

AGENDA
 PLANNING BOARD REORGANIZATION MEETING
 THURSDAY - JANUARY 8, 2026 - 7:30 PM
 315 WESTFIELD AVENUE - COUNCIL CHAMBERS

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, The Leader, and Union County Local Source by posting such Annual Meeting Schedule on the bulletin board in Town Hall reserved for such announcements, the Official Website of the Township <https://ourclark.com/> in compliance with P.L. 2025, c.72, effective March 1, 2026 and the proper filing of said Notice. 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.

Reorganization - Secretary opens meeting.

Official record for new members/appointments

Class I Member, Angel Albanese	1/1/2026 - 12/31/2026
Class II Member, James Ulrich	1/1/2026 - 12/31/2026
Class III Member, James Minniti	1/1/2026 - 12/31/2026
Class IV Member Kevin Koch	1/1/2023 - 12/31/2026
Class IV Member Michael Altmann	1/1/2023 - 12/31/2026
Class IV Member, Lance Steinberg	1/1/2023 - 12/31/2026
Class IV Member, William Grzyb	9/15/2025 - 12/31/2027
Class IV Member, Gary Grzankowski	9/15/2025 - 12/31/2028
Class IV Member Eric Gerstner	1/1/2026 - 12/31/2029
Alternate I Matthew Siessel	1/1/2026 - 12/31/2027

1. Roll Call

NAME	PRESENT	ABSENT		
Mayor Angel Albanese				
James Ulrich, Business Administrator				
Council Rep James Minniti				
Kevin Koch				
Michael Atlmann				
Lance Steinberg				
Bill Grzyb				
Gary Grzankowski				
Eric Gerstner				
Matthew Siessel Alternate 1				
Alexander Fisher, Planning Board Attorney				
Rich O'Connor, Township Engineer				
Paul Ricci, Township Planner				
Jay Troutman, Township Traffic Engineer				
Det. Josh Weber, Police Dept. Rep				
Chief Frank Cerasa, Fire Dept. Rep.				
Donna Mazzucco, Secretary				

2. Pledge of Allegiance

3. Election of Chairman

{A1179289.1 }

Secretary requests nominations for Chairman
Close nominations
Roll Call Vote on nominations

Chairman takes charge of meeting

Election of Vice Chairman

Chairman requests nominations for Vice Chairman
Close nominations
Roll Call Vote on nominations

Motion to Appoint Donna Mazzucco as Board Secretary

Motion made by _____
Seconded by _____
Vote on Motion

4. Professional Appointments: All professional appointments are made pursuant to a fair and open process and submissions have been reviewed by the Township in compliance with N.J.S.A. 19:44A-20.5

Motion to Appoint Alexander Fisher as Board Attorney

Motion made by _____
Seconded by _____
Vote on Motion

Motion to Appoint Rich O'Connor, Township Engineer as Board Engineer

Motion made by _____
Seconded by _____
Vote on Motion

Motion to Appoint Paul Ricci, Township Planner as Board Planner

Motion made by _____
Seconded by _____
Vote on Motion

5. Correspondence

A motion to dispense with the reading of the correspondence was made by _____ and seconded by _____.

6. Site Plan Application Memorialization

Clark Broadway Associates, 52 Westfield Avenue, Block 105, Lots 1.01, 2, 21, 22 & 26.01

A motion to approve or deny memorialization was made by _____ and seconded by _____.
Ayes____ Nays____ Abstain____ Absent____

7. Site Plan Application Memorialization

Supriya & Sumeet, LLC, 175-181 Westfield Avenue, Block 77, Lots 2 and 4

A motion to approve or deny the memorialization was made by _____ and seconded by _____.
Ayes____ Nays____ Abstain____ Absent____

9. Public Session

A motion to open the meeting to the public was made by _____ and seconded by _____.

A motion to close the meeting to the public was made by _____ and seconded by _____.

10. New Business

Euro-Time, LLC, 221-223 Westfield Avenue, Block 17, Lots 11 and 12

Discussion on retroactive extension for the Euro-Time, LLC application in accordance with the allowance by the MLUL for an applicant to request an extension of any final site plan approval under N.J.S.A. 40:55D-52.

11. Old Business

12. Next Meetings

February 5

March 5

April 2

13. Adjournment

A motion to adjourn the meeting was made by _____ and seconded by _____.