

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **November 13, 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.

### **PAYMENT OF BILLS**

On motion of Commissioner Kalnins, seconded by Deputy Mayor Giblin and passed, the Bill Lists dated November 13, 2017 totaling \$4,869,214.06 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

### **MAYORAL ANNOUNCEMENTS**

#### **Perrotti’s 50<sup>th</sup> Anniversary**

**WHEREAS**, on October 18, 1967, 10 years after arriving in the United States, brothers Mario and Dave Perrotti of Elizabeth chose 23 South Union Avenue in downtown Cranford as the home for their new business, Perrotti’s Quality Meats; and

**WHEREAS**, for 50 years Perrotti’s Quality Meats has served thousands of customers and many generations of families from Cranford and surrounding towns; and

**WHEREAS**, through the years, Perrotti’s Quality Meats generously supported numerous schools, teams, clubs, organizations and charities of Cranford and beyond; and

**WHEREAS**, Perrotti’s Quality Meats will continue the tradition of serving the public with outstanding service and excellent food with the next generation of the family, Nick and Dave Jr.; and

**WHEREAS**, the Cranford Township Committee congratulates Mario and Dave Perrotti on the 50<sup>th</sup> Anniversary of their business and the tremendous success built on extraordinary hard work and dedication to quality for their customers;

**NOW, THEREFORE, BE IT RESOLVED** that the Cranford Township Committee wishes Perrotti’s Quality Meats continued success and extends a very heartfelt thank you for choosing Cranford 50 years ago and continuing to be a very important part of our community.

#### **Track Friday**

**WHEREAS**, Track Friday was organized in 2012 in the wake of Superstorm Sandy when Eric Robinson, a current Cranford resident, put together an informal fundraiser to promote awareness for reputable causes supporting relief and recovery efforts; and

**WHEREAS**, the event originated in Middletown, New Jersey and occurs annually the day after Thanksgiving to promote activity, volunteerism and charity on a day that is commonly associated with commercialism; and

**WHEREAS**, Track Friday has raised more than \$110,000 since its inception and continues to gain momentum every year with hundreds of participants taking to tracks in municipal states; and

**WHEREAS**, the Township of Cranford is proud to have its community support this significant fundraising event at the Ray White Track Memorial Field on November 24, 2017; and

**NOW, THEREFORE, I** Thomas H. Hannen, Jr., Mayor of Cranford, New Jersey do hereby proclaim, November 24, 2017, as **TRACK FRIDAY** and encourage the residents of our community, and communities across the country, to support this worthwhile movement to turn Black Friday into a day of giving.

### **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.

### **BIRCHWOOD AVENUE PRESENTATION**

Michael Mistretta, PP, LLA from Harbor Consultants Inc. provided an overview of the modified redevelopment plan for the property located at 215-235 Birchwood Avenue. Informed the public that another in-depth presentation will be made at the Official Meeting of November 28, 2017. Discussed major components of the updated redevelopment plan, as the previous redevelopment plan was for 360 units with a density of 24 units an acre but has been reduced to a maximum of 225 units with a density of 14.2 units per acre. Mentioned that the building height has been reduced, the setback of the buildings has increased and the amount of impervious coverage has been reduced. Discussed the layout of the Concept Site Plan.

### **ORDINANCES – Introduction**

#### **Ordinance No. 2017-14:**

The Township Administrator read by title only Ordinance No. 2017-14 entitled, “AN ORDINANCE OF THE TOWNSHIP OF CRANFORD, COUNTY OF UNION, STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR AN NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT CONSISTING OF CERTAIN PROPERTIES LOCATED AT 215 AND 235 BIRCHWOOD AVENUE (BLOCK 291, LOT 15.01 AND BLOCK 292, LOT 2) IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.”.

Said ordinance was approved on first reading on motion of Commissioner O’Connor, seconded by Commissioner Dooley, and passed by the 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

#### **Final Reading and Public Hearing for Ordinance No. 2017-14 to be held November 28, 2017.**

### **RESOLUTIONS – By Consent Agenda**

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

#### **Resolution No. 2017-373:**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford at a meeting held November 13, 2017 that Brian Cassini be and hereby is appointed as a Probationary Laborer/Driver within the Department of Public Works, effective November 27, 2017.

#### **Resolution No. 2017-374:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford that the following individual be and hereby is appointed as per diem Emergency Medical Technician (EMT):

Dennis Lucas

#### **Resolution No. 2017-375:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford that the salaries for the following Emergency Medical Technicians (EMT’s) be and hereby are set at \$17.00 per hour effective immediately:

Mackenzie Dow

Michael Kniazuk, Jr.

#### **Resolution No. 2017-376:**

**WHEREAS**, N.J.S.A. 40A: 4-58 provides for appropriation transfers during the last two (2) months of the year, when it has been determined it is necessary to expand for any of the purposes specified in the budget an amount in excess of the sum appropriated therefore and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation, the Governing Body may, by Resolution setting forth the facts, adopted by not less than two-thirds vote of the full membership thereof, transfer the amount of such excess to those appropriations deemed to be insufficient.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford, in the County of Union and State of New Jersey, that the Chief Financial Officer be and the same is hereby authorized to make transfers among the 2017 budget appropriations in accordance with the following schedule of transfers.

<b>Account</b>	<b>From</b>	<b>To</b>
Legal	\$30,000.00	
Salary Adjustment Account	\$79,000.00	
SID O/E	\$2,000.00	
Pool O/E	\$8,000.00	
Pool S&W		\$8,000.00
Admin O/E Outside Prof. Services		\$30,000.00
Administration S&W		\$6,000.00

Channel 35 S&W	\$3,000.00
Clerk S&W	\$4,000.00
Finance S&W	\$10,000.00
Tax Collector S&W	\$7,000.00
Assessor S&W	\$6,000.00
Engineering Other Expenses	\$30,000.00
Court S&W	\$3,000.00
SID S/W	\$2,000.00
Zoning and Planning O/E	\$10,000.00
	<hr/>
	\$119,000.00
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	\$119,000.00

**Resolution No. 2017-377:****RESOLUTION NO. 2017-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 2017 in the sum of \$1354.65 which is now available as a revenue from The Federal Bullet Proof Partners Grant, pursuant to the provision of the statute; and **BE IT FURTHER RESOLVED** that the like sum of \$1354.65 is hereby appropriated under the caption

“Federal Bullet Proof Partners”; and

**BE IT FURTHER RESOLVED** that the above is a result of a grant of \$1354.65 from The State of New Jersey.

**Resolution No. 2017-378:**

**WHEREAS**, it is desirous to increase the amount of the Court Change Fund for the Township of Cranford Court.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that the Court be and hereby is authorized and permitted to increase the Change Fund from \$200.00 to \$400.00.

**Resolution No. 2017-379:**

**WHEREAS**, there exists a need to engage experts to provide general litigation services for the Township of Cranford; and

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

**WHEREAS**, at a meeting held February 14, 2017, the Township Committee adopted Resolution No. 2017-122, authorizing an award of contract to McElroy, Deutsch, Mulvaney & Carpenter, LLP for the aforementioned service at a fee not to exceed \$20,000.00; and

**WHEREAS**, it is necessary to amend said contract for an additional amount not to exceed \$25,000.00; 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 McElroy, Deutsch, Mulvaney & Carpenter, LLP for general litigation services via issuance of purchase orders in an amount not to exceed \$45,000.00

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

**Resolution No. 2017-380:**

Moved to Roll Call Vote (see below)

**Resolution No. 2017-381:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 13<sup>th</sup> day of November 2017 that the Tax Collector has been authorized to refund tax and/or sewer overpayments:

**TAX OVERPAYMENT**

Block 158 Lot 22 – 114 Beech St.  
Gerald Petz  
114 Beech Street  
Cranford, NJ 07016

**Refund: \$250.00**  
(7-01-55-000-010-025)

**SEWER OVERPAYMENT**

Block 261 Lot 6-Acct# 2837-0 – 16 Orange Ave.  
Carmen Marchese  
16 Orange Ave.  
Cranford, NJ 07016

**Refund: \$ 10.50**  
(7-01-55-000-010-026)

**Resolution No. 2017-382:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 13<sup>th</sup> day of November 2017 that the following checks will be refunded by the Tax Collector to the lien holder according to statutory requirements:

**Redemption of Certificate# 17-00002**

Block 162 Lot 74 – 9 West End Pl  
Trystone Capital Assets, LLC  
P.O. Box 1030  
Brick, NJ 08723

**Refund:** \$163.94  
(7-01-55-000-010-029)  
**Premium:** \$600.00  
(T-15-00-000-106-000)

**Redemption of Certificate# 17-00019**

Block 318 Lot 33 – 41 John St.  
Trystone Capital Assets, LLC  
P.O. Box 1030  
Brick, NJ 08723

**Refund:** \$253.52  
(7-01-55-000-010-029)  
**Premium:** \$1,000.00  
(T-15-00-000-106-000)

**Redemption of Certificate# 17-00026**

Block 454 Lot 13 – 4 Braemar Circle  
Trystone Capital Assets, LLC  
P.O. Box 1030  
Brick, NJ 08723

**Refund:** \$918.70  
(7-01-55-000-010-029)  
**Premium:** \$1,500.00  
(T-15-00-000-106-000)

**Redemption of Certificate# 17-00027**

Block 464 Lot 8.11 – 327 Dorchester Ave.  
US Bank Cust/Actlien Holding  
50 South 16<sup>th</sup> St. Suite 2050  
Philadelphia, PA 19102

**Refund:** \$1,330.42  
(7-01-55-000-010-029)  
**Premium:** \$ 3,100.00  
(T-15-00-000-106-000)

**Redemption of Certificate# 17-00042**

Block 608 Lot 16 – 3 Hayes St.  
Trystone Capital Assets, LLC  
P.O. Box 1030  
Brick, NJ 08723

**Refund:** \$135.51  
(7-01-55-000-010-029)  
**Premium:** \$400.00  
(T-15-00-000-106-000)

**Resolution No. 2017-383:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, at a meeting held November 13, 2017, that the Chamber of Commerce be and hereby is authorized to hold various events on Township property; and

**BE IT FURTHER RESOLVED** that the Township Committee hereby authorizes the closure of Municipal Lot No. 1 on November 24, 2017 from 9:00 AM to 11:00 PM in connection with the Annual Tree Lighting and on December 16, 2017 from 1:00 PM to 4:00 PM in connection with its Trolley Rides; and

**BE IT FURTHER RESOLVED** that the Township Committee hereby authorizes the closure of Municipal Lot No. 1 on November 24, 2017 from 9:00 AM to 11:00 PM and a portion of Lot No. 7 from 11:00 AM to 4:00 PM in connection with the Annual Tree Lighting and on December 16, 2017 from 1:00 PM to 4:00 PM in connection with its Trolley Rides.

**Resolution No. 2017-384:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, that the Township Clerk be, and hereby is authorized to post advertisements to the Township's website and local newspaper for the solicitation of Proposals and Qualifications for various legal, engineering, auditing, planning, appraisal and Risk Management Consulting services

**Resolution No. 2017-385:**

**WHEREAS**, Chapter 255, Section 17 of the Code of the Township of Cranford (the Code) sets the requirements for an Application for Development; and

**WHEREAS**, Chapter 255, Section 17 of the Code refers to and incorporates the Township of Cranford Land Development Checklist, which contains therein rules and regulations setting forth specific items that must be submitted with Applications for Development; and

**WHEREAS**, the Township Committee of the Township of Cranford wishes to amend such rules and regulations to include a requirement that applicants submit an electronic copy of items required by an Application for Development; and

**WHEREAS**, pursuant to N.J.S.A. 40:49-5.2, publication of such rules and regulations is not necessary provided a copy thereof is annexed to the Code and copies remain on file and accessible for the use and examination of the public.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that the Township of Cranford Land Development Checklist, set forth as Schedule 2 to Code Chapter 255, Section 17, is hereby amended to include a requirement that Applications for Development include an electronic copy of all items submitted; and

**BE IT FURTHER RESOLVED**, that three copies of the Township of Cranford Land Development Checklist be filed in the Zoning and Planning Office, and shall remain on file, for the use and examination of the public so long as Chapter 255, Section 17 is in effect.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

**RESOLUTION – By Roll Call Vote**

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

**Resolution No. 2017-380:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 13<sup>th</sup> day of November, 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 & Giblin c/o MC Properties

c/o Michael J. Ash, Esq.

500 Frank W. Burr Boulevard, Suite 31

Teaneck, NJ 07666

**Refund for 2014:** \$ 31,574.87

**Refund for 2015:** \$ 32,236.16

**Refund for 2016:** \$ 33,103.05

(7-01-55-000-010-028)

**Total:** \$ 96,914.08

Recorded vote:

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

Nay: None

Abstained: Deputy Mayor Giblin

Absent: None

**PUBLIC COMMENTS**

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

John Pritchard, 42-44 West Holly Street, discussed Veterans Day and 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, and urged the Township Committee to request that legislators reactivate Muhlenberg Hospital and other hospitals in the area due to their proximity to Ground Zero.

Dr. Frank Krause, 20 Pittsfield Street, commended the Township Committee for its efforts in reducing the density of the Birchwood Avenue Redevelopment Plan. Feels flooding issues for the site need to be studied carefully. Discussed hydraulic studies that have been conducted on the site. Does not understand how anyone would want to build on the site especially since fill cannot be used because it is a drainage area.

Joseph Lo Giudice 25 Wadsworth Terrace, questioned who the current owner is of 215-235 Birchwood Avenue and asked if the title has been transferred over to the developer.

Mayor Hannen stated that the Township of Cranford is the current owner until various paperwork is completed.

Mr. Lo Giudice asked if the increase in the setback would result in a reduction in the buffer between the homes on Wadsworth Terrace.

Mayor Hannen stated that it does not result in a reduction. The layout has been modified so the buffer is maintained along with the trees.

Mr. Lo Giudice questioned how that is possible since the homes will be set back further than originally planned.

Mayor Hannen explained that the site was able to be compacted because the buildings will be smaller and not as tall.

Mr. Lo Giudice seeking if the revised plan is the final design.

Mayor Hannen stated that the plan could still be modified.

Discussion held regarding the differences between the original plan and the modified plan.

Mayor Hannen explained that the height of the buildings is finalized.

Commissioner Dooley stated that parking will be located under the buildings.

Mr. Lo Giudice asked about the proposed landscaping to be planted.

Mayor Hannen explained that the Planning Board will have the final say on the landscaping when they review the final site plan.

Mr. Lo Giudice feels the flood storage is a great opportunity for the Township to resolve some of the flood issues on the site.

Mayor Hannen stated that it is the Township Committee's desire to mitigate flood issues in that area.

Mr. Lo Giudice thanked the Township Committee for their efforts.

Elizabeth Sweeney, 8 Wadsworth Terrace, expressed concern with flooding in the Birchwood Avenue area. Discussed an order by the Department of Environmental Protection to elevate the road on Birchwood Avenue. Asked if the road still needs to be elevated.

Mayor Hannen explained that the current developer will have to follow the same process that was followed in the past by the State. If the study shows the road needs to be elevated then the developer will be responsible to do so. All onsite developments connected with the development of the property will be the developer's responsibility.

Ms. Sweeney asked if there would be visitor parking and restricted parking.

Mayor Hannen stated that there will be visitor parking. Explained that most of the parking will be underneath the buildings and will extend out to the second roadway towards Orange Avenue. Assured Ms. Sweeney there will be adequate parking on the site. Discussed traffic calming measures being considered for the area.

Commissioner Kalnins stated that the Planning Board will be hearing this application so there will be multiple opportunities for the public to provide feedback and review the plan.

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

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

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

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

- Announced that the Westfield Chamber of Commerce will be hosting a panel discussion regarding various topics that concern a number of businesses and residents. Hopeful affordable housing will be addressed and its impact on small communities;
- Announced that she will be holding a meeting after January 1, 2018 regarding the opioid crisis. Will be working with a number of groups in town and is hopeful to take advantage of some grant opportunities. Underage drinking and opioid abuse are two areas that need to be addressed to make sure today's youth receives all the information needed to help them make safe and smart choices. Provided contact information for those interested in participating;
- Discussed various events to take place on November 24, 2017 and provided contact information for those interested in attending;
- Encouraged residents to support local vendors by attending the Shop Small Saturday event taking place on November 25, 2017;
- Announced that Cranford Family Care will be accepting Thanksgiving food donations next week for families in need;
- Announced that an interfaith Thanksgiving Service will also be held on Monday, November 20, 2017;
- Reminded residents of Cranford's Annual Decorating Contest;
- Congratulated Deputy Mayor Giblin and Commissioner-Elect Jean-Albert Maisonneuve on winning the election. Looks forward to working with both of them;
- Wished everyone a Happy Thanksgiving.

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

- Congratulated the Perrotti's family on celebrating 50 years in Cranford;
- Discussed the grand opening of Cranford Works. It is an innovative concept and hope it is a success;
- Thanked Eric Ruben and the Jaycees for hosting Track Friday;
- Announced that Shop Small Saturday will be held on November 25, 2018;
- Discussed Election Day. Congratulated Deputy Mayor Giblin on his reelection and Commissioner-Elect Jean-Albert Maisonneuve on his election;
- Wished everyone a Happy Thanksgiving.

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

- Announced that the Orange Avenue indoor pool has been refurbished and will be open to the public starting today;

- Congratulated Deputy Mayor Giblin on his reelection and Commissioner-Elect Jean-Albert Maisonneuve on his election. Also thanked Commissioner Kalnins for his years of service to the community and wished him well in his future endeavors.

**Deputy Mayor Patrick Giblin**

- Discussed the Veterans Breakfast hosted by the Cranford VFW that he attended. Encouraged residents to follow the research Donald Sweeney is doing on Facebook about the 86 veterans of Cranford that gave the ultimate sacrifice during their service. Commended the Cranford VFW and Donald Sweeney for hosting the breakfast;
- Recognized the Cranford Jaycees and the Recreation Department for hosting the Halloween Parade;
- Thanked the Perrotti family for 50 years of service in Cranford. They are a staple in the Downtown;
- Thanked the Cranford Jaycees for attending the meeting tonight and for hosting Track Friday. It is a terrific cause. Mentioned that he will be participating this year. The funds raised will go towards new musical instruments for Cranford's middle school;
- Wished everyone a Happy Thanksgiving and announced that the next Township Committee meeting will be November 28, 2017.

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

- Thanked Commissioner Kalnins for his service and his running mate Richard Buontempo for his participation in the election;
- Announced that the next public hearing for Birchwood will be at the next Township Committee meeting held on November 28, 2017;
- Wished everyone a Happy Thanksgiving.

On motion of Commissioner Kalnins, seconded by Deputy Mayor Giblin and passed, the Township Committee returned to the Conference Meeting in Room 108 at 8:53 PM.

Respectfully submitted,

Date: November 13, 2017

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Heather Capone, RMC  
Deputy Township Clerk