

MINUTES  
 PLANNING BOARD REORGANIZATION MEETING  
 THURSDAY - JANUARY 5, 2023 - 7:30 PM  
 315 WESTFIELD AVENUE - COUNCIL CHAMBERS

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.

Reorganization - Secretary opened meeting.

Official record for new members/appointments

Class I Member, Mayor Sal Bonaccorso	1/1/2023 - 12/31/2023
Class II Member, James Ulrich	1/1/2023 - 12/31/2023
Class III Member, James Minniti	1/1/2023 - 12/31/2023
Class IV Member Kevin Koch	1/1/2023 - 12/31/2026
Class IV Member, Michael Triola	1/1/2022 - 12/31/2025
Class IV Member Michael Altmann	1/1/2023 - 12/31/2026
Class IV Member, Erik Jacobsen	1/1/2021 - 12/31/2024
Class IV Member, Lance Steinberg	1/1/2023 - 12/31/2026
Class IV Member, Nate Clee (unexpired term of G. Olear)	11/21/22 - 12/31/2023
Class IV Member, Alternate 1, Carmen Brocato	11/21/22 - 12/31/2023

1. Roll Call

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

2. Pledge of Allegiance

Election of Chairman

A motion to nominate Kevin Koch for Chairman was made by Mr. Altmann and seconded by Mayor Bonaccorso. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Chairman takes charge of meeting.

Election of Vice Chairman

A motion to nominate Mike Triola for Vice Chairman was made by Mr. Koch and seconded by

Mayor Bonaccorso. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Appointment of Board Secretary

A motion to nominate Donna Mazzucco for Secretary was made by Mr. Koch and seconded by Mr. Triola. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Appointment of Board Attorney

A motion to nominate Albert Cruz, Esq., of DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C., for Board Attorney was made by Mr. Koch and seconded by Mr. Altmann. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Appointment of Township Engineer

A motion to nominate Rich O'Connor, P.E., of Grotto Engineering, for Board Engineer was made by Mr. Koch and Seconded by Mr. Triola. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Appointment of Township Planner

A motion to nominate Paul Ricci, Ricci Planning LLC, was made by Mr. Koch and Seconded by Mr. Triola. Voting resulted in all Ayes, no Nays. Nomination confirmed.

5. Site Plan Application

Hackensack-Meridian Health, 1180 Raritan Road, Block 60, Lot 22

Mr. John A. Giunco, Esq. of the firm Giordano, Halleran & Ciesla presented a brief overview of the project stating that Hackensack-Meridian Health would like to put an Ambulatory Care Center in the space where the former Barnes & Noble was located. They will take over the physical therapy space as well. The care center will provide outpatient services to the public as well as urgent care and physical/occupational therapy. Building site had previous variances granted (number of parking spaces, signs, side yard) and applicant is now seeking variance of 320 parking vs. 342 required and number and dimensions of signs.

The first witness to testify was Adam Westenberger, Dynamic Engineering. Mr. Westenberger stated his credentials and was accepted by the Board. Mr. Westenberger described the exhibits; A-1 Aerial view of the property and A-2 Site Plan Rendering and provided the details of the current property and surrounding area. Mr. Westenberger stated that the medical facility will occupy the space previously occupied by Barnes and Noble as well as the physical therapy space which will essentially remain the same. All uses are permitted. Changes will be primarily in the interior of the building along with improvements where needed on the property concerning landscaping, parking lot striping, ADA compliance, sidewalk repair, EV charging stations, (as required). Monument signs will remain and variance is being requested for four (4) building signs which are already in existence today.

The applicant has agreed to all items identified in the Engineer's Technical Review as described above in the areas of landscaping, signage, striping, ADA compliance, sidewalk repair and EV charging stations. In addition, applicant has agreed to gaining County approval for the project and removing the steel drums on the side of the building. In addition applicant will be meeting requirement for lighting (new and repair). Hours of operation will generally be 8:00 a.m. to 5:00 p.m. Monday - Saturday with some medical offices having late hours as well as the Physical Therapy and Urgent Care to 8:00 p.m. 50-60 Employees will be on site at one time.

Mr. Westerberger finished his testimony. As the Board had no questions, testimony was opened to the Public. Seeing no one come forward, public comments were closed.

The next witness to come forward was Corey Chase, Traffic Engineer, Principal of Dynamic Traffic. Mr. Chase stated his credentials and was approved by the Board. Mr. Chase stated that a study was conducted of the current parking needs of the Chili's restaurant as well as comparison to other HMH facilities. Peak parking resulted in approximately 182 spaces where 306 are being requested. (credit for 14 for charging stations). Circulation into and out of the property and within will essentially remain the same and also pose no issues. Conclusion is that redevelopment should not cause any parking concerns and variance should be granted.

Mr. Chase finished his testimony and asked the Board if they had any questions. Mr. Koch asked about the operation and size of the HMH Eatontown facility being compared to the proposed facility. Mr. Chase stated that the operation and hours were similar and the size slightly larger. Mr. Jacobsen asked about population at the compared facility and Mr. Chase stated that while he didn't know about the population, the site was on a major highway therefore generating a lot of traffic for the Eatontown site.

As the Board had no further questions, Mr. Chase's testimony was opened to the public for comments and closed as no one came forward.

The next witness to testify was Deborah Verne, of Francis Cauffman Architects. Ms. Verne listed her credentials and was accepted by the Board. Ms. Verne described the details of the proposed redevelopment of the space which will include a number of different practices including imaging, obgyn, a lab, physical therapy and urgent care. Ms. Verne stated that renovation will occur primarily on the interior with minor renovation on the outside of the building such as painting, modification of the entry way and new signage. Ms. Verne used Exhibit A-2 to show where the different operations will be located within the building. Ms. Verne stated how the medical waste would be disposed of (each suite has it's own) and described how deliveries will be handled.

Ms. Verne completed her testimony and as the Board had no questions, her testimony was opened for public comment. Seeing no one come forward, public comment was closed.

The last witness to testify was Barbara Ehlen, Principal at Beekman Planning and Consulting Services. Ms. Ehlen stated her credentials and was accepted by the Board. Ms. Ehlen stated the items in the Township's Master Plan that applied to this application and how this project fits in with those objectives. Ms. Ehlen stated that the variance requested was limited to parking and as testified to by the Traffic Engineer, there is more than sufficient parking on the site for the proposed use under C-1 and C-2. The proposed use is compliant with Land Use law, trash and sewer will continue as in place.

Mr. Ricci, Township Planner stated that he thought the application was an excellent one and that all items in his report were addressed and agreed to by the applicant (i.e., a small increase in sign size, landscaping improvements repainting of the exterior, replacement of trash enclosure and EV charging stations).

Ms. Ehlen concluded her testimony and as the Board had no further questions, the testimony was opened to the public and closed as no one came forward.

Mr. Giunco summarized and concluded the presentation of this application and asked for approval to be granted.

Mr. Cruz asked for and receive confirmation that the applicant will comply with the items listed in the Police Department (stop signs within the site) and Fire Department reports.

Mr. Triola asked about the sidewalks and Mr. Giunco confirmed their repair.

Mr. Koch opened the Presentation to the Public for comments. Seeing no one come forward, Public session was closed.

Mr. Koch asked for any comments from the Board. Mayor Bonaccorso stated that Board decisions are made by what is put in front of them and the variances requested. Vacant buildings are a detriment to the Township and a medical center is a clean use.

Mr. Koch asked for a motion to approve this application made by Mr. Triola and seconded by Mayor Bonaccorso. 9 Ayes, 1 Absent. Application approved.

Mr. Giunco asked if the applicant can obtain permits for demolition before the Resolution was memorialized and Mr. Koch informed him that it will be at their own risk and they must follow all directives from the Building and Health Departments.

#### 8. Public Session

A motion to open the meeting to the public was made by Mr. Triola and seconded by Mr. Altmann.

Seeing no on come forward, Public Session was closed.

#### New Business

None

#### Old Business

None

9. Next Meeting

February 2

March 2

April 6

10. Adjournment

A motion to adjourn the meeting was made by Mr. Triola and seconded by Mayor Bonaccorso.  
Meeting Adjourned.