

MINUTES
 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 opened 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 1V 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		X		
James Ulrich	X			
Council Rep James Minniti		X		
Kevin Koch (Chairman)	X			
Lance Steinberg (Vice Chairman)	X			
Mike Altmann		X		
William Gryzb	X			
Gary Grzankowski		X		
Eric Gerstner	X			
Matt Siessel	X			
Alexander Fisher, Esq., Planning Board Attorney	X			
Rich O'Connor, Township Engineer		X		
Paul Ricci, Township Planner		X		
Jay Troutman, Traffic Engineer		X		
Det. Josh Weber, 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. Steinberg and seconded by Mr. Gerstner. Voting resulted in all Ayes, no Nays. Nomination confirmed.

Chairman takes charge of meeting.

Election of Vice Chairman

A motion to nominate Lance Steinberg for Vice Chairman was made by Mr. Koch and seconded by Mr. Ulrich. 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. Gryzb. 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 Alexander Fisher, Esq., of Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A., for Board Attorney was made by Mr. Koch and seconded by Mr. Steinberg. 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. Siessel. 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. Steinberg. Voting resulted in all Ayes, no Nays. Nomination confirmed.

5. Correspondence

A motion to dispense with the reading of the correspondence was made by Mr. Koch and seconded by Mr. Siessel. All Ayes, 0 Nays.

6. Site Plan Application Memorialization

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

Mr. Koch asked if the Board had any questions or comments on this application and seeing none, a motion to approve or deny memorialization was made by Mr. Koch and seconded by Mr. Gryb. Roll call: 6 Ayes, 0 Nays, 0 Abstain, 4 Absent. Application Memorialized.

7. Site Plan Application Memorialization

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

Mr. Koch asked if the Board had any questions or comments on this application and seeing none, a motion to approve or deny memorialization was made by Mr. Gerstner and seconded by Mr. Gryb. Roll call: 6 Ayes, 0 Nays, 0 Abstain, 4 Absent. Application Memorialized.

6. Public Session

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Siessel. All Ayes. 0 Nays.

Mr. Eric Rodriques of Clark came forward and asked to see the terms of the approval. Mr. Koch stated that he can either OPRA the resolution or send an email to the secretary to receive a copy.

Mr. David Stebbins of Clark came forward asking whose interest the Board represents, and Mr. Koch replied to the Township and the community. Mr. Stebbins stated that he has lived in Clark for 56 years, raised a family and is invested in the community. He stated his concerns are the changes to the character of the neighborhood, with a mixed-use building replacing the single-family home with mature trees that were on the property.

Mr. Koch acknowledged the challenges and explained that landscaping and tree replacement must comply with the Township's tree ordinance which aligned with State regulations. Approximately 14-15 replacement trees are required, and a tree plan is being worked out in coordination with Mr. Rodriques and the applicant.

Mr. Ulrich, the Township Shade Tree Director, emphasized the regulatory process governing tree replacement and landscaping, noting that Mr. Rodrigues met with the applicant and separately with Mr. Ulrich on multiple occasions and an agreement could not be reached. Therefore, final decisions rest with the Shade Tree Director and will be part of the compliance plans.

Mr. Koch also stated that the Board recognized community concerns and assured that public input is considered where possible, but also highlighted the constraints imposed by affordable housing requirement and zoning laws necessitating increased density in certain districts.

Mr. Rodrigues and Mr. Stebbins urged the Board to consider additional measures or incentives in the resolution to ensure good faith negotiations and meaningful landscaping to mitigate the project's impact.

Seeing no one come forward, a motion was made to close the public session by Mr. Koch and seconded by Mr. Siessel. All Ayes. 0 Nays.

New Business

Euro Time LLC requested a retroactive extension of their final site plan approval for a mixed-use project at 221-223 Westfield Avenue (Block 17, Lots 11 and 12), near the CVS and funeral home. The project includes approximately 3,300 square feet of commercial space and three residential units. Mr. Steve Hehl, attorney for the applicant, updated the board on progress, including posting required bonds, awaiting County Planning Board approval (expected soon), and plans to begin construction as soon as approvals are secured. Mr. Hehl also stated that all requirements in the original resolution will be honored. Mr. Koch asked if there were any questions or comments from the Board and seeing none, Mr. Koch made a motion to approve this extension seconded by Mr. Ulrich. Roll call: 6 Ayes, 0 Nays, 0 Abstain, 4 Absent.

Old Business

None

9. Next Meeting

February 5
March 5
April 2

10. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Steinberg. All Ayes. 0 Nays. Meeting adjourned.