

**CRANFORD DISTRICT MANAGEMENT CORPORATION**  
**BOARD MEETING**  
**MINUTES – MARCH 24, 2022**

**Present:**

Brian Andrews/Commissioner/Liaison  
Joe Colangelo/Business owner  
Dennis Concha/Business owner  
Paul Gallo/Resident  
Paul LaCorte/Property owner  
Kristen Mider/(Chairwoman) Resident  
Kendall O'Brien/Resident  
Steve Oliveira/Property owner  
Doreen Sayegh/Property owner

Caren Demyen/Director  
Michelle Stavrou/Social Media Coordinator

Jamie Cryan/Township Administrator

**Absent:**

Tammie Crispino/Business Owner  
Anthony Durante/Resident

Ms. Demyen called the meeting to order at 9am. Announcement was made that the meeting was posted as required by law.

**DIRECTOR'S REMARKS** - Caren Demyen

- Ms. Demyen congratulated Ms. Sayegh on the success of the Garden State Film Festival.
- The Alden Street location of Max & Luna has already been rented.
- Ms. Demyen will be meeting with Engineering to start the process of parklet approval with DOT, if the township decides to move forward with parklets.

**PARKLETS**

- Mr. LaCorte was concerned that business owners weren't aware of this meeting. Ms. Demyen stated that the agenda was posted on the website and bulletin board, and it was mentioned at the previous meeting that there would be a follow-up. She did speak with a few business owners about their concerns. Ms. Demyen asked if the Board felt that the meeting should be rescheduled so they can let individual business owners know. Mr. Gallo said that he doesn't feel it's necessary, and Ms. Mider said that she believes last week's meeting allowed the DMC Board to hear concerns. Ms. Demyen did mention she would email business and property owners about the Township Committee meeting.
- Mr. Gallo wanted to know if there will be separate votes for on-street and parking lot parklets. Ms. Demyen confirmed that there will be. Mr. Gallo asked if it's possible for the Garlic Rose parklet to use fewer than 4 spots. Ms. O'Brien wanted to know if there's a way to rework the parklet so it's less of an issue for traffic in the lot. Ms. Demyen replied that parking is always an issue in that part of the lot.
- Mr. Andrews would like to see if there's a way to make Garlic Rose's parklet less disruptive for surrounding businesses but he defers to Ms. Mider. Mr. Andrews said he would like him and Ms. Demyen to meet with CPD about enforcement of trucks unloading in the downtown area.
- Ms. Demyen named the businesses that requested on-street parklets: Ambeli, Oasis, Old City, Playa Bowls, Venue 104, and Vinny's. Ms. Demyen said that the cost of the parklets is about \$2,800 which includes the cost of the parking spots, maintenance, and plants. The businesses would be asked to pay upfront.
- Mr. LaCorte questioned having the restaurant owners pay in full up front and asked if it can be broken into two payments.
- Ms. O'Brien made a motion to approve, Mr. Andrews seconded. All in favor except Mr. LaCorte.
- Mr. Colangelo asked if in the future motions could be written out for clarity.

- Ms. Demyen stated that the on-street parking vote is for 10 on-street spaces with businesses having to make 2 payments which includes parking fees, plants, and installation. If the payments aren't made in a timely manner, the parklets will be pulled. This is all contingent on NJ DOT approval.
- In regards to Lower Lot 1, last year Garlic Rose had 4 parking spaces for their parklet.
- Ms. Sayegh said that Marc Corello, owner of The Garlic Rose, does a lot for the community, and she'd like to see if a compromise can be made.
- Mr. Cryan asked if changing the number of spots would help the objections, and Ms. Demyen said that she doesn't believe so.
- Ms. O'Brien asked if the configuration could be changed so it's easier to get around the parklet. Ms. Demyen said that cars would then be taking up that space so there would still be traffic issues.
- Ms. O'Brien asked if this motion can be written up, stating that the DMC Board is voting on the spaces for the Garlic Rose but asking CPD to assess the best setup for pedestrians and delivery trucks.
- Mr. Colangelo asked if the Board should instead recommend closing the entire lower lot, pending CPD approval. Mr. Andrews said that the issue is if you close the entire lower lot then the Township loses revenue from the additional parking spots.
- Mr. Oliveira asked if there are permits available, and Ms. Demyen said there is currently no waitlist for parking permits.
- Mr. Andrews made a motion to close 4 parking spaces in the lower lot, consistent with last year, and to also discuss with CPD if there's a better way to do it. Ms. Mider seconded the motion. All in favor except Mr. LaCorte and Ms. O'Brien. Ms. O'Brien is concerned that it may be an issue in the future with parklets in parking lots. She asked if the alley is an option, but Ms. Demyen said that there needs to be enough clearance for people to walk through.
- Ms. Mider reiterated that the vote is for this year and that a long-term plan for parklets is needed.
- Mr. Andrews said this will be brought up in the April Township meeting, and Ms. Demyen will reach out to the business community so they can attend if they would like to share their thoughts.

***Motion to adjourn at 9:45 am by Mr. LaCorte. Seconded by Mr. Andrews, all in favor.***

Respectively submitted,  
Michelle Stavrou, Social Media Coordinator