

**COUNCIL WORKSHOP MEETING
430 WESTFIELD AVE., CLARK, NJ**

March 6, 2023

7:48 pm

ROLL CALL:

Present: Council Members Albanese, Hund, Mazzarella, Minniti, O'Connor, Toal, Smith

Also Present: Salvatore Bonaccorso, Mayor; James F. Ulrich, Business Administrator; Richard Huxford, Acting Township Attorney; Edith L. Merkel, Township Clerk;

PLEDGE OF ALLEGIANCE TO THE FLAG: MOMENT OF SILENCE

Dispensed – Pledge of Allegiance recited at Special meeting prior to this meeting

This meeting is in compliance with the Open Public Meetings Act (Chapter 231, P.L.1975) as adequate notice of this meeting has been provided by mailing the Annual Schedule of meetings to the Star Ledger, Union County HAWK, Union County Local Source, and TAP into Clark, by posting such Annual Meeting Schedule on the bulletin board in Town Hall reserved for such announcements, as well as the Official Website of the Township, and the proper filing of said Notice.

The Regular Order of Business will be suspended on March 20th to Commemorate the 75th Anniversary of the Clark American Legion Auxiliary Unit 328

Councilman Hund:

- mentioned that the township also commemorated the 70th anniversary of the Clark American Legion Auxiliary, Unit 328

Councilman Smith: added that they do a lot for the town

DISCUSSION:

Residential Permit Parking on Bartell Place from King Street to Lakeside Boulevard

Councilman Toal:

- explained he had received multiple issues and complaints regarding Bartell
 - requested that an ordinance to be established granting permit parking for the residents from King Street down to Lakeside Boulevard

Councilman O'Connor: Will the permit parking be all the time, or only certain hours?

Councilman Toal: discussion ensued

Council President Smith asked for a mover and second on the Proposed Ordinance

Mover: Toal Second: Smith

RESOLUTIONS:

1. Introduction of the 2023 Municipal Budget

Council President Smith asked for a mover and second on this Resolution

Mover: O'Connor Second: Albanese

- 2. Authorizing the Township of Clark to assume the responsibility of conducting the Annual Budget examination pursuant to N.J.S.A. 40A:4-78b

Council President Smith asked for a mover and second on this Resolution

Mover: O'Connor Second: Mazarella

- 3. Authorizing the Mayor or Business Administrator to execute a Redevelopment Agreement between the Township of Clark and Raritan Road Holdings Urban Renewal, LLC for the property located 1088 Raritan Road

Council President Smith asked for a mover and second on this Resolution

Mover: Minniti Second: O'Connor

- 4. Council as the ABC Board Authorizing the transfer of Liquor License #2002-33-009 from 1085 Central Ave. Restaurant Corp. to TKG-LLC CLARK LLC

Council President Smith asked for a mover and second on this Resolution

Mover: Toal Second: Albanese

Council President Smith: Is that the one at Central Kitchen?

Mr. Ulrich: Yes. No plans have been submitted yet.

- 5. Reject all proposals received for CCTV Storm and Sanitary Sewers and authorize the issuance of a new Request for Qualifications and Proposals

Council President Smith asked for a mover and second on this Resolution

Mover: Mazarella Second: Hund

- 6. Authorizing Final Payment to S. Brothers, Inc. for work completed on the 2022 NJDOT Road Project – Mildred Terrace and Brentwood Road in the amount of \$42,588.10

Council President Smith asked for a mover and second on this Resolution

Mover: Toal Second: Minniti

- 7. Authorizing the Tax Collector to apply sewer account balance adjustments as credit in the amount of \$29,335.00

Council President Smith asked for a mover and second on this Resolution

Mover: Albanese Second: Hund

- 8. Supporting Revolution NJ commemorating the 250th Anniversary of the founding of the United States

Council President Smith asked for a mover and second on this Resolution

Mover: Entire Council Second: Entire Council

PUBLIC COMMENTS:

Each person addressing the Council shall first give their name and address to the Clerk. All remarks shall be addressed to the Council as a body and shall not exceed 5 minutes in duration.

Colleen Nemeth, 74 Bartell Place:

- Regarding the Proposed Ordinance for Residential Permit Parking on Bartell Place from King Street to Lakeside Boulevard
 - thanked Councilman Toal, Council President Smith and the Mayor for their help

Council President Smith: You are welcome.

Matthew Popp, 78 Bartell Place: I also wanted to say thank you for all of your support and effort for making this (the proposed ordinance) happen, Councilman Toal, the Mayor and the rest of the Council here. This is definitely needed for our street, just for the safety of the kids and for everyone.

Delia Collins, 72 Georgia Street:

- asked for clarification of the financial agreement and the redevelopment agreement for 1088 Raritan Road

Mr. Ulrich:

- explained that the financial agreement had been reached
 - said that the financial agreement is authorized by an ordinance that we have to read at two different meetings
 - added the ordinance will be adopted at the March 20th meeting
 - mentioned that the redevelopment agreement has to do with what is happening on the property
 - stated that guarantees, performance bond, escrow and insurance requirement have to do with the actual property as part of the development
 - explained that it (the redevelopment agreement) will be read at the at the council meeting on March 20th
 - continued to explain that they are two different agreements

Delia Collins: Who is Raritan Road Holding Urban Renewal, LLC verses Cube Smart?

Council President Smith: The LLC is the developer.

Delia Collins: asked for an explanation of “payment in lieu of taxes” (PILOT)

Mr. Ulrich: The financial agreement is the PILOT.

Delia Collins: questioned if it was a financial windfall for the town verses having them pay regular taxes

Mr. Ulrich:

- explained the benefit for the township (regarding the PILOT Program)
 - said we (the township) will be utilizing a piece of property in town that was being underutilized

- added that it brings business people into town who are looking to make Clark better
- further added there is a financial incentive of having a PILOT Program as just paying property taxes on the building, they pay a percentage of the profits
- added it is all stipulated by state law and it restricts the amount of profit that they can even make based on the state law
- explained that we get an audited report at the end of the year of their financials to support all of their numbers and that is how we get paid
- added they will be paying the same taxes to the schools because the property is still taxed based on the current tax schedule
- explained by state law the county gets 5% of the total amount being paid on the PILOT(Program)
- said it is a very stringently governed document that the state has implemented in these types of situations

Seeing no one else coming forward Councilman Toal made a motion to close the public portion of the meeting, seconded by Councilwoman Albanese

Council President Smith directed roll call: All Ayes

Aye: Albanese, Hund, Mazzarella, Minniti, O'Connor, Toal, Smith

MAYOR, COUNCIL AND PROFESSIONAL COMMENTS:

Mayor Bonaccorso:

- mentioned that April 30, 2023, is the 1st Annual Rock the Block Street Fair, 10 AM to 5 PM
 - said that the people that live on Dawn Drive, Wilshire Way, and the area in there, will have access in and out
 - explained that the Fair is part of the Clark Business Alliance
- spoke of the past weekend basketball tournament being a success
- explained that the roads were resalted with the anticipation of snow

Councilwoman Albanese:

- thanked the residents for coming out and talking about Bartell Place and the parking situation

Councilman Hund: no comment

Councilman Mazzarella:

- gave his reason that the closed circuit tv of the storm and sanitary sewers bid was rejected
 - went on to say that we will be requesting new qualifications for the proposals

Councilman Minniti:

- mentioned that March 8th at 6 PM, the high school athletes, that lettered this year, will be honored in the high school auditorium
 - announced that the booster club is also honoring the high school athletes on April 21st at 7 PM until midnight, with dinner and dancing, at the Gran Centurions
 - added that all proceeds go back to the student athletes at ALJ for scholarships and awards

Councilman O'Connor:

- pointed out that he and Colleen Nemeth were (years ago) part of the “firehouse kids” group who volunteered for the fire department
 - thanked Colleen Nemeth for both coming out tonight and for thanking the council

Councilman Toal:

- thanked the (Township) Mayor, Business Administrator, (Township) Clerk and the Members of Council as to residential permit parking on Bartell Place from King Street to Lakeside Boulevard

Township Clerk: no comment

Mr. Huxford: no comment

Council President Smith:

- spoke of the Clark Travel Basketball Tournament that took place the past three weekends
 - mentioned that there were 191 teams and that 354 games were played
 - added that the teams were a “large sampling of (each part of) the state”
 - said that the business establishments in town enjoyed the extra business
 - thanked the administration for the use of the gymnasiums
 - said that 5 Clark teams were in the championship games
 - stated that the 7th grade girls team won and that they will be honored at a future council meeting

Council President Smith asked for a motion to adjourn

A motion to adjourn was made by Councilwoman Albanese, seconded by Councilman Toal

ROLL CALL: All Ayes

Aye: Albanese, Hund, Mazzarella, Minniti, O'Connor, Toal, Smith

ADJOURNMENT