

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **May 21, 2018** at 7:32 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 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 Mary O'Connor

Absent: Commissioner Jean-Albert Maisonneuve

#### **Union County Recycling Coach App**

Ms. JoAnn Gemenden, Bureau Chief in the Union County Recycling and Planning Department was present.

Ms. JoAnn Gemenden gave a power point presentation regarding a new mobile and website application. Ms. Gemenden stated that the application provides Union County calendar recycling information and was available to be downloaded to mobile devices. Ms. Gemenden noted that she would upload the application to the Cranford website and this would allow Cranford residents to view both the municipal garbage and recycling schedules and Union County recycling schedules on one calendar.

#### **PUBLIC COMMENTS**

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

Ms. Barbara Krause of 20 Pittsfield Street stated that the tree care business should be held to a higher standard than they currently were and elaborated. Mayor Hannon inquired what the law required for tree care businesses. Commissioner O'Connor and Administrator Terence Wall stated they would look into the current legal requirements.

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

#### **Carbon Credits, GEC Communities**

Mr. Charlie Cacici and Mr. Joe Battiato of GEC Communities were present.

Mr. Cacici and Mr. Battiato proposed a carbon-neutral program for the Township. Their presentation described entering into a contract with the Democratic Republic of Congo in which the Township's carbon credits would assist the Democratic Republic of Congo's rainforest and infrastructure. Mr. Cacici and Mr. Battiato further elaborated: 1) the contracts they administer assist both the country's Rainforest area, schools, food-growing initiatives and more; 2) by working to make the Township more green, the Township would assist the Republic of Congo; 3) Township carbon credits would result in approximately \$714 a year for the Republic of Congo. This figure represents the carbon credits derived from the Township's fleet of vehicles; 4) GEC Communities takes seriously their fiduciary responsibility with Carbon Credit contracts; 5) in general, such contracts are 25 years in duration; 6) if Cranford embarked on this program, we would be the first New Jersey town to achieve carbon neutral status; 7) the minimum contract duration is two years;) a "town hall" meeting to explain this initiative was recommended. Residents may also want to donate their carbon credits; 8) many colleges have embarked on carbon neutral contracts including Villanova and Duke Universities.

Mr. Cacici and Mr. Battiato responded to Committee questions. Mayor Dooley inquired about who was the Trustor and Trustee. Deputy Mayor Dooley inquired about the firm's current number of similar contracts. Mayor Hannen inquired why the contracts were with the Republic of Congo and not with a South American country. The Mayor inquired whether the money would be used to preserve trees or to build schools. Deputy Mayor inquired which section of the Congo the money would go to and the size of the area. She inquired whether this area was on the State Department alert list. Commissioner Maisonneuve inquired whether GEC Communities was a not-for-profit organization. Commissioner Maisonneuve inquired regarding what percentage of the monies would be sent to schools.

## **CLOSED SESSION**

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

### **Resolution No. 2018-94.17:**

**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:

#### **Real Estate**

- Abandoned Property Act

#### **Contractual**

- T-Mobile Cell Tower Lease

#### **Legal Matters**

- Legal update
- Third Round Affordable Housing Obligations
- Ben Elazar vs. Macrietta Cleaners
- Trust Fund Appropriations

- Hemlock Circle

### **Minute Review**

- Closed Session Minutes of April 23<sup>rd</sup> and 24<sup>th</sup>
- Closed Session Minutes of May 8<sup>th</sup>

### **PERSONNEL**

- Personnel Manual and Non-Uniformed Department Heads
- Code Enforcement
- Building Department
- Police
- Engineering
- Collective Bargaining Negotiations

### **Recorded vote:**

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

Nay: None

Abstained: None

Absent: Commissioner Maisonneuve

Commissioner O'Connor left the meeting at 8:49 p.m.

On motion of Commissioner O'Connor, seconded by Deputy Mayor Dooley and passed, the Township Committee returned to open session at 8:50 p.m.

### **Engineering Update**

#### **2017 Municipal Paving Program**

Mr. Masol stated that Mark Paving completed the Phase 1 punch list. He stated that he was now requesting Committee authorization to bid Phase 2 of the Paving Program (as memorialized in the proposed Resolution on the next evening's Official Meeting Agenda.)

#### **North Union Avenue/Alden Street Intersection Improvements**

Mr. Masol noted that the construction at North Union Avenue and Alden Street was underway. He stated that the anticipated completion date was July 14<sup>th</sup>.

Deputy Mayor Dooley inquired why the materials being used were not Belgian block. Mr. Masol explained the rationale behind using concrete for the curbing on Alden Street.

#### **2018 New Jersey American Water Replacement**

Mr. Masol stated that the main replacements were completed. He noted that the negotiation of NJAW fair-share paving obligation was in process.

### FY 2016 NJDEP/NJEIT Program – Phase 2B Flood Control Project

Mr. Masol noted that the Township awaited final comments from NJEIT and stated that Mott MacDonald would then address that feedback. Mr. Masol stated that the Township also awaited a response regarding the request for a TWA Permit Extension.

### Rahway River Desilting/Dam Gate Replacement

Mr. Masol stated that the Flood Hazard Area Individual Permit had been received. He stated that the Freshwater Wetlands Permit was on hold due to comments received from the New Jersey Historic Preservation Office regarding dams and surrounding land. Mr. Masol stated that the Township was working with Mott MacDonald to resolve this issue.

Deputy Mayor Dooley noted that she reached out to NJDEP in an effort to see if the HPO requested reports could be waived or alleviated for this project.

### 2018 Elizabethtown Gas Main Replacement

Mr. Masol noted that a request was received from Elizabethtown Gas to replace mains under streets which are presently under moratorium. He stated that a resolution and formal list of streets would be prepared for consideration at the Township Committee's next Official Meeting in June.

### **Storm Water System - Sump Pump Tie-Ins**

Deputy Mayor Dooley stated that she wanted to bring up for discussion the issue of ponding which occurs at intersections in the Township. She noted that both the Engineer and the Health Department could not find any citations which referenced this issue. Discussion ensued.

### **Minute Approval – Closed Session Minutes of April 23<sup>rd</sup> and 24<sup>th</sup> and May 8<sup>th</sup> 2018**

Deputy Mayor Dooley stated that she had comments regarding the April 23<sup>rd</sup> Closed Session minutes which she would discuss in Closed Session.

### **Parking Committee Recommendations**

Detective Steve D'Ambola presented Parking Committee recommendations for digital parking meter heads, a PCI compliance software upgrade and the MDTV parking lot.

Detective D'Ambola spoke about replacing mechanical stick meters with electronic stick meter heads on the parking meters located on the outskirts of the business district. Discussion ensued. Commissioner Giblin moved to approve the electronic stick meter head replacement for a 90-day trial period. Commissioner Maisonneuve seconded the motion. Mayor Hannen voted against the

motion. Deputy Mayor Dooley, Commissioners Giblin and Maisonneuve voted in favor of the new meter head replacement trial period.

Detective D'Ambola spoke about the need for a software upgrade for the T2 pay stations as the Microsoft Operating Systems had shifted from Windows CE6 to CE7. Detective D'Ambola explained a warranty had not been in place for the past three years. He stated that it was important to purchase the software upgrade so that the T2 pay stations would be PCI DSS compliant (Payment Card Industry Data Security Standard Compliance.) Detective D'Ambola stated that the compliance was important to protect credit card holder data on all machines. Detective D'Ambola stated that the upgrade would cost \$14,859 to be paid over three years at \$4,953/year. Because the Police Department did not have the funds, Detective D'Ambola requested that the Township transfer funds so that the purchase could be processed. Discussion ensued. Commissioner Giblin moved to approve the software upgrade purchase and necessary transfer of funds, subject to the certification of funds. Commissioner Maisonneuve seconded the motion. Mayor Hannen, Deputy Mayor Dooley, Commissioners Giblin and Maisonneuve voted in favor of the trial period.

Detective D'Ambola spoke about the MDTV parking lot and noted that it was a 21 marked parking space lot which was currently vacant. He stated that the Parking Committee had recommended that ITS be allowed to debut their newest pay-station for a 90-day trial period in the MDTV lot. Detective D'Ambola stated that the Committee proposed that the 21 parking spaces be converted to 12-hour metered parking during the trial period. He noted that the spaces would be primarily used by commuters and that unused spots could be used by shoppers and business owners and elaborated. Discussion ensued. Committee consensus was reached that Commissioner Maisonneuve would approach the Downtown Management Corporation regarding this proposal.

### **Restricting Airbnb's in Residential Areas**

The Committee noted that with Commissioner O'Connor's absence, the Agenda topic would be postponed. Deputy Mayor Dooley noted that this issue would have to be addressed in the Township's Master Plan.

### **Strategic Initiatives – Building Department**

Deputy Mayor Dooley spoke about a meeting she attended with the Building Department during the previous week. She noted that Commissioner Maisonneuve would draft a questionnaire for the Department to further the strategic initiatives discussed.

## **TOWNSHIP ADMINISTRATOR REPORTS**

Township Administrator noted that the Administrator's report had been emailed to the Committee on the previous Friday.

## **COMMISSIONER REPORTS**

Mayor Hannen provided an update on a recent meeting with the New Jersey Department of Environmental Protection regarding storm management.

## **PUBLIC COMMENTS**

Ms. Barbara Krause spoke about trees and distributed a pollinator and tree handout. Ms. Krause noted that she would like to see another air traffic noise study and elaborated. Ms. Krause inquired about residents who put grass clippings in Cranford streams. Ms. Krause inquired whether there was a Flagpole Committee update as it related to the DMC-proposed Post Office Plaza improvements. A member of the Committee noted that this topic would be put on the next meeting's Agenda.

Ms. Rita LaBrutto stated that she agreed with Ms. Krause's flag pole comments and stated that people had donated money for the flagpole project. In regards to the Airbnb Agenda topic, Ms. LaBrutto stated that it bothered her. Referencing the Parking Committee recommendations, Ms. LaBrutto stated that she was surprised that the Parking Committee didn't apprise the DMC. Commissioners Giblin and Maisonneuve responded that certain DMC members are on the Parking Committee and vice versa. Ms. LaBrutto spoke about cut-through streets and provided specific street names. Ms. LaBrutto inquired about Senior housing allotments (i.e., 25 per cent) for new housing. Referring to the Hartz Mountain project, she noted that it would be more efficient for the Township to build housing.

## **CLOSED SESSION**

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On motion of Commissioner Maisonneuve, seconded by Deputy Mayor Dooley and passed, the Township Committee returned to open session at 11:21 p.m.

On motion of Commissioner Maisonneuve, seconded by Deputy Mayor Dooley and passed, the Township Committee adjourned at 11:21: p.m.

Respectfully submitted,

Patricia Donahue, RMC  
Municipal Clerk

Dated: May 21, 2018