

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **May 24, 2022** at 7:50 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 Jason Gareis, followed by the flag salute.

#### **MINUTE APPROVAL**

On motion of Commissioner Black, seconded by Deputy Mayor Gareis and passed, the minutes of the Capital Budget Workshop Meeting of February 10, 2022 and the Official Meeting of February 8, 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 Andrews and passed, the Bill List dated May 24, 2022, totaling \$2,008,291.23 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 invited Commander Mark Schwartz and members of the VFW Post No. 335 to the podium and read the Mayor’s Proclamations:

##### Memorial Day – Buddy Poppy Days

**WHEREAS**, the annual Buddy Poppy campaign by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by government leaders since 1922; and

**WHEREAS**, VFW Buddy Poppies are assembled by disabled veterans, with the proceeds of this worthy fund-raising campaign used exclusively for the benefit of disabled and needy veterans and widows and orphans of deceased veterans; and

**WHEREAS**, the basic purpose of the annual Buddy Poppy campaign by the Veterans of Foreign Wars and it’s Auxiliary is eloquently reflected in the desire to “Honor the Dead by Helping the Living”; and

**NOW, THEREFORE**, I, Kathleen Miller Prunty, Mayor of the Township of Cranford, proclaim May 21, 2022 through May 30, 2022 as **BUDDY POPPY DAYS** In addition, urge all citizens of this community to recognize the merits of this cause by contributing generously to support Buddy Poppies on the days set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead.

##### Moms Demand Action Against Gun Violence

**WHEREAS**, Moms Demand Action, a grassroots movement of Americans advocating for public safety measures that can protect people, especially children, from gun violence supports June 3, 2022 to be National Gun Violence Awareness Day to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence; and

**WHEREAS**, every day, more than 110 Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and on average there are nearly 16,000 gun homicides every year; and

**WHEREAS**, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and  
**WHEREAS**, cities and small towns across the nation, including Cranford, are working to end the senseless violence with evidence-based solutions; and  
**WHEREAS**, protecting public safety in our communities is our highest responsibility; and  
**WHEREAS**, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and  
**WHEREAS**, we support our law enforcement officers who know our communities, are the most familiar with local criminal activity and how to address it, and are trained and best positioned to understand how to keep citizens safe; and  
**WHEREAS**, gun violence prevention is more important than ever as the COVID-19 pandemic continues to exacerbate gun violence after more than two years of increased gun sales, increased calls to suicide and domestic violence hotlines, and an increase in gun violence;  
**WHEREAS**, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 3, 2022 to recognize her 25th birthday, people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to Hadiya Pendleton, other victims of gun violence; and the loved ones of those victims; and  
**WHEREAS**, by wearing orange on June 3, 2022 Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and  
**WHEREAS**, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands, and encourage responsible gun ownership to help keep our children safe.  
**NOW, THEREFORE**, I, Kathleen Miller Prunty, Mayor of the Township of Cranford, proclaim June 3, 2022 as **NATIONAL GUN VIOLENCE AWARENESS DAY**

Mayor Miller Prunty thanked Police Chief Ryan Greco for his assistance.

#### **INFORMAL MEETING**

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

#### **POLICE DEPARTMENT ANNOUNCEMENTS**

##### **RESOLUTION – By Roll Call Vote**

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

##### **Resolution No. 2022-232:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, at a meeting held May 24, 2022, that James Wilson III be, and hereby is, appointed as a Probationary Patrol Officer within the Police Department, effective May 25, 2022.

##### Recorded vote:

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

Nay: None

Abstained: None

Absent: None

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

##### **Ordinance No. 2022-12:**

The Township Clerk read by title only Ordinance No. 2022-12 entitled, "BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY, NEW INFORMATION TECHNOLOGY EQUIPMENT, AND A NEW FIRE ENGINE (PARTIAL FUNDING) AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE TOWNSHIP OF CRANFORD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$5,800,000 TO PAY THE COST THEREOF, TO APPROPRIATE VARIOUS GRANTS, FEDERAL AMERICAN RESCUE PLAN ACT FUNDS AND INSURANCE PROCEEDS, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION, TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS AND TO AMEND BOND ORDINANCE NO. 2019-05 ADOPTED MAY 28, 2019"

Said ordinance having been advertised and posted in accordance with law, Commissioner O'Connor opened the public hearing. Hearing no comments, Commissioner O'Connor closed the public hearing. On motion of Commissioner O'Connor seconded by Commissioner Andrews and passed, said ordinance was adopted 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

**Ordinance No. 2022-13:**

The Township Clerk read by title only Ordinance No. 2022-13 entitled, "AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, CHAPTER 6, ARTICLE II, SECTION 8, HOURS OF MUNICIPAL OFFICES"

Said ordinance having been advertised and posted in accordance with law, Commissioner Black opened the public hearing. Hearing no comments, Commissioner Black closed the public hearing. On motion of Commissioner Black, seconded by Commissioner Andrews and passed, said ordinance was adopted by indicated vote of the Township Committee:

Commissioner O' Connor

Provided a background and explanation as to why a decision was made to change the hours of operation for Municipal Offices.

Recorded vote:

Aye: Mayor Miller Prunty, Deputy Mayor Gareis, Commissioners Andrews, Black and O'Connor  
Nay: None  
Abstained: None  
Absent: None

**ORDINANCE – Introduction**

**Ordinance No. 2022-15:**

The Township Clerk read by title only Ordinance No. 2022-15 entitled, "AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255, LAND DEVELOPMENT, PERTAINING TO SIGNAGE"

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:

Commissioner Andrews

Provided an explanation of Ordinance No. 2022-15 and noted that the consideration of such ordinance was in response to feedback from several Downtown business owners.

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. 2022-15 to be held June 28, 2022 and the publication will take place in the Westfield Leader on June 2, 2022.**

**RESOLUTIONS – By Consent Agenda**

On motion of Commissioner Andrews, seconded by Commissioner O' Connor and passed, the following resolutions were adopted by consent agenda:

**Resolution No. 2022-233:**

**WHEREAS**, Timothy Handy, a Patrolman within the Cranford Police Department, is qualified for a leave of absence pursuant to the Federal Family Medical Leave Act (FMLA), New Jersey Family Leave Act (NJFLA) and the New Jersey Paid Family Leave Act (NJPFLA) for the care of his wife and child. **NOW THEREFORE BE IT RESOLVED** by the Township of Committee of the Township of Cranford that Timothy Handy is approved for a FMLA/NJFLA/NJPFLA leave of absence beginning August 25, 2022, using accumulated time as available as employee so elects; **BE IT FURTHER RESOLVED** that Timothy Handy shall comply with all provisions of law during the FMLA/NJFLA/NJPLA leave of absence, including providing all required medical proofs

**Resolution No. 2022-234:**

**WHEREAS**, Gary Merwede, Firefighter within the Cranford Fire Department, is qualified for a leave of absence pursuant to the Federal Family Medical Leave Act (FMLA), New Jersey Family Leave Act (NJFLA) and the New Jersey Paid Family Leave Act (NJPFLA) for the care of a newborn. **NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Cranford that Gary Merwede is approved for a FMLA/NJFLA/NJPFLA leave of absence beginning on or about June 18, 2022, using accumulated time as available as employee so elects;

**BE IT FURTHER RESOLVED** that Gary Merwede shall comply with all provisions of law during the FMLA/NJFLA/NJPLA leave of absence, including providing all required medical proofs.

**Resolution No. 2022-235:**

**WHEREAS**, the Cranford Jaycees is a local membership and nonprofit organization that makes numerous contributions to the Cranford community through its volunteering, community events, and college scholarship program; and

**WHEREAS**, the Cranford Jaycees annually hosts 1) an Installation Barbeque to acknowledge the Cranford High School Seniors receiving college scholarships from the Cranford Jaycees and 2) an Alumni Barbeque to acknowledge past members and their service to the community and swear-in new Jaycees Officers; and

**WHEREAS**, the Cranford Jaycees has requested the use on Hanson Park for the Installation Barbeque and the Alumni Barbeque;

**NOW THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Cranford approves the Jaycees' use of Hanson Park on Saturday, June 11, 2022 from 6:00 p.m. to 10:00 p.m. for the Installation Barbeque and Thursday, July 14, 2022 from 6:00 p.m. to 9:00 p.m. for the Alumni Barbeque, including the consumption of alcohol, consistent with all applicable State laws, regulations, COVID-19 restrictions, and municipal ordinances.

**Resolution No. 2022-236:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford and hereby authorizes the closure of the upper section of Municipal Lot One for the Hot Yoga Revolution-sponsored Pride Yoga event as follows:

- Monday, June 13, 2022 – 5:00 p.m. to 8:00 p.m.
- Monday, June 27, 2022 – 5:00 p.m. to 8:00 p.m. (rain date)

**Resolution No. 2022-237:**

**WHEREAS**, Minstinct LLC applied for and was subsequently granted required approval by the Township of Cranford to film *Mother's Instinct*; and

**WHEREAS**, Minstinct LLC has indicated that its production may affect a portion of Township Property, specifically, Holly Street between Alden Street and Springfield Avenue; and

**WHEREAS**, The Township of Cranford wants to ensure the safety of motor vehicle and pedestrian traffic surrounding the Minstinct LLC's filming locations while reducing the impact to the surrounding residential, business, church and school communities;

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, that the Cranford Police Department hereby is authorized to periodically close 1) Holly Street between Alden Street and Springfield Avenue and 2) Alden Street between Holly Street and the Rahway River, when supervising police personnel deem it necessary to ensure the safety of pedestrians, motorists, and individuals associated with Minstinct LLC's production of *Mother's Instinct* between the dates of May 23, 2022 and June 24, 2022; and

**BE IT FURTHER RESOLVED** that the Township of Cranford may enter into an agreement with Minstinct LLC to pre-purchase up to fifty (50) long-term meter parking stalls in Municipal Lot No. 6 between May 23, 2022 and June 24, 2022, for a pre-negotiated amount of \$15,000, specifically to accommodate parking for the production staff working with Minstinct LLC; and

**BE IT FURTHER RESOLVED** that the Cranford Police Department shall determine what police personnel, police equipment and/or Township resources will be required to authorize, establish and supervise any road closures, parking restrictions, or traffic detours caused by this production at a cost borne by Minstinct LLC, its contractors, or other organizations connected with the aforementioned production.

**Resolution No. 2022-238:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 24<sup>th</sup> day of May, 2022 that the following check will be refunded by the Tax Collector to the lien holder according to statutory requirements:

**Redemption of Certificate# 18-00010**

Block 473 Lot 11: 23 South Ave. W.  
23 South Ave LLC  
111 Clifton Ave, Suite 14  
Lakewood, NJ 08701

**Refund:** \$111,765.14  
(2-01-55-000-010-029)

**Resolution No. 2022-239:**

**WHEREAS**, Local Public Contract Law 40A:11-6.1; "Award of Contracts" requires that every contract awarded by the contracting agent for the provision or performance of any goods or services, the cost of which in the aggregate may exceed the bid threshold, shall be awarded only by resolution of the governing body;

**WHEREAS**, The Township of Cranford is authorized by law to purchase goods and services from approved vendors who have been awarded by and have existing contracts with the State of New Jersey and/or authorized Cooperative Purchasing Programs; and

**WHEREAS**, the following vendor has been awarded a state contract and/or authorized cooperative purchasing program agreement and the Township Committee of the Township of Cranford hereby authorizes the purchase of goods and/or services (including liquid chlorine) through the following vendor listed herewith, that in the aggregate may exceed the bid threshold for the calendar year 2022;

| <b>Cooperative Purchasing</b>   |   |                   |
|---|---|-------------------|
| <b>Vendor</b>   | <b>Cooperative Purchasing Program</b>     | <b>Contract #</b> |
| Main Pool & Chemical Company, Inc.<br>110 Commerce Road<br>Dupont, PA 18641 | Morris County Cooperative Pricing Council | 17                |

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Cranford authorizes purchases (including liquid chlorine) from the aforementioned vendor that in the aggregate may exceed the bid threshold for the calendar year 2022.

**Resolution No. 2022-240:**

**WHEREAS**, the Chief Financial Officer has certified to the availability of funds which is on file in the office of the Township Clerk; and

**WHEREAS**, on October 7, 2021 bids were received for the provision of police and administrative vehicles for the Township of Cranford Police Department; and

**WHEREAS**, Koch 33 Ford, 3810 Hecktown Road, Easton, Pennsylvania, 18045 is the lowest responsible bidder for this contract at a low bid price of \$184,548 for the purchase of six (6) Ford Utility Police Interceptors.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford, on this 24<sup>th</sup> day of May 2022, that Koch 33 Ford, 3810 Hecktown Road, Easton, Pennsylvania, 18045, as more particularly set forth in the Successful Bidder’s Bid proposal dated October 7, 2021, which bid proposal is on file in the Office of the Township Clerk; and

**BE IT FURTHER RESOLVED** that the Mayor and Township Clerk be and are hereby authorized and directed to enter into a Master Contract agreement with the Successful Bidder in the form approved by the Township Attorney.

**Resolution No. 2022-241:**

**RESOLUTION AUTHORIZING THE TOWNSHIP CLERK TO ADVERTISE FOR PROJECT BIDS**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford, that the Township Clerk be, and hereby is, authorized to advertise for bids for the following 2022 Engineering Department projects:

1. Inflow and Infiltration 2022 Project
2. 2022 Capital Roads Improvement Project
3. NJDOT (New Jersey Department of Transportation) FY2022 Spruce Street Improvements Project
4. 2022 Various Drainage Improvements Project
5. Cranford Avenue Drainage Improvements Project

**Resolution No. 2022-242:**

**REMOVED FROM AGENDA**

**Resolution No. 2022-243:**

**RESOLUTION DESIGNATING 750 WALNUT AVENUE LOGISTICS LLC AND 750 WALNUT AVENUE RESIDENTIAL URBAN RENEWAL LLC AS REDEVELOPER OF CERTAIN PROPERTIES IDENTIFIED ON THE TOWNSHIP TAX MAP AS BLOCK 541, LOT 2, QUALIFIERS C01, C02, C03, C04, C05, C06 AND C07 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND APPROVING AN ESCROW AGREEMENT**

**WHEREAS**, by Resolution No. 2020-159 adopted on February 25, 2020, the Cranford Township Committee directed the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties designated on the Township tax map as Block 541, Lot 2, Qualifiers C01, C02, C03, C04, C05, C06 & C07 (the “**Properties**”) qualifies as a condemnation area in need of redevelopment according to the criteria set forth in Section 5 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

**WHEREAS**, Hartz Mountain Industries, Inc. (“Hartz”), by and through certain subsidiaries, is the fee owner of the Properties, comprised of roughly 30.5 total acres; and

**WHEREAS**, Planning Board directed Topology, LLC to undertake an investigation of the Properties and prepare a preliminary investigation report as required by the statute, and Topology prepared a Preliminary Investigation Report dated August 18, 2020 (“Preliminary Investigation”); and

**WHEREAS**, the Planning Board provided the required legal notices and conducted a public meeting in accordance with the requirements of N.J.S.A. 40A:12A-6 on September 2, 2020 and September 16, 2020; and

**WHEREAS**, during the aforesaid hearings, the Planning Board reviewed the Preliminary Investigation Report prepared by Topology dated August 18, 2020, and heard testimony from Leigh Anne Hindenlang, AICP/PP, a planning expert employed by Topology, and co-author of said report; and

**WHEREAS**, upon review and consideration of the aforementioned report, the exhibits entered into evidence, and the testimony presented during the hearings, the Planning Board determined that the Properties satisfy the criteria for designation as a Condemnation Area in Need of Redevelopment pursuant to the aforementioned statute; and

**WHEREAS**, on September 16, 2020, the Planning Board voted to recommend to the Township Committee that the Properties be designated a Condemnation Redevelopment Area; and

**WHEREAS**, on October 7, 2020, the Planning Board adopted a Resolution No. 2020-013 memorializing its September 16, 2020 vote accepting and adopting the conclusions contained in the Study and recommending designation of the Properties as a Condemnation Redevelopment Area; and

**WHEREAS**, by Resolution No. 2020-356, (“Redevelopment Resolution”), dated November 10, 2020, the Township Committee designated the Property as a Condemnation Area in Need of Redevelopment, as provided in N.J.S.A.40A:12A-5; and

**WHEREAS**, the Redevelopment Resolution was transmitted to the Commissioner of the Department of Community Affairs (“DCA”) via overnight delivery on November 16, 2020, in accordance with N.J.S.A. 40A: 12A-6; and

**WHEREAS**, the Parties have reached an agreement that Hartz will develop the Property to include, among other things, an inclusionary project consisting of units which will be set-aside for very low-, low- and moderate-income households (“Inclusionary Development”), which Inclusionary Development is part of the Township’s Compliance Plan that is subject of a settlement agreement between the Township and Fair Share Housing Center (“FSHC Settlement Agreement”); and

**WHEREAS**, the Parties entered into a Memorandum of Understanding which sets forth the terms, conditions, responsibilities and obligations of the Parties relative to creating a realistic opportunity to develop the Inclusionary Development consisting of a total of 250 residential units (the “Residential Project”) and 250,000 square feet of commercial use (the “Commercial Project”) (the Residential Project and the Commercial Project together referred to as the “Project”); and

**WHEREAS**, a redevelopment project located in an Area in Need of Redevelopment must be undertaken in accordance with a Redevelopment Plan, in accordance with N.J.S.A. 40A:12A-7; and

**WHEREAS**, the Township Committee authorized Topology, LLC to prepare a Redevelopment Plan for the Property in accordance with the requirements of the Redevelopment Law; and

**WHEREAS**, the Township Committee adopted the Redevelopment Plan on December 14, 2021 by Ordinance No. 2021-18; and

**WHEREAS**, the Redevelopment Plan incorporates the design requirements and conditions for the redevelopment of the Property for the Hartz Project; and

**WHEREAS**, in contemplation of the redevelopment of the Property pursuant to the Redevelopment Plan and this Agreement, Hartz has terminated the existing condominium form of ownership of the existing structures located on the Property and has commenced demolition of these structures; and

**WHEREAS**, the Residential Project shall be approved and constructed pursuant to a Redevelopment Agreement with 750 Walnut Avenue Residential Urban Renewal, LLC, an affiliate of Hartz; and

**WHEREAS**, the Commercial Project shall be approved and constructed pursuant to a Redevelopment Agreement with 750 Walnut Avenue Logistics, LLC; and

**WHEREAS**, the Township has determined it to be in the best interests of the Township to designate **750 WALNUT AVENUE RESIDENTIAL URBAN RENEWAL, LLC** as the redeveloper of the Residential Project and to undertake the Residential Project; and

**WHEREAS**, the Township has determined it to be in the best interests of the Township to designated **750 WALNUT AVENUE LOGISTICS, LLC** as the redeveloper of the Commercial Project and to undertake the Commercial Project; and

**WHEREAS**, **750 WALNUT AVENUE RESIDENTIAL URBAN RENEWAL, LLC** and **750 WALNUT AVENUE LOGISTICS, LLC** recognize that the Township has incurred the Prior Costs and has and will incur additional costs and expenses in connection with the Redevelopment Project, and **750 WALNUT AVENUE RESIDENTIAL URBAN RENEWAL, LLC** and **750 WALNUT AVENUE LOGISTICS, LLC** are willing to defray the actual costs and expenses of the Township related to the Project.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford, New Jersey as follows:

1. **Generally.** The aforementioned recitals are incorporated herein as though fully set forth at length.

2. **Residential Project Redeveloper Designation. 750 WALNUT AVENUE RESIDENTIAL URBAN RENEWAL, LLC** is designated as the redeveloper of the Residential Project to negotiate a mutually acceptable Redevelopment Agreement to effectuate the goals and objectives of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-1.
3. **Commercial Project Redeveloper Designation. 750 WALNUT AVENUE LOGISTICS, LLC** is designated as the redeveloper of the Commercial Project to negotiate a mutually acceptable Redevelopment Agreement to effectuate the goals and objectives of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-1.
4. **Escrow Agreement.** The Agreement annexed to this Resolution as Exhibit A is hereby approved. The Mayor is authorized to execute the Agreement on behalf of the Township.
5. **Severability.** If any part of this resolution shall be deemed invalid, such parts shall be served and the invalidity thereby shall not affect the remaining parts of this resolution.
6. **Resolution on File.** A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.
7. **Effective Date.** This Resolution shall take effect immediately.

**Resolution No. 2022-244:**  
**MOVED TO ROLL CALL VOTE**

**Resolution No. 2022-245:**

**WHEREAS**, the Township Committee of the Township of Cranford (the “Township”) has determined that more flexibility of the hours of operation for municipal offices is necessary to better meet the needs of the Township’s residents and employees; and

**WHEREAS**, Chapter 6, Article II, Section 8 of the Code of the Township authorizes the Township Committee to set forth specific hours for municipal offices.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that, pursuant to Chapter 6, Article II, Section 8 of the Code of the Township of Cranford as amended by Ordinance 2022-13, it is hereby determined and stated that beginning on June 15, 2022, the regular hours of operation for municipal offices shall be Monday through Friday from 8:30 a.m. to 4:30 p.m., excluding Saturdays, Sundays, and legal holidays as set forth by the Township Committee.

**Resolution No. 2022-246:**

**WHEREAS**, the Township Committee of the Township of Cranford (the “Township”), established the hours of operation for municipal offices; and

**WHEREAS**, Chapter 6, Article II, Section 8 of the Code of the Township, as amended by Ordinance 2022-13, authorizes the Township Committee to set forth specific hours for municipal offices; and

**WHEREAS**, the Township of Cranford has annually adopted a Summer Hours schedule for municipal office hours of operation; and

**WHEREAS**, the Township Committee has determined the Municipal Building Summer Hours schedule will be effective July 1, 2022 through September 2, 2022.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that Summer Hours of operation will be in effect for municipal offices Monday through Thursday, 8:30 a.m. to 4:30 p.m., and Friday, 8:30 a.m. to 1:30 p.m. from July 1, 2022 through September 2, 2022;

**BE IT FURTHER RESOLVED**, that during Summer Hours municipal employees not otherwise subject to a collectively bargained work schedule may conclude their workweek at 1:30 p.m. on Friday on any week the employee has observed four 30-minute lunch breaks and no lunch break on Friday, in lieu of the customary one hour lunch break.

**Commissioner O’Connor**

Clarified to members of the public that Resolution No. 2022-243 does not bind the Township to a PILOT.

**Recorded vote:**

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

Nay: None

Abstained: None

Absent: None

**RESOLUTION – By Roll Call Vote**

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

**Resolution No. 2022-244:**

**EXECUTION OF REDEVELOPMENT AGREEMENT IN FURTHERANCE OF  
REDEVELOPMENT OF PROPERTY LOCATED AT 201 WALNUT AVENUE, 100-126 SOUTH  
AVENUE, 32 HIGH STREET, AND 2 CHESTNUT STREET IN THE TOWNSHIP OF  
CRANFORD, UNION COUNTY**

**WHEREAS**, by Resolution No. 2020-270 adopted on August 11, 2020, the Cranford Township Committee directed the Planning Board to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine whether the properties identified and designated on the Township tax map as 100-126 South Avenue, Block 478, Lots 1.01, 1.02, 2, 3, 4, and 5; 32 High Street, Block 478, Lot 6; 2 Chestnut Street, Block 483, Lot 18 and 201 Walnut Avenue, Block 484, Lot 19.01 (the “Properties”) qualifies as an area in need of rehabilitation according to the criteria set forth in Section 14 of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq; and

**WHEREAS**, Iron Ore Properties LLC (“Iron Ore”) either controls or through its Affiliates has 10% or more ownership interest in the entity or entities which own the Properties; and

**WHEREAS**, after a preliminary investigation reviewed and considered by the Planning Board, on February 3, 2021, the Planning Board voted to adopt the conclusions in the Area in Need of Rehabilitation Report and recommend referral of said report to the Township Committee and adoption of a resolution declaring the Properties an Area in Need of Rehabilitation; and

**WHEREAS**, by Resolution No. 2021-164, (“Rehabilitation Resolution”), dated March 30, 2021, the Township Committee designated the Properties as an Area in Need of Rehabilitation, as provided in N.J.S.A.40A:12A-14; and

**WHEREAS**, the Rehabilitation Resolution was transmitted to the Commissioner of the Department of Community Affairs (“DCA”), in accordance with N.J.S.A. 40A:12A-6 and -14; and

**WHEREAS**, by Ordinance No. 2022-03, adopted February 22, 2022, the Township adopted a Redevelopment Plan for an Area in Need of Rehabilitation for the Property (“Redevelopment Plan”);

**WHEREAS**, the Parties have reached an agreement that Iron Ore will develop the Properties to include, among other things, an inclusionary project consisting of units which will be set-aside for very low, low and moderate income households (“Inclusionary Development”), which Inclusionary Development is part of the Township’s Housing Element and Fair Share Plan that is subject of a settlement agreement between the Township and Fair Share Housing Center (“FSHC Settlement Agreement”); and

**WHEREAS**, the Parties entered into a Memorandum of Understanding to develop, finance, construct and implement upon the Project Site, in multiple phases, the following: For the South Avenue Phase: i. New construction of approximately 55 residential dwelling units; ii. New construction of commercial/retail space of approximately 5,800 square feet in size; iii. Renovation and incorporation into the Project of the existing single-story commercial buildings located at 100-104 South Avenue to remain as commercial/retail space; iv. Conversion of 2 Chestnut Street in the Township into overflow surface parking; and v. Construction of related parking, site improvements and amenities. For the Walnut Avenue Phase: i. New construction of a single building containing approximately 37 residential dwelling units; ii. Special Needs Housing comprised of both a self-contained 4-bedroom group home within the building and 2 two-bedroom independent living units; and iii. Construction of related parking, site improvements and amenities (collectively, the “Project”); and

**WHEREAS**, pursuant to the Redevelopment Plan, Iron Ore has submitted to the Township Committee its plans for the redevelopment of the Walnut Avenue Phase, which plans have been reviewed and deemed consistent with the Redevelopment Plan by the Township’s designated licensed planner;

**WHEREAS**, the Township has determined it to be in the best interests of the Township to designate **IRON ORE PROPERTIES LLC** as the redeveloper of the Project; and

**WHEREAS**, the Township has determined it to be in the best interests of the Township to enter into a Redevelopment Agreement with **IRON ORE PROPERTIES LLC** for the redevelopment of the Project consistent with the Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED**, on this 24th day of May 2022 by the Township Committee of the Township of Cranford, New Jersey:

1. **Generally.** The aforementioned recitals are incorporated herein as though fully set forth at length.
2. **Project Redeveloper Designation.** **IRON ORE PROPERTIES LLC** is designated as the redeveloper of the Project to effectuate the goals and objectives of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-1.
3. **Escrow Agreement.** The Mayor is authorized to execute an Escrow Agreement with Iron Ore Properties LLC in substantially the form presented to and considered by the Township Committee.
4. **Redevelopment Agreement.** The Mayor is authorized to execute a Redevelopment Agreement in substantially the form presented to and considered by the Township Committee and for the Mayor and related Township Professionals to execute related documents on behalf of the Township of Cranford in furtherance of the redevelopment of the Property.



5. **Walnut Avenue Phase Consistency Review.** The Township Committee approves Iron Ore's plans for the Walnut Avenue Phase of the Project as consistent with the Redevelopment Plan, and authorizes submission of a Site Plan Application to the Planning Board for the Walnut Avenue Phase only.

Commissioner Andrews

Spoke about requesting more flood mitigation efforts from developers; spoke about the flood mitigation strategies and stormwater management efforts associated with the 201 Walnut Avenue and the South Avenue Redevelopment project. He stated that the Township was in need of flood solutions and stated that Resolution No. 2022-244 would compel the Township Committee to use certain funds specifically for flood mitigation.

Commissioner O'Connor

Stated that she asked for Resolution No. 2022-244 to be moved to the following meeting due her not receiving the associated Redevelopment Agreement until the prior day. She spoke about discussions that were held and her reasons for voting in favor of Resolution No. 2022-244. Commissioner O'Connor stated that the project should be separated, noting that there were two large scale projects that are deserving of their own individual discussions. She stated that she would be voting yes to move things forward but was assured that amendments to the Redevelopment Agreement could take place.

Commissioner Black

Seconded Commissioner O'Connor's comments and stated that there was a misunderstanding on when Resolution No. 2022-244 would be considered for adoption. She said that she had only seen plans for half of the project and would be voting a "cautious yes".

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.

Rita LaBrutto, 104 Arlington Road: Ms. LaBrutto inquired about Resolution No. 2022-244 pertaining to the Redevelopment Agreement for South Avenue and Chestnut Street including a five (5)-year tax abatement, number of units, Special Needs units and Group Home plans, PILOT's and a Memorandum of Understanding. She also spoke about the financial state of the Township and asked that the Township Committee be cognizant of it. Discussion ensued.

Liz Mazza, 205 Walnut Avenue: Ms. Mazza spoke about Resolution No. 2022-244 pertaining to the Redevelopment Agreement for South Avenue and Chestnut Street. She discussed certain aspects of the Master Plan and read from the section entitled "Community Identity Goals". Ms. Mazza emphasized the importance of preserving the historical integrity of the neighborhoods surrounding 201 Walnut Avenue and expressed concerns about potential building designs. She inquired as to why the agreement was approved if it went against the "Community Identity Goals" in the Master Plan. Ms. Mazza spoke about her concerns with a proposed third floor rooftop patio. Ms. Mazza read aloud an excerpt from an article that was published on [www.curbed.com](http://www.curbed.com) pertaining to a recent rise in generic apartment buildings and referred to them as "Minecraft buildings".

William Thilly, 22 Bloomingdale Avenue: Mr. Thilly stated that he agreed with the previous resident's comments regarding the appearance of generic building designs. Mr. Thilly then spoke about his time growing up in Cambridge, Massachusetts and spoke about the importance of individuality, specifically as it relates to signage. He also spoke about the Birchwood apartments and flood mitigation. Discussion ensued.

Jim Carvalho, 9 Orange Avenue: Mr. Carvalho spoke about censorship and violations of the first amendment. He discussed his experience at a previous Township Committee meeting and stated that he was interrupted during his public comments and accused of slander. He also spoke about cronyism both as it pertained to the Downtown Management Corporation (DMC) and the Township Committee.

Joan Scaramuzzi, 517 Claremont Place: Ms. Scaramuzzi inquired if the developers for the South Avenue and Chestnut Street project would be including flood storage. She inquired about the \$400,000 to be spent on flood mitigation and asked for clarification on the exact location of the project.

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

## PROFESSIONAL COMMENTS

### Township Clerk Patricia Donahue

- Informed members of the public that the Primary Election would be held on Tuesday, June 7<sup>th</sup>;
- Provided members of the public with the hours that the polls would be open and resources to use for questions about voting.

### Township Administrator Jamie Cryan

- Thanked residents for attending the flood information session;
- Welcomed Probationary Officer James Wilson;
- Reminded members of the public that the hours of operation had been changed in Municipal Offices;
- Announced that Municipal Offices would be closed for Memorial Day;

## COMMISSIONER REPORTS/COMMENTS

### Commissioner Mary O'Connor

- Discussed the recent Flood Committee Meeting as well as an upcoming Traffic Study Meeting;
- Stated that she would like to see more open discussions between the Township Committee and residents;
- Asked that the Flood Committee report back to the Township Committee regularly;
- Expressed her gratitude for the work that is being done by the Flood Committee;
- Spoke about the need to restore funding for advocacy in Washington, D.C. and reminded members of the public of new elected representatives;
- Spoke about support for Assembly Bill 253;
- Explained that Assembly Bill 253 would bring \$5 million dollars to Cranford to be used for flood mitigation;
- Discussed exemptions from builder's remedy lawsuits until the Township can address infrastructure needs;
- Stated that since 2013, over 4,600 water discharge units had been added through development and stated that the Township's infrastructure was not "up to the task";
- Emphasized that flooding and development cannot be separated;
- Thanked the "Moms Against Gun Violence" group;
- Thanked the Veterans of Foreign Wars (VFW) for their service;
- Spoke about the previous week's Police ceremony during which Police Chief Greco presented a number of awards to Police Officers and civilians;
- Offered her condolences to Township Clerk, Patricia Donahue on the passing of her father.

### Commissioner Gina Black

- Extended her condolences to Township Clerk Patricia Donahue on the passing of her father;
- Welcomed Probationary Officer James Wilson;
- Provided an update on the 375 Centennial Avenue project noting that the lights had been installed and the flooring work was underway;
- Provided an update on the Canoe Club repairs and stated that the work was almost complete;
- Spoke about the Historic Preservation Advisory Board's walking tour and encouraged members of the public participate;
- Discussed Assembly Bill A253 and stated that the Township Committee planned to adopt a resolution that expressed support for the Bill;
- Spoke about the South Avenue and Chestnut Street Redevelopment Agreement and stated that the Township Committee must do its due diligence, keep the best interests of the residents in mind and noted that she had concerns regarding the Redevelopment;
- Congratulated the Cougar Softball and Baseball teams on winning the Union County Championships.

### Commissioner Brian Andrews

- Expressed condolences to the people of Texas for the tragedy that occurred in Robb Elementary School in Uvalde;

- Spoke about the upcoming Memorial Day Holiday and provided details about the parade and ceremony that would be held;
- Announced that the Memorial Day Committee had unanimously voted to place Boy Scouts and Girl Scouts together in the parade;
- Discussed Resolution No. 2022-237 which pertained to the filming of the movie “Mother’s Instinct” and filmmaking in Cranford; Stated that the Township does a great job in attracting production companies to Cranford;
- Mentioned a number of road work projects that would begin within the next few weeks and stated that the Township is making large investments in drainage and Inflow and Infiltration projects;
- Extended his condolences to Township Clerk Patricia Donahue on the passing of her father;
- Welcomed Probationary Officer James Wilson.

**Deputy Mayor Jason Gareis**

- Expressed his sympathies to Township Clerk Patricia Donahue on the passing of her father;
- Spoke about the previous week’s Police ceremony during which Police Chief Greco presented a number of awards to Police Officers and civilians; thanked the Police Department;
- Recognized the efforts of the Cranford Lacrosse Club organizers, volunteers, and participants of the Cranford Lacrosse Club tournament which was held during the previous weekend at the Orange Avenue School;
- Congratulated Commissioner Andrews on his efforts with the Memorial Day Parade;
- Congratulated the Cranford Golf Team on their Championship win;
- Spoke about a number of celebrities who were in the Township for film production.

**Mayor Kathleen Miller Prunty**

- Stated that every Township Committee member takes the issue of flooding very seriously and understands the impact that flooding has on its residents;
- Explained that the dates that are selected for Traffic Study and Flood Committee meetings are determined by the availability of the professionals and not by the Mayor (herself);
- Discussed the Rahway River Mayors Council, Storm Ida, and the need for the Council to change course;
- Spoke about the issue of “tear-downs”, subdivision of lots, and development projects;
- Spoke about the Township’s increased fees to Rahway Valley Sewerage Authority (RVSA);
- Congratulated Probationary Officer James Wilson;
- Announced that Orange Avenue Pool was scheduled to open on May 28<sup>th</sup> and the Centennial Avenue Pool was scheduled to open on June 4<sup>th</sup>;
- Stated that the Township has partnered with the Westfield YMCA to administer an upcoming Pioneer Day Camp at Centennial Avenue Pool and would be invest approximately \$53,000 to upgrade the camp area;
- Reminded members of the public that the Memorial Day Parade would take place during the upcoming weekend and urged them to attend the Memorial Day ceremony after the parade;
- Asked that everyone take a moment to think about the people of Texas who were involved in the tragedy at Robb Elementary School.

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

Respectfully submitted,

Patricia Donahue, RMC  
Township Clerk

Date: May 24, 2022