

MINUTES
 PLANNING BOARD REORGANIZATION MEETING
 THURSDAY - JANUARY 6, 2022 - 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	1/1/2022 - 12/31/2022
Class II Member, James Ulrich	1/1/2022 - 12/31/2022
Class III Member, James Minniti	1/1/2022 - 12/31/2022
Class IV Member Kevin Koch	1/1/2019 - 12/31/2022
Class IV Member, Michael Triola	1/1/2022 - 12/31/2025
Class IV Member Matthew Casey	1/1/2019 - 12/31/2022
Class IV Member, Michael Altmann	1/1/2019 - 12/31/2022
Class IV Member, George Olear	1/1/2020 - 12/31/2022
Class IV Member, Erik Jacobsen	1/1/2021 - 12/31/2024
Class IV Member, Alternate 1, Lance Steinberg	1/1/2022 - 12/31/2023

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			
William Robertson, Substitute Planning Bd. Atty.	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. Election of Chairman

A motion to nominate Kevin Koch for Chairman was made by Mr. Altmann and seconded by Mr. Steinberg. 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. Olear and seconded by

Mr. Koch. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Appointment of Board Secretary

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

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

Appointment of Board Attorney

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

Appointment of Township Planner

A motion to nominate Kevin O'Brien, P.P., A.I.C.P., Shamrock Enterprises, Ltd. was made by Mr. Altmann and Seconded by Mr. Minniti. Voting resulted in all Ayes, no Nays. Nomination confirmed.

5. Resolutions for Consideration

Resolution authorizing Township Planning Board to undertake a preliminary investigation to determine whether the proposed study area, which includes Block 60, Lots 60.01, 61, 62 and 63 qualifies as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5.

Mr. O'Brien gave a brief history and overview of the Redevelopment process and its contribution to the progress of the Township. He then gave a description of the proposal by Cube Smart to develop the proposed study area. The Township Council has authorized the Planning Board to undertake a preliminary investigation to determine if the proposed study area qualifies as an area in need of redevelopment.

Mr. Koch asked if the Redevelopment Study would be based on the Cube Smart proposal specifically. Mr. O'Brien explained that the initial study is not based on any proposal but as it becomes a redevelopment plan, it becomes similar to a zoning ordinance where specific rules come into play such as setbacks, building height, lighting, landscaping, etc.

Mr. Koch asked Mr. O'Brien to confirm that this area is not a designated affordable housing site which Mr. O'Brien confirmed.

Seeing no more questions from the Board, Mr. Koch made a motion to approve the Resolution which was seconded by Mr. Olear. Roll call was taken. 6 Ayes, No Nays, 4 Absent. Resolution approved.

8. Public Session

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Steinberg.

Seeing no one come forward, Public Session was closed.

New Business

None

Old Business

None

9. Next Meeting

February 3
March 3
April 7

10. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Minniti. All Ayes.
Meeting Adjourned.