

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **May 10, 2022** at 7:30 p.m. in Council Chambers.

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 WILL BE TAKEN AT THIS MEETING.

**PRESENT:** Mayor Kathleen Miller Prunty  
Deputy Mayor Jason Gareis  
Commissioner Brian Andrews  
Commissioner Gina Black  
Commissioner Mary O'Connor

**ABSENT:** None

#### **INVOCATION AND FLAG SALUTE**

The invocation was led by Deputy Mayor Gareis, followed by the flag salute.

#### **MINUTE APPROVAL**

On motion of Commissioner Black, seconded by Commissioner Andrews and passed, the minutes of the Workshop Budget Meeting of January 22, 2022 and the Official Meeting of January 25, 2022, were approved by indicated vote of the Township Committee:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

#### **PAYMENT OF BILLS**

On motion of Commissioner O'Connor, seconded by Commissioner Deputy Mayor Gareis and passed, the Bill List dated May 10, 2022, totaling \$5,459,459.94 was approved for payment by indicated vote of the Township Committee and is on file in the Office of the Township Clerk:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

#### **MAYORAL ANNOUNCEMENTS**

Mayor Miller Prunty read the Mayor's Proclamations:

##### Teacher Appreciation Week

**Whereas**, Teachers mold future citizens and shape their minds and hearts through guidance and education; and

**Whereas**, Teachers encounter students of diverse backgrounds with various abilities; and

**Whereas**, Teachers spend countless hours preparing lessons, creating safe environments, and building deep relationships with families and their communities; and

**Whereas**, many teachers go beyond their role by acting as a mentor, coach and motivator; and

**Whereas**, our nation's future depends on the education our children receive today; and

**Whereas**, the Township of Cranford recognizes that its teachers lay the foundation for good citizenship and provide quality education to our youth; and

**Whereas**, the previous few years have presented a difficult challenge due to the COVID-19 pandemic, and teachers rose to the challenge and went above and beyond while still representing kindness and professionalism during the performance of their job; and

**Whereas**, Teachers prepare us for the future; and anyone who today works, dreams, imagines, creates, and contributes to the well-being of our country can thank devoted teachers who provided help, knowledge, and inspiration along the way; and

**Now, Therefore, I**, Kathleen Miller Prunty, Mayor of the Township of Cranford,

Township Council, County of Union, State of New Jersey, declare the week of May 2, 2022 through May 6, 2022 to be Teacher Appreciation Week in Cranford in honor of the men and women whose dedication and commitment inspire our future.

## **INFORMAL MEETING**

Mayor Miller Prunty opened the informal meeting portion of the meeting and asked if there were any questions or comments.

Township Administrator Jamie Cryan stated that members of the public were encouraged to speak at all open meetings of the Township Committee on any matter. He stated that public comments were always welcome and referenced Section 3.5 of the Township Bylaws.

Jim Carvalho, 9 Orange Avenue – Mr. Carvalho asked about line items under the Special Improvement District (SID) fund on the Bill List. He inquired about a “business meeting breakfast” which had been charged under the Administrative Operations account. He asked where the meeting was held, who attended, what was discussed and who was invited. Mr. Carvalho also asked about the General Trust Fund which included a “District Management donation”. He asked what the General Trust Fund is and inquired about various donations to the Township. Mr. Carvalho also spoke about the Township Bylaws, first amendment rights and the importance of free speech.

Hearing no further comments, Mayor Miller Prunty closed the Informal Meeting portion of the meeting.

## **ORDINANCES – Final Reading and Public Hearing**

### **Ordinance No. 2022-11:**

The Township Clerk read by title only Ordinance No. 2022-11 entitled, “AN ORDINANCE OF THE TOWNSHIP OF CRANFORD, COUNTY OF UNION, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN AREA IN NEED OF REDEVELOPMENT CONSISTING OF CERTAIN PROPERTIES LOCATED AT BLOCK 193, LOTS 6.01, 10, 11, 12, 13 & 14 IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.”

Commissioner Andrews provided a brief overview of what had transpired in the months leading up to the introduction of Ordinance No. 2022-11. He stated that the Downtown Management Corporation (DMC) subcommittee had met two (2) times since the introduction of the Ordinance. He stated that the Redevelopment Plan would allow the Township to retain the Fire Department Building and the parking lot. Commissioner Andrews spoke about Commissioner O’ Connor’s three (3) concerns about Ordinance No. 2022-11, specifically, attendance at the Downtown Management Corporation (DMC) subcommittee meetings, an opportunity to meet with Downtown Business Owners and a request for a memo outlining eminent domain, and how such concerns had been addressed.

Said ordinance having been advertised and posted in accordance with law, Commissioner Andrews opened the public hearing.

Cindy Capodice, 312 Retford Avenue – Ms. Capodice inquired about eminent domain and asked if there would be a public record available for property owners who would be affected by eminent domain if it were to occur. Discussion ensued.

Jim Carvalho, 9 Orange Avenue – Mr. Carvalho spoke about condemnation and thanked Commissioner Black for voting “no” on the introduction of Ordinance No. 2022-11. He urged Commissioner O’Connor to vote “no” on the adoption of Ordinance No. 2022-11. He inquired if the Township Committee had met the State-imposed deadline for adopting a Redevelopment Plan. He then asked Mayor Miller Prunty which legal counsel had provided assurances that the State-mandated deadlines would be met. Mr. Carvalho also spoke about the Conservation Center and Pool fees.

William Thilly, 22 Bloomingdale Avenue – Mr. Thilly inquired as to the cost and consequences if the Township decided to say “no” to Redevelopment. Discussion ensued.

### **Commissioner O’ Connor**

Stated that she struggled with Ordinance No. 2022-11 and spent a number of weeks weighing both sides of the matter. She spoke about her experience at a recent Chamber of Commerce Street Fair and discussions she had with various Township residents. Commissioner O’Connor stated that she rarely changed her vote on something however, she wanted to review and understand the information regarding eminent domain prior to making a final decision. Commissioner O’Connor noted that she had received the eminent domain information on the previous day and stated that she did not want to speak with the property owners until she had received that information. Commissioner O’Connor stated that she believed that the Township had done a lot to meet their Affordable Housing obligations and elaborated. Commissioner O’ Connor clarified that it is the eminent domain matter and a four (4)-story structure that she could not overcome as she contemplated her decision. She stated that if the eminent domain matter and a three (3)-story building were included in the Redevelopment Plan, she would be in favor of Ordinance No. 2022-11.

Mayor Miller Prunty

Provided a brief background about the North Avenue Gateway area and stated that past Township Commissioners had been grappling with redevelopment of this area since 2000. Mayor Miller Prunty explained that the location had been designated as an area in need of rehabilitation in 2007. Mayor Miller Prunty stated that the Redevelopment Plan is a guide based on the Township's Master Plan and incorporated input from the Downtown Management Corporation (DMC), Downtown Property Owners, Township residents and the Township Planners. She spoke about the extent of Topology NJ, LLC's public outreach. Mayor Miller Prunty explained that the North Avenue Area Gateway Redevelopment Plan was not a conclusion, but just one step in a very long process. Mayor Miller Prunty stated that every member of the Township Committee cares about Cranford. She stated that doing nothing would be irresponsible.

Commissioner Andrews

Stated that if the Township Committee voted to not approve Ordinance No. 2022-11, they would be at risk of losing their Builders Remedy immunity. He spoke about the Birchwood Redevelopment Project (Birchwood) and stated that the legal fees associated with fighting Birchwood totaled upwards of one (1) million dollars. Commissioner Andrews stated that if Ordinance No. 2022-11 was approved, it would provide the Township with a framework and elaborated.

Commissioner Black

Stated that her resistance to the North Avenue Area Gateway Redevelopment Plan did not mean that she did not support any plan. She stated that the Township Committee understood the need to address the Affordable Housing obligations but disagreed with portions of the current plan. She spoke about the importance of building height and inquired as to why the plan did not provide a three (3)-story building option.

Commissioner Gareis

Expressed his confidence in the Downtown Management Corporation (DMC) subcommittee. Commissioner Gareis provided a brief account of Redevelopment Plan discussions that had begun in 2018. He stated that if Ordinance No. 2022-11 was voted down, the Builder Remedy lawsuits would be "on the table" again. He spoke about the importance of members of the Township Committee having their own opinions, but said that it was naïve to think that noncompliance with housing obligations would go unnoticed by developers.

Hearing no further comments, Commissioner Andrews closed the public hearing. On motion of Commissioner Andrews, seconded by Deputy Mayor Gareis and passed, said ordinance was adopted by indicated vote of the Township Committee:

Recorded vote:

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

Nay: Commissioner O' Connor and Black

Abstained: None

Absent: None

**ORDINANCE – Introduction**

**Ordinance No. 2022-14:**

The Township Clerk read by title only Ordinance No. 2022-14 entitled, "AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, TO REPEAL CHAPTER 232 IN ITS ENTIRETY (Repeal of Cranford's Single Use Plastics Ordinance)"

Commissioner Andrews

Provided a brief background on single use plastic bag bans and what led to the introduction of Ordinance No. 2022-14. He congratulated the Green Team and the Environmental Commission for the work they contributed to the Ordinance.

Said ordinance was introduced and approved on first reading on motion of Commissioner Andrews, seconded by Commissioner Black, and passed by the indicated vote of the Township Committee:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

**Final Reading and Public Hearing for Ordinance No. 2022-14 to be held June 14, 2022 and the publication will take place in the Westfield Leader on May 19, 2022.**

**RESOLUTIONS – By Consent Agenda**

On motion of Commissioner O’Connor, seconded by Deputy Mayor Gareis and passed, the following resolutions were adopted by consent agenda:

**Resolution No. 2022-221:**

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(1) (q), the Township may, by resolution and without advertising for bids, purchase Library and Educational goods or services, and

**WHEREAS**, the Township of Cranford is in need of acquiring Library and Educational Goods and Services from Baker & Taylor, LLC, 2810 Coliseum Centre Drive, Suite 300, Charlotte, North Carolina, 28217 for the Township of Cranford Public Library; and

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

**WHEREAS**, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et. Seq., Baker & Taylor, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Baker & Taylor, LLC 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 Baker & Taylor, LLC from making any reportable contributions through the term of the contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Cranford, authorizes the Purchasing Agent to enter into a non-fair and open contract with Baker & Taylor, LLC as described herein; and,

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

**Resolution No. 2022-222:**

**WHEREAS**, the New Jersey Shade Tree Federation is a non-profit educational organization which provides the “latest information on proper tree selection, placement, and maintenance to those agencies and individuals entrusted with the care of municipal street and park trees.”

**WHEREAS**, Cranford Township’s Environmental Commission (“Environmental Commission”) wishes to submit a grant application for the William J. Porter Community Tree Project Award with the New Jersey Shade Tree Federation to advance tree purchases and plantings for residents; and

**WHEREAS**, the Township Committee of the Township of Cranford supports the Environmental Commission in its efforts to advance tree plantings in the Township.

**NOW THEREFORE BE IT RESOLVED** that the Township Committee of the Township of Cranford supports the Environmental Commission in their pursuit of a grant award with the New Jersey Trade Tree Federation to advance tree plantings in the Township of Cranford.

**Resolution No. 2022-223:**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford, on this 10<sup>th</sup> day of May 2022, that the Mayor and Township Clerk be, and hereby are, authorized to execute a Memorandum of Agreement and the resulting Collective Bargaining Agreement with Cranford FMBA (Firemen’s Mutual Benevolent Association), Local No. 37 and Cranford FMBA, Local 237 for the period 2022 to 2025.

**Resolution No. 2022-224:**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford, on this 10<sup>th</sup> day of May 2022, that the Mayor and Township Clerk be, and hereby are, authorized to execute a Memorandum of Agreement and the resulting Collective Bargaining Agreement with Cranford PBA (Policemen’s Benevolent Association), Local No. 52, Police Superior Officers and Local No. 52, Patrolmen and Detective Patrolmen for the period 2022 to 2025.

**Resolution No. 2022-225:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 10<sup>th</sup> day of May, 2022 that the following checks will be refunded by the Tax Collector to the lien holder according to statutory requirements:

**Redemption of Certificate# 20-00017**

Block 405 Lot 12: **102 Burnside Ave**  
FIG CUST FIGNJ19LLC & SEC PTY  
PO Box 54226  
New Orleans, LA 70154

**Refund:** \$295.64  
(2-01-55-000-010-29)

**Premium:** \$300.00  
(T-15-00-000-106-000)

**Redemption of Certificate# 20-00001**

Block 109 Lot 31: **28 Nomahegan Ct**  
FIG CUST FIGNJ19LLC & SEC PTY

**Refund:** \$839.06  
(2-01-55-000-010-29)

5/10/2022

PO Box 54226  
New Orleans, LA 70154

**Premium:** \$800.00  
(T-15-00-000-106-000)

**Resolution No. 2022-226:**

**A RESOLUTION AUTHORIZING A CONTRACT WITH TM FOODS FOR THE CONCESSION RIGHTS AT THE CENTENNIAL AVENUE OUTDOOR POOL FOR THE 2022 SUMMER SEASON**

**WHEREAS**, in 2021 the Centennial Avenue Outdoor Pool was closed because of the pandemic, and there exists a need in 2022 for a vendor to operate the concession stand at the Centennial Avenue Pool for the summer season; and

**WHEREAS**, several food services companies have made offers for payment to the Township for the right to operate the concession stand at the Centennial Avenue Outdoor Pool location through a non-fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, Thomas Moore, owner of TM Foods, with a business address of 12 Harold Johnson Place in Cranford, New Jersey 07016, has made an offer to pay \$9,000 to the Township for the summer 2022 concession rights; and

**WHEREAS**, the Purchasing Agent has determined and certified in writing that the value of the contract will not exceed \$17,500; and

**WHEREAS**, Thomas Moore has completed and submitted a Business Entity Disclosure Certification, which certifies that neither he nor TM Foods have 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 Thomas Moore and TM Foods from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Township Committee has deemed that TM Foods has the expertise and qualifications to render the needed services at the Centennial Avenue Outdoor Pool for the 2022 summer season; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford authorizes a contract with TM Foods in the amount of \$9,000 to be paid by TM Foods to the Township of Cranford in exchange for food concession rights at the Centennial Avenue Outdoor Pool and limited to the 2022 summer season; and

**BE IT FURTHER RESOLVED** that the Township Committee authorizes the Purchasing Agent to enter into a contract with TM Foods, 12 Harold Johnson Place, Cranford, New Jersey, 07016 as described herein and that the Township Administrator be, and hereby is, authorized and directed to notify TM Foods of the Township Committee's decision.

**Resolution No. 2022-227:**

**WHEREAS**, there exists a need for the Township of Cranford to engage an expert to provide General Litigation Counsel for the Township of Cranford; and

**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**, at a meeting held January 2, 2022 the Township Committee adopted Resolution No. 2022-05, authorizing an award of contract to Riker, Danzig, Scherer, Hyland & Perretti LLP ("Riker Danzig") for the aforementioned service at a fee not to exceed \$10,000.00; and

**WHEREAS**, it is necessary to amend said contract for an additional amount not to exceed \$50,000.00; 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, **Riker, Danzig, Scherer, Hyland & Perretti, LLP ("Riker Danzig")**, One Speedwell Avenue, Morristown, New Jersey, 07962, for General Litigation Counsel in an amount not to exceed \$60,000.00.

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. 2-01-20-155-100-214.

**Resolution No. 2022-228:**

**WHEREAS**, the Township of Cranford requires an expert to provide Engineering Services in connection with the Kensington Avenue and Edgar Avenue Drainage Improvements Design; and

**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**, pursuant to Resolution 2022-20, the Township of Cranford deemed that the background, experience, and qualifications of Mott MacDonald satisfied the criteria set forth in the RFP, and designated Mott MacDonald as a firm for providing the Township engineering services; and

**WHEREAS**, Mott MacDonald, 412 Mt. Kemble Avenue, Suite G22, Morristown, New Jersey, 07960, is familiar with the procedures that are necessary for Engineering Services in connection with the Kensington Avenue and Edgar Avenue Drainage Improvements Design and shall perform the tasks as

delineated in their March 25, 2022 correspondence; and

**WHEREAS**, the Chief Financial Officer has certified as to the availability of funds, which is 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, as follows:

1. **Mott MacDonald**, 412 Mt Kemble Avenue, Suite G22, Morristown, New Jersey, 07960, be and hereby are awarded a contract to perform Engineering Services in connection with the aforementioned project at a fee not to exceed **\$36,500.00**; and
2. The Mayor and Municipal Clerk are hereby authorized and directed to execute a contract with Mott MacDonald, and
3. This contract is awarded pursuant to the “fair and open” process (N.J.S.A. 19:44A-20.5 et seq.).

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No C-04-21-010-000-S21.

**Resolution No. 2022-229:**

**WHEREAS**, there were 558 motor vehicle fatalities in New Jersey in 2019; and

**WHEREAS**, a large percentage of the motor vehicle occupants killed in traffic crashes were not wearing a seat belt; and

**WHEREAS**, use of a seat belt remains the most effective way to avoid death or serious injury in a motor vehicle crash; and

**WHEREAS**, the National Highway Traffic Safety Administration estimates that 14,955 lives were saved by safety belt usage nationally in 2017. From 2013 to 2017, seat belts saved nearly 69,000 lives; and

**WHEREAS**, the State of New Jersey will participate in the nationwide *Click It or Ticket* seat belt mobilization from May 23<sup>rd</sup> to June 6, 2022 in an effort to raise awareness and increase seat belt usage through a combination of high visibility enforcement and public education; and

**WHEREAS**, the New Jersey Division of Highway Traffic Safety has set a goal of increasing the seat belt usage rate in the State from the current level of almost ninety (90) per cent (%) to ninety-five (95) per cent (%); and

**WHEREAS**, a further increase in seat belt usage in New Jersey will save lives on our roadways;

**THEREFORE, BE IT RESOLVED** that the Township of Cranford declares its support for the *Click It or Ticket* seat belt mobilization, both locally and nationally, from May 23<sup>rd</sup> to June 6, 2022 and pledges to increase awareness of the mobilization and the benefits of seat belt use.

**Resolution No. 2022-230:**

**AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND AND THE RELEASE OF CONTRACT RETAINAGE FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJ DOT) FY 2020 VARIOUS ROADS (RETFOTD AVENUE AND LINDEN PLACE) PROJECT**

**WHEREAS**, the Contractor, American Asphalt & Milling Services LLC, 96 Midland Avenue, Kearny, New Jersey, 07032, has submitted a Maintenance Bond No. CSC-227123M in the amount of \$362,986.58 to the Township in connection with aforementioned project; and

**WHEREAS**, the Township’s Engineering Department has indicated that American Asphalt & Milling Services LLC has completed the project and has met all requirements for final payment and is recommending the return of the Performance Bond No. CSC-227123 in the amount of \$372,609.10 currently on file with the Township Clerk of the Township of Cranford; and

**WHEREAS**, the Township’s Engineering Department recommends the release of contract retainage and final payment in the amount of **\$16,038.06** to American Asphalt & Milling Services LLC for the New Jersey Department of Transportation (NJ DOT) FY 2020 Various Roads (Retford Avenue and Linden Place) Project.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Cranford authorizes the release of the Performance Bond and release of contract retainage to American Asphalt & Milling Services LLC in connection with the New Jersey Department of Transportation (NJ DOT) FY 2020 Various Roads (Retford Avenue and Linden Place) Project.

**Resolution No. 2022-231:**

**RESOLUTION AUTHORIZING A CONTRACT CHANGE ORDER FOR ADDITIONAL IMPROVEMENTS FOR THE RENOVATION TO THE RECREATION CENTER AT 375 CENTENNIAL AVENUE**

**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 \$127,242.50; and

**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 \$127,242.50 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 to the Recreation Center at 375 Centennial Avenue is awarded to Tri-Form Construction, Inc., 119 Liberty Street, Metuchen, New Jersey, 08840 in the amount of \$127,242.50 (10% of the original contract amount of \$1,253,000.00).

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

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

**PUBLIC COMMENTS**

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

Loretta Smith, 21 Oneida Place – Ms. Smith inquired about Resolution No. 2022-231 pertaining to a change order for the 375 Centennial Avenue project. She inquired about the cost of the change order, the status of the interior of the building, membership fees and what type of activities would be available at the facility. Ms. Smith also asked about certain requirements for the newly-adopted North Avenue Area Gateway Redevelopment Plan, specifically building height information and number of Affordable Housing units. Discussion ensued.

Don Smith, 21 Oneida Place – Mr. Smith inquired about the height requirement language in the North Avenue Area Gateway Redevelopment Plan and expressed concerns over a potential four (4)-story building. He distributed an Eric Dobson article to the Township Clerk and asked that it be circulated to the Township Committee. Mr. Smith spoke about such article and stated that it had been published on NJ.com and was entitled “New Jersey still lacks adequate affordable housing”. Mr. Smith read aloud his response to the article. Discussion ensued regarding moratoriums and other potential ways to combat over-development.

Ben Cohen, 32 Hillcrest Avenue – Mr. Cohen thanked the Township Committee for passing Resolution No. 2022-222 which authorized the Environmental Commission to apply for the William J Porter Community Tree Project Award and elaborated.

Chrissa Stulpin, 356 Retford Avenue – Ms. Stulpin discussed the presentation that was given at the previous evening’s Workshop meeting by the Executive Director of RVSA (Rahway Valley Sewerage Authority), James Meehan. She spoke about the aging infrastructure in Cranford and expressed concerns over the potential negative impact that redevelopment projects have on the Township’s infrastructure. Discussion ensued.

Rita LaBrutto, 104 Arlington Road – Ms. LaBrutto stated that she was very familiar with the history of Affordable Housing in the Township. She spoke about two (2) Topology memos from April of 2021 and February of 2022. She expressed her dissatisfaction with how the Township handled the approval of the North Avenue Area Gateway Redevelopment Plan and stated that more discussions should have taken place among members of the Township Committee. Ms. LaBrutto spoke about her concerns regarding the Township’s finances. She spoke about PILOT’s and tax abatements. Ms. LaBrutto spoke about her concerns regarding the Business Park. She stated that the Township would have a lot of demand on its revenue. Ms. LaBrutto inquired about what percentage of revenue the Board of Education would receive from the 750 Walnut Avenue PILOT. Ms. LaBrutto also inquired about the Memorandum of Understanding for the South Avenue and Chestnut Street project and asked why there was a need for a five (5)-year tax abatement. Ms. LaBrutto spoke about the number of children residing in the Birchwood development. Discussion ensued. Ms. LaBrutto reiterated her concern about the Township’s finances.

Jim Carvalho, 9 Orange Avenue – Mr. Carvalho stated that the Township Bylaws were not administered consistently. Mr. Carvalho stated that information was available to members of the public in the TV-35 archives. He spoke about his view that the Downtown Management Corporation (DMC) was being used politically. A brief discussion ensued between Mayor Miller Prunty and Mr. Carvalho.

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

## **PROFESSIONAL COMMENTS**

### **Township Clerk Patricia Donahue**

- Directed members of the public to utilize <https://unioncountyvotes.com> as a resource for the June Primary election;
- Stated that members of the public were welcome to call the Clerk's Office with election questions including inquiries about vote by mail, early voting, sample ballots, registering to vote, polling locations and voting eligibility in the Primary Election.

### **Township Administrator Jamie Cryan**

- Referencing his recent Family Medical Leave absence, Mr. Cryan thanked the Township Committee for their cooperation and understanding; thanked CFO Lavona Patterson for serving as the Interim Township Administrator and thanked the Department Heads for their hard work;
- Spoke about a recent meeting that he attended with the Union County Vicinage and expressed his gratitude for Court Administrator Lori Powell, Judge Mark Cassidy and Police Chief Ryan Greco for the very positive feedback the Township received;
- Thanked the Township Committee for authorizing the Memorandum of Understandings (MOU's) with the Collective Bargaining members of the Police and Fire Departments; thanked the Police Benevolent Association (PBA) and the Firefighters' Mutual Benevolent Association (FMBA) delegates who negotiated the MOU's; thanked Township Attorney Ryan Cooper and Township Labor Attorney Peter Perla for their work with the MOU's; and thanked Detective James Knight, Detective Lieutenant Matthew Nazzaro, Sergeant Tom Stiansen, Sergeant Shayne Temple, Patrolman Robert Chamra, Battalion Chief Brian Ingraham, Battalion Chief Leo Schaeffer, Lieutenant Matthew Lubin, Firefighter Wes Ditzel, and Firefighter Aaron Denigris for their work with the MOU process;
- Noted that Cranford's Special Improvement District (SID) was the envy of other communities and commended Downtown Management Corporation (DMC) Director, Caren Demyen, for her work. Noted that the work of the DMC raises property values; spoke about his appreciation for the DMC Board and Director Demyen.

## **COMMISSIONER REPORTS/COMMENTS**

### **Commissioner Gina Black**

- Welcomed Township Administrator Jamie Cryan back to work;
- Expressed condolences to Construction Code Official Frank Genova on the passing of his mother;
- Spoke about Teacher Appreciation Week and thanked teachers for all they do;
- Discussed Ordinance No 2022-14 and her "no" vote; stated that she did not take any decision lightly but felt that the current plan did not address density, traffic, parking and flooding and did not define limits;
- Expressed her gratitude for the Downtown Management Corporation (DMC);
- Stated that a committee meeting pertaining to flood matters would be held on May 17<sup>th</sup>;
- Announced that registration was open for the Centennial Village Velocity 5k run;
- Reminded residents to register for summer recreation programs and the Cranford Pools.

### **Commissioner Mary O'Connor**

- Spoke about the numerous redevelopment projects taking place throughout Cranford. She noted that the development projects included a handful of Affordable Housing units with Luxury apartment living; spoke about residents who couldn't afford luxury apartment units but didn't qualify for Affordable Housing units. She stated that she was not ready to hand Cranford over to developers.
- Inquired why significant flooding in Cranford did not exempt the Township from Builders Remedy lawsuits;
- Thanked the Cranford Clergy Council, the Cranford Interfaith Human Relations Committee, Cranford Public Schools, and Saint Michael School for hosting the annual Holocaust Day of Remembrance;
- Thanked teachers as well as everyone working in the education field;
- Extended her condolences to Construction Code Official Frank Genova on the passing of his



mother.

**Commissioner Brian Andrews**

- Spoke about the adoption of Resolution No. 2022-228 which pertained to drainage improvements for Kensington Avenue and Edgar Avenue;
- Provided a Pedestrian and Bicycle Safety Committee update and spoke about streets light repair along Centennial Avenue;
- Spoke about New Jersey Transit's planned installation of bird netting;
- Spoke About the upcoming installation of parklets;
- Reported that Eastman Plaza would be re-sodded;
- Announced that the Downtown Management Corporation (DMC) and Cranford Community Connection would be hosting the Taste of Cranford on May 31<sup>st</sup>

**Deputy Mayor Jason Gareis**

- Expressed his appreciation to teachers and everyone else working in the education field, including his wife;
- Announced that the annual Cranford Police Youth Academy would be held from July 11<sup>th</sup> through July 15<sup>th</sup> and spoke about the start of the application process;
- Congratulated the Cranford Police Department for a job well done, specifically in regards to an arrest made pertaining to three (3) recent burglaries;

**Mayor Kathleen Miller Prunty**

- Thanked the Cranford Clergy Council, the Cranford Interfaith Human Relations Committee, Cranford Public Schools, and Saint Michael School for hosting the Holocaust Day of Remembrance Ceremony as well as a vigil for the people of Ukraine;
- Thanked all the students who participated in the ceremony;
- Invited the teachers to come up to the dais to receive the Teacher Appreciation Week proclamation

On motion of Commissioner O'Connor, seconded by Commissioner Black and passed, the Township Committee adjourned at 9:20 p.m.

Respectfully submitted,

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Patricia Donahue, RMC  
Township Clerk

Date: May 10, 2022