

AGENDA
PLANNING BOARD MEETING
THURSDAY - FEBRUARY 5, 2026, 7:30 P.M.
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.

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, Chairman	1/1/2023 - 12/31/2026
Class IV Member Lance Steinberg, Vice Chairman	1/1/2023 - 12/31/2026
Class IV Member, Michael Altmann	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, Chairman				
Lance Steinberg, Vice Chairman				
Michael Altmann				
Bill Grzyb				
Gary Grzankowski				
Eric Gerstner				
Matthew Siessel				
Alex Fisher, Esq., 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. Minutes

A motion to approve the minutes of January 8, 2026 was made by _____ and seconded by _____. Ayes_____ Nays_____ Abstain_____ Absent_____

4. Correspondence

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

5. Resolution Memorialization

Resolution to approve Planning Board Appointments

A motion to approve the dates was made by _____ and seconded by _____. Ayes _____ Nays _____ Abstain _____ Absent _____

6. Site Plan Application

Spring Enterprises, LLC, 86-88 Westfield Avenue, Block 116, Lots 1 and 2

A motion to approve or deny the application was made by _____ and seconded by _____. Ayes _____ Nays _____ Abstain _____ Absent _____

7. Resolution

Amendment to Fourth Round Housing and Fair Share Plan (HEFSP).

8. Resolution Authorizing Redevelopment Study

Resolution authorizing the undertaking of a preliminary investigation to determine whether the property identified as Block 34, Lot 25.01(737 Raritan Road), on the tax map of the Township of Clark qualify for designation as an area in need of Non-Condernnation Redevelopment.

9. Public Session

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

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

10. New Business

11. Old Business

12. Next Meetings

March 5
April 2
May 7

13. Adjournment

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