

The Minutes of the **Workshop Meeting** of the Township Committee of the Township of Cranford, County of Union, State of New Jersey on **February 11, 2019** at 7:00 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 Thomas H. Hannen, Jr.
Commissioner Jean-Albert Maisonneuve
Commissioner Mary O'Connor

Absent: None

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 their opposition to the Township's sale of property on Myrtle Avenue to Monarch Housing:

- Ms. Marie Mayer of 607 Hory Street. Ms. Mayer stated her opposition to the Township's sale of property. She spoke about the "buffer" value that the trees provide on the property as well as her concern for the local wildlife. Ms. Mayer spoke about her concern that the value of the property in the area would go down. Ms. Mayer stated that only 1 (one) Commissioner had viewed the area.
- Mr. Mark Mayer of 607 Hory Street stated his opposition to the Township's sale of property and spoke about how the trees on the property offered protection from the Garden State Parkway. He spoke about his concerns for the local wildlife and deer on the property as well as his concerns regarding the expected decline in the area's property values.
- Ms. Teresa Pires-Ramos of 615 Hory Street stated her opposition to the Township's sale of property. She noted that her husband would have joined her tonight and stated his opposition but he was at home caring for their 4 (four) children. She asked members of the Committee not to vote for the sale of property on Myrtle Street. Ms. Pires-Ramos stated that the continued sale of public land was unacceptable.

Late Starter – February 12th Official Meeting Cancellation

Referencing the following day's expected snow storm, Mayor Giblin suggested that the following evening's Official Meeting be cancelled. He proposed moving the next day's Agenda to the February 19th Official Meeting agenda.

On motion of Deputy Commissioner O'Connor, seconded by Deputy Mayor Dooley, and passed, four members of the Township Committee agreed to cancel the following evening's (February 12th) Official Meeting and move the February 12th Official Meeting agenda items to the February 19th Official Meeting Agenda (Mayor Giblin, Deputy Mayor Dooley, Commissioners Hannen and O'Connor.) Commissioner Maisonneuve stated that he would abstain as he was unavailable to attend the February 19th meeting.

Public Comments (continued)

- Ms. Pires-Ramos stated that she wanted to see the contract associated with the proposed Township sale of Myrtle Avenue property. Discussion ensued. Administrator Jamie Cryan noted that Mr. Ramos and he had been in contact regarding Mr. Ramos' recent request. Ms. Pires-Ramos inquired why the Township was considering the sale of the Myrtle Avenue property when the Fair Share (Affordable Housing) plan had not been approved. Township Attorney Ryan Cooper responded that this property had been included in the Township's Affordable Housing plan since 2013. Ms. Pires-Ramos spoke about a recent OPRA response from the Township which didn't include certain information. Further discussion ensued. Ms. Pires-Ramos noted that she did not understand public land sales and was interested in getting more information on public land purchases.

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

Closed Session

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

Resolution No. 2019-93.4

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

- Chief Financial Officer
- Clerk's Office

Legal Matters

- Monarch Housing
- Legal update
- Affordable Housing
- Park Drive

Contractual

- Local No. 469 International Brotherhood of Teamsters

Minute Review

- Closed Session Minutes of January 28, 2019

Recorded Vote:

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

On motion of Commissioner Hannen, seconded by Commissioner O'Connor and passed, the Township Committee returned to open session at 7:45 p.m.

Public Comments

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

Review Official Meeting Agenda

Mayor Giblin noted that the Official Meeting Agenda for the following day would be carried to the Township Committee's February 19th meeting due to the expected inclement weather and as authorized by the Committee earlier in the meeting. He stated that there would be edits to the January 15th Official Meeting Minutes.

2019 Municipal Budget - Municipal Court

Judge Mark Cassidy and Ms. Lori Powell presented a brief overview of the Municipal Court budget. Discussion ensued regarding 1) salary and overtime figures, and 2) decreased revenue figures.

Cranford Pool Concessions

Mr. Steve Robertazzi noted that the Cranford Swim Pool Concessions vendor's agreement allowed for a year extension.

Cranford Canoe Club

Mayor Giblin stated that it would be helpful to the public to learn about the Canoe Club. The Mayor and Mr. Robertazzi elaborated about the operations of the Canoe Club, specifically that it was located on Township property, it was open from April to November and the Township owned the canoes. Mr. Robertazzi briefly elaborated about his request for the Township to advertise for the receipt of bids for concession rights for the Cranford Canoe Club.

Late Starter – Cranford Outdoor Pool Membership Fees

Mayor Giblin asked Mr. Robertazzi about other municipalities' pool membership fees. Mr. Robertazzi recommended a 2 (two) per cent fee increase. Discussion ensued. Deputy Mayor Dooley stated that membership was down for all municipal pools. She stated that the Township needed to reimagine Cranford Pools. Mr. Robertazzi suggested conducting a Pool Open House. He stated that the Pool membership fees had not increased in 4 (four) years. Committee consensus was reached to increase pool membership fees by 2 (two) per cent and to leave rental and swim lesson fees untouched. Mr. Cooper stated that he would prepare a fee increase ordinance for Township Committee consideration for the February 19th meeting.

Fire Department Entrance Exam Testing

Mayor Giblin requested that Fire Chief Daniel Czeh attend the next week Workshop Meeting to discuss the Department's Entrance Exam.

Master Plan Reexamination

Deputy Mayor Dooley noted that she had received the requested Master Plan Reexamination information and no follow-up action was needed.

Proposed Ordinance - Fire Insurance Claims

Mr. Cooper spoke about the proposed ordinance pertaining to Fire Insurance claims. He noted that Construction Code Official Rich Belluscio had reviewed the proposed ordinance and was "okay" with it. Commissioner Hannen stated that he had a problem with the proposed ordinance and elaborated, specifically noting his concerns regarding being "first in line." Deputy Mayor Dooley inquired about the genesis of the ordinance and stated that she would like to think "through" the ordinance for another week. Commissioner Maisonneuve stated that he would prefer the state statute to direct the Township with fire insurance claim situations. Mayor Giblin suggested that the Committee not move forward with the ordinance.

Birchwood PILOT / Cranford Board of Education

Ms. Lisa Carbone, Vice President, and Ms. Kristin Mallon, member, of the Cranford Board of Education were present.

Referring to the matter of PILOT payments, Mr. Cooper spoke about the issue of when a building was considered complete and what entity determines that. Township Administrator

Jamie Cryan stated that Construction Code Official Rich Belluscio's assertion was that a building was complete when a TCO was issued. Discussion ensued.

Deputy Mayor Dooley stated that her preference was to tailor the PILOT agreement to mitigate the cost to the Board of Education and suggested payment on a per capita basis. She further elaborated. Deputy Mayor Dooley noted that she did not want to lock into a long-term plan until the situation was visible. Committee discussion ensued. Commissioner Hannen spoke about his proposal which would entail a 15 (fifteen) and 80 (eighty) per cent split to the Township and Board of Education respectively. Commissioner O'Connor stated that she never thought the commencement of the PILOT was based on substantial completion of the building at Birchwood. Mr. Cooper clarified what substantial completion meant.

Ms. Lisa Carbone introduced Ms. Kristin Mallon and herself. She stated that they advocate for their students and appreciated the Township's discussion of this matter. Ms. Carbone stated that the Board of Education projected 99 (ninety-nine) students would reside at Birchwood. She noted that their current budget could not absorb the costs of 99 students. Ms. Carbone stated that they were present to advocate for whatever the Township could bring to the District and noted that they would prefer an agreement with a percentage instead of a per student figure. Ms. Carbone noted that our figures would not cover the cost of the new students.

Discussion ensued. Commissioner O'Connor inquired about the capacity at the Orange Avenue and Bloomingdale schools. Deputy Mayor Dooley inquired about finance charges and advance costs. Mr. Cryan inquired how the Board of Education reached the conclusion that there would be 99 students living at Birchwood. Ms. Carbone responded. With the development of Birchwood, Commissioner Hannen noted that we would not hire new police, fire or public works personnel. Commissioner Hannen and Deputy Mayor Dooley spoke about working to get the Board of Education start-up funding. Mr. Cooper spoke about substantial complete estimated dates and budgeting. Further discussion ensued.

Minute Approval – Closed Session Minutes of January 28, 2019

The Committee, by unanimous vote, approved the January 28th Closed Session minutes.

Late Starter – Payment of Bills

On motion of Commissioner O'Connor, seconded by Deputy Mayor Dooley and passed, the Bill List dated February 12, 2019, totaling \$4,991,499.96 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 Giblin, Deputy Mayor Dooley, Commissioners Hannen, Maisonneuve and O'Connor
Nay:	None
Abstained:	None
Absent:	None

Township Administrator Report

Mr. Cryan stated that the Saturday (February 9th) Budget meeting went well. He noted that he had recently attended a Joint Insurance Fund meeting which included representatives from 80 municipalities.

Commissioner Reports

Deputy Mayor Dooley reported that schools had announced closure for the following day due to the expected inclement weather.

Mayor Giblin spoke about Cranford resident John Dalton's move to Africa as part of his service with the National Guard. Mayor Giblin stated that he had welcomed Governor Murphy to Cranford at lunchtime that day and provided a brief update on their conversation. Mayor Giblin stated that Mr. Don Sweeney had found a sword in Hanson House and was interested in mounting it in the Township Building.

Public Comments

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

Ms. Teresa Pires-Ramos of 615 Hory Street asked a number of questions regarding Affordable Housing, including who at the Township was in charge of this matter, what percentage of new development was set aside for Affordable Housing units and whether anyone was confirming that developers' Affordable Housing units remained rented as Affordable Housing units. Mr. Cooper, Deputy Mayor Dooley and Mayor Giblin responded. Discussion ensued.

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

Closed Session

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

Resolution No. 2019-93.4

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:

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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 Commissioner Hannen and passed, the Township Committee returned to open session at 9:57 p.m.

On motion of Commissioner O'Connor, seconded by Commissioner Hannen and passed, the Township Committee adjourned at 9:57 p.m.

Respectfully submitted,

Dated: February 11, 2019

Patricia Donahue
Municipal Clerk