

The Minutes of the **Official Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **December 18, 2018** at 7:39 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 will 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 Giblin and passed, the minutes of the Workshop Meetings of November 19 and 26, 2018 and December 1, 2018 and the Conference and Official Meetings of November 27, 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 List dated December 18, 2018, totaling \$5,779,848.42 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

#### **POLICE DEPARTMENT ANNOUNCEMENTS**

On motion of Commissioner Giblin, seconded by Deputy Mayor Dooley and passed, the following resolution was adopted:

**Resolution No. 2018-382:** Authorizing the appointment of Christopher Folinusz as a Probationary Patrol Officer within the Cranford Police Department effective December 31, 2018

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

*(Oath of Office Administered by Patricia Donahue, Municipal Clerk)*

On motion of Commissioner Giblin, seconded by Commissioner O’Connor and passed, the following resolution was adopted:

**Resolution No. 2018-383:** Authorizing the appointment of Michael Gamba as a Probationary Patrol Officer within the Cranford Police Department effective December 31, 2018

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

*(Oath of Office Administered by Patricia Donahue, Municipal Clerk)*

On motion of Commissioner Giblin, seconded by Commissioner Maisonneuve and passed, the following resolution was adopted:

**Resolution No. 2018-384:** Authorizing the appointment of Courtney Holder as a Probationary Patrol Officer within the Cranford Police Department effective December 31, 2018

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

*(Oath of Office Administered by Patricia Donahue, Municipal Clerk)*

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

**Resolution No. 2018-385:** Authorizing the appointment of Ryan Drew as a Probationary Patrol Officer within the Cranford Police Department effective December 31, 2018

Recorded vote:

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

Nay: None

Abstained: None

Absent: None

*(Oath of Office Administered by Patricia Donahue, Municipal Clerk)*

### **FIVE-MINUTE RECESS**

### **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.

### **ORDINANCES – Introduction**

#### **Ordinance No. 2018-18:**

The Mayor read by title only Ordinance No. 2018-18 entitled, “AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CRANFORD, CHAPTER 255 LAND DEVELOPMENT, ARTICLE II, DEVELOPMENT ADMINISTRATION, SECTION 2, PLANNING BOARD ”

Said ordinance was approved on first reading on motion of Deputy Mayor Dooley, seconded by Commissioner Maisonneuve, and passed by the indicated vote of the Township Committee:

Recorded vote:

Aye: Deputy Mayor Dooley, Commissioners Giblin and Maisonneuve

Nay: Mayor Hannen, Commissioner O'Connor

Abstained: None

Absent: None

**Final Reading and Public Hearing for Ordinance No. 2018-18 to be held January 15, 2019.**

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

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

#### **Resolution No. 2018-386:**

**Moved to Roll Call Vote**

#### **Resolution No. 2018-387:**

**Moved to Roll Call Vote**

#### **Resolution No. 2018-388:**

**BE IT RESOLVED**, that the following is the schedule of Township Committee Meetings for the Year 2019, and

**BE IT FURTHER RESOLVED**, that formal action may be taken at Workshop or Official Meetings, and

**BE IT FURTHER RESOLVED**, that Workshop Meetings and Conference Meetings will be held in Room 108, and Official Meetings will be held in Room 107/Council Chambers; and

**BE IT FURTHER RESOLVED** that the Workshop Meetings will be held at 7:00 p.m. and will be dedicated to closed session discussion from 7:00 p.m. to 7:30 p.m., and

**BE IT FURTHER RESOLVED** that Conference Meetings will be held at 7:00 p.m. and Official Meetings will be held at 7:30 p.m.; and

**BE IT FURTHER RESOLVED** that during combined Workshop and Official Meeting dates, the Workshop Meeting will be held at 7:00 p.m. and the Official Meeting at 7:30 p.m.

**Reorganization Meeting,                      Wednesday, January 2<sup>nd</sup>,                      6:00 p.m.**

**Workshop Meeting,                      Monday, January 14<sup>th</sup>,                      7:00 p.m.**  
**Conference and Official,                      Tuesday, January 15<sup>th</sup>,                      7:00 p.m.**

**Workshop Meeting,                      Monday, January 28<sup>th</sup>,                      7:00 p.m.**  
**Conference and Official,                      Tuesday, January 29<sup>th</sup>,                      7:00 p.m.**

<b>Budget Meeting</b>	<b>Saturday, February 9th</b>	<b>8:00 a.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, February 11<sup>th</sup> Tuesday, February 12th</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Combined Workshop And Official</b>	<b>Tuesday, February 19<sup>th</sup></b>	<b>7:00 p.m.</b>
<b>Capital Budget Meeting</b>	<b>Monday, February 25<sup>th</sup></b>	<b>6:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, March 4<sup>th</sup>, Tuesday, March 5<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, March 25<sup>th</sup>, Tuesday, March 26<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, April 8<sup>th</sup>, Tuesday, April 9<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, April 29<sup>th</sup>, Tuesday, April 30<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, May 13<sup>th</sup>, Tuesday, May 14<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Combined Workshop And Official</b>	<b>Tuesday, May 28<sup>th</sup>,</b>	<b>7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, June 10<sup>th</sup>, Tuesday, June 11<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, July 8<sup>th</sup>, Tuesday, July 9<sup>th</sup>,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Combined Workshop And Official</b>	<b>Tuesday, August 13<sup>th</sup></b>	<b>7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, September 9<sup>th</sup>, Tuesday, September 10th,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, September 23rd, Tuesday, September 24th,</b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Combined Workshop And Official</b>	<b>Tuesday, October 15<sup>th</sup></b>	<b>7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, October 28<sup>th</sup> Tuesday, October 29<sup>th</sup></b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Combined Workshop And Official</b>	<b>Tuesday, November 12<sup>th</sup></b>	<b>7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, November 25<sup>th</sup> Tuesday, November 26<sup>th</sup></b>	<b>7:00 p.m. 7:00 p.m.</b>
<b>Workshop Meeting, Conference and Official,</b>	<b>Monday, December 16th Tuesday, December 17th</b>	<b>7:00 p.m. 7:00 p.m.</b>

**Resolution No. 2018-389:**

**WHEREAS**, S. Brothers, Inc., contractor for the Intersection Improvements at North Union Avenue & Alden Street project, has submitted Maintenance Bond No. 015202032(M) in the amount of \$375,143.42, effective November 5, 2018 for a period of two (2) years, to the Township Engineer in connection with aforementioned project; and **WHEREAS**, the Township Engineer has indicated that S. Brothers, Inc. has completed the project and has met all requirements for final payment and is recommending the return of Performance Bond No. 015202032 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. 015202032 to S. Brothers, Inc. in connection with the Intersection Improvements at North Union Avenue & Alden Street project.

**Resolution No. 2018-390:**

**A RESOLUTION AUTHORIZING A FIVE-YEAR EXTENSION OF THE LEASE AGREEMENT BETWEEN THE TOWNSHIP OF CRANFORD AND THE CRANFORD CLAY COURTS CLUB, INC.**

**WHEREAS**, the Township of Cranford entered into a lease agreement on March 29, 1999, with the Cranford Clay Courts Club, Inc., a not for profit corporation of the State of New Jersey, for the lease of premises commonly known as 301 Springfield Avenue, Cranford, New Jersey, all known and designated as Lot 18 in Block 184, on the Tax Map of the Township of Cranford for a five (5) year term ending December 31, 2003; and

**WHEREAS**, the Township Committee by ordinance adopted on November 11, 2003, authorized an extension of said lease for a five (5) year term ending December 31, 2008; and

**WHEREAS**, the Township Committee by ordinance adopted on May 8, 2012, authorized an extension of said lease for a five (5) year term ending December 31, 2013; and

**WHEREAS**, the Township Committee by ordinance adopted on December 13, 2016, authorized an extension of said lease for a five (5) year term ending December 31, 2018; and

**WHEREAS**, the Township Committee of the Township of Cranford and the Cranford Clay Courts Club, Inc., desires to extend said lease for an additional (5) five year term ending December 31, 2023

**NOW, THEREFORE, BE IT ORDAINED** by the Township Committee of the Township of Cranford:

**SECTION 1.** Pursuant to N.J.S.A. 40A:12-14 and N.J.S.A. 40A:12-15, the Mayor and Township Clerk are hereby authorized to enter into an extension of the lease agreement between the Township of Cranford and the Cranford Clay Courts Club, Inc., a not for profit corporation of the State of New Jersey, for a five-year term, in the form prepared or approved of by the Township Attorney.

**Resolution No. 2018-391:**

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS – ACCEPTANCE OF BEQUESTS AND GIFTS**  
**(NJS 40A:5-29)**

**WHEREAS**, permission is required of the Director of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and

**WHEREAS**, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated for Donations – Acceptance of Bequests and Gifts (NJS 40A:5-29) are appropriated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement: Acceptance of Recreation Public Events Donations

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Body of the Township Committee of the Township of Cranford in the County of Union, New Jersey as follows:

1. The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures for Donations – Acceptance of Bequests and Gifts (NJS 40A:5-29) – Acceptance of Recreation Public Events Donations used for Public Events by the Township of Cranford Recreation and Parks Department.
2. The Clerk of the Township of Cranford, County of Union is hereby directed to forward two certified copies of the Resolution to the Director of the Division of Local Government Services.

**Resolution No. 2018-392:**

**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 12, 2018 bids were received for the provision of administrative and police vehicles for the Cranford Police Cooperative Pricing System, System Identifier 47-CPCPS, pursuant to N.J.A.C 5:34-7.1, et seq.; and

**WHEREAS**, the Cranford Fire Department secured vehicle pricing through the Cranford Police Cooperative Pricing System; and

**WHEREAS**, Day Chevrolet, 1600 Golden Mile Highway, Monroeville, PA 15146 is the lowest responsible bidder for this contract at a low bid price of \$41,480.44 for the purchase of one (1) Chevrolet Tahoe.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford, on this 18th day of December 2018, that Day Chevrolet, 1600 Golden Mile Highway, Monroeville, PA 15146, as more particularly set forth in the Successful Bidders proposal dated September 12, 2018, which bid proposal is on file in the Office of the Township Clerk; be and hereby is awarded a contract for the purchase of one (1) Chevrolet Tahoe.

**Resolution No. 2018-393:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford, at a meeting held December 18, 2018, that the resignation of Amanda Stryker, a Communications Officer within the Cranford Police Department be and hereby is accepted, with regrets effective December 6, 2018.

**Resolution No. 2018-394:**

**WHEREAS**, the Township of Cranford required an expert to provide planning services to the Township of Cranford; and

**WHEREAS**, the Township of Cranford advertised a Request for Proposals (RFP) for planning 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 March 27, 2018, the Township Committee adopted Resolution No. 2018-161, authorizing an award of contract to Harbor Consultants, Inc. for the aforementioned service at a fee not to exceed \$20,000.00; and

**WHEREAS**, at a meeting held July 17, 2018, the Township Committee adopted Resolution No. 2018-256, authorizing an amendment to said contract for an additional amount of \$15,000.00 not to exceed \$35,000.00; and **WHEREAS**, it is necessary to amend said contract for an additional amount of \$31,000.00 not to exceed \$66,000.00; 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, **Harbor Consultants, Inc., 320 North Avenue East, Cranford, New Jersey 07016** for planning services via issuance of purchase orders in an amount not to exceed \$66,000.00.

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. 8-01-20-100-100-216.

**Resolution No. 2018-395:**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford on the 18<sup>th</sup> day of December 2018 that the Tax Collector has been authorized to Refund tax payments:

**TAX PAYMENTS**

Block 403 Lot 82 (property 8 Johnson Ave.)	<b><u>Refund \$ 122.06</u></b>
Corelogic Tax Collection Services, LLC	(8-01-55-000-010-025)
PO Box 9236	
Coppell, TX 75019-9801	

**Resolution No. 2018-396:**

**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 2018 budget appropriations in accordance with the following schedule of transfers

Account	From	To
Salary Account 8-01-36-477-100-101	23,000.00	
Legal: Outside Prof. Expense 8-01-20-155-100-214		16,000.00
Finance: Salaries and Wages 8-01-20-130-100-100		5,000.00
Finance: Other Expenses 8-01-20-130-100-200		2,000.00
Tax Collector: Salaries and Wages 8-01-20-145-100-100	12,000.00	
Finance: Other Expenses 8-01-20-130-100-200		12,000.00
	<hr/> <hr/>	<hr/> <hr/>
	\$35,000.00	\$35,000.00

**Resolution No. 2018-397:**

**WHEREAS**, the Township of Cranford wishes to purchase certain goods and services from an authorized vendor under the Passaic County Cooperative Pricing System; and **WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J. S. A. 40A:11-12; and **WHEREAS**, at a meeting held January 9, 2018, the Township Committee adopted Resolution No. 2018-103, authorizing an award to ATON Computing for the aforementioned service at a fee not to exceed \$36,000.00; and **WHEREAS**, at a meeting held September 25,2018, the Township Committee adopted Resolution No. 2018-310, authorizing an amendment to said contract for an additional amount of \$15,000.00 not to exceed \$51,000.00; and **WHEREAS**, it is necessary to amend said contract for an additional amount of \$8,000.00 not to exceed \$59,000.00; 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** by the Township Committee of the Township of Cranford, New Jersey, approves the amended contract awarded to **Aton Computing, 1 East High Street, Somerville, NJ 08876** for the provision of computer network and information technology services via issuance of purchase orders not to exceed \$59,000.00

**BE IT FURTHER RESOLVED** that said contract amount shall be charged to Account No. 8-01-20-100-100-215.

**Resolution No. 2018-398:**

**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 \$47,822.00 effective November 1, 2018.

**Resolution No. 2018-399:**

**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 2018 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 and/or salary increases for the following employees in the following job titles as recommended by the Township Administrator:

<i>Effective November 1, 2018:</i>				
Name	Title	Range #	Step #	Salary
Carol Cole	Executive Secretary	12	N/A	\$67,349
Melissa Bongiorno	Executive Secretary	12	N/A	\$63,282
Monika Koscova-Jencik	Registered Environmental Health Specialist	11	N/A	\$76,708
<i>Effective January 1, 2019</i>				
Patricia Donahue	Township Clerk	7	2	\$82,065

**Resolution No. 2018-400:**  
**Moved to Roll Call Vote**

**Resolution No. 2018-401:**

**WHEREAS**, Laurent LaFontant, has worked for the Township of Cranford in the Cranford Pool and Fitness Center since 2009 as a part-time maintenance staffer,

**WHEREAS**, Mr. LaFontant herby is appointed a full-time Maintenance III position with the Township of Cranford effective January 1, 2019 at an annual salary of \$38,343.00; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that Laurent LaFonant is hereby appointed a full-time employment position as of January 1, 2019 at an annual salary of \$38,343.00

**Resolution No. 2018-402:**  
**Moved to Roll Call Vote**

**Resolution No. 2018-403:**

**WHEREAS**, Tracy Wenskoski, left her full-time employment position with the Township of Cranford on July 1, 2017 pursuant to the Family and Medical Leave Act of 1993 (herein “FMLA”); and

**WHEREAS**, at the time Ms. Wenskoski took a leave of absence under FMLA, her salary was \$52,017.00; and

**WHEREAS**, pursuant to the Family and Medical Leave Act of 1993 (herein “FMLA”) Ms. Wenskoski returned to the Township as a as a part-time employee on December 18, 2017, at an hourly rate of \$26.68; and

**WHEREAS**, Ms. Wenskoski has now accepted a full-time position with the Township of Cranford effective January 1, 2019 at an annual salary of \$52,806.00; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Cranford that Tracy Wenskoski is hereby appointed a full-time employment position as of January 1, 2019 at an annual salary of \$52,806.00.

**Resolution No. 2018-404:**  
**Moved to Roll Call Vote**

**Resolution No. 2018-405:**

**BE IT RESOLVED** by the Township Committee of the Township of Cranford on the 18<sup>th</sup> day of December, 2018 that the following checks will be refunded by the Tax Collector to the lien holder according to statutory requirements:

**Redemption of Certificate# 17-00016**

Block 285 Lot 8 – 134 Garden Street  
 Trystone Capital Assets, LLC  
 575 Rt. 70, 2<sup>nd</sup> Floor  
 Brick, NJ 08723

**Refund:** \$602.54  
 (8-01-55-000-010-029)  
**Premium:** \$500.00  
 (T-15-00-000-106-000)

**Redemption of Certificate# 17-00037**

Block 574 Lot 13– 107 Myrtle Street  
 Trystone Capital Assets, LLC  
 575 Rt. 70, 2<sup>nd</sup> Floor  
 Brick, NJ 08723

**Refund:** \$404.51  
 (8-01-55-000-010-029)  
**Premium:** \$200.00  
 (T-15-00-000-106-000)

**Redemption of Certificate# 18-00005**

Block 234 Lot 13 – 333 Manor Avenue  
 Lockbox Firstrust Bank  
 ATT: CE Tax Lien Fund  
 1 Walnut Grove Drive  
 Horsham, PA 19044

**Refund:** \$23,824.34  
 (8-01-55-000-010-029)  
**Premium:** \$43,000.00  
 (T-15-00-000-106-000)

**Resolution No. 2018-406:**

**Removed from Agenda**

**Resolution No. 2018-407:**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford on this 18<sup>th</sup> day of December, 2018, that Jamie Cryan be, and hereby is, appointed as Township Administrator of the Township of Cranford effective January 2, 2019.

**Resolution No. 2018-408:**

**BE IT RESOLVED** that the Township Committee of the Township of Cranford, New Jersey be and hereby does authorize renewal of the following insurance policies effective 12:01 AM January 1, 2019 through 12:00 AM January 1, 2020:

<u>Policy</u>	<u>Carrier</u>
Accident Coverage - Volunteers	QBE Insurance Corporation
Accident Coverage – Law Enforcement	QBE Insurance Corporation
Accident Coverage – Recreation Department	QBE Insurance Corporation
Accident Coverage – Call Men	National Union Fire Ins. Co.
Flood Coverage (renews 01/15/19, 02/15/19 and 05/02/19) Selective	
All Lines & Workers Compensation	Statewide Insurance Fund

**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 Deputy Mayor Dooley, seconded by Commissioner O'Connor, the following resolution was **TABLED** by **roll call vote**:

**Resolution No. 2018-400:**

**BE IT RESOLVED**, by the Township Committee of the Township of Cranford on this 18<sup>th</sup> day of December 2018, that the carryover of 2018 vacation days for various Township employees be, and hereby are, authorized; and

**BE IT FURTHER RESOLVED**, that all 2018 vacation days must be used prior to June 30, 2019; and

**BE IT FURTHER RESOLVED** that the Township Administrator be and hereby is authorized to approve the extension of unused 2018 vacation days beyond the June 30th deadline for those employees unable to exhaust this leave due to extraordinary circumstances.

**Recorded vote to **TABLE** the resolution:**

Aye: Mayor Hannen, Deputy Mayor Dooley, Commissioners Giblin, Maisonneuve and O'Connor  
 Nay: None  
 Abstained: None  
 Absent: None

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

**Resolution No. 2018-386:**

**WHEREAS**, the Township of Cranford (“Township”) has been named in a lawsuit styled *Edan Ben Elazar and Edna Ben Elazar v. Macrietta Cleaners, Inc. et al.*, Superior Court of New Jersey, Union County, Case No.: UNN-L-3247-12, (the “Elazar lawsuit”) relating to damage or injury from contamination on and emanating from Cranford’s property at North Avenue East, Cranford, New Jersey (the “Site”); and

**WHEREAS**, the Township disputes any liability for the Elazar lawsuit; and

**WHEREAS**, the Township and the Ben Elazar Plaintiffs desire to fully and finally resolve any and all claims and disputes in connection with, arising out of or relating in any way to the Site without resorting to litigation and agree it is in their respective best interests to settle, compromise and resolve their dispute and to avoid such litigation; and

**WHEREAS**, the Township and the Ben Elazar Plaintiffs have agreed to settle the Elazar lawsuit for a payment of \$300,000 in exchange for dismissal of the Elazar lawsuit, a full release, and indemnification; and

**WHEREAS**, the Township Attorney and outside counsel recommend the Township approve and authorize such settlement;

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Cranford, on this 18th day of December 2018, that the Mayor and Township Attorney be, and hereby are, authorized to execute all documents necessary to finalize the settlement, including the Settlement Agreement and constituent documents in substantially the form approved by the Township Committee.

**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. 2018-387:**

**WHEREAS**, the Township of Cranford (“Township”) has been named in a lawsuit styled *Edan Ben Elazar and Edna Ben Elazar v. Macrietta Cleaners, Inc. et al.*, Superior Court of New Jersey, Union County, Case No.: UNN-L-3247-12, (the “Elazar lawsuit”) relating to damage or injury from contamination on and emanating from Cranford’s property at North Avenue East, Cranford, New Jersey (the “Site”); and

**WHEREAS**, Travelers has issued certain general liability insurance policies to the Township (the “Travelers Policies”); and

**WHEREAS**, on or about October 22, 2013, the Township notified Travelers of the Elazar lawsuit and demanded that Travelers defend and indemnify the Township in that matter; and

**WHEREAS**, a dispute exists between the Township and Travelers concerning Travelers’ obligations, if any, to the Township with respect to its claims for coverage with respect to the Site; and

**WHEREAS**, the Parties have agreed to finally resolve all claims and disputes through a settlement that includes a payment to the Township of \$75,000 and a release of Travelers for all Environmental Contamination Claims arising at the site

**WHEREAS**, the Township Attorney and outside counsel recommend the Township approve and authorize such settlement;

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Cranford, on this 18th day of December 2018, that the Mayor and Township Attorney be, and hereby are, authorized to execute all documents necessary to finalize the settlement, including the Settlement Agreement and constituent documents in substantially the form approved by the Township Committee.

**COMMISSIONER COMMENTS:**

Deputy Mayor Dooley explained that she supports both Resolutions 2018-386 and 387 because they represent settlements that provide the Township with the opportunity to be made whole.

**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 Deputy Mayor Dooley and passed, the following resolution was adopted by **roll call vote**:

**Resolution No. 2018-402:**

**WHEREAS**, the Township of Cranford required construction services to the Township of Cranford; and

**WHEREAS**, the Township of Cranford requested quotes for construction services through a non-fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.; and

**WHEREAS**, the Purchasing Agent has determined and certified in writing that the value of the contract will exceed \$17,500; and

**WHEREAS**, Szeles Construction, LLC has submitted a proposal dated November 14<sup>th</sup>, 2018 indicating they will provide the construction services for \$39,600.00; and



**WHEREAS**, Szeles Construction, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Szeles Construction 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 Szeles Construction from making any reportable contributions through the term of the contract, and

**WHEREAS**, the Chief Financial Officer have certified to the availability of funds which is on file in the office of the Township Clerk.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Cranford, authorizes the Purchasing Agent to enter into a contract with Szeles Construction as described herein; and,

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value to be placed on file with this resolution.

**COMMISSIONER COMMENTS:**

Deputy Mayor Dooley explained that the funds are from an insurance settlement relating back to Hurricane Irene and the monies to be received are to be spent for improvements to the Municipal Building. It will involve reconfiguration and reconstruction restoration to the main floor.

Mayor Hannen does not support the resolution. Feels the funds received should be used to payoff the emergency bond that was taken out for these purposes.

Deputy Mayor Dooley stated that she checked with finance and the monies received cannot be used for that purpose.

**Recorded vote:**

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

Nay: Mayor Hannen

Abstained: None

Absent: None

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

**Resolution No. 2018-404:**

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on December 12, 2018, on the Housing Element and Fair Share Plan (hereinafter "Affordable Housing Plan" or the "Plan") and;

**WHEREAS**, the Housing Element and Fair Share Plan was adopted on December 12, 2018; and

**WHEREAS**, the Township of Cranford wishes to endorse the Affordable Housing Plan and seek approval of same by the Court.

**NOW THEREFORE BE IT RESOLVED BY THE COMMITTEE OF THE TOWNSHIP OF CRANFORD** on this 18th day of December, 2018 as follows:

1. The Township hereby endorses the Affordable Housing Plan.
2. The Township authorizes and directs its professionals to file with the Court (i) the Affordable Housing Plan, (ii) the resolution of the Planning Board adopting the Affordable Housing Plan, (iii) the within Township resolution endorsing the Affordable Housing Plan and (iii) any additional documents the representatives deem necessary or desirable.
3. The Township authorizes its professionals to seek Court approval of the Affordable Housing Plan at a properly noticed Compliance Hearing at such time as the Court deems the Plan in its current form or any amended form ready for such a hearing.
4. The Township reserves the right to amend the Housing Element and Fair Share Plan, should that be necessary.

**COMMISSIONER COMMENTS:**

Deputy Mayor Dooley explained that this resolution involves the affordable housing plan prepared by the Township's professionals on November 30, 2018. Mentioned that she and Mayor Hannen both are on the Planning Board which reviewed the plan last week. Stated that the Affordable Housing Plan may not please everyone but it currently meets all of the Township's constitutionally mandated obligations, contains all of the housing elements that are required and it is true to the Township's Master plan. Commented on discussion held at the Planning Board meeting regarding concerns regarding the North Avenue ORC zone being properly constituted are resolved. The changes to the ORC that are reflected in the Master Plan and Zoning Ordinance are legitimately and legally implemented. Additionally, the newly proposed ORC changes to this Affordable Housing Plan are meaningful changes to our Zoning Ordinance that promote and encourage development of affordable housing units while also promoting appropriate density. Stated that she supports the imperfect Affordable Housing Plan because it integrates the microregional approach that Cranford and our neighbors needs along North Avenue and South Avenue. It is a well-integrated plan that will handle transportation as best suited to allow Cranford and our Raritan Valley Line Corridor neighbors to receive funding and the attention needed from Trenton to help the town with mass transportation and ground transportation. This plan will also help with the stormwater management issues. Thanked the Town Planner for their efforts.

Commissioner O'Connor stated that she is reluctantly supporting this resolution. Feels there are a lot of factors that need to be taken into account legally. The town has been dealing with affordable housing concerns for may

years. Mistakes have been made and this plan points the Township in the right direction. Hopeful this plan is a start with room for input and negotiation. Supports affordable housing, thinks it is important to the community and wants to make sure it is done in the right way. The plan has to be fair to people who need affordable housing and to the residents. There are a lot of economic consequences that need to be taken seriously and the Township needs a holistic approach going forward. Hopeful this plan will point Cranford in the right direction.

Deputy Mayor Dooley stated that the density in the ORC is 20 units per acre. The changes made will allow for more bedrooms in a particular unit and smaller units allowing for less expensive housing which is critical.

Mayor Hannen stated that critical to the Township's compliance with affordable housing obligation was Cranford's court appearance to ask the Judge for an extension to the Township's Judgment of Repose to March 31, 2019. It was granted by the court with the understanding that the Township continues to move forward in its compliance obligations and maintain the Judgment of Repose. Thanked the professionals and will be supporting this resolution.

Recorded vote:

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

Nay: None

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.

Brian Lopez, 29 Wade Avenue, mentioned a decision that was made at last night's Workshop meeting regarding improvements to be made to the main level of the Municipal Building. Questioned Deputy Mayor Dooley on a reference she made regarding the purchase of new vehicles.

Deputy Mayor Dooley explained that she was not referring to the purchase of any new vehicles but merely making an equivalence of the workplace. Stated that police officers receive new vehicles frequently and feels it is also important to refresh the workplace for the administrative employees particularly after decades. Informed the public that she will request posting of photos of the office space on the Township website to show how inefficient the workspace is ergonomically and storage wise. The administrative employees need a better working space and we need to optimize limited space.

Mr. Lopez stated that the police vehicles have to be replaced because they are used to respond to emergencies.

Deputy Mayor Dooley explained that the Township does not hold on to vehicles long so that concern will not be an issue. Pointed out that the administrative staff provide customer service and spoke about the deplorable filing situation due to overcrowding.

Mr. Lopez questioned who the Public Safety Commissioner will be for 2019.

Mayor Hannen stated that it has not been determined at this time.

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

## **PROFESSIONAL COMMENTS**

### **Interim Township Administrator Ryan Greco**

- Thanked the Township Committee for their support of replacing staff due to upcoming retirements and adding an additional School Resource Officer. It's been a great experience and looks forward to working with everyone in 2019.

### **Township Attorney Ryan Cooper**

- Provided an update on litigation regarding affordable housing. The Motion for Immunity filed in Superior Court by the Township was granted which provides the Township with continued immunity from Builders Remedy Lawsuits through the end of March 2019. The Declaratory Judgment Action remains pending. In the coming months the Township will continue to pursue court approval of the plan that was endorsed by the Township Committee this evening. Expects to have additional updates over the course of the Spring.

## **COMMISSIONER REPORTS/COMMENTS**

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

- Congratulated all the newly appointed Probationary Patrol Officers and their families. They are joining one of the finest departments in the State. Believes they will all do exceptionally well;
- Announced that the Toys for Tots initiative is still underway;

- Announced that the judging for the Holiday Decorating Contest will take place this Thursday. There are approximately 20 houses participating. Winners will be posted on the Township website. Thanked everyone involved with this tradition;
- Thanked the Cranford Chamber of Commerce, the Jaycees, the Downtown District Management Corp., the Department of Public Works and the town's public safety departments for keeping the downtown safe and festive;
- Wished everyone a Merry Christmas, a Happy Kwanza and a Safe and Healthy New Year.

**Commissioner Patrick Giblin**

- Congratulated and welcomed all the newly appointed Probationary Patrol Officers and their families;
- Mentioned that there were so many holiday events held that every Cranford resident had something to participate in. Stated that there is a reason Cranford was voted best downtown in New Jersey;
- Discussed the appointment of a new Township Administrator. Looks forward to working with him;
- Thanked Interim Township Administrator/Police Chief Ryan Greco for helping out during this transition period. His experience in running the Police Department has been invaluable;
- Wished everyone a Merry Christmas and Happy Holidays to all the residents;
- Announced that the Reorganization Meeting will be held January 2, 2019 at 6 PM.

**Commissioner Jean-Albert Maisonneuve**

- Congratulated the newly appointed Probationary Patrol Officers;
- Thanked Police Chief Greco for helping out during the Township Administrator transition period;
- Encouraged residents to support the local businesses during the Christmas season;
- Reminded the public that parking is free during the holiday season.

**Deputy Mayor Dooley**

- Congratulated the newly appointed Probationary Patrol Officers;
- Thanked Police Chief Greco for helping out during the Township Administrator transition period;
- Thanked all the residents who volunteered for the Township commissions, boards and committees. There was a great response to our on-line recruitment tool and as a result a lot of new people will be involved;
- Wished everyone Happy Holidays and a Merry Christmas.

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

- Congratulated the newly appointed Probationary Patrol Officers;
- Thanked the members of the Chamber of Commerce for their efforts in spreading holiday cheer this season;
- Thanked Police Chief Greco for stepping in during the Township Administrator transition period;
- Mentioned that this is his last meeting as Mayor. It has been an honor to serve as the Chairman. Stated that one of his goals this year was to have an affordable housing plan to submit to the State and his mission has been accomplished;
- Wished everyone a Merry Christmas.

On motion of Commissioner Maisonneuve, seconded by Commissioner O'Connor and passed, the Township Committee returned to Room 108 at 8:40 PM.

Respectfully submitted,

Date: December 18, 2018

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Patricia Donahue, RMC  
Township Clerk