

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **July 13, 2021** 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 e-mailing the annual schedule of meetings to THE WESTFIELD LEADER, THE UNION COUNTY LOCAL SOURCE, THE STAR LEDGER, AND TAP INTO CRANFORD, by posting such annual meeting schedule on a bulletin board in the Town Hall reserved for such announcements and the filing of said notice with the Township Clerk of Cranford. Formal Action will be taken at this meeting.

PRESENT: Mayor Kathleen Miller Prunty
Deputy Mayor Brian Andrews
Commissioner Jason Gareis
Commissioner Thomas H. Hannen, Jr.
Commissioner Mary O’Connor

ABSENT: None

INVOCATION AND FLAG SALUTE

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

MINUTE APPROVAL

On motion of Commissioner O’Connor, seconded by Commissioner Gareis and passed, the minutes of the Workshop Meeting of May 24, 2021 and the Conference Meeting of May 25, 2021 were approved by indicated vote of the Township Committee:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

On motion of Commissioner O’Connor, seconded by Commissioner Gareis and passed, the minutes of the Official Meetings of May 25, 2021, were approved by indicated vote of the Township Committee:

Recorded vote:

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

Nay: Commissioner Hannen

Abstained: None

Absent: None

PAYMENT OF BILLS

On motion of Commissioner O’Connor, seconded by Commissioner Hannen and passed, the Bill List dated July 13, 2021, totaling \$1,140,737.08 was approved for payment by indicated vote of the Township Committee and is on file in the Office of the Township Clerk:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

MAYORAL ANNOUNCEMENT

Mayor Kathleen Miller Prunty read the Mayor’s Proclamations:

Jaycees – Recognition of Community Contributions

WHEREAS, Cranford’s strong community spirit, active civic organizations, and resident volunteerism are among our Township’s greatest strengths, which have helped sustain us over the past difficult year; and **WHEREAS**, for over 40 years, the Cranford Jaycees organized the Firecracker Four-Miler race annually on the Fourth of July, regularly attracting over 1,000 runners of all classes along with several thousand spectators; and

WHEREAS, this July Fourth, approximately 70 volunteers complied with appropriate health guidance to convene a safe in-person race featuring 1,062 Four-Miler runners, 355 One-Mile Fun Runners, and 31 Virtual Four-Miler runners; and

WHEREAS, the Firecracker Four-Miler is the principal fundraising event to benefit the Cranford Jaycees scholarship fund. This year alone, the fund awarded \$30,000 in scholarships to high school seniors residing in the Township of Cranford who have demonstrated scholastic achievement and a commitment to community service; and

WHEREAS, for over fifty (50) years, the Cranford Jaycees have held many community events to raise financial support for scholarship funds and donations for outside agencies; and

WHEREAS, the Cranford Jaycees provided an important event to safely bring our community together, celebrate our nation's Independence Day, support Cranford students, and promote exercise; and

NOW, THEREFORE, BE IT RESOLVED, the Township Committee of the Township of Cranford thank and commend the Cranford Jaycees for their dedication to the Cranford community and for their work making this year's Firecracker Four-Miler a success.

Members of the Cranford Jaycees thanked everyone who made the 2021 Firecracker Four Miler possible. They said the event has been held for over 40 years with last year's being held virtually. The Cranford Jaycees said being able to hold the event in person once again meant a lot to the Community. They thanked the Cranford Police Department, the Cranford Fire Department, all the volunteers and sponsors Commissioner Hannen and all the runners who participated in the event.

Michael Mason – In Memoriam

WHEREAS, Michael Mason, a lifelong resident of Cranford, dedicated his life, time and talents to family, friends and his beloved Cranford; and

WHEREAS, Michael was always a willing volunteer coaching girls' soccer and basketball and shared the importance of positivity, respect, and having fun while playing; and

WHEREAS, Michael worked on numerous community projects and aided civic programs and organizations such as Raphael's Life House and Boy Scouts of America; and

WHEREAS, Michael served Cranford for many years as a volunteer on Township of Cranford Boards and Committees such as the Historic Preservation Advisory Board, Cranford Municipal Alliance and the River Maintenance Committee; and

WHEREAS, most recently Michael was devoted to preservation and beautification of the walkway along the Rahway River; and

WHEREAS, Michael spearheaded the beautification project and inspired many Cranford residents, young and old, to volunteer with him to create an attractive, passive walkway that respects the historic significance of the Rahway River; and

WHEREAS, Michael faced challenges with faith, humor, kindness and a positive attitude that enabled him to truly take life one day at a time and enjoy the little things; and

NOW, THEREFORE, BE IT RESOLVED, that the Cranford Township Committee recognizes the many contributions made by Michael Mason and his lifelong dedication to our community; and, we extend our appreciation and sympathy to his family.

Mayor Kathleen Miller Prunty said Commissioner O'Connor and she had the pleasure of working with Mr. Mason on the Rahway River project and stated that she was confident his work will continue.

Commissioner O'Connor said the Township Committee will be discussing an official way to honor Mr. Mason and the work that he did. The Commissioner said Mr. Mason was an inspiration, and his efforts and contributions to the Township should never be forgotten.

POLICE DEPARTMENT ANNOUNCEMENTS

RESOLUTION – By Roll Call Vote

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

Resolution No. 2021-240

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held July 13, 2021, that Edward Davenport be, and hereby is, advanced to the rank of Captain within the Cranford Police Department, effective July 14, 2021.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

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

Resolution No. 2021-241

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held July 13, 2021, that John Swandrak be, and hereby is, advanced to the rank of Lieutenant within the Cranford Police Department, effective July 14, 2021.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

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

Resolution No. 2021-242

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held July 13, 2021, that Steven D'Ambola be, and hereby is, advanced to the rank of Sergeant within the Cranford Police Department, effective July 14, 2021.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

On motion of Commissioner Gareis, seconded by Commissioner Hannen and passed, the following resolution was adopted by **roll call vote**:

Resolution No. 2021-243

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held July 13, 2021, that Joshua Sousa be, and hereby is, appointed as a Probationary Patrol Officer within the Police Department, effective July 22, 2021.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

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

Resolution No. 2021-244

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held July 13, 2021, that Jason Ingram be, and hereby is, appointed as a Probationary Patrol Officer within the Police Department, effective July 22, 2021.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

MAYORAL REMARKS

Mayor Miller Prunty provided an update on the Redevelopment of the North Avenue Gateway Area and gave an overview of what to expect from the planning firm that was hired – Topology NJ LLC (Topology). She noted the firm was selected for their experience in community engagement and their track record of emphasizing the importance of resident feedback. The Mayor said the planning firm will be discussing a number of topics with members of the public and various Township groups and organizations. She said residents should expect to see planners from Topology around town and encouraged members of the public to engage with them. She also mentioned there will be Townhall Meetings held where residents will have more opportunities to provide their feedback. Mayor Miller Prunty said there will be surveys and information available online as well as an option to submit questions and comments

LATE STARTER - PRESENTATION

Township Attorney Ryan Cooper gave a presentation outlining the recent history of Affordable Housing within the Township and the circumstances that led to discussions regarding Redevelopment.

INFORMAL MEETING

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

Lydia Allen, 751 Walnut Ave - Ms. Allen inquired why members of the public were not informed about the demolition of 750 Walnut Avenue. Ms. Allen specifically asked about how the asbestos was being disposed. Discussion ensued. Commissioner O’ Connor said that asbestos permits typically are issued from the State of New Jersey. She said the State has very strict guidelines and they oversee the process from start to finish. Ms. Allen said she is concerned with the amount of traffic at the 750 Walnut Avenue property. Commissioner O’Connor responded there should be no one trespassing on that land.

Don Smith, 21 Onieda Place – Mr. Smith said he had a question regarding Resolution No. 2021-246. He requested an explanation as to the mission of CGP&H and their Affordable Housing plan. Township Attorney Cooper said CGP&H is the Townships Affordable Housing liaison who are responsible for administering Affordable Housing programs and elaborated. Mr. Smith inquired who is responsible for overseeing any life changes that could make an individual unqualified (financially) for these units. Township Attorney Cooper responded the he believed that such oversight is administered by CGP&H and the property owner. He stated that he would look into this matter and come back with a definitive answer. Mr. Smith then asked for the Township Committee to define the term “podium parking.” Mayor Miller Prunty explained that “podium parking” referred to a building placed over a parking garage.

Gerald Conheeney, 34 Brookdale Road – Mr. Conheeney asked for clarification on Resolution 2021-245.

Deputy Mayor Andrews said this resolution referred to a new program that will offer a Downtown Cranford gift card that can be used across multiple locations. He said the need for this resolution is to approve the use of Downtown Management Corporation (DMC) funds for certain fees. Township Attorney Cooper said there is a per card set-up fee that will be charged to first-time users. Discussion ensued.

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

ORDINANCE - Introduction

Ordinance No. 2021-13:

The Township Clerk read by title only Ordinance No. 2020-13 entitled, “AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 410, PARKING FEES FOR PUBLIC ROADS, STREETS, PARKING LOTS, AND MUNICIPAL GARAGES”

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

Recorded vote:

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

Nay: Commissioner Hannen

Abstained: None

Absent: None

Final Reading and Public Hearing for Ordinance No. 2021-13 to be held August 10, 2021 and the publication will take place in the Westfield Leader on July 22, 2021.

ORDINANCE – Final Reading and Public Hearing

Ordinance No. 2021-11:

The Township Clerk read by title only Ordinance No. 2021-11 entitled, “AN ORDINANCE BY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN THE TOWNSHIP OF CRANFORD AND AMENDING CHAPTER 255 OF THE CRANFORD MUNICIPAL CODE”

Said ordinance having been advertised and posted in accordance with law, Commissioner Gareis opened the public hearing. Hearing no comments, Commissioner O’Connor closed the public hearing.

On motion of Commissioner Gareis, seconded by Commissioner O’Connor and passed, said ordinance was adopted by indicated vote of the Township Committee:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

Ordinance No. 2021-12:

The Township Clerk read by title only Ordinance No. 2021-12 entitled, “AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT, TO CREATE AFFORDABLE HOUSING OVERLAY DISTRICTS”

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

Lydia Allen, 751 Walnut Ave - Ms. Allen inquired about the number of affordable housing units which were needed. Mayor Miller Prunty and Township Attorney Ryan Cooper responded that this Ordinance did not refer to number of Affordable Housing units. Mr. Cooper elaborated about the intent of the ordinance. Discussion ensued. Commissioner Hannen noted that there were eight (8) affordable housing units needed across North Ave. Deputy Mayor Andrews asked if there were any other questions or comments on Ordinance No. 2021-12. Hearing no further comments, Deputy Mayor Andrews closed the public hearing.

Commissioner Hannen made a motion to amend the Ordinance, specifically Section four (4) of Chapter 255, Article five (5), Section 36, Subsection I, Number three (3) Accessory Uses, Subsection A, Parking Garages (where Subsection A, Parking Garages, would be eliminated.)

Further discussion ensued between Commissioner Hannen, Mr. Cooper and Mayor Miller Prunty.

Township Clerk Patricia Donahue inquired what the roll call vote would now pertain to. Mr. Cooper responded that the roll call vote would pertain to Ordinance 2012-12 as originally written.

Commissioner O’ Connor stated that she was in agreement with Commissioner Hannen and would be voting no.

On motion of Deputy Mayor Andrews, seconded by Commissioner Gareis and passed, said ordinance was adopted by indicated vote of the Township Committee:

Recorded vote:

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

Nay: Commissioners Hannen and O’Connor

Abstained: None

Absent: None

RESOLUTIONS – By Consent Agenda

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

Resolution No. 2021-245

**RESOLUTION AUTHORIZING THE DOWNTOWN MANAGEMENT CORPORATION TO
CHARGE GIFT CARD PURCHASERS FOR CERTAIN FEES**

WHEREAS, the Downtown Management Corp. (“DMC”) will be sponsoring a Downtown Cranford Gift Card Program, whereby the DMC will facilitate a closed-loop private label Visa gift card program dedicated to use within the Downtown Special Improvement district (the “Downtown Cranford card”); and

WHEREAS, the Downtown Cranford card will inure to the benefit of Cranford businesses by incentivizing residents and non-residents to shop local; and

WHEREAS, the Downtown Cranford card program includes various costs, including program setup fees and monthly fees, among others, which will be funded by the DMC; and

WHEREAS, the Downtown Cranford card program will include variable costs, including per swipe charges and processing fees, the cost of which DMC wishes to defer to card purchasers and users; and

WHEREAS, the DMC requests authorization to charge gift card purchasers a per card fee representative of these variable costs;

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford, that the Township approves the DMC to charge Downtown Cranford card purchaser a flat fee, currently set at \$2.50 per card, commensurate with the DMC’s variable costs.

Resolution No. 2021-246

WHEREAS, there exists a need to engage experts to oversee and be responsible for the administration of affordable housing units within the Township of Cranford; and

WHEREAS, the Township of Cranford has deemed that the firm **Community Grants, Planning & Housing LLC (“CGP&H”)** located at 101 Interchange Plaza, Suite 301, Cranbury, New Jersey 08512; and

WHEREAS, CGP&H has the background, experience and qualifications necessary to provide the needed services; and

WHEREAS, CGP&H has completed and submitted a Business Entity Disclosure Certification, pursuant to N.J.S.A. 19:44A-1 et seq., which certifies that **CGP&H** has not made any reportable contributions to a

political or candidate committee in the Township of Cranford in the previous one (1) year, and that the contract will prohibit **CGP&H** from making any reportable contributions through the term of the contract; 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; and

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

1. **CGP&H**, be and hereby is awarded a contract expiring December 31, 2021, for the administration of affordable housing units within the Township of Cranford at a cost not to exceed \$20,000.00; and
2. The Business Entity Disclosure Certification and Business Entity Contribution Disclosure Certification be placed on file with a copy of this resolution; and
3. A copy of this resolution be published as required by law within twenty (20) days of its adoption. Said contract amount shall be charged to Account No. T-23-00-000-101-000.

Resolution No. 2021-247

**RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PLAN
FOR THE TOWNSHIP OF CRANFORD**

WHEREAS in accordance with applicable Committee on Affordable Housing (“COAH”) regulations and the New Jersey Uniform Housing Affordability Controls (“UHAC”) N.J.A.C. 5:80-26., et seq., the Township of Cranford is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by rehabilitation are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the Township of Cranford;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Committee of the Township of Cranford, County of Union, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan

AFFIRMATIVE MARKETING PLAN

- A. All affordable housing units in the Township of Cranford shall be marketed in accordance with the provisions herein unless otherwise provided in N.J.A.C. 5:93-1, et seq. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low or moderate-income units, including those that are part of the Township’s prior round obligation and its current Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.
- B. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract with the Township of Cranford. All the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of the affordable unit(s).
- C. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Township, shall undertake all the following strategies:
 1. Review, approve and ensure that the developers/sellers/owners publish at least one advertisement in a newspaper of general circulation within the housing region.
 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 3. At least one additional regional marketing strategy using one of the other sources listed below at Sec. E of this plan.
- D. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 2 in which the Township is located and covers the entire period of deed restriction for each restricted housing unit.
- E. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
 1. All newspaper articles, announcements and requests for applications for very low, low, and moderate-income units shall appear in the Star Ledger and Westfield Leader. The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspaper during the first week of the marketing program and subsequently utilizing internet advertisements each month thereafter until all available units have been leased. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements must be approved in advance by the Township’s Administrative Agent.

Advertisements will also be placed on the following websites:

Cranford Township - <http://www.cranfordnj.org>
New Jersey Housing Resource Center (NJHRC) - <http://www.njhrc.gov>
CGP&H - AffordableHomesNewJersey.com

Advertisements posted to NJHRC will occur on or before the earlier of:

- (1) at least 60 days prior to conducting a lottery of the applicants; or
- (2) within one day following when the owner, developer, property manager, or other administrative entity provides any information regarding how to apply for units to prospective applicants or solicits any applications from potential applicants through any other means.

The posting on NJHRC shall include, at a minimum:

- i. The date that the affordable housing units are expected to be completed,
 - ii. The date of the lottery,
 - iii. The number of affordable housing units,
 - iv. An accounting of how many of the affordable housing units will be available to verylow-, low-, and moderate-income households, and
 - v. Each bedroom size that will be available.
2. The advertisement shall include a description of the:
 - i. Street address(es) of the units;
 - ii. Directions to the units;
 - iii. Range of prices for the units;
 - iv. Number of bedrooms in the affordable units (bedroom mix);
 - v. Maximum income permitted to qualify for the units;
 - vi. Location of applications;
 - vii. Business hours when interested households may obtain an application;
 - viii. Application fees, if any;
 - ix. Number of units currently available; and
 - x. Anticipated dates of availability.
3. Advertisements will be broadcast on at least one regional cable television or radio station.
4. Applications shall be mailed or emailed by the Administrative Agent to the prospective applications upon request. However, when on-line preliminary applications are utilized, if prospective applicants do not have internet access, they will be given a phone number to call the Administrative Agent, who will then enter all pre-application information online during the phone call. Locations of applications, brochures, and flyers to affirmatively market the program are listed in attached Appendix II, and will also be made available on the Township's website. Also, information on how to apply shall be made available at the developer's sales/rental office and shall be mailed or emailed to prospective applicants upon request.
5. The Administrative Agent shall develop, maintain and regularly update a list of community contact person(s) and/or organizations(s) in Morris, Essex, Union, and Warren Counties that will aid in the affirmative marketing program with particularemphasis on contacts that will reach out to groups that are least likely to apply forhousing within the region, including major regional employers. Please see Appendix I for a complete list.
 - i. Quarterly information shall be sent to each of the following agencies with a request for publication in their journals and for circulation among their members:
North Central Jersey Association Of
RealtorsWest Essex Board Of Realtors
Warren County Board Of Realtors
 - ii. Quarterly information shall be sent to the administrators of each of the following agencies in each of the counties and requests to post same shall be sent to the administrators of each of the following agencies within the counties of Morris, Essex,Union, and Warren:

Welfare or Social Service Board
Rental Assistance Office (Local Office Of DCA)
Offices On Aging Or Division Of Senior Services Housing Authority
Community Action Agencies
Community Development Departments

- iii. Quarterly information shall be sent to the chief personnel administrators of all the major employers within the region as listed in attached Appendix I in accordance with the Region 2 Affirmative Marketing Plan.
- iv. Quarterly information and copies of any press releases and advertisements of the availability of very low, low and moderate-income housing shall be sent to the following additional community and regional organizations:

Fair Share Housing Center (510 Park
Boulevard, Cherry Hill, NJ 08002)

New Jersey State Conference of the
NAACP (4326 Harbor Beach Blvd. #775,
Brigantine, NJ 08203)

The Latino Action Network (P.O. Box
943, Freehold, NJ 07728) Homecorp (17
Talbot Street, Montclair, Nj, 07042)

Housing Partnership (2 East Blackwell
Street, Suite 12, Dover, NJ, 07801)

Union County Housing Coalition (118
Division Street, Elizabeth, NJ 07201)

- v. The Administrative Agent will also provide specific direct notice to the following community and regional organizations whenever affordable housing units become available in the Borough, listed in attached Appendix II:

Warren County Administration Building (165 County Route 519 South, Belvidere
Nj 07823)

Warren County North East Branch Library (40 Us Highway 46, Hackettstown NJ
07840)

Morris County Library (30 E. Hanover Ave., Whippany NJ 07981)

Morris County Administration Building (10 Court Street, Morristown NJ, 07960)

Warren County Library Headquarters (2 Shotwell Dr., Belvidere NJ 07823)

Essex County/Hall Of Records (465 Dr. Martin Luther King Dr., Newark NJ
07102)

Union County/Administration Building (10 Elizabethtown Plaza, Elizabeth NJ
07207)

Cranford Municipal Building (8 Springfield Ave., Cranford, NJ 07016)

Cranford Public Library (224 Walnut Ave., Cranford, NJ 07016)

- 6. A random selection method to select occupants of very low, low and moderate-income housing will be used by the Township's Administrative Agent in conformance with N.J.A.C. 5:80-26.16(I).
- 7. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 2 comprised of Morris, Essex, Union, and Warren Counties.
- 8. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low and moderate income households; to place income eligible households in very low, low and moderate income units upon initial occupancy; to continue to qualify households for re- occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26.1, et seq.
- 9. Whenever appropriate, the Administrative Agent shall provide or direct qualified very low, low and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.

10. All developers/owners of very low, low and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy.
11. The implementation of the Affirmative Marketing Plan shall continue until all very low, low and moderate-income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary. Please note that in addition to complying with this Township-wide Affirmative Marketing Plan that the Administrative Agent shall also review and approve a separate Affirmative Marketing Plan for every new affordable development in Cranford that is subject to N.J.A.C. 5:80-26.1 et seq. That document shall be completed by the owner/developer and will be compliant with the Township's Affirmative Marketing Plan as presented herein, and incorporate development specific details and permitted options, all subject to the Administrative Agent's review and approval. The development specific affirmative marketing plans will use the standard form for Region 2, which is attached hereto as Appendix III.
12. The Administrative Agent shall provide the Municipal Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, et seq. and the Order granting the Township a Final Judgment of Compliance and Repose.

BE IT FURTHER RESOLVED that the appropriate Township officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

Resolution No. 2021-248

RESOLUTION ADOPTING A MARKET TO AFFORDABLE MANUAL

WHEREAS, a final Mount Laurel Compliance Hearing occurred on April 12, 2021, during which the Court considered whether to approve the Township's Round 3 Housing Element and Fair Share Plan, its implementing ordinances and ancillary documents; and

WHEREAS, as a condition of compliance (Condition No. (#) 11), a Market to Affordable Manual (the "Manual") has been prepared by Community Grants, Planning and Housing, who will administer the program; and

WHEREAS, the Manual outlines the policies and procedures of the Market to Affordable Program including the basic content and operation of the various program components; and

WHEREAS, the Manual is a mandatory element of the Township's package of documents necessary for compliance; and

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Cranford, County of Union, approves and adopts its Market to Affordable Manual, attached hereto as Exhibit A, so that the Township can implement its Market to Affordable Program.

Resolution No. 2021-249

BE IT RESOLVED, by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that Frank Genova be, and hereby is, appointed as Construction Code Official/Building Subcode Official, for a four (4) year term, retroactive to June 16, 2021 and ending June 15, 2025.

Resolution No. 2021-250

BE IT RESOLVED, by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that Ashley Kurbanoglu be, and hereby, is appointed to the position of Deputy Municipal Clerk, effective July 6, 2021.

Resolution No. 2021-251

BE IT RESOLVED, by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that Alan Berni, be, and hereby is appointed to the position of Laborer/Driver within the Department of Public Works, effective July 26, 2021.

Resolution No. 2021-252

BE IT RESOLVED, by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that Robert DiDonato, be, and hereby is appointed to the position of Laborer/Driver within the Department of Public Works, effective July 12, 2021.

Resolution No. 2021-253

BE IT RESOLVED, by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that Gianna Ricerca be, and hereby is, appointed as a Communications Officer within the Cranford Police Department, effective July 22, 2021.

Resolution No. 2021-254

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that the Township Committee hereby accepts, with regrets, the retirement of Joseph Van Bergen, a Captain within the Cranford Police Department, effective August 1, 2021.

Resolution No. 2021-255

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that the resignation of Jason Bottcher, as the Zoning Officer, within the Office of Planning and Zoning, be and hereby is accepted, with regrets, effective July 16, 2021.

Resolution No. 2021-256

BE IT RESOLVED by the Township Committee of the Township of Cranford, at a meeting held on July 13, 2021, that the resignation of Joshua Sousa, a Communications Officer within the Cranford Police Department, be and hereby is accepted, with regrets, effective July 21, 2021.

Resolution No. 2021-257

BE IT RESOLVED, by the Township Committee of the Township of Cranford on the 13th day July, 2021, that the following checks will be refunded by the Tax Collector to the lien holder according to statutory requirements:

Redemption of Certificate# 20-00003

Block 146 Lot 19, 506 Gallows Hill Rd
US Bank CUST ACTLIEN Holding
50 South 16th Street, Suite 2050
Philadelphia, PA 19102

Refund: \$ 391.64
(1-01-55-000-010-029)
Premium: \$1,400.00
(T-15-00-000-106-000)

Resolution No. 2021-258

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 these 2021 Engineering Department projects: 1) NJDOT FY2021 Burnside Avenue Roadway Improvements; 2) Edgar Avenue Drainage Improvement Project and 3) 2021 Capital Road Improvement Project.

Resolution No. 2021-259

WHEREAS, N.J.S.A 46:18-6 and 54:5-55 grant the cancellation of a municipal tax sale certificate for a lien held by a municipality; and

WHEREAS, the owner of record, Macrietta Realty Co., c/o Mr. Alan Stauber, redeemed Tax Lien Certificate No. 17-0005 in full for Block 195 and Lot 7.01 (property location is 44 North Avenue East); and

NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Cranford, County of Union, State of New Jersey, that the Mayor and Township Clerk are authorized to cancel the same of record.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Tax Collector.

Resolution No. 2021-260

BE IT RESOLVED by the Township Committee of the Township of Cranford and hereby authorizes the closure of the upper section of Municipal Lot One (1) for Cranford Day as follows:

- Saturday, September 25, 2021 – 10:00 a.m. to 4:00 p.m.
- Sunday, September 26, 2021 - 10:00 a.m. to 4:00 p.m. (rain date)

Resolution No. 2021-261

We, members of the governing body of the Township of Cranford, in the County of Union, being duly sworn according to law, upon our oath depose and say:

1. We are duly elected members of the Township Committee of the Township of Cranford in the County of Union;
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Municipal Audit filed with the Clerk pursuant to N.J.S.A. 40A:5-6 for the year **2020**;
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled “Comments and Recommendations.”

(L.S.) Kathleen Miller Prunty

(L.S.)

(L.S.) Brian Andrews

(L.S.)

(L.S.) Jason Gareis

(L.S.)

(L.S.) Thomas H. Hannen, Jr.

(L.S.)

(L.S.) Mary O'Connor

(L.S.)

Patricia Donahue, RMC
Township Clerk

Sworn to and subscribed before me this

Day of _____

Notary Public of New Jersey

The Municipal Clerk (or Clerk of the Board of Chosen Freeholders as the case may be) shall set forth the reason for the absence of signature of any members of the governing body.

IMPORTANT: This certificate must be sent to the Bureau of Financial Regulation and Assistance, Division of Local Government Services, P.O. Box 803, Trenton, New Jersey 08625.

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 **2020** 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. 2021-262

WHEREAS, The New Jersey Division Of Local Government Services has promulgated a regulation that each Municipality Shall Prepare And Submit A Corrective Action Plan That "Shall Cover All Findings And Recommendations In The Audit Report, Including State, Federal, And General Findings, As Well As The Status Of All Prior Year Findings And Recommendations" And That The Governing Body Shall Approve Said Corrective Action Plan.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranford, on this 13th day of July 2021, hereby approves the Corrective Action Plan as submitted by the Chief Financial Officer as follows:

TOWNSHIP OF CRANFORD

CORRECTIVE ACTION PLAN FOR THE 2020 AUDIT REPORT

Recommendation #1:

That the Board of Health Departments turn over receipts to the Treasurer within 48 hours of receipt as required by NJSA 40A:5-15.

Corrective Action Plan:

The practice of turning over receipts within 48 hours is being addressed with the Board of Health to ensure their departmental processes support this requirement. The Township will be conducting a re-evaluation of departmental procedures related to receipt submissions and make any necessary adjustments to maintain compliance.

Resolution No. 2021-263

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, AS AMENDED JULY 17, 2017

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 Township 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 Township Committee of the Township 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, as amended July 17, 2017, for the Purpose of Inserting a Description of Activities for Fiscal Year 2021-2022 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. 2021-264

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION – N.J.S.A. 40A: 4-87

WHEREAS, N.J.S.A. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an appropriation for the equal amount;

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Cranford in the County of Union, New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2021 in the sum of \$5,820.00 which is now available as a revenue from the National Highway Traffic Safety Administration’s “2021 Distracted Driving Crackdown - U Drive. U Text. U Pay” program, pursuant to the provision of the statute; and

BE IT FURTHER RESOLVED that the like sum of \$5,820.00 is hereby appropriated under the caption “2021 Distracted Driving Crackdown - U Drive. U Text. U Pay.”; and

BE IT FURTHER RESOLVED that the above is a result of a grant of \$5,820.00 from the National Highway Traffic Safety Administration’s “2021 Distracted Driving Crackdown - U Drive. U Text. U Pay” program.

Resolution No. 2021-265

WHEREAS, the Township of Cranford requested quotes for painting the light poles in the Special Improvement District (SID) through a non-fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

WHEREAS, the Purchasing Agent has determined and certified in writing that the value of such contract will not exceed \$33,615.00; and

WHEREAS, United Painters Inc., 1236 Route 31, Lebanon, New Jersey, 08833, has submitted a proposal dated June 15, 2021 indicating they will provide the pole painting for \$33,615.00; and

WHEREAS, United Painters Inc. has completed and submitted a Business Entity Disclosure Certification which certifies that United Painters Inc. 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 United Painters Inc. from making any reportable contributions through the term of the contract, and

WHEREAS, the Chief Financial Officer have 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, authorizes the Purchasing Agent to enter into a contract with United Painters Inc. as described herein; and, **BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value to be placed on file with this resolution.

Said contract amount shall be charged to Account No. C 04-17-005-000-210.

Resolution No. 2021-266

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 closing (Winterizing) and opening (Startup) of the Township Pools for the 2021-2022 season.

Resolution No. 2021-267

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CRANFORD, IN THE COUNTY OF UNION, NEW JERSEY, DESIGNATING \$9,700,000 OF NOTES, CONSISTING OF \$8,506,589 GENERAL BOND ANTICIPATION NOTES AND \$1,193,411 SWIM POOL UTILITY BOND ANTICIPATION NOTES, BOTH ISSUES DATED JUNE 25, 2021 AND PAYABLE JUNE 24, 2022, 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 \$9,700,000 of Notes, consisting of \$8,506,589 General Bond Anticipation Notes and \$1,193,411 Swim Pool Utility Bond Anticipation Notes, both issues dated June 25, 2021, payable June 24, 2022 (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 2021.

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 2021, viz:

<u>Amount</u>	<u>Dated - Due</u>
\$9,700,000 Bonds	5/1/21 – 11/1/21-32

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 2021 dated as of the date of delivery of the Notes.

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

Resolution No. 2021-268

RESOLUTION REQUESTING THE COUNTY OF UNION’S CO-SPONSORSHIP AND SUPPORT OF CRANFORD’S SESQUICENTENNIAL CELEBRATION (RIVER CARNIVAL)

WHEREAS, Cranford was incorporated as a Township by an act of the New Jersey Legislature on March 14, 1871, and the year 2021 marks the 150th anniversary of that incorporation as a Township in the County of Union, New Jersey; and

WHEREAS, in the 150 years following its incorporation, Cranford has grown into a municipality with highly-regarded public safety agencies, a successful downtown area, numerous recreation opportunities for its residents, a strong sense of civic pride, various events and traditions, a municipal government which has fostered the measured development of its neighborhoods and business areas and dynamic education institutions which include public and private schools and the County’s Community College; and

WHEREAS, residents have valued the Township’s heritage through restoration and preservation of many historic sites and traditions, all keeping in character for current and future residents to enjoy; and

WHEREAS, the Township Committee of the Township of Cranford has resolved to honor the 150th Anniversary with a year of celebratory events beginning with the 1:30 p.m. kickoff ceremony on March 14th at the Municipal Building and culminating with a 150th Anniversary River Carnival on Saturday, September 18, 2021, with a rain date of Sunday, September 19; and

WHEREAS, this sesquicentennial anniversary offers an opportunity to commemorate and recognize Cranford as a vibrant and quaint part of Union County’s shared history, consisting of many areas reminiscent of the Victorian area, and including both Township and County parks; and

WHEREAS, the Township Committee requests the support and co-sponsorship of Union County as Cranford celebrates this sesquicentennial anniversary.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford, that the Mayor transmit this Resolution to the County of Union along with a formal request for the County’s support and co-sponsorship of the 150th Anniversary River Carnival, including the use of County of Union Parks within the Township, the closure of a portion of Springfield Avenue (County Route 615), and such other support and resources as can be made available.

Resolution No. 2021-269

WHEREAS, the Township Committee of the Township of Cranford wishes to support expanded means and methods for connectivity, transportation, and recreation within the municipality and the greater Union County area; and,

WHEREAS, there exists an advocacy group, “Rails to Trails Union County,” that seeks to transform unutilized railroad lines into a greenway for walking and biking trails, including the inactive CNJ (Central New Jersey) rail corridor and the abandoned Rahway Valley line which connect the Township of Cranford with other municipalities in the County of Union; and,

WHEREAS, the Township Committee of the Township of Cranford believes that the objective of “Rails to Trails Union County” is valuable and necessary for creating a community and region that is more walkable and bikeable; and

WHEREAS, “Rails to Trails Union County” has the support of the Union County Board of County Commissioners; and

WHEREAS, the Township Committee of the Township of Cranford wishes to formally express its support of the “Rails to Trails Union County” advocacy group in their pursuit of the transformation of unutilized Union County railroad lines into walking and biking trails.

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Cranford, County of Union, State of New Jersey hereby expresses support for the “Rails to Trails Union County” advocacy group in their pursuit of the transformation of unutilized railroad lines into walking and biking trails connecting the Township of Cranford and all other municipalities with unutilized railroad lines in the County of Union.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Union County Board of County Commissioners.

Prior to the Consent Agenda vote, Commissioner Hannen stated in regards to Resolution No. 2021-245, there is nothing in place prohibiting residents from going to individual establishments to buy gift cards.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

PUBLIC COMMENTS

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

Sophia Miller, 177 Mohawk Drive - Ms. Miller asked if the Affordable Housing plan would include a parking garage. She also asked if a parking garage would be built in the area of Municipal Lot One (1). She stated that many people moved to Cranford for their traditions.

Mayor Miller Prunty said there is currently no Affordable Housing plan in place and briefly elaborated. The Mayor said the concerns regarding the Gazebo and the Municipal Parking lot outlined by Ms. Miller are exactly the types of things they will be considering when formulating a potential plan.

Commissioner Hannen said the need for apartment units are based on negotiations with Fair Share Housing. He said the negotiations concluded there is a necessity for eight (8) Affordable Housing units and in order to make the appropriate ratio of twenty (20) per cent (%), the Township would need to erect forty-five (45)- plus units. Commissioner Hannen said if the residential site improvement standard ratio of 1.8 parking spaces per unit is used, seventy (70) parking spaces would be allocated.

Rita Mason, 16 Alan Okell Drive – Ms. Mason spoke about the non-responsiveness of Township officials. She spoke about her concern with the amount of school taxes and its burden on elderly residents. Ms. Mason commented on the School Board’s curriculum. She spoke about the lack of parking in the Township and provided specifics. Ms. Mason further elaborated about the Township’s high property taxes.

George LaForte, 221 Retford Avenue - Mr. LaForte stated he is concerned about what Downtown development means for traffic and parking. He stated it would cause the loss of an estimated ninety four (94) parking spaces and in the event of a flood, there would not be an area for emergency service vehicles or municipal employees to park. He further elaborated about 1) sufficient space for trailers and trucks and 2) the Post Office parking area. Mr. LaForte stated his concern regarding awarding Redevelopment projects to the same company.

During Mr. LaForte's presentation, Township Administrator Jamie Cryan made him aware he was approaching his five (5) minute time allotment. Mayor Miller Prunty suggested Mr. LaForte submit his presentation with Township Clerk Patricia Donahue.

Dierdra Kozzur, (Ms. Kozzur requested not to provide address) – Ms. Kozzur stated she was a lifelong resident of Cranford and expressed her concerns about over-development. She said many of the proposals for Downtown development have destroyed certain landmarks and said the Township has fallen victim to eminent domain. Ms. Kozzur further elaborated. She asked the Commissioners to fight for the needs of Cranford residents.

Christine Bradley, 107 Herning Avenue – Ms. Bradley asked which businesses in and around the area of Springfield Avenue and Municipal Lot One (1) have been informed about the redevelopment plan.

Mayor Miller Prunty said she spoke with all of them and briefly elaborated. Ms. Bradley said she was informed of one business owner who had not been contacted. Discussion ensued. Ms. Bradley said she is concerned that vital stake holders are not being taken into account. Deputy Mayor Andrews said he went to a number of businesses to speak individually with the owners about the project. He urged residents to keep coming to meetings and voicing their opinions and concerns. Deputy Mayor Andrews noted that Topology was hired specifically to engage with residents and obtain their feedback. Commissioner Hannen stated he was contacted by some businesses owners who expressed their concern regarding the threat of eminent domain and the effect on the property value and the value of the business itself.

Jerry Dobbins, 325 Birchwood Avenue – Mr. Dobbins stated he is a lifelong resident and is concerned about the possible development of Municipal Lot One (1.) He said the Lot is valuable to the Township and to the residents who use it.

Cindy Della Serra, 22 Mendell Avenue – Ms. Della Serra asked why there were no residents or business owners involved in the committee that was tasked with ranking the redevelopment proposals. She said the residents do not want anything built on Municipal Lot One (1) and said the focus of redevelopment should be on buildings that are falling apart. She thanked Commissioner Hannen and Commissioner O'Connor.

Mayor Miller Prunty said the process of redevelopment had not yet begun and a plan would be drafted only after all residents are heard.

Frank Krause, 20 Pittsfield Street – Dr. Krause said he is concerned with the potential development of Municipal Lot One (1.) He asked that the Township Commissioners tell the residents which stance they are going to take.

Liz Mazza, 205 Walnut Avenue - Ms. Mazza said she would like some clarification regarding what justification there is for the North Avenue Gateway Redevelopment area and asked what specifically needs redevelopment. She suggested that vacant Lot 14 and the former Swan Cleaners site as areas which could be improved. Ms. Mazza also offered suggestions about the pool fee schedules (i.e., weekend and daily passes.)

Jim Carvalho, 9 Orange Avenue - Mr. Carvalho said the Township Committee passed an anti-nepotism ordinance and noted Commissioner Hannen voted against it. He expressed his disapproval of how government is run on all levels from local to federal.

Rita LaBrutto, 104 Arlington Road - Ms. LaBrutto requested the consulting firm, CGP&H, advertise Affordable Housing units to veterans organizations. She commented that the Affordable Housing/Redevelopment presentation was not part of the Official Meeting Agenda. She said she understood the need for Affordable Housing units but does not agree with building on Municipal Lot One (1.) She further commented on PILOT's (Payment in Lieu of Taxation.)

Gina Black, 34 Columbus Avenue – Ms. Black said she understands the need for the Township to meet their Affordable Housing obligations however, there is also a need to maintain density that is sustainable with regards to the impact it will have on schools, traffic, and flooding as well as emergency services resources provided by the Township. Ms. Black asked why eminent domain is

being used in the Affordable Housing project and said she is strongly against the use of it as a Redevelopment tool.

Cindy Capodice – 11 Brown Terrace – Ms. Capodice asked Township Attorney Cooper about his previous experience representing Municipalities. Mr. Cooper responded that he had not previously represented a municipality. She stated the Township Committee is divided. Ms. Capodice said residents deserve to be heard and the Commissioners votes should reflect the opinions expressed by the residents. She spoke about her views on Redevelopment and density. Ms. Capodice said she serves on the Senior Housing Committee and suggested members of the Township Committee reach out to the Senior Community.

P.J. Mastalski, 148 Hillcrest Avenue - Mr. Mastalski asked why large apartment buildings are being considered when only eight (8) affordable housing units are needed. He said he has lived in Cranford for 2 years and moved here because he wanted to raise his family in a small town.

Nancy Villani, 2 Mansion Terrace - Ms. Villani shared a brief story about a town she visited recently that underwent some revitalization. She said the presentation given by Township Attorney Cooper was very interesting. She said the Township Committee should think “outside the box” and come up with a better way to utilize the Township’s assets without building a large apartment complex and further elaborated.

Phyllis Kivett Howard, 5 Burnside Avenue – Ms. Kivett Howard said 1) she is as a member of the First Presbyterian Church and 2) Municipal Lot One (1) is very important to her. She stated that the elimination of the Lot and the addition of a parking garage or apartments would have a negative impact on the esthetic of the area. Ms. Kivett Howard asked for clarification regarding the Planner and who would be making the final decision about the redevelopment plans. Discussion ensued including discussion about “empty-nester apartments” and a splash pad for the Township Pool.

David Solomon, 317 High Street - Mr. Solomon asked if the Centennial Avenue pool would be closed permanently. Mayor Miller Prunty said no decision has been made on whether the Centennial Avenue pool would be closed permanently and briefly elaborated. A brief discussion then occurred regarding pool staffing.

Don Smith, 21 Onieda Place – Mr. Smith stated that the Township Committee should have received resident feedback regarding the Affordable Housing requirements prior to hiring Topology. He inquired about how many affordable housing units are needed. Township Attorney Cooper responded that the Court-approved plan requires eight (8) affordable housing units on North Avenue as well as a certain number of affordable units on South Avenue and Chestnut Street and a certain amount of Affordable Housing units on the site of 750 Walnut Avenue.

Lydia Allen, 751 Walnut Avenue - Ms. Allen asked why the Township decided not to add more Affordable Housing units to the project at 750 Walnut Avenue. Township Attorney Ryan Cooper responded noting that a settlement had been reached in November 2020 which dictated the Township erect 250 units on the 750 Walnut Ave property. He further elaborated. Further discussion ensued regarding bus accessibility to town, the number of proposed units at 750 Walnut Avenue and recent correspondence from the Mayor.

Kevin Comer, 33 Tulip Street - Mr. Comer asked if Birchwood is required to notify the Board of Education each year regarding number of students in the School District. He asked Mayor Miller Prunty about the Township Committee’s plans regarding the School District. Mayor Miller Prunty said the impact the developments will have on the School District are being taken into consideration as far as what each project will generate in terms of school-aged children. She said the Board of Education will be involved in this process. Further discussion ensued.

Bob Puhak, 403 Central Avenue - Mr. Puhak asked the Township Committee to be aware of trust, mixed messages and actions which speak “louder than words.” He said he appreciates transparency and was glad to know there will be many sessions where Redevelopment and Affordable Housing will be the topic of discussion. He further elaborated and discussion then ensued between Mr. Puhak and Mayor Miller Prunty.

Cindy Della Serra, 22 Mendell Avenue – Ms. Della Serra said it is very difficult for Senior Citizens to access websites and electronic newsletters and suggested finding a better way to communicate information to elderly residents.

Rita LaButto, 104 Arlingon Rd. - Ms. LaButto said the residents would like to know where the Commissioners stand on Municipal Lot One (1) and asked for their individual opinions.

Mayor Miller Prunty said the Township is still in the beginning stages of the process and will be

looking for resident feedback and opinions. She said her responsibility is to keep an open mind throughout this process.

Commissioner Hannen said he does not believe the parking lot should be developed.

Rita Mason, 16 Alan Okell Place – Ms. Mason stated 1) that she cannot afford to live in town and 2) the tax burden on elderly residents. Ms. Mason further elaborated about how the Township should treat elderly residents. Ms. Mason inquired about contact information for dying trees and the handy man program in Cranford (i.e., no longer available.)

Jim Carvalho, 9 Orange Avenue - Mr. Carvalho asked how the Township Committee was introduced to Topology and whether the contract was awarded through the Fair and Open bidding process. Discussion ensued.

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

PROFESSIONAL COMMENTS

Township Clerk Patricia Donahue

- Welcomed Deputy Clerk Ashley Kurbanoglu.

Township Administrator Jamie Cryan

- Spoke about the career of Captain Van Bergen and congratulated him on his retirement.
- Spoke about promotions within the Police Department.
- Welcomed Deputy Clerk Ashley Kurbanoglu and congratulated Construction Code Official Frank Genova on his appointment.

COMMISSIONER REPORTS/COMMENTS

Commissioner Mary O'Connor

- Spoke about community engagement and thanked residents for attending the Meeting and voicing their opinions.
- Spoke about Captain Van Bergen's contribution to the Township and congratulated him on his retirement.
- Spoke about the promotions of Captain Davenport, Lieutenant Swandrak and Sergeant D'Ambola as well as the new Probationary Patrol Officers Jason Ingram and Joshua Sousa.
- Congratulated other employees whose personnel actions were authorized.
- Spoke about Township CFO Lavona Patterson and commended her on a job well done.
- Spoke about the 150th Anniversary celebration being held on September 18th.

Commissioner Thomas H. Hannen, Jr.

- Spoke about the tribute to Michael Mason and said he will miss his presence and the work that Mr. Mason did for the Township.

Commissioner Jason Gareis

- Congratulated Captain Davenport, Lieutenant Swandrak and Sergeant D'Ambola on their promotions.
- Thanked Chief Greco for allowing him to meet with the new Probationary Officers Joshua Sousa and Jason Ingram.
- Spoke about his appreciation for public input and encouraged members of the public to continue to participate in the process.
- Wished his son Sebastian a happy 10th Birthday.

Deputy Mayor Brian Andrews

- Spoke about the promotions and new hires within the Police Department.
- Spoke about the comments made by resident Bob Puhak and the need for 1) the Township Committee to lay out a community engagement plan and 2) transparency.
- Spoke about Redevelopment and Affordable Housing within the Township and the need for public input and transparency.
- Welcomed Frank Genova as the Construction Official and thanked Zoning Officer Jason Bottcher for his service.
- Spoke about the July 4th Fireworks and thanked the Parks and Recreation Department as well as Fire, EMS, Union County and Recreation and Parks Director Steven Robertazzi.
- Announced the upcoming "Lego Night" which would be held Downtown with Special Guest Cory Samuels.

- Spoke about “Summer Sounds” held every Thursday through August at Eastman Plaza.
- Announced “Wellness Week” for the DMC would begin the following week and encouraged residents to keep an “eye out: for beauty and health business activities.
- Announced Restaurant Week would be held August 8th through August 13th.
- Spoke about the “Rails to Trails” resolution
- Congratulated the Girl Scouts of Cranford Troop 40967 on their first “Take Action” Project focusing on pedestrian and bike safety in town.

Mayor Kathleen Miller Prunty

- Mayor Miller Prunty thanked everyone for participating in public engagement and expressed her dedication to the Township of Cranford.
- Spoke about the responsibility of the Township Committee to provide residents with complete and accurate information.
- Spoke about community feedback and the importance of hearing the opinions of residents.
- Welcomed Deputy Clerk Ashley Kurbanoglu to the Clerks Department and congratulated Frank Genova on his appointment.
- Congratulated Captain Van Bergen on his retirement.
- Spoke about promotions within the Police Department and congratulated Captain Davenport, Lieutenant Swandrak and Sergeant D’Ambola.
- Congratulated new Probationary Patrol Officers.
- Commended CFO Lavona Patterson and the Township employees for their work.

On motion of Commissioner Hannen, seconded by Commissioner Gareis and passed, the Township Committee adjourned at 11:34 p.m.

Respectfully submitted,

Date: July 13, 2021

Patricia Donahue, RMC
Township Clerk