

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **November 28, 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 led by the Boy Scouts.

MINUTE APPROVAL

On motion of Commissioner O'Connor, seconded by Commissioner Dooley and passed, the minutes of the Special Workshop Meeting of October 16, 2017, Workshop Meeting of October 23, 2017 and Conference and Official Meetings of October 24, 2017 were approved by indicated vote of the Township Committee:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

PAYMENT OF BILLS

On motion of Commissioner Kalnins, seconded by Deputy Mayor Giblin and passed, the Bill Lists dated November 28, 2017 totaling \$756,249.15 was approved for payment by indicated vote of the Township Committee and is on file in the Office of the Township Clerk:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

INFORMAL MEETING

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

ORDINANCES – Final Reading and Public Hearing

Ordinance No. 2017-14:

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 having been advertised and posted in accordance with law, Commissioner O'Connor opened the public hearing.

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. Stated that there are several stages to the plan and explained how they will be presented tonight. Provided an in depth history of the property and the prior redevelopment plan that was proposed. Discussed the Concept Site Plan and the front yard setbacks of the property. Compared the previous redevelopment plan of 360 inclusionary multifamily units consisting of two buildings with a 15% set aside with 31.1% impervious coverage, which the Township Committee felt was inconsistent with the local zoning plan, with the newly proposed redevelopment plan of 225 units with a density of 14.2 units per acre with 27% impervious coverage with a reduction in building height to 50 feet with 75% of surface parking under the buildings. Also mentioned that the new redevelopment plan has incorporated a flood storage area along with a bicycle path. Explained the various testing that needs to be done before the flood storage is constructed. Discussed existing zoning of the area and the procedures that need to be followed. Assured the Township Committee that the project should meet all the requirements of the New Jersey Department of Environmental Protection. Discussed the minimum setback and separation of the buildings.

Discussed the details of the proposed amenities of each building and the requirements. Talked about the environmental remediation of the site and the traffic study that is required. Discussed the number of units proposed for each of the three (3) buildings and the proposal for enclosed parking under the buildings as opposed to all surface parking. Highlighted portions of the project design standards. Explained that only one or two bedroom market rate units are permitted. Also discussed the impervious coverage and explained that it cannot be increased because of the proposed bike path. Explained that the proposed plan requires a minimum of 50 feet of the existing vegetation in the rear of the property must be preserved. The developer is required to submit a Landscaping Plan prepared by a licensed Landscape Architect per the Township's regulations. Discussed the Conceptual Rendering of the architectural elevation which has been accepted by the Township. Stated that all building elevations on all sides of all buildings will be the same. Discussed the bedroom distribution. Mentioned that there were two substantial meetings with the Fire Official and the Developer. Discussed the different phases of the project and explained that the redevelopment plan must be addressed with surrounding municipalities, the county and the State. Mentioned that the project is consistent with the goals of the state because the property has been previously disturbed and is being used for inclusionary housing to address the Township's Council on Affordable Housing (COAH) obligation. Explained that the next stage if the Township Committee approves the redevelopment plan will be for the applicant to go before the Planning Board.

PUBLIC COMMENTS

Joseph Lo Giudice, 25 Wadsworth Terrace, Questioned why the buildings are being set back instead of being brought forward. If the project was brought forward the buffer would increase behind the property. Feels the project should be brought forward instead of setback to reduce the impact on the residents residing in the area. Asked if this option has been considered.

Mr. Mistretta stated that the project can be moved up and the option was considered but explained that this scenario was a balance between the previous proposal and the modified proposal.

Commissioner Dooley questioned if the residents across from the 215-235 Birchwood Avenue site would be impacted if the buildings were moved forward as far as the aesthetics.

Mr. Mistretta feels that is a judgement call. Respects the opinion of maintaining all the vegetation and buffer located behind the buildings but is trying to keep the balance between keeping the neighborhood suburban.

Commissioner Dooley is concerned with the quality of life being impacted for those residents facing the Birchwood Avenue site.

Mr. Lo Giudice feels the any increase of the buffer will improve the quality of the houses located in the rear of the property. Also questioned if adding an "earth and berm" around the water retention basin would help increase the capacity.

Mr. Mistretta explained that the DEP will be concerned with any "fill" on the property. Explained to Mr. Lo Giudice that it is a flood storage area and not a water retention basin.

Mr. Lo Giudice asked if there was maintenance involved for maintaining the flood storage capacity.

Mr. Mistretta explained the maintenance involved and stated that it would be the responsibility of the owner of the building.

Mr. Lo Giudice does not feel a bike path run by the flood storage area. Feels the land should be used as a buffer.

Mark Smith, 33 Wadsworth Terrace, is a lifelong resident of Cranford. Discussed flooding in certain areas of town. Agrees with Mr. Lo Giudice that any additional buffer would be a benefit. Also feels it will help with drainage. Discussed the current traffic pattern on Orange Avenue and his concern with the dead end on Wadsworth Terrace being made into a through street at some point. Thinks the flood storage is a great idea but questioned if it is certain that the runoff would go directly to that area. Expressed concerned that the development will cause Wadsworth Terrace to flood. Questioned if the Township has set funding aside for repairs needed in the event flooding occurs.

Commissioner O'Connor mentioned that there will be engineers involved when the application goes before the Planning Board. Also explained that Cranford has a strict Stormwater management ordinance in place.

Mr. Smith understands that the wooded areas surrounding Wadsworth Terrace help alleviate flooding but one area is at its maximum with water retention.

Commissioner Dooley questioned if Mr. Smith is proposing that a traffic signal be installed. And if so where.

Mr. Smith explained that he is not proposing that a traffic light be installed, but feels it would be a necessity.

Dr. Krause, 20 Pittsfield Street, feels there is a vast improvement with the modified redevelopment plan. Commended the Township Committee for their efforts. Is pleased with the revisions made to the redevelopment plan. Discussed the hydraulic engineering of the property, feels former Township Engineer Marsden's findings

of his study need to be carefully considered. Concerned that the proposed retention basin will not be able to absorb all of the runoff.

Rita LaBrutto, 104 Arlington Road, questioned if a bond is necessary for the purchase of the property.

Mayor Hannen explained that there is currently a short term bond.

Ms. LaBrutto looking for clarification as to how much the Township bought the property for. Discussed the possibility of a Payment in Lieu of Taxes (PILOT) being available.

Mayor Hannen explained that the PILOT will be decided at the next juncture. Feels that there will be but a definitive decision has not been made at this point. Also explained that the purchase and sale prices are set, the PILOT is for the amount of money that would have been collected for taxes.

Ms. LaBrutto suggested the planting of more evergreens on the Birchwood Avenue property as part of the additional buffer. Questioned what the berm would look like.

Mr. Mistretta explained that the berm would be addressed through the landscaping plan. Feels if the area remains open the best solution would be to add a berm but would prefer trees.

Ms. LaBrutto questioned if Birchwood Avenue would be added to the list of streets where parking is prohibited. Also wondering if the road will be raised.

Mr. Mistretta explained that it would be part of the Department of Environmental Protection (DEP) application. Also assured Ms. LaBrutto that all parking will be provided onsite.

Ms. LaBrutto questioned the progress being made on the 20 affordable housing units.

Ryan LoForte, 35 Wadsworth Terrace, agrees with his neighbors that a buffer needs to be maintained. Questioned the location of the largest building and if its location can be switched with one of the smaller buildings. This scenario would result in a larger buffer for residents on Wadsworth Terrace.

Mayor Hannen explained that the proposed location of the potential water storage is in the flood zone.

Mr. LoForte discussed landscaping being proposed for the property.

Mayor Hannen explained that landscaping will be addressed during the site plan review.

Mr. LoForte wondered if evergreens could be planted along the berm as an added barrier.

Mayor Hannen explained that the Planning Board will have to make that decision.

Commissioner Dooley questioned what the Township Committee's role is tonight versus the Planning Board.

Mr. Mistretta explained that they are asking the Township Committee adopt a redevelopment plan that will establish the zoning, density and bulk requirements for the development. Site Plan is not being address this evening.

Discussion held regarding the buildings setbacks.

Mr. Mistretta explained that the minimum setback is 150 feet. So it can be increased.

Kathleen Allegro, 17 Shetland Drive, questioned the rationale for the PILOT versus paying property taxes.

Mayor Hannen explained that if a PILOT is not implemented the purchase amount of the property would decrease. The PILOT will decrease the amount of taxes paid to the County but assured the residents that the Township Committee will meet with the Board of Education regarding the division of the PILOT funds.

Donna Herring, 13 Carol Court, concerned with flooding in town and the flow of the water.

Mayor Hannen explained that the flood flow begins at Birchwood and goes past Wadsworth into the Casino Brook to the Rahway River.

Ms. Herring asked about "crowning" Birchwood Avenue.

Mayor Hannen explained that the previous proposal that was submitted, DEP required two exits for the property. One of the exits would have been below the flood level which required the road to be elevated.

Ms. Herring commended the Township Committee for paving the roads in town especially Bloomingdale Avenue.

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

Mayor Hannen explained that the Township Committee tried to make the best decision out of a situation that no one in the community was comfortable with. There is an affordable housing obligation that needs to be fulfilled. Thanked the public for their comments and suggestions.

Commissioner Dooley discussed aspects of the project that the Township Committee was able to remove from the plans. This matter was brought to the Supreme Court level. Discussed other projects she was against because of traffic concerns. Feels traffic lights might be the solution to the flow of traffic once the project is completed.

Commissioner O'Connor stated that this is the beginning of the Phase. Encouraged residents to stay involved as part of the process.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

RESOLUTIONS – By Consent Agenda

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

Resolution No. 2017-386:

Moved to Roll Call Vote below

Resolution No. 2017-387:

BE IT RESOLVED by the Township Committee of the Township of Cranford that the salary for Suzanne Welsh, Office Assistant/Receptionist within the Township Clerk's Office, be and hereby is set at \$45,545 effective November 1, 2017.

Resolution No. 2017-388:

BE IT RESOLVED, by the Township Committee of the Township of Cranford at a meeting held November 28, 2017 that Jack Emanuele II be and hereby is appointed as a Probationary Laborer/Driver within the Department of Public Works, effective December 4, 2017

Resolution No. 2017-389:

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.

Account	From	To
Salary Adjustment Account	\$25,000.00	
Administration O/E		\$25,000.00
	\$25,000.00	\$25,000.00

Resolution No. 2017-390:

**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 \$60,000.00 which is now available as a revenue from the 2017 Union County Kids Recreation Award, pursuant to the provision of the statute; and

BE IT FURTHER RESOLVED that the like sum of \$60,000.00 is hereby appropriated under the caption “2017 Kids Recreation Grant Award”; and

BE IT FURTHER RESOLVED that the above is a result of a County grant of \$60,000.00 from the 2017 Kids Recreation Award.

Resolution No. 2017-391:

**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 \$4,500.00 which is now available as a revenue from the 2017 Greening Union County Grant Award, pursuant to the provision of the statute; and

BE IT FURTHER RESOLVED that the like sum of \$4,500.00 is hereby appropriated under the caption “Union County Greening Grant”; and

BE IT FURTHER RESOLVED that the above is a result of a County grant of \$4,500.00 from the 2017 Greening Union County Program.

Resolution No. 2017-392:

WHEREAS, the Chief Financial Officer has certified to the availability of funds which is on file in the Office of the Township Clerk.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranford that Jesco Inc. be and hereby is awarded a contract for the purchase of new John Deere 9570T Worksite Pro SB78H Snow Blower – High Flow with a contract price of \$9,081.90 under the MRESC state approved CO-OP 15/16-08.

Resolution No. 2017-393:

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

WHEREAS, at a meeting held on July 18, 2017 the Township Committee adopted by Resolution No. 2017-271 to amend said contract for an additional amount not to exceed \$20,000.00; and

WHEREAS, at a meeting held on September 12, 2017 the Township Committee adopted by Resolution No. 2017-310 to amend said contract for an additional amount not to exceed 60,000.00; and

WHEREAS, it is necessary to amend said contract for an additional amount not to exceed \$25,000.00; and

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

WHEREAS, Jeffery Surenian, Esq. has completed and submitted a Business Entity Disclosure Certification which certifies that **Jeffery Surenian, Esq.** has not made any reportable contributions to a political or candidate committee in the Township of Cranford in the previous one year, and that the contract will prohibit **Jeffery Surenian, Esq.** from making any reportable contributions through the term of the contract; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranford, be and hereby amends the contract awarded to **Jeffrey R. Surenian, Esq., 707 Union Avenue, Suite 301, Brielle, NJ 08730** for the aforementioned service via issuance of purchase orders in an amount not to exceed \$110,000.00.

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

Resolution No. 2017-394:

WHEREAS, at its regularly scheduled meeting of November 27, 2017 at 7:30 PM in the Municipal Building, 8 Springfield Avenue, Room 108, the Township Committee of the Township of Cranford, Union County, New Jersey, held discussion regarding the proposal for funding Community Development Fiscal Year 2018-2019 (Year 44) programs; and

WHEREAS, said meeting was advertised in compliance with the “Open Public Meetings Act”; and

WHEREAS, the Township Committee of the Township of Cranford agrees with the prioritization of proposed programs as presented.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford at a meeting held November 28, 2017, that the Mayor and Township Clerk be, and hereby are, authorized to sign the Community Development Block Grant application for funding Fiscal Year 2018-2019 (Year 44) projects.

Resolution No. 2017-395:

BE IT RESOLVED by the Township Committee of the Township of Cranford on the 28th 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# 16-00019

Block 445 Lot 26 – 14 Connecticut Street
YASR LLC
c/o Robert Del Vecchio, Esq.
405 Lafayette Avenue
Hawthorne, NJ 07506

Refund: \$19,026.41
(7-01-55-000-010-029)
Premium: \$24,000.00
(T-15-00-000-106-000)

Redemption of Certificate# 17-00025

Block 445 Lot 26 – 14 Connecticut Street
US Bank Cust/PC7 First Trust Bank
50 South 16th Street Suite 2050
Philadelphia, PA 19102

Refund: \$25,098.46
(7-01-55-000-010-029)
Premium: \$51,000.00
(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 16th 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. 2017-396:

BE IT RESOLVED by the Township Committee of the Township of Cranford on the 28th day of November 2017 that the Tax Collector has been authorized to refund tax and/or sewer overpayments:

TAX OVERPAYMENT

Block 510 Lot 9 – 485 South Ave E.
Wells Fargo Home Mortgage
1 Home Campus
MAC F2302-04D
Des Moines, IA 50328

Refund: \$359.29
(7-01-55-000-010-025)

TAX OVERPAYMENT

Block 542 Lot 8 – 613 Lexington Ave.
Wells Fargo Home Mortgage
1 Home Campus
MAC F2302-04D
Des Moines, IA 50328

Refund: \$606.95
(7-01-55-000-010-025)

SEWER OVERPAYMENT

Block 307 Lot 3-Acct# 3609-0 – 106 Cranford Ave
D. Shapiro & N. Lubarsky
106 Cranford Avenue
Cranford, NJ 07016

Refund: \$ 14.84
(7-01-55-000-010-026)

SEWER OVERPAYMENT

Block 248 Lot 18.01-Acct# 2616-0 – 223 Arbor St.
Christopher & Dena Queenan
223 Arbor Street
Cranford, NJ 07016

Refund: \$ 11.89
(7-01-55-000-010-026)

Resolution No. 2017-397:

WHEREAS, the United States Senate is considering legislation, “The Tax Cuts and Job Act,” to restructure the federal income tax system which would eliminate the federal income tax deduction for state and local taxes (herein “SAT” Deductions”); and

WHEREAS, SALT Deductions are heavily utilized by the residents of Cranford Township; and

WHEREAS, the elimination of SALT Deductions would result in double taxation as the Township of Cranford residents would be forced to pay federal income taxes on the taxes they pay to state and local government, thus creating a financial burden on a significant number of Cranford residents; and

WHEREAS, this federal cost shift onto local governments would place significant pressure on the Township of Cranford’s budget including diminished revenue for essential local government investments in public safety, infrastructure maintenance and development and public school support; and

WHEREAS, increased federal taxation and reduced county services will harm out local housing market, decrease home values and erode out local tax base; and

WHEREAS, the National Association of Counties (NACO) and the New Jersey Association of Counties (NJAC) strongly oppose the elimination of the SALT Deductions.
NOW, THEREFORE, BE IT RESOLVED, that the Township of Cranford expresses its opposition to any tax reform proposal that would eliminate the SALT Deductions and urges the United States Senate to oppose any such proposal; and
BE IT FURTHER RESOLVED that this resolution be sent expeditiously to the U.S. Representative Leonard Lance, U.S. Senator Robert Menendez, U.S. Senator Cory Booker and that copies be sent to the New Jersey School Board Association, the Union County School Board Association and the Board of Education for the Township of Cranford.

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 O’Connor and passed, the following resolution was adopted by **roll call vote**:

Resolution No. 2017-386:
A RESOLUTION APPROVING SALARY STEP PROGRESSION FOR EMPLOYEES PURSUANT TO THE TOWNSHIP’S SALARY ORDINANCE

WHEREAS, at a meeting held May 24, 2016, the Township Committee adopted Ordinance No. 2016-06, which established ranges with minimum and maximum salaries and progressive salary steps for certain job titles within the Township of Cranford; and
WHEREAS, pursuant to Ordinance No. 2016-06, the Township Committee reserves the right and discretion to make salary adjustments at any time as it deems it to be in the public interest and in the interests of good management; and
WHEREAS, the Township has appropriated funds in the 2017 municipal budget sufficient to offset the costs of any salary adjustments effectuated hereby.
NOW, THEREFORE, BE IT RESOLVED that the Township Committee be and hereby approves the progression in steps for the following employees in the following job titles as recommended by the Township Administrator:

<i>Effective November 1, 2017:</i>				
Name	Title	Range #	Step #	Salary
Carol Cole	Executive Secretary	12	N/A	\$66,354
Melissa Marotta	Executive Secretary	12	N/A	\$61,439
Catherine Cook	Assistant Chief Financial Officer	11	N/A	\$63,890
Monika Koscova-Jencik	Registered Environmental Health Specialist	11	COLA	\$75,949
Terence Wall	Township Administrator	2	COLA	\$167,595

Recorded vote:
Aye: Mayor Hannen, Commissioners Dooley, Kalnins and O’Connor
Nay: Deputy Mayor Giblin
Abstained: None
Absent: None

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

Resolution No. 2017-398:
WHEREAS, Tara Rowley, Township Clerk, has resigned from her service to the Township of Cranford; and
WHEREAS, the Township Committee thanks Tara Rowley for her seventeen years of service to the Township of Cranford as a municipal employee of the Township of Cranford; and
WHEREAS, Ms. Rowley has accumulated 113 unused sick days and has requested compensation for such accrual; and
WHEREAS, the Township has agreed to compensate Ms. Rowley one paid sick day for every four sick days accrued over her employment with the Township of Cranford, consistent with the terms applicable to similarly situated employees; and
NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford authorizes that Ms. Rowley be compensated a total of 28.25 paid sick days.

Recorded vote:
Aye: Mayor Hannen, Commissioners Kalnins and O’Connor
Nay: Deputy Mayor Giblin and Commissioner Dooley
Abstained: None

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, feels the Township Committee should thank TV35 Director Davenport on the upgrades made to Council Chambers.

Mayor Hannen commended TV35 Davenport on a tremendous job regarding the upgrades. Appreciates all his efforts.

Rita LaBurtto, 104 Arlington Road, offered a taxpayer's view on the draft of the Downtown Management Corporation's Strategic plan. Stated that she does not support four-story buildings as permitted use in the downtown. Mentioned that a fourth floor will increase the parking demand and would have a negative impact on traffic, infrastructures and schools. Believes that density should be focused on in the downtown by transportation. Discussed various applications submitted by members of the DMC that were approved by the Planning Board. Feels a majority of the members on the DMC are comfortable with the idea of high density. Understands that Cranford is currently having its Master Plan reevaluated but feels an addition of a fourth floor as permitted use will Cranford's esthetics and quaintness of the downtown. Hopeful this is not being considered as a way to satisfy the Township's Affordable Housing obligation. Feels there are other ways to satisfy the Township's obligation. Discussed the option of special needs housing. Suggested research on how other municipalities met their Affordable Housing obligations.

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

PROFESSIONAL COMMENTS - None

COMMISSIONER REPORTS/COMMENTS

Commissioner Mary O'Connor

- Thanked the Boy Scouts for leading the flag salute this evening;
- Discussed various holiday events to take place this month. The Cranford Women's Club will be sponsoring the Holiday House Tours event, Chamber of Commerce will be hosting Breakfast with Santa and pictures with Santa along with a Trolley Ride through the downtown. The Recreation Department will be hosting its 3rd Annual House Decorating Contest. Provided contact information regarding all the events for those interested;
- Discussed the adoption of a resolution opposing the elimination of State and Local Tax Deduction. Encouraged everyone to reach out to their legislatures opposing this effort;
- Announced that a public meeting will be held on December 5, 2017 at Kean University regarding the opioid crisis in Union County. Hopeful that a meeting will be held in Cranford in the beginning of 2018;
- Discussed the adoption of Ordinance No. 2017-14 which adopts a redevelopment plan for the property located at 215-235 Birchwood Avenue. Thanked Township Planner Michel Mistretta for his presentation on the redevelopment plan. Explained that the previous redevelopment plan was too large for that area and proposed too many issues for the community. Feels the reduction in the new redevelopment plan is more suitable for Cranford since it is not an option to leave the property vacant. Also thanked Legal Counsel Monahan, Township Administrator Wall, former Township Attorney Dabulas, current Township Attorney Cooper, former Mayor Kalnins and Mayor Hannen and all the commissioners and Township employees that were involved with the process. Gave special thanks to all the residents that came out to voice their opinions;
- Wished those a Happy Chanukah.

Commissioner Andis Kalnins

- Discussed the Shop Small Saturday event. It was a successful event. Encouraged everyone to keep supporting the downtown businesses;
- Thanked Dr. Krause for acknowledging the upgrades that were done in Council Chambers. Commended TV35 Director Davenport on his efforts with the initiative. Explained that the upgrades were made for TV35 viewers;
- Discussed the adoption of Ordinance No. 2017-14. Stated that a lot of work went into the redevelopment plan. Explained that a lot more work needs to be done to complete the plan. Feels this is a better solution than the previous redevelopment plan that was proposed. There is a lot of work that needs to be done on the State level to ensure this scenario does not repeat itself. Feels every municipality in New Jersey is dealing with the same issues;
- Wished everyone Happy Holidays.

Commissioner Ann Dooley

- Discussed the adoption of a resolution opposing the elimination of State and Local Tax Deduction. Is confident that Cranford's Federal Senators and Congressman will be opposing this bill. Urged residents to tweet President Trump to veto the bill;
- Discussed upgrades made to the Centennial Avenue indoor pool;
- Discussed the paving schedule of Myrtle Street. It has been milled and will be paved today;
- Thanked everyone who participated with the Birchwood Avenue Redevelopment Plan presentation. Feels the town is headed in the right direction;
- Wished everyone a Happy Chanukah.

Deputy Mayor Patrick Giblin

- Discussed the adoption of a resolution opposing the elimination of State and Local Tax Deduction. Explained that this resolution does not binding but feels it is important to adopt it on behalf of Cranford. If this legislation is adopted on the federal level it will have a negative impact on Cranford residents. Encouraged residents to reach out to President Trump;
- Discussed Affordable Housing (COAH) and Builder Remedy Lawsuits. Mentioned that he has attended a seminar during the League of Municipalities regarding this matter. Expects Cranford's State Representatives to take action on COAH issues. Discussed a conference held by the Westfield Chamber of Commerce regarding affordable housing where five legislatures were present. The Township of Cranford will do its part to make sure this initiative is taken care of;
- Wished everyone a belated Happy Thanksgiving and a Happy Chanukah;
- Discussed various events being hosted by the Friends of the Public Library and provided contact information for those interested in participating;
- Discussed scheduled meetings with Union County regarding the opioid crisis. Intends to find out about various programs regarding addiction;
- Discussed various events being hosted by the Cranford Jaycees;
- Thanked the Cub Scouts from Pack 103 Den 11 and 12 for participating tonight.

Mayor Thomas H. Hannen, Jr.

- Thanked the residents for watching in the audience and on TV35. It is a privilege to serve the community.

On motion of Commissioner Kalnins, seconded by Deputy Mayor Giblin and passed, the Township Committee adjourned at 9:56 PM.

Respectfully submitted,

Date: November 28, 2017

Heather Capone, RMC
Deputy Township Clerk