

MINUTES  
 PLANNING BOARD MEETING  
 THURSDAY – DECEMBER 4, 2014 - 7:30 PM  
 315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	O			
John Laezza	X			
Mike Kurzawski	O			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	O			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	O			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of November 6, 2014 was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

4. Site Plan

A. Ard Appraisal, 36 Brant Avenue, Block 133, Lot 4

Mr. Donald Fraser, Esq. presented the application. He stated that they plan to add a small conference room in the back of a split level home. He is requesting a variance for parking.

Mr. Patrick Ard, president was sworn in. He stated that this is a single family home that has been converted into an office building since the 1980's. There are approximately 8-9 employees that are staggered. There are 8 spaces presently. There is no customer traffic, the parking is just for the employees. With the addition, 1 parking space will be altered. He also rents 1 space from the neighboring property. On an average, there are 7 people in the office a day. Mr. Ard stated that is also extra space to park cars that aren't necessarily legal spaces. Also, he is able to rent another space from his neighbor if needed.

Mr. O'Connor stated that the space that is being turned into a handicapped space, be stripped and signed. Mr. Fraser stated that they will comply with any condition. Mr. O'Connor stated that they need County approval for drainage since it is running through curb and that is not allowed. Mr. Fraser stated that they will comply.

A motion to open the meeting to the public for questions of Mr. Ard was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

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

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

A motion to approve the application was made by Mr. Laezza and seconded by Mr. Tarantino. Ayes: Laezza, Koch, Tarantino, Altmann, Triola, Olear.

5. Resolution

A. Ruby, 290 Madison Hills Road, Block 52, Lot 5

A motion to approve the resolution was made by Mr. Laezza and seconded by Mr. Tarantino. Ayes; Laezza, Koch, Tarantino, Triola.

6. New Business

8. Old Business

A. Clark Commons

They have closed on most of the right-a-way's. There is one property that is going to court this month. Completion date is May 2015. Mr. Laezza feels a little later. They presently have 29 tenants in contract.

8. Public Session

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

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

9. Next Meeting

January 8  
February 5  
March 5

10. Adjournment

A motion to adjourn the meeting was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes