

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **July 18, 2017** at 8:00 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 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 Thomas H. Hannen, Jr.  
Deputy Mayor Patrick F. Giblin  
Commissioner Ann Dooley  
Commissioner Andis Kalnins  
Commissioner Mary O'Connor

**ABSENT:** None

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

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

#### **MINUTE APPROVAL**

On motion of Commissioner O'Connor, seconded by Deputy Mayor Giblin and passed, the minutes of the Workshop Meeting of June 26, 2017 were approved by indicated vote of the Township Committee:

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Kalnins and O'Connor

Nay: None

Abstained: Commissioner Dooley

Absent: None

On motion of Commissioner O'Connor, seconded by Deputy Mayor Giblin and passed, the minutes of the Conference and Official Meetings of June 27, 2017 and the Special Meeting of July 10, 2017 were approved by indicated vote of the Township Committee:

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley, Kalnins and O'Connor

Nay: None

Abstained: None

Absent: None

#### **PAYMENT OF BILLS**

On motion of Commissioner Kalnins, seconded by Commissioner Dooley and passed, the Bill Lists dated July 18, 2017 totaling \$1,015,872.15, 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 Hannen, Deputy Mayor Giblin, Commissioners Dooley, Kalnins and O'Connor

Nay: None

Abstained: None

Absent: None

#### **INFORMAL MEETING**

Mayor Hannen opened the informal meeting and asked if there were any questions or comments. Hearing no comments, Mayor Hannen closed the informal meeting.

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

##### **Ordinance No. 2017-08:**

The Township Clerk read by title only Ordinance No. 2017-08 entitled, "AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 42 POLICE DEPARTMENT, TO CREATE THE POSITION OF POLICE CHAPLAIN"

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

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley, Kalnins and O'Connor

Nay: None

Abstained: None

Absent: None

**Ordinance No. 2017-09:**

The Township Clerk read by title only Ordinance No. 2017-09 entitled, "AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 58 ALCOHOLIC BEVERAGES "

Said ordinance having been advertised and posted in accordance with law, Deputy Mayor Giblin opened the public hearing.

Jason Lee, NJWineseller.com, thanked the Township Committee for moving forward with the amendment to the Township Code.

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

**Recorded vote:**

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley, Kalnins and O'Connor

Nay: None

Abstained: None

Absent: None

**ORDINANCES – Introduction****Ordinance No. 2017-10:**

The Township Clerk read by title only Ordinance No. 2017-10 entitled, "AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 136 LAND DEVELOPMENT, ARTICLE IX AFFORDABLE HOUSING, SECTION 71 AFFORDABLE HOUSING PROGRAMS "

Commissioner Dooley opened a public hearing.

Thomas Roettker, 347 South Union Avenue, requested clarification of Ordinance No. 2017-10, which authorizes an amendment to Affordable Housing Programs, and asked if the ordinance relates to the application filed by Hartz Mountain.

Township Attorney Cooper explained that the Hartz Mountain application is not related to the introduction of Ordinance 2017-10. Also explained that the Township evaluated its existing ordinance and determined that amendments were needed in order to comply with current regulations.

Hearing no further comments, said ordinance was approved on first reading on motion of Commissioner Dooley, seconded by Commissioner Kalnins, and passed by indicated vote of the Township Committee:

**Recorded vote:**

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley, O'Connor and Kalnins

Nay: None

Abstained: None

Absent: None

**Final Reading and Public Hearing for Ordinance No. 2017-10 to be held September 12, 2017.****RESOLUTIONS – By Consent Agenda**

On motion of Deputy Mayor Giblin, seconded by Commissioner Dooley and passed, the following resolutions were adopted by consent agenda:

**Resolution No. 2017-267:**

**WHEREAS**, Steven Toy, Sergeant within the 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 (NJPFLLA) for the care of his wife.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Cranford that Steven Toy is approved for a FMLA/NJFLA/NJPFLA leave of absence beginning July 19, 2017, using accumulated time as available as employee so elects;

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

**Resolution No. 2017-268:**

**WHEREAS**, Tracy Wenskoski, a Technical Assistant in the Building Dept., 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 (NJPFLLA) for the care her newborn children.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Cranford that Tracy Wenskoski is approved for a FMLA/NJFLA/NJPFLA leave of absence beginning July 1, 2017, using accumulated time as available as employee so elects;

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

**Resolution No. 2017-269:**

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year **2016** has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations"; and

**WHEREAS**, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED** that the Township Committee of the Township of Cranford hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

**Resolution No. 2017-270:**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANFORD, IN THE COUNTY OF UNION, NEW JERSEY, DESIGNATING \$9,500,000 OF NOTES CONSISTING OF \$8,141,000 GENERAL BOND ANTICIPATION NOTES AND \$1,359,000 SWIM POOL UTILITY BOND ANTICIPATION NOTES, BOTH ISSUES DATED JUNE 30, 2017 AND PAYABLE JUNE 29, 2018, AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" PURSUANT TO SECTION 265(b) (3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED**

**WHEREAS**, the Township of Cranford, in the County of Union, New Jersey (the "Township") intends to issue \$9,500,000 of Notes consisting of \$8,141,000 General Bond Anticipation Notes and \$1,359,000 Swim Pool Utility Bond Anticipation Notes, both issues dated June 30, 2017 and payable June 29, 2018 (collectively, the "Notes"); and

**WHEREAS**, the Township desires to designate the Notes as "qualified tax-exempt obligations" pursuant to Section 265(b) (3) of the Internal Revenue Code of 1986, as amended (the "Code");

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

**SECTION 1.** The Notes are hereby designated as "qualified tax-exempt obligations" for the purpose of Section 265(b) (3) of the Code.

**SECTION 2.** It is hereby determined and stated that (1) said Notes are not "private activity bonds" as defined in the Code and (2) the Township and its subordinate entities, if any, do not reasonably anticipate issuing in excess of \$10 million of new money tax-exempt obligations (other than private activity bonds) during the calendar year 2017.

**SECTION 3.** It is further determined and stated that the Township has, as of the date hereof, issued the following tax-exempt obligations (other than the Notes) during the calendar year 2017, viz:

<u>Amount</u>	<u>Dated – Due</u>
\$9,700,000 BAN	1/27/17 – 1/26/18
9,500,000 BAN	5/19/17 – 5/18/18
434,120 BAN	5/18/17 – 5/18/18

**SECTION 4.** The Township will, to the best of its ability, attempt to comply with respect to the limitations on issuance of tax-exempt obligations pursuant to Section 265(b)(3) of the Code; however, said Township does not covenant to do so, and hereby expressly states that a covenant is not made hereby.

**SECTION 5.** The issuing officers of the Township be and they hereby are authorized to deliver a certified copy of this resolution to the original purchaser of the Notes and to further provide such original purchaser with a certificate of obligations issued during the calendar year 2017 dated as of the date of delivery of the Notes.

**SECTION 6.** This resolution shall take effect immediately upon its adoption.

**Resolution No. 2017-271:**

**WHEREAS**, at a meeting held April 11, 2017, the Township Committee adopted Resolution No. 2017-176, authorizing an award of contract to Jeffrey R. Surenian Esq. for affordable housing legal services at a fee not to exceed \$5,000.00 through a non-fair and open process; and

**WHEREAS**, it is necessary to amend said contract for an additional amount not to exceed \$20,000.00; and

**WHEREAS**, in accordance with N.J.A.C 5:30-11.6, this change is within the scope of activities of the original contract and the contract was awarded in accordance with N.J.S.A. 40A:11-5(1)(a)(i), any change beyond the original scope of activities shall be made by amendatory contract approved by the governing body.

**WHEREAS, Jeffery Surenian, Esq.** has completed and submitted a Business Entity Disclosure Certification which certifies that **Jeffery Surenian, Esq.** 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 **Jeffery Surenian, Esq.** from making any reportable contributions through the term of the contract; and

**WHEREAS, Jeffery Surenian, Esq.** has submitted a Business Entity Contribution Certification which certifies that **Jeffery Surenian, Esq.** has not made any reportable contribution during the past twelve (12) month period, pursuant to N.J.S.A. 19:44A-1 et seq.; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Cranford, be and hereby amends the contract awarded to **Jeffrey R. Surenian, Esq., 707 Union Avenue, Suite 301, Brielle, NJ 08730** for the aforementioned service via issuance of purchase orders in an amount not to exceed \$25,000.00.

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-7-01-20-155-100-214.

**Resolution No. 2017-272:**

**WHEREAS**, the Township of Cranford required an expert to provide engineering design services in connection with the 2017 Municipal Paving Program; and

**WHEREAS**, the Township of Cranford advertised a Request for Proposals (RFP) for engineering services through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the Township of Cranford has deemed that the background, experience, and qualifications of the respondent satisfies the criteria set forth in the RFP; and

**WHEREAS**, the Township Committee of the Township of Cranford approved Resolution No. 2017-27 designating **Maser Consulting** as an expert to be engaged to provide engineering services.

**WHEREAS**, at a meeting held June 13, 2017, the Township Committee adopted Resolution No. 2017-242, authorizing an award of contract to Maser Consulting for the aforementioned service at a fee not to exceed \$42,500.00; and

**WHEREAS**, it is necessary to amend said contract for an additional amount not to exceed \$69,250.00; 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 **Maser Consulting, 400 Valley Road, Suite 304, Mount Arlington, New Jersey 07856** for engineering services via issuance of purchase orders in an additional amount not to exceed \$69,250.00; and

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-04-17-005-000520.

**Resolution No. 2017-273:**

**WHEREAS**, there exists a need for the Township of Cranford to engage an expert to provide labor attorney legal services; and

**WHEREAS, Riker Danzig Scherer Hyland & Perretti LLP** has completed and submitted a Business Entity Disclosure Certification which certifies that **Riker Danzig Scherer Hyland & Perretti LLP** 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 **Riker Danzig Scherer Hyland & Perretti LLP** from making any reportable contributions through the term of the contract; and

**WHEREAS, Riker Danzig Scherer Hyland & Perretti LLP** has submitted a Business Entity Contribution Certification which certifies that **Riker Danzig Scherer Hyland & Perretti LLP** has not made any reportable contribution during the past twelve (12) month period pursuant to N.J.S.A. 19:44A-1 et seq.; and

**WHEREAS**, the Chief Financial Officer and Finance Director have 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. **Riker Danzig Scherer Hyland & Perretti LLP, One Speedwell Avenue, Morristown, NJ 07962** be and hereby is awarded a contract for the provision of labor attorney legal services at a cost not to exceed \$7,000.00.
1. The Business Entity Disclosure Certification and Business Entity Contribution Disclosure Certification be placed on file with a copy of this resolution; and
2. A copy of this resolution be published as required by law within twenty (20) days of its adoption.
3. Said contract amount shall be charged to Account No. 7-01-20-155-100-214.

**Resolution No. 2017-274:**

**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**, by the Township Committee of the Township of Cranford that Horton Manufacturing be and hereby is awarded a contract for the purchase of an ambulance for the Fire Department at a quoted price of \$241,000.00 under co-op agreement with the Houston-Galveston Area Council (HGAC).

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-04-17-005-000-204.

**Resolution No. 2017-275:**

**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**, by the Township Committee of the Township of Cranford that Beyer Ford be and hereby is awarded a contract for the purchase of new current year Ford F-250 pickup truck for the Department of Public Works at a contract price of \$25,933.00 under the Cranford Police Cooperative Pricing System Identifier 47-CPCPS.

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-04-17-005-000-203.

**Resolution No. 2017-276:**

**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**, by the Township Committee of the Township of Cranford that A&K Equipment be and hereby is awarded a contract for the purchase of new Fisher 8'-0" HDX snow plow assembly for the Department of Public Works at a contract price of \$4,915.00 under State Contract A88273.

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-04-17-005-000-203.

**Resolution No. 2017-277:**

**RESOLUTION AWARDED CONSTRUCTION CONTRACT FOR THE 2017 MUNICIPAL PAVING PROGRAM FUNDED BY UNION COUNTY INFRASTRUCTURE TRUST GRANT AND THE UNION COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT AND A BOND ORDINANCE PROVIDED BY THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY**

**WHEREAS**, Thursday, July 13, 2017 at 10:00 am, bids were opened in the presence of the Maser Consulting and the Township Clerk; and

**WHEREAS**, there were five (5) bids received with the low bidder of the Base Bid plus Alternate Bid 'A' for the projects being Mark Paving Co., 77 Cutters Dock Road, Woodbridge, NJ 07095, with a total price of \$904,207.65; and

**WHEREAS**, Maser Consulting P.A. and other appropriate Township Officials have reviewed the bids and recommend award of contract for this project to Mark Paving Co.; and

**WHEREAS**, the Chief Financial Officer reviewed the available funding for the improvements and has certified that sufficient funds are available within the current and/or previously adopted budget for said purpose by way of

**Bond Ordinance 2017-05**; and

**WHEREAS**, this Project is partially funded by Union County Infrastructure Trust Grant, partially funded by the Union County Community Development Block Grant and the remainder by way of a capital improvements bond ordinance stated herein as provided by Township of Cranford; and

**WHEREAS**, this project is in the best interest of the health, safety and welfare of the general public in the Township of Cranford.

**NOW THEREFORE BE IT RESOLVED**, by the Township Council of the Township of Cranford, Union County, New Jersey that the above referenced construction project is awarded to Mark Paving Co., 77 Cutters Dock Road, Woodbridge, NJ 07095, with a total bid price of **\$904,207.65 for the Base Bid plus Alternate Bid 'A'**; and

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. C-04-17-005-000-200.

**Resolution No. 2017-278:****A RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK OF THE MUNICIPALITY OF CRANFORD TO EXECUTE AN AGREEMENT WITH THE COUNTY OF UNION TO MODIFY THE COOPERATIVE AGREEMENT DATED JUNE 17, 2014**

**WHEREAS**, certain Federal funds are potentially available to the County of Union under Title I of the Housing and Community Development Block Grant Act of 1974, as amended, commonly known as the Community Development Block Grant program; and

**WHEREAS**, certain Federal funds are potentially available to the County of Union under Title II of the National Affordable Housing Act of 1990, commonly known as the HOME Investment Partnerships program; and

**WHEREAS**, substantial Federal funds provided through subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act commonly known as the Emergency Solutions Grants program (ESG) are allocated to prevent homelessness and to enable homeless individuals and families to move toward independent living; and

**WHEREAS**, it is necessary to amend an existing Cooperative Agreement for the County of Union and its people to benefit from this program; and

**WHEREAS**, it is in the best interest of the Municipality of Cranford and the County of Union in cooperation with each other to enter into a modification of the existing Cooperative Agreement pursuant to N.J.S.A. 40A:65-1 et seq;

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Governing Body of the Municipality of Cranford that the agreement entitled “**COOPERATIVE AGREEMENT BETWEEN THE COUNTY OF UNION AND CERTAIN MUNICIPALITIES FOR CONDUCTING CERTAIN COMMUNITY DEVELOPMENT ACTIVITIES,**” dated June 17, 2014, for the Purpose of Inserting a Description of Activities for Fiscal Year 2017-2018 of the Union County Community Development Block Grant program, the HOME Investment Partnerships program, and the Emergency Solutions Grants program (ESG), a copy of which is attached hereto; be executed by the Mayor and Municipal Clerk in accordance with the provisions of law;

**Resolution No. 2017-279:**

**BE IT RESOLVED** that the Township Committee of the Township of Cranford hereby authorizes application to the County of Union in connection with the Union County Open Space, Recreation & Historic Preservation Trust Fund’s “Preserve Union County 2017” Grant Program; and

**BE IT FURTHER RESOLVED** that the Mayor and Township Clerk are hereby authorized to sign any and all documents necessary in connection with said applications.

**Resolution No. 2017-280:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, that the Cranford Police Department be, and hereby is, authorized to utilize Patrolman Robert F. Hand Plaza in connection with the celebration of *National Night Out*, an annual event held nationwide to promote awareness of crime prevention, on Tuesday, August 1, 2017 from 6:00 PM to 9:00 PM; and

**BE IT FURTHER RESOLVED** that the event will require the closing of Springfield Avenue (County Route 615) between North Avenue and North Union Avenue from 5:00 PM to 10:00 PM; and

**BE IT FURTHER RESOLVED** that the County of Union requires a concurring resolution by the Board of Chosen Freeholders, Certificate of Insurance, and Hold Harmless Agreement prior to the closure; and

**Resolution No. 2017-281:**

**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 provision of **2018 POLICE/ADMIN VEHICLES** for the Cranford Police Department and Cranford Police Cooperative Pricing System ID# 47-CPCPS.

**Resolution No. 2017-282:****DRIVE SOBER OR GET PULLED OVER 2017 LABOR DAY STATEWIDE CRACKDOWN**

**WHEREAS**, approximately one-third of all fatal traffic crashes in the United States involve drunk drivers; and

**WHEREAS**, impaired driving crashes cost the United States almost \$50 Billion a year; and

**WHEREAS**, 29% of motor vehicle fatalities in New Jersey in 2014 (the last year for which complete data is available) were alcohol-related; and

**WHEREAS**, an enforcement crackdown is planned to combat impaired driving; and

**WHEREAS**, the summer season and the Labor Day holiday in particular are traditionally times of social gatherings which include alcohol; and

**WHEREAS**, the State of New Jersey, Division of Highway Traffic Safety, has asked law enforcement agencies throughout the state to participate in the *Drive Sober or Get Pulled Over 2017 Statewide Crackdown*; and

**WHEREAS**, the project will involve increased impaired driving enforcement from August 18 through September 4, 2017; and

**WHEREAS**, an increase in impaired driving enforcement and a reduction in impaired driving will save lives on our roadways;

**THEREFORE, BE IS RESOLVED** that the Township of Cranford declares its support for the *Drive Sober or Get Pulled Over 2017 Statewide Crackdown* from August 18 through September 4, 2017 and pledges to increase awareness of the dangers of drinking and driving.

**Resolution No. 2017-283:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 18<sup>th</sup> day of July 2017 that the Tax Collector has been authorized to refund tax and/or sewer overpayments:

**SEWER OVERPAYMENT**

Block 226 Lot 3 - Acnt# 2174-0 – 208 Central Ave.  
Stephen & Lori Zambito  
208 Central Ave.  
Cranford, NJ 07016-2203

**Refund: \$27.39**  
(7-01-55-000-010-026)

Block 477 Lot 2 – Acnt# 5787-0 – 6 South Ave E.  
Kathleen Prop/6 South Ave. E.  
6 South Ave. E.  
Cranford, NJ 07016-2811

**Refund: \$10.00**  
(7-01-55-000-010-026)

Block 543 Lot 19 – Acnt# 6981-0 – 8 Alan Okell Pl.  
Eric & Nutan Rubinson  
8 Alan Okell Pl.  
Cranford, NJ 07016-3331

**Refund: \$94.75**  
(7-01-55-000-010-026)

**Resolution No. 2017-284:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 18th day of July 2017 that the Tax Collector has been authorized to refund overpayment for reason noted:

**State Appeal Judgment:**

Block 292 Lot 3.01 aka 205 Birchwood Ave

Michael A. Vespasiano  
Attorney Trust Account  
331 Main Street  
Chatham, NJ 07928

**Refund for 2012: \$ 48,567.30**  
**Refund for 2013: \$ 49,946.80**  
(7-01-55-000-010-028)  
**Total: \$98,514.10**

**Resolution No. 2017-285:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 18th day of July 2017 that the Tax Collector has been authorized to refund overpayment for reason noted:

**State Appeal Judgment:**

Block 636 Lot 3 aka 10-12 Commerce Drive

DeCotiis, Fitzpatrick & Cole, LLP and M-C Properties Co. Realty c/o Mack-Cali  
Glennpointe Centre West  
500 Frank W. Burr Boulevard, Suite 31  
Teaneck, NJ 07666

**Refund for 2009: \$ 29,200.82**  
**Refund for 2010: \$ 22,497.51**  
**Refund for 2011: \$ 24,730.84**  
**Refund for 2012: \$ 25,615.16**  
**Refund for 2013: \$ 31,185.88**  
(7-01-55-000-010-028)  
**Total: \$ 133,230.21**

**Interest for 2009: \$11,873.00**  
**Interest for 2010: \$ 8,023.00**  
**Interest for 2011: \$ 7,583.00**  
**Interest for 2012: \$ 6,570.00**  
**Interest for 2013: \$ 5,397.00**  
(7-01-55-000-010-TBD)  
**Total: \$ 39,446.00**

**Resolution No. 2017-285A:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford that Ryan McSharry be and hereby is appointed as Communications Officer within the Township of Cranford effective July 19, 2017 at a salary of \$32,770.01.

**Resolution No. 2017-285B:**

Moved to Roll Call Vote

**Resolution No. 2017-285C:**

**RESOLUTION DESIGNATING BIRCHWOOD DEVELOPERS ASSOCIATES, LLC AS THE DEVELOPER OF PROPERTY, CONDITIONED AS SET FORTH HEREIN, FOR THE PROPERTY LOCATED AT 215 AND 235 BIRCHWOOD AVENUE (BLOCK 291, LOT 15.01 AND BLOCK 292, LOT 2) IN THE TOWNSHIP OF CRANFORD, UNION COUNTY**

**WHEREAS**, the Township of Cranford (“Township”) owns property designated on the Tax Map of the Township of Cranford as Block 291, Lot 15.01, and Block 292, Lot 2 (collectively the “Birchwood Property”); and

**WHEREAS**, by Resolution No. 2017-188A, dated April 26, 2017 (“Redevelopment Resolution”), the Township Committee of the Township of Cranford (“Township Committee”) designated the Property as a Non-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 New Jersey Department of Community Affairs (“DCA”) via overnight delivery on April 26, 2017, in accordance with N.J.S.A. 40A:12A-6; and

**WHEREAS**, the DCA had 30 days to respond to the Redevelopment Resolution and did not respond to the Township Committee, the Resolution is deemed approved as of May 26, 2017, in accordance with N.J.S.A. 40A:12A-6(b)(5)(c); and

**WHEREAS**, the DCA also approved the Redevelopment Resolution by letter dated May 30, 2017; 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**, by Resolution No. 2017-239 dated June 14, 2017, the Township directed the Planning Board of the Township of Cranford (“Planning Board”) to authorize preparation of a Redevelopment Plan; and

**WHEREAS**, by Resolution No. 2017-182 dated April 18, 2017, the Township authorized the issuance of a Request for Proposal (“RFP”) to solicit proposals for purchase and redevelopment of the Property; and

**WHEREAS**, on June 19, 2017 and in accordance with the RFP, the Township received a proposal in response to the RFP from Birchwood Developers Associates, LLC.

**NOW, THEREFORE, BE IT RESOLVED**, on this 18<sup>th</sup> day of July 2017:

The Township designates Birchwood Developers Associates, LLC (“Designated Developer”) as the designated developer of the Birchwood Property, conditioned on the items set forth below:

1. Completion of the Redevelopment Plan by the Planning Board and adoption of the Redevelopment Plan by the Township pursuant to N.J.S.A. 40A:12A-7;
2. Execution of a Purchase and Sale Agreement between the Township and Designated Developer, which agreement shall have substantially the same terms set forth in the Designated Developer’s proposal, as revised or amended as agreed by the parties;
3. Execution of a Redevelopment Agreement, between the Township and Designated Developer, which agreement shall have substantially the same terms set forth in the Designated Developer’s proposal, as revised or amended as agreed by the parties;
4. Execution of an agreement for Payments in Lieu of Taxes, if applicable, and any other agreement deemed necessary and appropriate by the parties; and
5. With the above items being completed and approved by the Township Committee within 120 days of the date of this Resolution, which timeframe may be extended by the mutual consent of the Township and the Designated Developer, which consent shall not be unreasonably withheld.

**Resolution No. 2017-285D:**

Moved to Roll Call Vote

**Resolution No. 2017-285E:**

**BE IT RESOLVED** that the Township Committee of the Township of Cranford be and hereby authorizes the property owner of 44 Spruce Street to encroach into the Township’s right-of-way for the installation of a fence.

**BE IT FURTHER RESOLVED** that the Township Committee authorizes the Mayor and Township Clerk to execute a Right-of-Way Agreement in a form acceptable to the Township Attorney.

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley, Kalnins and O’Connor

Nay: None

Abstained: None

Absent: None

**RESOLUTIONS – By Roll Call Vote**

On motion of Commissioner Dooley, seconded by Deputy Mayor Giblin and passed, the following resolution was adopted by **roll call vote**:

**Resolution No. 2017—286:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, at a meeting held July 18, 2017, that William Masol, Township Engineer, be and hereby is designated as Land Subdivision Searcher, Municipal Improvement Searcher, and Township Potable/Navigable Water Reporting Agent for the Township of Cranford for the year 2017; and

**BE IT FURTHER RESOLVED**, that William Masol be appointed as a member/representative to the following for the year 2017:



Buildings Grounds and Real Property Committee  
 Flood Control Advisory Committee  
 Morses Creek Flood Control Committee  
 Union County Community Development Revenue Sharing Block Grant Committee  
 Union County District Solid Waste Advisory Council

**COMMISSIONER COMMENTS:**

Commissioner Kalnins feels an in-house engineer is the wrong direction for the Township. Believes outsourcing will continue to be necessary because there are too many projects for an in-house engineer to handle alone.

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley and O'Connor

Nay: Commissioner Kalnins

Abstained: None

Absent: None

On motion of Deputy Mayor Giblin, seconded by Commissioner Dooley and passed, the following resolution was adopted by **roll call vote**:

**Resolution No. 2017—285D:**

**WHEREAS**, there exists a need to engage experts to provide website design, hosting, support and maintenance for the Township of Cranford; 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; and

**WHEREAS**, the Township of Cranford advertised for a Request for Qualifications (RFQ) for website design, hosting, support and maintenance through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq., and

**WHEREAS**, the Township of Cranford has deemed that the background, experience, and qualifications of the respondent satisfies the criteria set forth in the RFQ; and

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

1. **Virtual Town Hall Holdings LLC, 1300 Massachusetts Ave., Suite 100, Borxborough, MA 01719** be and hereby is awarded a contract to provide website design, hosting, support and maintenance for the Township of Cranford for a (3) year term beginning July 19, 2017 through July 18, 2020 for year one, \$6167.00, \$6167.00 for year two, and \$6166.00 for year three, for a total price of \$18,500.00 .
2. The Mayor and Municipal Clerk are hereby authorized and directed to execute a contract with **Virtual Town Hall Holdings LLC**; and
3. This contract is awarded pursuant to the "fair and open" process (N.J.S.A.19:44A-20.5 et seq.)

**COMMISSIONER COMMENTS:**

Commissioner Kalnins explained that this resolution is to hire a new company to manage the Township's website and that he supports the hiring of local small businesses.

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley and O'Connor

Nay: Commissioner Kalnins

Abstained: None

Absent: None

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

**Resolution No. 2017-285B:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford that Anthony Aurelio be and hereby is appointed as Communications Officer within the Township of Cranford effective July 23, 2017 at a salary of \$32,770.01.

Recorded vote:

Aye: Mayor Hannen, Deputy Mayor Giblin, Commissioners Dooley, Kalnins and O'Connor

Nay: None

Abstained: None

Absent: None

**HARTZ MOUNTAIN PRESENTATION**

Mayor Hannen made an opening statement regarding Hartz Mountain's application for development of 750 Walnut Avenue. Explained that Hartz Mountain is requesting that the Planning Board approve the rezoning of

the property for redevelopment purposes. Assured the public that the Township Committee is proceeding carefully with this matter given the appropriate concerns for sound planning, and the impact this application would have on the neighborhood and the entire community. Explained the process that would be followed during the presentation.

*James Rhatican, Esq. of Hartz Mountain* discussed the presentation of Hartz Mountain's proposed development of 750 Walnut Avenue. Explained that the plans that are being proposed are concept plans that are not fully engineered. Plans would not be finalized until a site plan application is submitted to the Planning Board for approval. Hartz Mountain feels that the site meets the statutory requirements for development under the local redevelopment law. The intention of this presentation is to make a recommendation to the Township Committee to refer the matter to the Planning Board for designation of the site as an area in need of redevelopment. If the site is designated as an area in need of redevelopment, then there would be a collaborative effort between the governing body and the Planning Board to prepare a Redevelopment Plan.

Mr. Rhatican discussed the proposal which involves the construction of approximately nine hundred and five (905) units on thirty (30) acres of property, with a density that is consistent with other redevelopment projects. Feels the current zone for the property is not successful for a suburban community. Explained that Hartz Mountain feels the best use for the site would be a multi-family development, and stated that the Township's Assessor held the same opinion. Discussed the community outreach meeting that was held to inform residents of the proposed development of the property. Also discussed a prior application submitted for the site that was unsuccessful. Introduced the professionals that would be assisting with the presentation, and discussed issues that would be addressed. Stated that he is hopeful that some of the issues that were brought up during the community outreach meeting would be addressed tonight. Also mentioned that a recommendation would be made to complete the project in two (2) phases. Feels that the application proposed is advantageous to the community and would yield an economic benefit to the community, especially if a PILOT (Payment in Lieu of Taxes) Program is authorized. Also announced that Hartz Mountain has deferred its application to be heard by the Planning Board until September 20, 2017.

Commissioner Dooley discussed the proposed density and estimated population increase this project would yield in one section of Cranford, and requested information as to similar projects Hartz Mountain has constructed and operated in other suburban communities, in terms of density and population increase in one section of a municipality.

Mr. Rhatican informed the Township Committee that Hartz Mountain has not constructed a similar project of this density and impact to population in one section of a municipality in another suburban community, but listed examples constructed by Hartz Mountain in Secaucus, Jersey City and Weehawken, which he feels are comparable in quality to the project proposed for 750 Walnut Avenue. Assured the Township Committee that Hartz Mountain builds and holds its assets, it does not sell them.

Commissioner Dooley asked if Mr. Rhatican is aware of another developer that has constructed a project in New Jersey similar to the project proposed at 750 Walnut Avenue.

Mr. Rhatican stated he has not conducted a study and is not aware of another project similar to the project proposed at 750 Walnut Avenue.

Commissioner Dooley referenced the projects mentioned by Mr. Rhatican that Hartz Mountain constructed in Weehawken and Secaucus, and asked which is the largest of those developments in terms of number of units.

Mr. Rhatican stated that the project in Weehawken consisted of approximately five hundred and forty (540) units, but is unsure as to the number of units involved with the project in Secaucus.

Commissioner Dooley asked Mr. Rhatican who could speak to the economic feasibility of Hartz Mountain's projects.

Mr. Rhatican stated that economic feasibility is not relevant to the request to designate the site as an area of redevelopment and would not be part of the presentation.

Commissioner Dooley referenced the statutory criteria cited by Hartz Mountain as respects 750 Walnut Avenue qualifying as an area in need of redevelopment, specifically the section of the statute that refers to obsolescence, and asked if Hartz Mountain has determined that obsolescence has occurred.

Mr. Rhatican stated that obsolescence has occurred because Hartz Mountain has been unable to lease the office space that currently exists on the property.

Commissioner Dooley referenced Mr. Rhatican's statement regarding the project being constructed in two phases and asked if Hartz Mountain intends to sell the project and, if so, the projected number of years it intends to keep the project.

Mr. Rhatican stated that, as far as he is concerned, Hartz Mountain would retain the project in perpetuity. Also stated that he is unaware of Hartz Mountain selling any of its multi-family projects.

Commissioner Dooley asked if Hartz Mountain has a contingency plan if it is determined that the market cannot handle Phase 2 of the project.

Mr. Rhatican explained that a redevelopment agreement would include the developer's obligations, such as a "contingency plan" as described by Commissioner Dooley. Further explained that Hartz Mountain's plan is to develop the front portion of the property and retain the existing industrial building in the back portion of the property until it is vacated by the current tenants. Assured the Township Committee that Hartz Mountain would work with the Township.

Commissioner Dooley asked if Hartz Mountain is committed to moving forward with Phase 2 or if there is room for negotiation.

Mr. Rhatican explained that the proposal is only a concept plan at this point and that Hartz Mountain is open to working with the Township.

Commissioner Dooley requested clarification as to the advantages and disadvantages to the developer in proceeding with a redevelopment designation, versus moving forward with the rezoning application it originally filed with the Planning Board.

Mr. Rhatican explained that Hartz Mountain applied for both options in order to work with the Township in determining the best option. Listed reasons he feels the redevelopment process would be advantageous to the community.

Commissioner Dooley asked if the Township could expect a collaborative and transparent effort from Hartz Mountain if a redevelopment designation were to move forward.

Mr. Rhatican assured Commissioner Dooley that a full presentation would be provided to address any issues.

Commissioner Kalnins discussed the office space that currently exists at 750 Walnut Avenue that Hartz Mountain has determined to be obsolete and asked if Hartz Mountain has considered marketing new office tenants, such as technology firms. Also asked if Hartz Mountain has considered a mixed residential and commercial development which would offer "walk to work" opportunities.

Mr. Rhatican informed the Township Committee that a mixed-use development was considered for the property, but it was determined that it would not be the best use for the property. Also feels the suburban office market is not strong enough to support a mixed-use designation consisting of residential units and office space.

Commissioner O'Connor feels there is a need for an affordable, age-restricted community and asked if Hartz Mountain has considered an age-restricted project.

Mr. Rhatican stated that an age restricted project has been studied but it was determined that a residential development consisting of tenants of various ages is more appealing to residents. Feels older local residents would want to downsize or rent for a short period of time. In addition, the size of the project being proposed is too large to justify solely age-restricted units.

Commissioner O'Connor asked if single family homes have been considered.

Mr. Rhatican stated that single family homes have not been considered because that type of project would not be viable and could result in an economic loss.

Mayor Hannen discussed the fact that the property was rezoned in 2013 to allow for medical use when Hartz Mountain was considering Summit Medical Group as a prospective tenant. Asked if other medical groups or a hospital were considered as prospective tenants once Summit Medical Group decided on a different location.

Mr. Rhatican stated that other medical groups or hospitals were not considered as prospective tenants to his knowledge, but if the application is heard by the Planning Board, more details as to the efforts made to lease the current office space at the site would be presented.

*Keenan Hughes, Professional Planner*, discussed Hartz Mountain's proposal for 750 Walnut Avenue from a planning standpoint and explained that it was determined that the existing zone is outdated. Hartz Mountain feels that a residential, mixed-age, multi-family use designation "makes the most sense" for the site, given the location and size of the property. Also feels this designation would generate a positive fiscal impact on the community. Also stated that it is Hartz Mountain's opinion that when considering a redevelopment designation versus traditional zoning, redevelopment provides the best option to both the Township and the developer.

Mr. Hughes also discussed the Fiscal Impact Analysis that was prepared in connection with the project, and provided information concerning the impact to the schools and the number of students that could be expected in connection with the project. Also provided an overview of the proposed density per acre. In addition, Mr. Hughes stated that Hartz Mountain feels the property meets the criteria of the local Redevelopment and Housing Law because of issues related to the current site. Hartz Mountain also feels there would be greater control over the design of the project under a redevelopment plan, and there would be greater ability to be more detailed with the design standards and the layout of the project.

Mr. Hughes then discussed the option of a PILOT Program, which Hartz Mountain feels would benefit the community. Explained that there would be an opportunity to initiate a redevelopment agreement with the developer which could address issues such as phasing and infrastructure improvements. Summarized the preliminary analysis Hartz Mountain conducted to decide if the property should be designated as an area in need of redevelopment and mentioned that the site meets two areas of criteria for the designation. The first being that the property's location is inferior from an office space perspective because larger corporations are moving back to urban areas. There is also a lack of onsite amenities, which is important in attracting tenants. Also explained that the property located at 750 Walnut Avenue has fundamental issues with its overall layout, aesthetics and design which prohibits any type of reinvestment for office use.

Commissioner O'Connor discussed the impact this project would have on the school system. Explained that the cost to accommodate the increase in students could exceed the revenue generated because of the potential need for a school expansion. Feels there is too much focus on multipliers rather than the potential reality.

Mr. Hughes explained that the preliminary analysis is based on a per capita methodology. Feels additional dialogue with the school district is needed for a better understanding of demographic trends.

Mr. Rhatican explained that Hartz Mountain also wishes to collect more accurate information as to the impact to the school system and capacity, which could modify the preliminary analysis.

Commissioner O'Connor explained that Cranford has many new young families moving into the community as a whole, which would also impact the school system. Feels this information should be included in the analysis.

Deputy Mayor Giblin discussed data presented by Hartz Mountain concerning the potential impact to the school system, versus data he received. If the data he received is correct, it would significantly impact the multiplier used by Hartz Mountain and Hartz Mountain's financial calculations.

Mr. Rhatican discussed the aggregate number of students related to recent development projects in Cranford as provided by the Cranford Board of Education. Stated that he has not received documents concerning these numbers, but learned of them shortly before the meeting tonight.

Deputy Mayor Giblin referred to comments concerning current vacancies at 750 Walnut Avenue and asked for information concerning efforts that have been made to attract tenants and maintain it as current office space.

Mr. Rhatican explained that Hartz Mountain would provide information concerning its leasing efforts in more detail once the application is before the Planning Board, but added that Hartz Mountain utilizes in-house leasing agents and outside brokers in an effort to lease space.

Deputy Mayor Giblin explained that he asked the question because Hartz Mountain has indicated that the property qualifies as an area in need of redevelopment because of its current vacancy rate.

Commissioner Dooley discussed the two areas of statutory criteria referenced by Hartz Mountain concerning the property's qualification as an area in need of redevelopment and asked which criterion Hartz Mountain felt was the most appropriate analysis as it relates to this particular site.

Mr. Hughes feels obsolescence was the most appropriate criterion for this site.

Commissioner Dooley asked if obsolescence has to occur naturally through market and demographic change only, or if it could be through business design and planning.

Mr. Hughes stated that obsolescence should occur naturally in order to meet the criterion as an area in need of redevelopment.

Commissioner Dooley discussed the multiplier used to determine the potential increase in students in connection with this project, and requested information concerning the multiplier used to determine affordable housing units. Also asked if the number of projected affordable housing units was included when determining the impact to the school system. Lastly, inquired as to the number of multi-family units that would be comprised of one, two and three bedroom units.

Mr. Hughes discussed the multiplier used per unit, explaining that it is dependent upon the number of bedrooms for each. Also explained that a breakdown as to the number of one, two and three-bedroom units would be provided later in the presentation.

Commissioner Dooley discussed the total number of units proposed for the project being nine hundred and five (905), and the total number of affordable housing units proposed being one hundred and thirty-nine (139). Asked Mr. Hughes to confirm that the projected number of students is one hundred and twenty-two (122), based upon the multipliers used.

Mr. Hughes confirmed that one hundred and twenty-two (122) is the correct number based upon the multipliers used.

Commissioner Dooley discussed the PILOT analysis referenced by Hartz Mountain and asked if it was used in determining Hartz Mountain's Fiscal Impact Analysis

Mr. Hughes stated that conventional taxes were assumed in preparing the Fiscal Impact Analysis and confirmed that it was also based upon one hundred and twenty-two (122) students.

Commissioner Dooley referenced comments by Hartz Mountain concerning the current structures on the property and the fact that their aesthetics are outdated. Asked if a flex-use development could be done since Hartz Mountain is willing to demolish some or all of the existing buildings to construct residential buildings.

Mr. Hughes explained that 750 Walnut Avenue is an inferior location for office and flex use. Also explained that there are physical factors that prevent certain types of upgrade to the existing structures.

Commissioner Dooley asked Mr. Hughes if he feels if the traditional definition of a suburb still exists, since he feels flex use is not feasible.

Mr. Hughes explained that flex use is appropriate for other locations. Feels the answer to Commissioner Dooley's question depends upon the definition of suburb and explained that there are different studies being performed regarding the changing suburbia in New Jersey.

Commissioner Dooley discussed the number of units proposed for the site and referenced comments by Hartz Mountain as to the proposed development at 750 Walnut Avenue being a "self-sustaining" community in and of itself. Asked Mr. Hughes if he thinks this is something Cranford should be promoting and if there is an intention to integrate the development into the actual community.

Mr. Hughes feels, from a planning perspective, there are different types and settings that are used for multi-family housing, but the intent is to integrate the development in the community.

Commissioner Kalnins discussed the net annual benefit Hartz Mountain presented as respects its proposal for the development of 750 Walnut Avenue and asked if single family units could also provide a positive annual net financial benefit to the municipality and school district.

Mr. Hughes explained that single family units typically provide a net negative because the revenues do not offset the cost, particularly the cost associated with school children.

Commissioner Kalnins stated that the majority of the community is comprised of single family homes, so he finds it difficult to believe that a single family concept would not be financially beneficial.

Mr. Hughes explained it is because Cranford has a balanced land use mix, such as its downtown and other commercial ratables that help sustain the community. If the entire community were single family residential homes, property taxes would be much higher.

Commissioner Kalnins referred to a comment which indicated that a project consisting of single family homes would not be viable and requested clarification as to the reasons why they would not be viable.

Mr. Hughes stated that he did not make the statement as to the viability of single family units for this project. Explained that he is a professional planner and that statement relates to a developer's perspective.

Mr. Hughes discussed the surrounding land use context of the site, which includes single family homes, commercial buildings, and a golf course. Also discussed buffers and berms to be included in the project.

Commissioner Kalnins referenced Mr. Hughes' comment concerning buffers and berms and Commissioner Dooley's earlier comment concerning the potential isolation of this development from the community.

Mr. Hughes stated that he does not view this project as an isolated land use.

Mayor Hannen requested clarification as to the impact to the project if cash flow were to become negative.

Mr. Rhatican explained that a negative cash flow to the Township is not anticipated and discussed the analysis that was undertaken that he believes is “tried and true”. If the analysis proves to be false, he is uncertain that there would be a remedy.

Mayor Hannen explained that Hartz Mountain is recommending this proposal because it feels it would be financially beneficial to the Township, however based upon earlier comments concerning the multipliers used to determine the number of school children, if it is determined that the project would not be financially beneficial, would it cause the developer to potentially reduce the number of units to attain a positive cash flow for the community.

Mr. Rhatican feels Mayor Hannen’s question is hypothetical at this point because new figures were only provided by the Board of Education this evening, and it is premature to answer the question at this time. Explained that in terms of the existing zoning and existing use of the property, as vacancy rates increase, the tax revenue generated by the site would decrease.

Mayor Hannen referenced the Rutgers Study that was used by Hartz Mountain in its calculations and asked for the date of the study.

Mr. Hughes stated that the study was conducted in 2006 based on census data, and tends to be the industry standard for calculating total population and affordable housing units. Explained that the study is outdated as to estimating number of school children, and development within the community has been used to determine school children estimates.

Mayor Hannen asked if Hartz Mountain has conducted any follow up, post development, to determine if the original assumptions that were made were correct.

Mr. Hughes stated that, overall, with multi-family development, they are finding that the population multipliers that were estimated with Rutgers, particularly for public school children, have far exceeded the actual yield in many of these developments.

Mayor Hannen referenced earlier comments in which it was stated that the development proposed for 750 Walnut Avenue “makes the most sense” and asked for clarification concerning this statement.

Mr. Hughes feels the development proposed is the most appropriate land use, given the surrounding community, context, size and shape of the property without causing substantial detrimental impacts to the community.

Mayor Hannen discussed the potential eight (8%) percent increase in Cranford’s population and asked if public safety services were considered when preparing the Fiscal Impact Analysis.

Mr. Hughes stated that public safety was considered and explained the methodology that was used.

Mayor Hannen asked if Hartz Mountain would consider leasing its current office space if a potential tenant expressed interest.

Mr. Rhatican stated that it would be considered if it were the “right deal”.

Mayor Hannen asked if Hartz Mountain was aware of the current truck route that extends down Raritan Road, to Stiles Street, and to Route 1 to the NJ Turnpike.

Mr. Hughes stated that he was not familiar with that specific truck route.

Commissioner O’Connor asked if a technology campus was considered for the site. Feels the site would be more desirable for commercial use because of newly constructed surrounding development.

Mr. Rhatican explained that technology companies tend to attract younger employees which also tend to be located in urban communities. Also addressed earlier comments concerning the proposed development being self-contained, and explained that it is not the intention for this development to be insular.

Commissioner O’Connor stated that she sees a trend in which many young people are interested in raising families in suburban communities instead of urban areas.

Mr. Rhatican feels that might be the case in some instances, but that is not concurrent with statewide demographic data. Also discussed trends with vacant office campuses.

Commissioner Dooley requested additional clarification concerning the estimated number of school children as respects the proposed development and asked if Hartz Mountain has considered a point in which the net fiscal impact might become negative.

Mr. Rhatican explained that in order to designate the area as an area in need of redevelopment the site has to meet certain statutory requirements. The purpose of this presentation is to request that the Township Committee consider the application and refer it to the Planning Board for further evaluation. These types of economic analyses are then developed with the adoption of a redevelopment plan and a redevelopment agreement.

Mr. Hughes explained that a “breaking point” has not been evaluated in terms of the estimated number of students. Discussed assumptions made with the cost per student on a per capita basis and the “cushion” in terms of excess of property taxes. It is assumed that the cost is usually approximately \$13,000 per pupil. Feels there would need to be a very large number of students before it would become negative.

Commissioner Dooley discussed the active Conrail train line that runs through Cranford, which transports dangerous substances, and asked if this causes the developer any concern, and if so, if those concerns have been contemplated.

Mr. Rhatican stated that a railroad disaster has not been considered as part of the analysis.

Commissioner Dooley explained that she is concerned with the Conrail line, which she feels could be of even greater concern with respect to Hartz Mountain’s proposal, considering the number of units proposed for the site, and given the location of public safety personnel.

Mr. Rhatican explained that most of the units proposed would be located on the other side of the site in order to take advantage of the Hyatt Hills Golf Course.

*David Minno, Professional Architect*, provided an overview of the property. Discussed the number of buildings and the density proposed. Also discussed the breakdown of units as to the number of bedrooms. Also presented concept drawings and discussed the rationale as to the projected number of students. Explained that this type of development tends to attract younger couples without children, who tend to move to a different type of residence after having children. Feels this type of development would also attract older “empty nest” residents and “snowbird” residents that would live in Cranford for half the year. Discussed the amenities proposed for the project including grilling, courtyards, fire pits, club rooms, and a fitness center. Stated that he does not see this development as a self-contained community as per previous comments. Also mentioned that the property would have an increased amount of tree and grass coverage.

Commissioner Kalnins requested clarification as to the number of parking spaces proposed for the project.

Mr. Minno explained that the number of parking spaces is governed by Residential State Improvement Standards (RSIS) and provided a breakdown according to the number of bedrooms for each unit.

Commissioner Kalnins asked Mr. Minno if all parking spaces were utilized, based upon his experience with developments in other municipalities

Mr. Minno stated that he is finding more and more that developments are “overparked” if the State’s standards are used. Also mentioned that there would be a shuttle to transport residents to Downtown Cranford for shopping and for the train.

Commissioner Kalnins asked if his experience with these types of developments have been in downtown districts of communities.

Mr. Minno stated that there are suburban and urban examples of these types of communities.

Deputy Mayor Giblin asked if consideration was given to condominiums or for-purchase units, rather than rental units.

Mr. Minno explained that more people are choosing to rent rather than own property.

Commissioner O’Connor requested clarification as to the breakdown of the number of bedrooms per unit.

Mr. Minno provided a breakdown of units by the number of bedrooms, specifying that four hundred and eight (408) would be one-bedroom, four hundred and sixty-eight (468) would be two-bedroom and twenty-nine (29) would be three-bedroom units.

*Jeffrey Martell, Civil Engineer*, discussed the proposed development from an engineering standpoint. Feels the site circulation elements for the project were well designed. A set of preliminary plans was submitted for lighting, storm water management, grading, etc. to establish that the layout is viable. Feels if the Township

approves the proposal, it could result in a great site plan design. Noted that the amount of proposed impervious surface coverage was decreased, reducing the impact to storm water management and flooding versus current conditions. In addition, stated that a high level storm water management plan would be put in place, and he is hopeful that the Township Committee and Planning Board would understand that this project would have a net positive impact in terms of impervious surface coverage and storm water management. During the site plan stage of the project, a very detailed set of engineering plans would be provided.

Mayor Hannen requested clarification as to the benefits of the project from a storm water management standpoint.

Mr. Martell explained that the project would exceed the criteria.

Mayor Hannen announced that certain Department Managers were asked to attend tonight's presentation, and named those in attendance.

Mr. Rhatican feels it is important for Township professionals to be well versed on the proposed project.

Karl Pehnke, Traffic Engineer, discussed the traffic impact study that was conducted in connection with the project and feels the project would not generate traffic significantly different than what was historically generated by the site. Also feels the current commercial zoning allows for a higher traffic flow during rush hours and that the traffic generated with a residential zone would be more moderated, and discussed examples to support this. Discussed the benefits involved with a redevelopment designation that are provided to municipalities, such as control. A redevelopment designation would provide the Township with more control with respect to defining infrastructure needs. It could also provide the Township with control with performance criteria for the final layout and location of driveways and discussed recommendations made by Hartz Mountain regarding the placement of driveways and traffic signals.

Mr. Rhatican mentioned that traffic impact is not a factor relevant in determining if the site should be designated as an area in need of redevelopment.

Jon Brody, Real Estate Appraiser, explained that he is currently at the infancy stages in developing statistical data relative to this development and explained the methodology that is used to address negative criteria and the impact the project would have on surrounding property values.

Mayor Hannen stated that while Mr. Brody provided the methodology, he did not provide the results and asked if the results of the analysis were available.

Mr. Brody stated that they were not available at this time and reiterated his statement that he is at the infancy stage of his research.

Commissioner Kalnins discussed the potential increase in the population and the impact to the character of the Township.

Mr. Brody explained that there might be a larger percentage change in the population but it does not necessarily change the supply and demand factors of the general public in a community such as Cranford. Also explained that a change would take place, and that change is one of the principals in real estate appraising, meaning that nothing stays consistent, which traditionally creates value.

Commissioner Kalnins requested clarification as to Mr. Brody's methodology in determining the impact the change with development would have on Cranford.

Mr. Brody explained that he can only base his findings on what has occurred in other municipalities.

Kurt Petschow, President of Board of Education, read a resolution being considered by the Board of Education which expresses concern with the approval of Hartz Mountain's proposal. Also discussed formulas used to calculate the number of school children in connection with this project. Explained that with a development of this size, it would be difficult to determine the net impact because the school does not know the needs of each individual student. Also feels a project of this size would put tremendous pressure on certain schools that could not be handled.

## **PUBLIC COMMENTS**

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

Mark Zucker, 19 Perching Avenue, discussed comments and concerns he expressed to the Township Committee during the Workshop Meeting of July 17, 2017 and stated that he is hopeful they had the opportunity to review his points of concern. Briefly highlighted a few of his concerns. Also explained that the National Multifamily Housing Council stated that the national average is two school aged children for each unit consisting of two or



more bedrooms. Based on that calculation, there would be an additional one thousand students for the Board of Education to absorb as a result of this development. Also stated that research has proven that millennials prefer to live within walking distance to transportation, dining and recreational facilities, which conflicts comments which indicated that this development would attract younger tenants. Discussed current rental properties in Cranford that are not fully occupied and other projects that are being proposed in the downtown. Discussed the decline in New Jersey's rental vacancy rate, the State of New Jersey's industrial rental market vacancy rate and office market vacancy Rate. Stated that research from the Center for Urban and Regional Studies at the University of North Carolina has shown that additional homeownership adds to the property value of the community. Stated that Hartz Mountain has the right to make a profit from a business venture but feels there are other options that could be explored that would greatly reduce the impact to the Township, and would still be within the guidelines of the Township's Master Plan.

Rita LaBrutto, 104 Arlington Road, requested clarification regarding the potential tax abatement in connection with this project.

Mr. Rhatican stated that the tax abatement proposed would last approximately thirty (30) years.

Ms. LaBrutto asked if there are different multipliers used for urban areas versus suburban communities and questioned the cost per pupil used for Cranford.

Mr. Rhatican stated that the cost per pupil estimated for Cranford was approximately \$13,000.

Ms. LaBrutto also discussed the Cranford Crossing Project and the Riverfront Redevelopment Project, and the difference in location, as those developments are located in the downtown. Also mentioned that 555 South Avenue East is relatively close to the downtown. Discussed Florham Park and feels they have been successful in leasing office space. Also discussed Cranford's tax base and feels it is possible that office space rentals could be successful in Cranford.

Marcy Duarte, 37 Iroquois Road, requested clarification as to the consideration given to single family homes or condominiums for this site.

Mr. Rhatican stated no consideration was given to those types of units.

Stuart Cofsky, 20 Lenhome Drive, feels the projection of one hundred and twenty-two (122) students is not realistic. Also believes there would be a significant impact to traffic, making Walnut Avenue impossible to travel. Lastly, feels Cranford has no obligation to make Hartz Mountain a profitable company. If it cannot continue to operate under current zoning requirements, then Hartz Mountain should consider selling the property.

Ronald Margulis, 105 Holly Street, requested clarification regarding the projected revenue in connection with the project.

Mr. Rhatican explained that this project would be new taxation.

Mr. Margulis stated that he is a member of the Environmental Commission and requested information regarding sustainability and Leadership in Energy and Environmental Design (LEEDS) standards as respects this proposed development.

Mr. Minno explained that the project drawings have not yet reached that stage.

Joseph McGinley, 18 Shetland Drive, commended the Township Committee for the questions it asked regarding 750 Walnut Avenue. Discussed the offer by Hartz Mountain to visit projects it has constructed in other municipalities and feels those communities are different than Cranford. Also stated that he does not feel this project fits the character and quaintness of Cranford. Requested clarification as to how Cranford residents would financially benefit from the project, and stated that he is hopeful that the Township Committee will oppose the project.

Frank Sforza, 15 Colin Kelly Street, stated that he is a millennial and discussed his decision to live in Cranford. Also discussed reasons he feels millennials choose Cranford to raise a family, and that he does not want to rent and is interested in ownership. Also stated that he is curious as to the areas in New Jersey that have had a large shift in office space. Feels there are many alternative solutions for the site than what has been proposed.

Gerardo Capario, 17 ½ Eastman Street, mentioned that he is a single parent of school-aged children and he would move into the proposed development if he did not currently live in town. Also stated that he knows many other single parents that would move to Cranford given the opportunity. Discussed his expertise in the environmental field and feels the current property was constructed prior to certain environmental requirements being implemented. Feels Hartz Mountain needs to investigate certain environmental aspects of the property.

Mr. Rhatican mentioned that Hartz Mountain did perform due diligence on the site when they purchased it. There are no environmental concerns at this point but would follow the requirements to ensure compliance with Department of Environmental Protection's regulations.

Harriet Mazur, 103 Wilshire Drive, stated that many of her friends would like to move to an age-restricted complex and requested that Hartz Mountain consider that type of development because there would be no impact to the school system.

Christine Esposito, 11 Behnert Place, asked if the Township Committee has legal representation and planners in place to handle this application.

Township Attorney Cooper discussed legal counsel and planners retained by the Township Committee and the Planning Board.

Ms. Esposito discussed previous proposals made by Hartz Mountain for the site when they first purchased the property and expressed concern with their planning ability because of the different proposals they have presented for the site over the years. Also requested clarification as to parking and asked if guest parking was included in the final number.

Mr. Pehnke confirmed that guest parking was included.

Ms. Esposito requested clarification as to the need for a traffic light at Behnert Place and Walnut Avenue when it has not been needed in the past. Also feels the traffic study is inefficient because it does not consider the impact and "cut through" to the Indian Village section of Cranford which is near the site.

Mr. Pehnke explained that traffic studies have indicated that a traffic light would be an appropriate safety measure. Also explained that things have changed throughout the years and that the site is being reinvestigated for potential reuse. In addition, stated that Ms. Esposito's concerns with potential cut through traffic are valid and would be taken into consideration.

Ms. Esposito discussed Hartz Mountain's comments regarding its difficulty in leasing commercial space, while it has expressed no concern in its ability to lease 900 plus units. Thanked the Township Committee for their consideration on this matter.

Kristen Gamba, 34 Crane Parkway, discussed the location of other Hartz Mountain projects. Feels this project would critically "shift" the Township and stated that she is hopeful that Cranford stays a "family" town.

Edward Sitler, 111 Colin Kelly Court, expressed concern with the traffic impact study that was conducted. Mentioned that two (2) main entrances to the Garden State Parkway are in close proximity to the proposed site, but were not included in the traffic study and feels the projected traffic impact is misleading. Also expressed concern with safety and feels there would be an increase in accidents if this development were approved. Also discussed the proposed traffic signal and its proximity to existing driveways. Believes this development would eliminate Cranford's quaint character.

Joan Silter, 111 Colin Kelly Court, requested clarification of the PILOT Program.

Mr. Hughes explained that Cranford could acquire approximately ninety-five (95%) percent of gross tax revenue through a PILOT Program.

Ms. Silter also stated that while Hartz Mountain has indicated a desire for dialog with the Township concerning this project, Hartz Mountain does not seem to be considering any other proposal other than a nine hundred and five (905) unit development.

Mr. Rhatican explained that a developer has to collaborate with the Township professionals, governing body and Planning Board. The redevelopment plan sets the density, which would be a collaborative process.

Ms. Silter feels Hartz Mountain is disingenuous because it is proposing a development that does not comply with the Township's Master Plan. Ms. Silter also asked that the Planning Board reschedule its September meeting as respects the Hartz Mountain application due to the date falling on Rash Hashanah.

Phyllis Kivett Howard, 5 Burnside Avenue, requested clarification as to comments made by Mr. Hughes concerning 750 Walnut Avenue being an "inferior" location, and asked if he was referring to it being an inferior location for office space.

Mr. Hughes confirmed that he was referring to office space.

Ms. Howard also requested clarification as to the term "walkability".

Mr. Hughes explained that 750 Walnut Avenue is a standalone suburban site and office space is trending toward walkable downtown locations.

Ms. Howard discussed retail businesses located in Clark Commons that she feels would be appealing to office employees because it is in walking distance to 750 Walnut Avenue.

Ms. Howard also asked if Hartz Mountain has contacted NJ Transit regarding the potential impact this development would have on mass transit.

Mr. Rhatican explained that NJ Transit has not been contacted because NJ Transit does not get involved in planning or rezoning applications.

Carol Sharp, 118 Wilshire Drive, discussed safety issues that could be created with this development. Also feels the property needs to be investigated for environmental issues to make sure the ground has no toxicity and believes water samples should be taken.

Mr. Rhatican discussed environmental testing that would be conducted if necessary.

Frank Krause, 20 Pittsfield Street, feels there are three areas that require much further discussion, specifically whether or not the Township wants the site to remain commercial, addressing concerns with the proposed density and whether the Township would be agreeable to residential zoning, and, if it is agreeable to residential zoning, it must identify the type of residential zoning that would be implemented. Also believes single family homes would be profitable and should be considered by Hartz Mountain.

John McSharry, 27 Algonquin Drive, stated that he has lived in Cranford for twenty-five (25) years and discussed why he chose Cranford to raise his family. Discussed the relocation of a driveway in connection with this proposed development. Stated that the area is used as a cut through and is concerned because of its high population of families and young children. Discussed concerns with the traffic study and the impact to Raritan Road, which he feels has not been considered. Discussed the financial hardship presented by Hartz Mountain and a recent article in the Wall Street Journal which indicated that central New Jersey is a sought after area for corporate real estate. Feels the numbers and trends as projected by Hartz Mountain would not work in Cranford. Also thanked the Township Committee for providing the public with the opportunity to voice its opinions.

Nancy Tenant, 42 West Holly Street, discussed residents from other municipalities who feel Cranford is a great town. Discussed the current traffic flow which is heavy and current parking issues that exist without 750 Walnut Avenue being developed. Also asked if the project would be animal and pet friendly. Thanked the Township Committee for the questions it asked and discussed her concerns with safety issues that she feels would be created.

Mr. Rhatican stated that Hartz Mountain has not yet considered whether or not this development would be pet friendly, but provided examples of its other projects that are pet friendly.

Nicole Quinn, 316 Walnut Avenue, asked if certain studies have been conducted regarding millennials because she feels it is unrealistic that millennials would want to live in this type of development. Also asked why older residents would be attracted to this development and asked if there would be a price differential for older residents.

Mr. Rhatican stated that units have not been priced at this time.

Louis Recuperero, 22 Shetland Drive, discussed the impact this development would have to the schools and asked if a spreadsheet of the calculations used could be shared with the Township Committee and the community because he feels residents are having a difficult time following the calculations as presented. Also discussed the projects Hartz Mountain has developed in other municipalities.

Mr. Rhatican discussed concerns expressed by residents during the community outreach presentation and explained that he used projects in Weehawken and Secaucus as examples because they would be similar in quality as to the project proposed at 750 Walnut Avenue. Also assured residents that Hartz Mountain develops high-end products.

Mr. Recuperero stated that he is concerned that 750 Walnut Avenue is the size of two (2) Hartz Mountain projects combined, and that they are in much more urban areas. Also requested clarification regarding studies conducted on the trends of millennials and feels comments concerning millennials have been contrary.

Mr. Hughes explained that this would be a multi-family project that would be appealing to millennials, but that the market for office space is heading towards walkable downtown areas and not standalone suburban buildings.

Christine Daley, 7 Cranford Terrace, discussed the impact this development would have on the school system and the cost per student. Feels additional studies should be done to determine the number of potential students

with special needs. Also discussed the possibility of having to build a new school to absorb the increase in students.

Mr. Hughes explained that the per capita spending amount per pupil is based upon the current student population.

Laurie Chang, 48 Clark Street, requested clarification of the studies conducted as respects the impact on the school system. Also discussed the fact that Cranford has no private schools.

Mr. Hughes discussed examples used to project the number of additional school students.

Ms. Chang asked if the amenities to be included in the project would be available to the entire community.

Mr. Rhatican stated that the amenities would be private and would only be available to the residents of 750 Walnut Avenue.

Donald Smith, 21 Oneida Place, thanked the Township Committee for its questions and concerns. Discussed the sewer and tax bill he recently received. Also discussed redevelopment in surrounding towns and asked how this project would impact the Rahway Valley Sewerage Authority (RVSA).

Mayor Hannen stated that the Township Engineer would follow up with RVSA.

Mr. Smith also discussed the impact this development would have on traffic during rush hours at the intersection of Walnut Avenue and Raritan Road.

Cranford resident, discussed the difference between affordable housing units versus luxury apartments and stated that affordable housing units currently exist in Linden and other nearby municipalities.

Jessica Orr, 7 Mitchell Place, requested clarification regarding the impact of the project to the property values in the surrounding area.

Mr. Brody explained that he has not yet conducted a study

Ms. Orr also asked why Hartz Mountain is presenting such a large project that does not coincide with the characteristics of the town.

Mr. Rhatican stated that the proposal is based on a density study conducted of other projects. Feels the site is well suited for this type of a mixed use, multi-family project.

Courtney Perry, 7 MacArthur Avenue, thanked the Board of Education for voicing its opposition to the project. Feels the projected amount of additional students is skewed and will be much higher than expected. Also feels the real estate values on the south side of Cranford would be affected by this project.

Kevin Kirkpatrick, 9 Rodger Norton Place, discussed existing traffic issues in the area which will be increased with this development. Also discussed the proximity of the proposed development from the train station. In addition, feels this project does not fit Cranford's Master Plan.

Mr. Rhatican referred to prior comments made regarding traffic issues in a specific area and stated that traffic calming measures would be taken.

Edward Lubeski, 10 Harold Johnson Place, stated that he lives two blocks from the proposed site and expressed concern with traffic and safety issues in connection with this development.

David Bongiovanni, 111 Cranford Avenue, feels there was a great deal of discussion regarding the economic benefit of this project. Explained that it is not about the financial aspect, but concern with the impact the project would have on the community. Commended Mayor Hannen for making Mr. Hughes aware of the truck route. Stated that overall, he feels there are other uses that would be more beneficial to the Township and is hopeful that the Township Committee and Planning Board will oppose this proposal. Feels age-restricted housing is a great option.

Donald McNeil, 213 Thomas Street, requested clarification of the projected revenue in connection with the project.

Mr. Hughes explained that the revenue is based on whether or not a PILOT program is approved and provided the calculations that were used.

Mr. McNeil feels more data is needed to support the projected revenue.

Tom Roettker, 347 South Union Avenue, questioned the next step in this process.

Mayor Hannen explained that the Township Committee would consider Hartz Mountain's request and consult with its professionals and make a determination from that point. Assured residents there would be no action taken at this meeting with respect to this application.

Kevin Kirkpatrick, 9 Rodger Norton Place, asked if new numbers would be presented to the Township Committee if it is determined that the formulas that were used by Hartz Mountain are incorrect.

Mayor Hannen stated new calculations would be requested by the Township Committee as part of the decision making process.

Kimberly Goodwin, 7 Carolina Street, asked how much the project would cost Hartz Mountain to construct. Feels the current zone for office space would be conducive if the facilities were updated and marketed properly.

Mr. Rhatican explained that Hartz Mountain did not gain complete control of the property until approximately two (2) months ago when a tenant vacated the site, and while marketing was conducted, it was unable to make renovations.

Mayor Hannen thanked Hartz Mountain for its presentation and the citizens in attendance tonight.

John Pritchard, 42-44 West Holly Street, spoke in support of the military. Feels residents should always remember those who served our country and those who were lost during war. Sang a song in support of the military. Urged the Township Committee to request that legislators reactivate Muhlenberg Hospital and other hospitals in the area due to their proximity to Ground Zero.

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

#### **PROFESSIONAL COMMENTS-None**

#### **COMMISSIONER REPORTS/COMMENTS**

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

- Thanked Hartz Mountain for its presentation, and the Township professionals and residents in attendance tonight;
- Announced that the Police Department would be hosting National Night Out on August 1, 2017 and provided information for those interested in attending;
- Thanked Chief Financial Officer Patterson and her staff for an exceptional municipal audit;
- Welcomed new Communications Officers;
- Announced that she would be holding office hours on August 8, 2017 between the hours of 6:30 PM and 8:00 PM in Room 108;
- Wished a Happy Birthday to Mrs. Hannen.

##### **Commissioner Andis Kalnins**

- Thanked those in attendance and for their comments;
- Thanked Chief Financial Officer Patterson and her staff as respects the municipal audit and commended them for their efforts;
- Discussed the adoption of a resolution concerning the sale of Bond Anticipation Notes (BAN) and efforts of the Township to keep costs down;
- Announced that the Chamber of Commerce would be hosting a car show later this week.

##### **Commissioner Ann Dooley**

- Thanked those in attendance. Feels everyone's conduct was exemplary and thanked everyone for their decorum and patience;
- Wished Mrs. Hannen a Happy Birthday.

##### **Deputy Mayor Patrick Giblin**

- Thanked the residents in attendance for their comments;
- Thanked Hartz Mountain for its presentation and stated that he looks forward to receiving follow up information;
- Thanked the President and Vice President of the Board of Education for attending the meeting this evening;
- Thanked the Township professionals in attendance. Feels it was important for Department Managers to hear information first-hand;
- Discussed a Cranford resident who was in an accident on Fourth of July and asked that the community keep him and his wife in their prayers;

- Discussed the Cranford Home Improvement Program and provided information for those interested in utilizing it.

**Mayor Thomas H. Hannen, Jr.**

- Thanked the residents and Hartz Mountain for attending the meeting tonight.

On motion of Commissioner Kalnins, seconded by Commissioner Dooley and passed, the Township Committee adjourned at 12:40 AM.

Respectfully submitted,

Date: July 18, 2017

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Tara Rowley, RMC  
Township Clerk