

MINUTES  
 PLANNING BOARD MEETING  
 THURSDAY - MARCH 15, 2022 - 7:30 PM  
 315 WESTFIELD AVENUE

In compliance with the Open Public Meetings Act (Chapter 231, P.L. 1975), adequate notice of this meeting has been provided by mailing the Annual Schedule of Meetings to the Star Ledger, Union County Local Source, Union County Hawk and TAP into Clark, by posting such Annual Meeting Schedule on the bulletin board in Town Hall reserved for such announcements and by the proper filing of said Notice with the Township Clerk. Formal action may be taken at this meeting.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

1. Roll Call

NAME	PRESENT	ABSENT		
Mayor Sal Bonaccorso	X			
James Ulrich	X			
Council Rep James Minniti	X			
Kevin Koch	X			
Michael Triola		X		
Matthew Casey	X			
Michael Altmann	X			
George Olear	X			
Erik Jacobsen	X			
Lance Steinberg, Alternate 1	X			
Albert Cruz, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Det. Andrew Medeiros, Police Dept. Rep		X		
Chief Frank Cerasa, Fire Dept. Rep.		X		
Donna Mazzucco, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of January 6, 2022 was made by Mr. Altmann and seconded by Mr. Casey. All Ayes.

4. Correspondence

A motion to dispense with the reading of the correspondence was made by Mr. Altmann and seconded by Mr. Casey. All Ayes.

5. Presentation and Public Hearing on Redevelopment Study and Preliminary Investigation Report for 1072-1088 Raritan Road, Block 60, Lots 60.01, 61, 62 & 63.

Mr. Cruz affirmed that the proper notice for this study was completed and swore in Mr. O'Brien.

Mr. O'Brien began with a history of the process completed to create the study and the time allotted to the Board members to review it. Mr. O'Brien then presented a description of the properties that make up the study as they exist today. He then described the State statute and the how the properties meet criteria "d" (overall condition of the property, design, configuration, detriment to the community, etc.) and "h" (consistent with smart planning principles). Mr. O'Brien reiterated that this redevelopment plan would be non-condemnation meaning that the public taking of property is not allowed as requested by the Township Council. Mr. O'Brien then described the

process going forward if the Board approves the study with the eventual outcome of a new zoning ordinance for that property including bulk criteria, setbacks, allowed uses, etc.) A developer may then come forward with a site application that would need to meet the requirements of the new zoning ordinance. Mr. O'Brien concluded his presentation and welcomed questions from the Board.

Mr. Koch asked for clarification about the wetlands on the property. He also asked why criteria "b" wasn't used as there is a building on the property. Mr. O'Brien said although it could be used, it could be challengeable, whereas criteria "d" and "h" were virtually unchallengeable.

Mr. Olear asked about the specifics of the property owners. Two entities own the properties, but they have the same exact mailing address. Mr. Olear asked about the possibility of different owners of each property wanting to develop them separately and Mr. O'Brien stated that they had to be developed as one property. Lastly Mr. Olear asked about the curb cuts which would be addressed in the newly created ordinance.

A motion to open the meeting to the public on Redevelopment Study and Preliminary Investigation Report was made by Mr. Jacobson and seconded by Mr. Altmann. All Ayes.

A motion to close the meeting to the public on Redevelopment Study and Preliminary Investigation Report was made by Mr. Altmann and seconded by Mr. Casey. All Ayes.

7. Resolution

Redevelopment Study and Preliminary Investigation Report Plan for 1072-1088 Raritan Road, Block 60, Lots 60.01, 61, 62 & 63.

Motion to approve resolution made by Mr. Altmann and seconded by Mr. Steinberg. Roll Call, 9 Ayes, 1 Absent. Resolution approved.

8. Public Session

A motion to open the meeting to the public was made by Mr. Altmann and seconded by Mr. Casey. All Ayes.

A motion to close the meeting to the public was made by Mr. Altmann and seconded by and Mr. Steinberg. All Ayes.

9. New Business

10. Old Business

11. Next Meeting

April 7

May 5

June 2

11. Adjournment

A motion to adjourn the meeting was made by Mr. Altmann and seconded by Mr. Steinberg. All Ayes.