

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **January 23, 2018** at 7:30 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 Ann Dooley
Commissioner Patrick F. Giblin
Commissioner Jean-Albert Maisonneuve
Commissioner Mary O'Connor

ABSENT: None

INVOCATION AND FLAG SALUTE

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

MINUTE APPROVAL

On motion of Commissioner Maisonneuve, seconded by Commissioner O'Connor and passed, the minutes of the Workshop Meeting of December 18, 2017, Conference and Official Meetings of December 19, 2017, Reorganization Meeting of January 2, 2018, Workshop Meeting of January 8, 2018 and Conference and Official Meetings of January 9, 2018 were approved by indicated vote of the Township Committee:

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

PAYMENT OF BILLS

On motion of Commissioner O'Connor, seconded by Commissioner Giblin and passed, the Bill Lists dated January 23, 2018, totaling \$5,164,689.98 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 Dooley, Commissioners Giblin, Maisonneuve and O'Connor

Nay: None

Abstained: None

Absent: None

MAYORAL ANNOUNCEMENTS

First Aid Squad - 65th Anniversary

WHEREAS, the Cranford First Aid Squad was formed in March, 1953 and officially commissioned in November of that year as a volunteer organization; and

WHEREAS, the First Aid Squad plays a vital role in supporting and maintaining the well-being of the citizens of Cranford by tending to the needs of those who require assistance in times of emergency; and

WHEREAS, this outstanding organization of volunteers operates solely on voluntary contributions; and

WHEREAS, due to the continuing need to attract qualified residents to volunteer for First Aid Squad duty, the Cranford First Aid Squad has established an aggressive recruitment program to insure that an adequate number of volunteers are prepared to respond to citizens' who call for help.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Cranford commend and congratulate the Cranford First Aid Squad for offering 65 years of dedication and service to the citizens of Cranford.

INFORMAL MEETING

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

RESOLUTIONS – By Consent Agenda

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

Resolution No. 2018:110:

BE IT RESOLVED, by the Township Committee of the Township of Cranford at a meeting held January 23, 2018 that Mary L. Testori be, and hereby is, appointed as Tax Collector for a one (1) year term ending December 31, 2018.

Resolution No. 2018-111:
Moved to Roll Call Vote

Resolution No. 2018-112:

WHEREAS, prior years Grant Receivable balances exist in the records of the Township of Cranford; and

WHEREAS, the balances are as follows:

NJ State Body Armor Replacement Fund Grant	480.11
TOTAL GRANT RECEIVABLES TO CANCEL	\$480.11

WHEREAS, prior years Grant Appropriation Reserve balances exist in the records of the Township of Cranford; and

WHEREAS, the balances are as follows:

NJ State Body Armor Replacement Fund Grant	480.11
TOTAL GRANT APPROPRIATIONS TO CANCEL	\$480.11

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 cancel the balances from the records of the Township.

Resolution No. 2018-113:

WHEREAS, there exists a need to engage experts to provide legal advice and services regarding PILOT issues as it relates to the Birchwood property; and

WHEREAS, the Township of Cranford has deemed that the firm Parker, Ibrahim and Berg LLC has the background, experience and qualifications necessary to render the needed advice and services; and

WHEREAS, Parker, Ibrahim and Berg LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Parker, Ibrahim and Berg. 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 Parker, Ibrahim and Berg LLC from making any reportable contributions through the term of the contract; and

WHEREAS, Parker, Ibrahim and Berg LLC, has submitted a Business Entity Contribution Certification, which certifies that Parker, Ibrahim and Berg LLC 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 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. Parker, Ibrahim and Berg LLC, be and hereby is awarded a contract for the provision of legal advice and services regarding PILOT issues as it relates to the Birchwood property at a cost not to exceed \$20,000;
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.
4. Said contract amount shall be charged to Account No. C-04-16-028-000-S20

Resolution No. 2018-114:

WHEREAS, Mark Paving Company, Inc., contractor for the 2016 Cranford Various Road Improvements Project, has submitted Maintenance Bond No. BX00654MB in the amount of \$1,490,849.82, effective August 18, 2017 for a period of two (2) years, to the Township Engineer in connection with aforementioned project; and

WHEREAS, the Township Engineer has indicated that Mark Paving Company, Inc. has completed the project and has met all requirements for final payment and is recommending the return of Performance Bond No. BX00654 currently on file with the Township Clerk of the Township of Cranford.

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Cranford hereby authorizes the release of Performance Bond No. BX00654 to Mark Paving Company, Inc. in connection with the 2016 Cranford Various Road Improvements Project.

Resolution No. 2018-115:

WHEREAS, A.J.M. Contractors, Inc., contractor for the Lincoln Avenue East- Section 4 Project, has submitted Maintenance Bond No. 39BCSGT1677M in the amount of \$193,523.54, effective August 9, 2016 for a period of two (2) years, to the Township Engineer in connection with aforementioned project; and

WHEREAS, the Township Engineer has indicated that A.J.M. Contractors, Inc. has completed the project and has met all requirements for final payment and is recommending the return of Performance Bond No. 39BCSGT1677 currently on file with the Township Clerk of the Township of Cranford.

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Cranford hereby authorizes the release of Performance Bond No. 39BCSGT1677 to A.J.M. Contractors, Inc. in connection with the Lincoln Avenue East- Section 4 Project.

Resolution No. 2018-116:

WHEREAS, the Director of Finance has certified to the availability of funds which is on file in the office of the Township Clerk; and

WHEREAS, on January 9, 2018, one (1) bid was received for one (1) new and unused television pipe inspection system installed in a ford transit T150 Cargo van; and

WHEREAS, **Jack Doheny, 777 Doheny Court, PO Box 609, Northville, MI 48167** is the lowest responsible bidder for this contract at a low bid price of \$110,900.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranford, on this 23rd day of January that Jack Dohney be, and hereby is, awarded the contract for one (1) new and unused television pipe inspection system installed in a ford transit T150 Cargo van; and

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are hereby authorized and directed to execute a contract with Jack Doheny.

Resolution No. 2018-117:

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

WHEREAS, on September 13, 2017 bids were received for the provision of police and administrative vehicles for the Township of Cranford Police Department; and

WHEREAS, **Beyer Ford, 170 Ridgedale Avenue, Morristown, New Jersey 07962** is the lowest responsible bidder for this contract at a low bid price of \$143,729.14 (\$71,864.57 year 1 and \$71,864.57 year 2) for the purchase/lease of six (6) Ford Utility Police Interceptors.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Cranford, on this 23rd day of January 2018, that Beyer Ford, 170 Ridgedale Avenue, Morristown, New Jersey 07962, as more particularly set forth in the Successful Bidder's Bid proposal dated September 13, 2017, which bid proposal is on file in the Office of the Township Clerk; and

BE IT FURTHER RESOLVED that the Mayor and Township Clerk be and are hereby authorized and directed to enter into a Master Contract agreement with the Successful Bidder in the form approved by the Township Attorney.

Resolution No. 2018-118:

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 bids for services to be provided within the Township of Cranford for:

“2018 CONCESSION RIGHTS FOR THE CENTENNIAL AVENUE POOL CONCESSION STAND AND THE ORANGE AVENUE POOL CONCESSION STAND.”

Resolution No. 2018-119:

BE IT RESOLVED that the Township Committee of the Township of Cranford authorize a Budget Workshop Meeting be held on Saturday, January 27, 2018 at 8:00 AM.

Resolution No. 2018-120:

BE IT RESOLVED by the Township Committee of the Township of Cranford on the 23rd day of January 2018 that the following checks will be refunded by the Tax Collector to the lien holder according to statutory requirements:

Redemption of Certificate# 17-00018

Block 318 Lot 22 – 333 North Ave E.
US Bank Cust BV002 Trst & Crdtrs
50 South 16th Street. Suite 2050
Philadelphia, PA 19102-2513

Refund: \$14,394.35

(8-01-55-000-010-029)

Premium: \$68,200.00

(T-15-00-000-106-000)

Redemption of Certificate# 17-00039

Block 597 Lot 2 – 55 Wall Street
Christiana T C/F CE1/Firsttrust
P.O. Box 5021
Philadelphia, PA 19111-5021

Refund: \$5,567.44

(8-01-55-000-010-029)

Premium: \$17,000.00

(T-15-00-000-106-000)

Resolution No. 2018-121:

WHEREAS, there exists a need to reject any and all bids for garbage removal services within the Township of Cranford; and

WHEREAS, on December 15, 2017, the Township advertised for bid specifications for garbage removal services to occur within the Township of Cranford; and

WHEREAS, the Township of Cranford wishes to reject, by February 15, 2018, any and all bid specifications, which are deemed over budget, pursuant to NJSA 40A:11-13.2; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Cranford hereby rejects all bids received, and

BE IT FUTHER RESOLVED the Township Committee of the Township of Cranford authorizes the negotiation of a contract directly as outlined in NJSA 40A:11-5(3) (b).

Resolution No. 2018-122:

WHEREAS, the Township Committee of the Township of Cranford advertised for bids for the Swimming Pool Pump and Filter Replacement at Orange Avenue; and

WHEREAS, on January 4, 2018 four (4) bids were received for the Swimming Pool Pump and Filter Replacement at Orange Avenue; and

WHEREAS, **Ray Palmer Associates, 95 King St., Dover, NJ 07801** is the low responsible bidder for this contract at bid price per permit as follows:

NOW THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Cranford on this 23rd day of January 2018, that Ray Palmer Associates be, and hereby is, awarded the contract for the Swimming Pool Pump and Filter Replacement at Orange Avenue; and

BE IT FURTHER RESOLVED, that the Mayor and Township Clerk are hereby authorized and directed to sign a contract with Ray Palmer Associates.

Resolution No. 2018-123:

Item moved to Roll Call Vote

Resolution No. 2018-124:

BE IT RESOLVED, by the Township Committee of the Township of Cranford at a meeting held January 23, 2018 that John Hartnett is hereby appointed as Chairman of the Swim Pool Utility Advisory Board for a one (1) year term ending December 31, 2018.

Resolution No. 2018-125:

BE IT RESOLVED, by the Township Committee of the Township of Cranford, at a meeting held January 23, 2018, that Betty J. Andre is hereby appointed as permanent part-time office assistant within the Health Department, effective February 8, 2018.

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

RESOLUTIONS – By Roll Call Vote

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

Resolution No. 2018-111:

BE IT RESOLVED, by the Township Committee of the Township of Cranford at a meeting held January 23, 2018 that Christopher Houghton be, and hereby is, appointed as a permanent part-time Tax clerk effective immediately.

Recorded vote:

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

Nay: Mayor Hannen

Abstained: None

Absent: None

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

Resolution No. 2018-123:

RESOLUTION SUPERSEDING RESOLUTION 2017-188E REGARDING BLOCK AND LOTS TO BE INVESTIGATED FOR POTENTIAL NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT OR AREA IN NEED OF REHABILITATION

WHEREAS, pursuant to N.J.S.A. 40A:12A-4(a), a municipal governing body has the power to cause a preliminary investigation to be made by the Planning Board pursuant to N.J.S.A. 40A-12A-5; and,

WHEREAS, the Township Committee of the Township of Cranford desires to have a preliminary investigation made on certain lands and premises within the Township of Cranford ("Township") known as Block 195, Lots 2, 7.01, and 11; and Block 193, Lots 6.01 and 14 on the Township Tax Map to see if the area is in need of redevelopment and/or rehabilitation; and,

WHEREAS, the Township intends to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain; and,

WHEREAS, the Township intends this Resolution to supersede Resolution 2017-188E,

NOW THEREFORE BE IT RESOLVED, that Township Committee of the Township of Cranford, in the County of Union, New Jersey does hereby, pursuant to N.J.S.A. 40A:12A-4, request and authorize the Planning

Board of the Township of Cranford to undertake a preliminary investigation as to whether the land identified as Block 195, Lots 2, 7.01, and 11; and Block 193, Lots 6.01 and 14 on the Township of Cranford Tax Map be classified as a non-condemnation area in need of redevelopment and/or an area of rehabilitation; and,

BE IT FURTHER RESOLVED that the Planning Board of the Township of Cranford shall conduct the aforesaid investigation in accordance with the requirements of N.J.S.A. 40A:12A-6; and,

BE IT FURTHER RESOLVED that the redevelopment area determination, if such a determination is made, shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, excluding the power of eminent domain;

BE IT FURTHER RESOLVED that in making its preliminary investigation, the Planning Board shall make its recommendations based upon a finding that the conditions as set forth in N.J.S.A. 40A:12A-5 are found to be present; and

BE IT FURTHER RESOLVED that this Resolution supersedes Resolution 2017-188E.

PROFESSIONAL COMMENTS:

Mayor Hannen explained that if the resolution is adopted, it will remove all properties from the potential area of study for redevelopment with the exception of Township owned properties including the parking lot, the MDTV building, the vacant parking lot adjacent to Bar Americana, the parking lot behind Swan Cleaners, and the Swan Cleaners property. If other property owners wanted to include their property on the list they would have to go before the Planning Board.

Deputy Mayor Dooley explained she agrees with reducing the study area subject to eminent domain but disagrees with the resolution and prefers preserving the power of eminent domain with respect to Swan Cleaners only. The Township has critical issues relative to North Avenue. The Township needs sound land use planning. Discussed the Township's affordable housing obligation. Feels in order to accomplish sound land use principals, the Township has been advised to preserve eminent domain for the Swan Cleaner property. Explained that the Judgement of Repose deadline for affordable housing expires January 2019. Explained to the residents that the condemnation has an important benefit because it extinguishes liability for environmental pollution that a redeveloper would find essential.

Commissioner Maisonneuve feels it is important to listen to the expert advice that has been given. Believes that the action to not include the Swan Cleaners property in the eminent domain study challenges future redevelopment for the Township because that area has been in need of rehabilitation for over a decade. Feels property values for store owners will increase. Concurs with Deputy Mayor Dooley's comments.

Commissioner O'Connor explained that she is in favor of adopting the resolution. Pointed out that most of the property is located on one side of the street with the exception of Swan Cleaners in the resolution. Feels there are other options that need to be considered and does not agree with the designation of eminent domain.

Deputy Mayor Dooley stated that there are 3 properties included in the study for eminent domain on the same side of the Swan Cleaners property.

Recorded vote:

Aye: Mayor Hannen, Commissioners Giblin and O'Connor

Nay: Deputy Mayor Dooley and Commissioner Maisonneuve

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, feels the Cranford Public Library is providing an excellent service to the town. 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.

Lidia Allen, 751 Walnut Avenue, discussed the Planning Board meeting that took place two weeks ago and questioned if Harbor Consultants report has errors.

Mayor Hannen explained that the report was a draft and the error was due to the inclusion of a particular property which was corrected this evening.

Ms. Allen asked if the errors in the report were made by Harbor Consultants or the Township.

Mayor Hannen stated that the error was made by the Township but was corrected.

Ms. Allen spoke about the Financial Disclosure forms that were improperly filled out and future consequences. Asked if the issue is being looked into.

Deputy Mayor Dooley stated that the issue is currently being addressed.

Mayor Hannen assured Ms. Allen that he will follow up. Also explained that it is up to the individual to make sure they are filling out the form accurately.

Ms. Allen asked if Township property along with Swan Cleaners would be the only properties studied for redevelopment.

Mayor Hannen confirmed that those are the only properties requested for the Planning Board to study.

Ms. Allen questioned why the Township kept its property in such disarray.

Mayor Hannen stated that a majority of the Township owned properties are parking lots. Explained that the Township is trying to do as much as it can with the Capital budget to improve the properties.

Ms. Allen discussed debris from trees that cover her driveway. Would like the Township to cut down the tree because it is ruining the sidewalk and her driveway.

Mayor Hannen will follow up.

Mai Rietmeyer, 124 Herning Avenue, feels Cranford is a convenient town. Loves living in town and would like to preserve it. Feels affordable housing is important but is worried that it will take away from the character of Cranford.

James Carvalho, 9 Orange Avenue, Discussed comments he made during the January 10, 2018 Planning Board meeting regarding campaign contributions made by Township vendors. Discussed various research he has conducted in connection with Township Committee members and contributions made to certain campaigns by contractors. Asked for the Township Committee to verify the Township website address. Read an excerpt of a resolution that was adopted in the Planning Board minutes of September 2017 that are posted on the website. Asked the Township Committee to clarify information he is seeking. Thanked the Township Committee for removing the term eminent domain in general.

Dawn Nalepa, 15 Kensington Avenue, discussed the condition of County roads in town. Appreciates the decision of the Township Committee regarding eminent domain. Discussed flood issues in town and feels they need to be addressed before any development takes place. Would love to see more open space in Cranford with less affordable housing. Discussed the addition of another floor for the Riverfront Redevelopment Project. Does not want Cranford to become a high density town but would like for it to remain a small quaint township. Made suggestions of improvements that should be made in various areas of town. Also discussed the option of changing a town-owned parking lot to a commuter lot. Feels projects of large magnitude should be placed on a ballot for the community to vote on.

Eric Robinson, 8 Alan Okell Place, discussed the Realistic Development Potential (RDP) value and the amount of affordable housing required for Cranford.

Mayor Hannen explained that the calculations from the Court were projected and it does not mean Cranford has the vacant land to build all those units. Further explained Cranford went to court to reduce density and convince the court that Cranford is fulfilling its requirements in connection with affordable housing. Stated that January 1, 2019 is when the Township's Judgment of Repose expires. Discussed ways Cranford can fulfill its affordable housing obligation while maintaining control of the town's density.

Mr. Robinson discussed the Birchwood presentation and Commissioner O'Connor's comment that the Township Committee only supports the project in order to meet the affordable housing obligation. Mentioned that the COAH obligation is expiring in January 2019. Feels Cranford needs to be pragmatic about the history of events and is asking for proactive transparency and guidance on the process. Feels when there is trust and dialog it is a good relationship. Believes stewardship is needed to understand the process that lies ahead. The Township needs to adopt a redevelopment plan that will preserve the characteristics of town. Glad eminent domain was removed from the resolution but feels there should have been more transparency with the public. Thanked the Township Committee for their efforts on this matter.

Allison Mennor, 230 North Avenue West, wondering if it was a possibility for Swan Cleaners to be singled out and for eminent domain to be used due to its contamination.

Deputy Mayor Dooley explained that it would not be conducive for redeveloping the area. Also explained that if the overall available property square footage is reduced, the structure size would have to be decreased. Also informed the residents that this is just a study and not a plan. Mentioned that the township also owns the MDTV building, the parking lot adjacent to Bar Americana and behind it.

Ms. Mennor discussed the current amount spent to conduct the study. Does not agree with the use of taxpayers' money to conduct a study for eminent domain and condemnation.

Deputy Mayor Dooley agrees with Ms. Mennor and said that the Township should preserve eminent domain at least for Swan Cleaners. Explained that the Township lost several tax appeals due to the financial crisis and discussed pending tax appeals that will reduce the Township's tax roll by \$5.5 million. Explained that the only way to reduce property taxes or keep them uniform is to either reduce the operating and/or capital budgets or increase the town's tax base.

Assured residents that there is no North Avenue Redevelopment plan in place at this time and any plan that would be adopted must conform to the size of the property. Also mentioned that the plan would be made public before any action is taken.

Rita LaBrutto, 104 Arlington Road, discussed a Payment in Lieu of Taxes (PILOT) issue in connection with the Birchwood property. Discussed various Open Public Records Act (OPRA) requests she submitted in connection with the PILOT agreement that received a response that no documents exist.

Mayor Hannen explained that it is an ongoing legal discussion and the Township Committee just received information from the developer which led to the adoption of the resolution tonight.

Ms. LaBrutto stated that it has been past practice to have a public presentation whether in draft form or preliminary the town knew all the details of the project. Discussed Harbor Consultants hourly rate and how much the Township has paid them to date for the "study". Uncertain as to how township-owned parking lots would be designated as eminent domain. Discussed the Judgement of Repose the Township acquired in 2009.

Mayor Hannen explained that the Township received a Judgement of Repose due to the reduction in the Birchwood Avenue project. Mentioned that other projects have been proposed to the township which the Township Committee is currently dealing with.

Ms. LaBrutto mentioned that the group homes in town should help the town meet its affordable housing obligation. Stated that she attended the Planning Board hearing regarding the eminent domain designation and suggested that the draft study be circulated to the property owners.

Mayor Hannen assured Ms. LaBrutto that information was not being withheld from the public. The original resolution was adopted in April 2017 and has been available to the public since then. This resolution was the beginning of a study process.

Ms. LaBrutto feels it is unconscionable to condemn property owners without including them in the process. Feels the Township Administrator should have contacted the property owners. Thinks certain professionals should have attended that Planning Board meeting. Explained how the Township of Clark handled its affordable housing plan. Feels Cranford should be looking into a site for assistant living and adding more group homes.

Mayor Hannen explained that Cranford has reached its maximum for senior housing. This Township Committee is dedicated to solving the affordable housing issues with the Planning Board and present it to the Judge.

Kathy Allegro, 17 Shetland Drive, is unhappy that Harbor Consultants was paid to investigate all the properties and then the properties were removed from the designation. Questioned why Swan Cleaners was not designated as eminent domain.

Mayor Hannen explained that a majority of the Township Committee did not feel the property qualified.

Ms. Allegro agrees with Ms. LaBrutto that a consultant should speak to the residents to explain the process. Mentioned that there is still confusion amongst the residents with regard to the process. Discussed how the surrounding towns have met their affordable housing obligations.

Suzanne Dumont-Millan, 21 Woodlawn Avenue, Thanked the Township Committee for its efforts concerning eminent domain. Disagrees with comments made earlier regarding commuter parking. Feels there should be hourly parking on the South side of the train station. Also feels certain issues should be placed on the ballot for residents to vote on.

Mayor Hannen explained that the parking lots will be reviewed to see what the best use is for those parcels of property.

Judy Swick, 36 North Avenue East, questioned if the new development on South Avenue was accounted for towards the Township's affordable housing obligation.

Mayor Hannen answered yes all the units were accounted for.

Ms. Millan feels the business owners should have been notified as part of the process for the draft study. The business owners have been directly impacted by the draft study.

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

PROFESSIONAL COMMENTS - NONE

COMMISSIONER REPORTS/COMMENTS

Commissioner Patrick Giblin

- Thanked everyone that came out. Assured the community that the entire Township Committee is accessible and wants to hear from the public. Feels the eminent domain issue was handled incorrectly. Accepts responsibility for how it was handled, although the intentions were good the execution was handled poorly;
- Announced that the Teen Advisory Board will be holding a meeting at the Community Center. Provided information for those interested in attending.

Commissioner Mary O'Connor

- Congratulated Kevin Mahoney on receiving the Martin Luther King award. His work with the homeless and less fortunate is truly inspiring and a wonderful example to the community;
- The Environmental Commission is looking to add charging stations in municipal lots throughout the town. Is seeking grant opportunities to fund this effort;
- Discussed the first Conversations Meeting to take place at the Community Center. The purpose of the group is to bring women together to discuss current topics and learn from each other;
- Discussed the adoption of Ordinance No. 2017-04 which supports eminent domain as a tool to clean up abandoned properties. Explained that there was an ordinance in place that if enforced it could have achieved the same goals without eminent domain. Stated that she voted against the ordinance because she agrees with the designation of eminent domain on the State level but not local level. Discussed various options to redevelop North Avenue without the using eminent domain. Feels a majority of Cranford residents do not want an urban community. Stated that people move to Cranford because of the quaintness. Understands Cranford must find a way to meet its affordable housing obligation but it must be done in a way that the town does not lose its identity. Thanked everyone who attended.

Commissioner Jean-Albert Maisonneuve

- Acknowledged the commissioners for their efforts regarding eminent domain. Feels it is remarkable how much his colleagues care about the community. Wants the community to understand the amount of work, time and effort that is needed. Assured the residents that the Township Committee is trying its best to support the community on this issue. Appreciates the meeting he had with the property owners last week. Feels enlightened about the situation which made him change his decision with some of the directions the draft study suggested. Encouraged residents to contact him because communication is important. Cranford needs to progress as a community continually. Thanked the property owners for attending the meetings;
- Provided the Township website and various social media outlets the Township participates in for the public to access information;
- Announced that there is a Historic Preservation Advisory Board meeting at the Community Center. Is looking for ways to incorporate them with the Downtown District Management Corporation. Encouraged the public to attend;
- Discussed affordable housing by explaining that it is essentially for the middle class citizen and not section eight housing. It generally allows middle class citizens to live in a community they cannot afford.

Deputy Mayor Ann Dooley

- Discussed the Municipal Alliance meeting she attended to welcome suggestions for new slogans that may advance the important message to stop underage drinking. Provided information for residents to submit suggestions;
- Discussed the most recent tax appeal losses and one that is pending which adds up to \$13.5 million. Explained that the Township will need to look at its surplus to overcome the loss of revenue to keep taxes steady. The goal of the Township Committee will be to find a way to continue its commitment to repairing the streets, improving the infrastructure and implementing the major flood mitigation efforts. It is going to be a difficult budget year with a lot of challenges. Budget meetings will begin on Saturday, January 27, 2018. Encouraged the public to attend;
- Thanked everyone for coming out tonight. Stated that she is opposed to eminent domain but will be in favor of it if she feels it is the right thing to do. Believes that if Swan Cleaners was designated as eminent domain it would have put Cranford in the best position for affordable housing.

Mayor Thomas H. Hannen, Jr.

- Thanked everyone who attended tonight.

On motion of Commissioner O’Connor, seconded by Commissioner Maisonneuve and passed, the Township Committee adjourned at 9:39 PM.

Respectfully submitted,

Date: January 23, 2018

Patricia Donahue, RMC
Township Clerk