

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **September 9, 2019** at 7:01 p.m. in Room 108.

THIS MEETING IS IN COMPLIANCE WITH THE "OPEN PUBLIC MEETINGS ACT" AS ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED BY E-MAILING THE ANNUAL SCHEDULE OF MEETINGS TO THE WESTFIELD LEADER, THE UNION COUNTY LOCAL SOURCE, THE STAR LEDGER, AND TAP INTO CRANFORD, BY POSTING SUCH ANNUAL MEETING SCHEDULE ON A BULLETIN BOARD IN THE TOWN HALL RESERVED FOR SUCH ANNOUNCEMENTS AND THE FILING OF SAID NOTICE WITH THE TOWNSHIP CLERK OF CRANFORD. FORMAL ACTION MAY BE TAKEN AT THIS MEETING.

Present: Mayor Patrick Giblin
Deputy Mayor Ann Dooley
Commissioner Jean-Albert Maisonneuve
Commissioner Mary O'Connor

Public Comments

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

Ms. Catherine Zambito of 125 Hillcrest Avenue spoke about the poor conditions of the sidewalks near her home as well as the flooding conditions. She provided copies of the road and street conditions near her home and elaborated about what occurs when her area gets flooded. Both Deputy Mayor Dooley and Commissioner Hannen spoke about expected contracted improvement work to her neighborhood. Ms. Zambito inquired if the sidewalks would be replaced as part of the upcoming project. Ms. Zambito noted that the water gets higher every year and people could get very hurt. Discussion ensued.

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

Closed Session

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

Resolution No. 2019-93.22

BE IT RESOLVED that the Township Committee will go into closed session to discuss the following, the minutes of which will be released at some time in the future at the discretion of the Township Committee:

Personnel

- June Review and Recommendations
- Zoning Department

- Planning Board
- Building Department

Real Estate

- 375 Centennial Avenue

Legal Matters

- Legal Update
- Affordable Housing Update

Contractual

- Township Administrator

Minute Review

- Closed Session Minutes of June 10th, June 11th, July 8th and August 13, 2019

Recorded Vote:

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

On motion of Deputy Mayor Dooley, seconded by Commissioner Hannen and passed, the Township Committee returned to open session at 7:37 p.m.

Public Comments

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

The following residents spoke about flooding and conditions-post rain storms in their neighborhood. The residents' comments included matters and issues such as the Flood Control Project, curbing, Police and Fire department responses to their streets before and after storms occur, lawns and gardens which have washed away, shorting of electricity, manhole repair, low pressure gas mains, sidewalks, taxes rising with lowering of property values.

- Wayne Bruseo of 326 S. Union Avenue
- Barry Goldenberg of 329 S. Union Avenue
- Wesley Carrajat of 325 S. Union Avenue
- George Dodd of 327 S. Union Avenue
- David Liss of 330 S. Union Avenue
- Debbie Young of 332 S. Union Avenue
- Madonna Bruseo of 326 S. Union Avenue

- Ed Wallace of 15 Georgia Street
- George Dodd of 327 S. Union Avenue
- Anne Sofranko of 333 S. Union Avenue

During this Public Comments portion of the meeting, Deputy Mayor Dooley spoke about funding received for work and work which was under contract for repair. Commissioner O'Connor recommended that the residents meet with the Township's Consulting Engineer. When asked who would organize such meeting, Commissioner O'Connor responded that either the Commissioner for Engineering or the Administrator would coordinate the meeting.

Ms. Kerry Durante of 108 Bloomingdale Avenue spoke about her concerns regarding Airbnb and specifically elaborated about the recent Airbnb rental at on Bloomingdale Avenue. She spoke about police arrests which occurred in June for drug distribution and stated that we need to protect our kids from these short-term rentals. Ms. Durante inquired whether there was anything that could be done. Commissioner Hannen stated that he wondered if we could make the fine schedule more onerous. Further discussion ensued. Commissioner O'Connor stated that the prevalence of Airbnb was becoming higher. She noted that Cranford was not a resort town. Commissioner O'Connor stated that we need an ordinance to specifically deal with Airbnb in Cranford. Commissioner Maisonneuve stated that it was an enforcement issue, not an ordinance issue.

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

Rahway Valley Sewerage Authority (RVSA) Proposed Change to User Charges

Mr. Louis Lambe, Chair of the Rahway Valley Sewerage Authority (RVSA) and resident of 19 Franklin Avenue, was present.

Mr. Lambe spoke about Rahway Valley Sewerage Authority (RVSA) proposed changes to User Charges, specifically the way such user charges are calculated. Discussion ensued. He noted that Cranford's charges will increase. Deputy Mayor Dooley inquired about the reliability of the proposed user charge methodology and whether Cranford would be paying for other municipalities' usage. Further discussion ensued.

Mr. Frank Capece of 115 Ridge Street spoke about his concerns regarding the RVSA. Referencing a quote of a former Jets football coach, Mr. Capece stated to the Township Committee: "don't fall into a zone of comfort." He asked that the Township engineer monitor the RVSA work. Mr. Lambe and Mr. Capece spoke about the RVSA meeting which was scheduled on the upcoming Thursday. Mr. Lambe stressed that the scheduled meeting was not about flow rights.

Cranford Theatre

Mayor Giblin spoke about the recent closing of the Cranford Theatre. Mayor Giblin spoke about meeting with the property owner during the previous week. The Mayor requested that a committee be formed to review the matter and next steps regarding re-opening and/or using the

Theatre. Discussion ensued including conversation about a contact in Morristown, Roselle's experience with a similar situation, holding special events at the Theatre and using the Theatre for a production space. Commissioner Maisonneuve and Commissioner O'Connor stated they would work with Mr. Gabe Bailer, DMC Director, on this matter

Ms. Maureen Strazdon of 208 Holly Street inquired what the Town of Westfield was doing regarding the Westfield Rialto theatre. Commissioner Maisonneuve responded. A brief discussion ensued.

Flood Elevation Update

Administrator Jamie Cryan and Commissioner Hannen provided an update on the FEMA award to Cranford. They noted that the Township applied for this grant eighteen (18) months ago. They spoke about the scope of the award. Discussion ensued including the previous practice of hiring a Construction Manager for the FEMA award versus having the residents contract work themselves, the need to move on the FEMA grant award process, pending litigation associated with a previous FEMA award, the number of the homes on a list for repair (Commissioner Hannen stated that the list was about seven (7) years old and contained about thirty (30) homes,) hiring a Construction Manager, the values of the home on the list and concern for the homes behind the elevated homes (i.e., receiving flood water).

Commissioner Hannen made a motion to accept the FEMA grant. Members of the Committee voted to accept the FEMA grant.

Discussion ensued as to whether the grant should be administered within the Township as well as whether the Township should go out to bid to hire a management firm to serve as Construction Manager. The Township Committee directed Administrator Cryan to go out to bid to hire a Construction Manager to oversee the FEMA grant.

Special Improvement District (SID) Signage

Commissioner Maisonneuve and DMC Director Gabe Bailer spoke about compliance within the Special Improvement District (SID) pertaining to signs in business establishments. Discussion ensued regarding compliance with the Township ordinance and working with both the Zoning Officer and the Municipal Prosecutor.

Constituent Access

Commissioner Maisonneuve requested to table this agenda item.

Zoning Board Appointment

Commissioner Hannen requested to move this agenda item to later in the Workshop meeting, after the Township Committee's Closed Session.

Department of Public Works Job Search Update

Referring to Mr. Wardell's retirement notice, Administrator Jamie Cryan stated that Mr. Steve Wardell, Public Works Superintendent, would be greatly missed. He noted that a help wanted advertisement for the soon-to-be vacant position had been drafted. Mayor Giblin inquired about the timing of the ad placement.

New Jersey League of Municipalities Conference – Township Vendors

Pertaining to the underwriting of vendors at conferences, Administrator Cryan stated that his prior government experience did not witness municipalities who paid for vendors to attend conferences such as the New Jersey League of Municipalities (NJLM) Conference in Atlantic City. He noted that historically, Cranford had paid for the Township Attorney to attend the League conference. Deputy Mayor Dooley stated that the Township had historically paid for the Township to attend the Conference with the exception being if the Township Attorney worked for multiple municipalities. Mayor Giblin recommended that each of the Cranford attendees take an ethics course. Further discussion ensued including conversation regarding employees submitting the courses they attended, reviewing employee CEU transcripts and the value of visiting the booths and floor at the League convention.

Deputy Mayor Dooley made a motion that would allow the Township to pay for the Township Attorney's attendance at the NJLM conference. Commissioner O'Connor seconded the motion and members of the Committee voted to approve the underwriting of the Township Attorney's attendance at the NJLM conference.

Health Department Shared Services

Administrator Cryan stated that the Borough of Madison may not be interested in renewing their public health shared services agreement with Cranford. He asked members of the Township Committee for authorization to seek a new partner for Cranford. A brief discussion ensued regarding possible municipal partners, specifically Westfield and Bloomfield.

Commissioner Hannen made a motion that would direct Administrator Cryan to look for a public health shared services partner. Commissioner O'Connor seconded the motion and members of the Committee voted to approve such search.

Joint Insurance Fund

Administrator Jamie Cryan requested Township Committee feedback regarding going out to bid for Joint Insurance Fund services. Commissioner Hannen inquired about the Administrator's experience with Cranford's current Joint Insurance Fund (JIF). Mr. Cryan responded that Cranford's JIF was very large as it was comprised of eighty (80) towns. He stated that we may get better service elsewhere. Mr. Cryan also spoke about the current JIF's course offerings and noted that they were not close to Cranford. Commissioner O'Connor inquired about whether there was a difference in various JIF fees. Discussion ensued.

Review Official Meeting Agenda

Township Clerk Patricia Donahue noted that if the Township Committee adopted Resolution 2019-297 pertaining to the 2018 Annual Audit at the following evening's Official Meeting, Deputy Clerk Heather Capone would ask them to sign the resolution immediately after the Official Meeting.

Commissioner Hannen inquired about specific proposed Bill List payments including payments to Lexis Nexis and the consulting engineer. Deputy Mayor Dooley inquired about specific proposed Bill List payments including payments for legal services and HVAC repairs, and payments pertaining to the Division of Consumer Affairs. Administrator Cryan responded.

Commissioner Hannen inquired about the cancellation of general capital fund receivable balances proposed in Resolution No. 2019-307. Commissioner Hannen requested backup information for the proposed cancellations. Deputy Mayor Dooley noted that backup information was needed for such decisions.

Minute Approval – Closed Session Minutes of June 10th, June 11th, July 8th and August 13, 2019

Commissioner O'Connor made a motion to adopt the Closed Session minutes of June 10th, June 11th, July 8th and August 13, 2019. Commissioner Maisonneuve seconded the motion and members of the Committee voted to approve the Closed Session Minutes of June 10th, June 11th, July 8th and August 13, 2019.

Township Administrator Report

Administrator Cryan spoke about the recent printing and distribution of the Recreation and Parks Department's Fall and Winter Program bulletin.

Commissioner Reports

Commissioner O'Connor spoke about meeting with business owners and their feedback regarding the recently-adopted Plastics Ordinance. She spoke about their comments regarding the disadvantages associated with the ordinance.

Commissioner Hannen commented about refinancing bonds and Bond Anticipation Notes (BANs). A brief discussion ensued.

Closed Session

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

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Recorded Vote:

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

On motion of Commissioner O'Connor, seconded by Deputy Mayor Dooley and passed, the Township Committee returned to open session at 10:59 p.m.

On motion of Commissioner Maisonneuve, seconded by Commissioner O'Connor and passed, the Township Committee adjourned at 10:59 p.m.

Respectfully submitted,

Dated: September 9, 2019

Patricia Donahue
Township Clerk