

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **May 4, 2015** at 7:30 p.m. in Room 108.

THIS MEETING IS IN COMPLIANCE WITH THE "OPEN PUBLIC MEETINGS ACT" AS ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED BY MAILING THE ANNUAL SCHEDULE OF MEETINGS TO THE CRANFORD CHRONICLE, THE UNION COUNTY LOCAL SOURCE, THE WESTFIELD LEADER, THE STAR LEDGER, AND TAP INTO CRANFORD., BY POSTING SUCH ANNUAL MEETING SCHEDULE ON A BULLETIN BOARD IN THE TOWN HALL RESERVED FOR SUCH ANNOUNCEMENTS AND THE FILING OF SAID NOTICE WITH THE TOWNSHIP CLERK OF CRANFORD. FORMAL ACTION WILL BE TAKEN AT THIS MEETING.

Present: Mayor Andis Kalnins  
Deputy Mayor Lisa M. Adubato  
Commissioner Robert D'Ambola  
Commissioner Mary O'Connor  
Commissioner Thomas H. Hannen, Jr.

Absent: None

### **PUBLIC COMMENTS**

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

### **Review Official Meeting Agenda**

All items approved for action.

### **Proposed ordinance re: road openings**

Township Engineer O'Brien discussed the proposed ordinance regarding road excavation and road openings.

Discussion held.

Township Administrator Wall suggested language be included in the ordinance that would require utility companies to use materials and a quality of work that would not alter the life expectancy of the road.

The Township Committee was agreeable to Township Administrator Wall's suggestion.

Township Engineer O'Brien to research ordinances adopted by other municipalities to see if they contain the type of language suggested by Township Administrator Wall.

Commissioner Hannen discussed provisions in the ordinance pertaining to infrared repairs. Feels there are some inconsistencies with the language and feels it should be amended to provide consistency and to provide for more restrictive requirements.

Introduction of ordinance to be removed from the May 5, 2015 Official Meeting agenda and rescheduled for May 19, 2015.

### **Engineering update**

#### **North Avenue Station Pedestrian Improvement Project**

Township Engineer O'Brien provided an update concerning the North Avenue Station Pedestrian Improvement Project and informed the Township Committee that bids for the project are scheduled for receipt on May 13, 2015.

#### **Union County Grant Program**

Township Engineer O'Brien discussed the grant program being offered by Union County for infrastructure improvements and informed the Township Committee that the program pertains to shovel ready projects. Suggested the Township participate in the program and discussed projects he feels the Township should include in its grant application, such as the North Avenue Station Pedestrian Improvement Project.

#### **2014 Paving Program**

Township Engineer O'Brien discussed the status of the 2014 Paving Program.

#### **Community Development Block Grant - DR**

Township Engineer O'Brien discussed the status of projects being funded through the Community Development Block Grant-Disaster Recovery program. A preconstruction meeting in connection with improvements to the Carpenter Place Detention Basin has been scheduled. Also discussed improvements

to the Municipal Building parking lot and his recommendation for the alternate bids to include in the contract.

Mayor Kalnins and Commissioner Hannen stated that they are opposed to the additional cost for Alternate B, which involves widening the Municipal Building exit driveway.

Commissioner Hannen feels the additional funds for Alternate B should allocated towards road resurfacing.

Deputy Mayor Adubato discussed her support for road resurfacing, but feels widening the Municipal Building driveway is important for public safety reasons.

Commissioner O'Connor feels the left-hand turn from Springfield Avenue into the parking lot is dangerous and stated that she supports the proposal to widen the driveway.

Commissioner D'Ambola stated that he also supports widening the driveway for public safety reasons.

Township Committee consensus to award a contract for improvements to the Municipal Building parking lot with Alternate B included. Resolution to be adopted during the May 5, 2015 Official Meeting by roll call vote.

#### Redevelopment

Township Engineer O'Brien discussed the status of development projects at 555 South Avenue and Twin Oaks.

#### Rahway River De-silting

Commissioner Hannen discussed river de-silting that was done and requested that Township Engineer O'Brien follow up with Hatch Mott MacDonald concerning additional de-silting that could be done. Stated that there are funds remaining in the 2013 bond ordinance that would allow for de-silting in other areas of the Rahway River.

#### **2015 Capital Budget**

Discussion held regarding the proposed projects for the 2015 Capital Budget.

Commissioner Hannen discussed funding needed for the emergency generator and Memorial Field restrooms and suggested that funding for these items be included in the capital budget.

Commissioner Hannen discussed a seminar he attended regarding Emergency Management and the need for computer hardware upgrades in the Fire Department.

Discussion was held regarding the purchase of infrared equipment for pothole repair.

Commissioner D'Ambola explained that Superintendent of Public Works Steven Wardell does not support the purchase of infrared equipment because of the manpower that is needed to operate the equipment. Mr. Wardell informed him that he would prefer the purchase of another hot box for pothole repair.

Bond ordinance in connection with the 2015 Capital Budget to be introduced May 19, 2015.

#### **Proposed ordinance-No parking when road is now covered**

Commissioner D'Ambola discussed the proposed ordinance drafted by the Police Department that would prohibit parking on certain roads when snow covered. Explained that the proposed regulations would pertain to through streets as currently listed in the Township code.

Township Attorney Dabulas feels additional language should be added to the draft ordinance with specifics as to when the vehicle must be removed from the roadway and the amount of snow accumulation that must occur before the regulations are in effect.

Further discussion necessary.

#### **Installation of residential driveways**

Commissioner O'Connor discussed a request from a resident to install a driveway without a garage. Explained that, according to current regulations, the homeowner would be required to construct a garage.

The Township Committee was not agreeable to amending the Township code to allow for this type of request because it would pertain to a nominal amount of residents. Approval of this request could be provided by the Zoning Board of Adjustment through the variance process.

**Minute approval – Closed Session Minutes of April 20 and 21, 2015**

On motion of Deputy Mayor Adubato, seconded by Commissioner O'Connor and passed, the Closed Session Minutes of April 20 and 21, 2015 were approved by the indicated vote of the Township Committee.

**Recorded vote:**

Aye: Mayor Kalnins, Deputy Mayor Adubato and Commissioners D'Ambola and O'Connor

Nay: None

Abstained: Commissioner Hannen

Absent: None

**ADMINISTRATOR REPORTS****Township Administrator Wall**

- Discussed the status of the renovations to the Municipal Building;
- Discussed the status of the proposed office reconfiguration and requested Township Committee input concerning this project;
- Discussed the Clean Energy-Direct Install Program through PSE&G. Informed the Township Committee that funds are available and discussed the Township's potential participation in the program.

**COMMISSIONER REPORTS****Commissioner O'Connor**

Commissioner O'Connor requested a status update concerning the letter the Township submitted to NJ Transit requesting that full funding for train station improvements be restored.

Township Administrator Wall stated that there has been no response from NJ Transit to date.

**Commissioner D'Ambola**

- Discussed revenue generated to date regarding construction code permits;
- Provided an update regarding property maintenance and informed the Township Committee that regulations might need to be amended as many violations are being dismissed in court;
- Discussed the results of an examination of the Pepperidge Tree which indicated that there was a large hole with two (2) feet of rot at the top of the trunk where the limbs connected to the trunk. Feels the Township had no choice but to remove the tree because of the public safety issue it created.

**Deputy Mayor Adubato**

- Discussed efforts to address property maintenance issues.

**Mayor Kalnins**

- Discussed efforts of the Mayors Council on the Rahway River Watershed (Council). Informed the Township Committee that funding was authorized to complete the Army Corps of Engineers study and the next step is to obtain funding for the actual construction of a project. Discussed the Council's continuing efforts to identify options for regional flood control.

**Late Starter – Capital Budget-Swim Pool Utility**

Discussion held regarding a proposed Capital Budget for the Swim Pool Utility.

**Late Starter – Dietz Street Ordinance**

Township Attorney Dabulas discussed the ordinance recently adopted to vacate of portion of Dietz Street and the need to amend that ordinance to allow the property owner to subdivide the property.

The Township Committee was agreeable. Introduction scheduled for May 5, 2015.

**PUBLIC COMMENTS**

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

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

**Resolution No. 2015-18:**

**BE IT RESOLVED** that the Township Committee will go into closed session to discuss the following, the minutes of which will be released at some time in the future at the discretion of the Township Committee:

**Contractual**

- Community Rating System
- Teamsters Local 469 (white collar)
- Field lease agreement

**Legal**

- CDA v. Township of Cranford
- Edan Ben Elazar v. Macrietta Cleaners, Inc.

**Minute Review**

- Closed Session Minutes of April 20 and 21, 2015

**Personnel**

- Department of Public Works
- Various Departments
- Fire Department

**Recorded vote:**

Aye: Mayor Kalnins, Deputy Mayor Adubato, Commissioners D'Ambola, O'Connor and Hannen

Nay: None

Abstained: None

Absent: None

On motion of Deputy Mayor Adubato seconded by Commissioner D'Ambola and passed, the Township Committee returned to open session at 10:30 PM.

On motion of Deputy Mayor Adubato, seconded by Commissioner D'Ambola and passed, the Township Committee adjourned at 10:30 PM.

Respectfully submitted,

Tara Rowley, RMC  
Municipal Clerk

Dated: May 4, 2015