue. A member of the public asked a follow-up question regarding tree replacement. A member of the public asked a follow-up question regarding the height of proposed power lines. Ms. Christina Hinke inquired why PSE&G was proposing a route to 750 Walnut if the property had not been purchased yet. Mr. Coyle responded. Mr. Gabe Bailer introduced himself and stated that he was a Township employee. He spoke about the Powerline Upgrade proposal in Westfield. Mr. Bailer inquired about underground installation for higher capacity transmission. Mr. Coyle responded and noted that the costs associated with underground installation can become cost-prohibitive. Mayor Giblin inquired how a resident could get further questions answered from PSE&G. Mr. Coyle responded that they should contact Administrator Jamie Cryan with the inquiry.

A PSE&G representative then stated that he had been incorrect, i.e., there were not catenary wires in Cranford.

Engineering Update – Township Paving and Flood Control – Ms. Jaqueline Dirmann, Maser Consulting P.A.

Ms. Jacqueline Dirmann, Engineering consultant to Cranford, stated that Administrator Jamie Cryan had asked her to provide a road update the Township Committee. Ms. Dirmann noted that the first hurdle the Township faced (upon Maser's recent arrival to Cranford) was administering the South Union Avenue grant. She spoke about expected paving later this Spring on Pine Street, Hawthorn Street and Riverside Drive. Ms. Dirmann then spoke about next steps with Phase 2B and roads presented in the Capital Budget. Ms. Dirmann briefly elaborated about roads which were not considered "mill and pave" roads and associated funding. She noted that the Township would be focusing on South Union Avenue this year. Ms. Dirmann further elaborated about Brookside and Retford Avenue. Ms. Dirmann spoke about the roads which may be considered for improvements in the future, specifically Pacific Avenue, Manor Avenue, Columbia Avenue, Locust Drive, Cornell Road, Dartmouth Road, Orchard Street, Makatom Drive, Indian Spring Road and Morningside Place.

Township Administrator Jamie Cryan noted that a meeting was held last week regarding road repair with Mayor Giblin, Commissioner Maisonneuve, Mr. Steve Wardell and Ms. Dirmann.

Further discussion ensued regarding needed repairs at Cranford Avenue, Elm Street, Brookside Place and South Union Avenue, getting the roads rated, road improvement software, going out to bid for needed services and the need for a pavement management program.

Ms. Dirmann provided an update regarding a recent meeting held with the Flood Control Advisory Committee. She further elaborated about the Phase 2B award and Orchard Brook. Discussion ensued on the status of the desilting project. Mayor Giblin requested CFO Lavona Patterson to look at ordinances for funding for de-silting. Ms. Patterson responded noting that the ordinance review had resulted in about \$488,000 in available funding. Ms. Dirmann spoke about desilting next steps, i.e., meeting with Mott MacDonald and circling back to New Jersey Department of Environmental Protection. CFO Patterson provided an update on ordinance review for engineering study financing. Commissioner Hannen requested that Bond Counsel approve such findings. A brief discussion occurred regarding the expected following week visit with the Army Corps of Engineering. Further discussion ensued regarding seeking Bond Counsel's review and making a priority to obtain needed permits for Township work.

2019 Capital Budget

Mayor Giblin provided a brief overview of the Capital Budget. He requested that CFO Patterson and Administrator Cryan meet with Bond Counsel regarding the Township Committee's follow-up items. Commissioner Hannen requested that the Capital Budget information be copied to the Township Committee's drop box.

Proposed Telecommunications Ordinance regarding "small cells," "5G towers" and "personal wireless service facilities"

Deputy Mayor Dooley stated that Township Attorneys Ryan Cooper and Francine Kaplan had done a great job in drafting the proposed cell tower ordinance. She requested an edit to the ordinance and Township Attorney Ryan Cooper responded that he would update the ordinance with her requested edit and distribute it to the Township Committee for review.

Minute Approval – Closed Session Minutes of February 11th

The Township Committee reached consensus that the Minutes should be considered at the following evening's Conference Meeting to allow for further Commissioner review.

Township Administrator Report

Administrator Jamie Cryan stated that Governor Murphy had visited the Cranford School District during the previous week and spoke about the state's proposed budget and school funding.

Public Comments

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

Ms. Barbara Krause of 20 Pittsfield Street inquired whether there was coordination between the Township and Garwood regarding flood control. Discussion ensued. Ms. Krause inquired whether there was any update regarding the Post Office Plaza DMC grant. Referencing her work on Union County's Airplane Traffic Noise Advisory Board, Ms. Krause provided a Board update.

Ms. Maureen McDougall stated that she was present at the meeting on behalf of the Cranford Historic Preservation Advisory Board. Ms. McDougall spoke about the Master Plan and a recent request from Hunter to the Board. She inquired about the following evening's ordinance for consideration (regarding cell towers.)

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

Closed Session

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

Resolution No. 2019-93.10

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Recorded Vote:

Aye: Mayor Giblin, Deputy Mayor Dooley, Commissioners Hannen, Maisonneuve and O'Connor
Nay: None
Abstained: None
Absent: None

On motion of Commissioner Hannen, seconded by Deputy Mayor Dooley and passed, the Township Committee returned to open session at 10:53 p.m.

On motion of Commissioner Hannen, seconded by Deputy Mayor Dooley and passed, the Township Committee adjourned at 10:53 p.m.

Respectfully submitted,

Patricia Donahue
Township Clerk

Dated: April 8, 2019