

MINUTES  
 PLANNING BOARD MEETING  
 THURSDAY - FEBRUARY 2, 2023 - 7:30 PM  
 315 WESTFIELD AVENUE

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.

1. Roll Call

NAME	PRESENT	ABSENT		
Mayor Sal Bonaccorso	X			
James Ulrich	X			
Council Rep James Minniti	X			
Kevin Koch	X			
Michael Triola	X			
Michael Altmann		X		
Erik Jacobsen	X			
Lance Steinberg	X			
Nate Clee	X			
Carmen Brocato	X			
Albert Cruz Planning Board Attorney	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. Correspondence

A motion to dispense with the reading of the correspondence was made by Mr. Triola and seconded by Mr. Minniti. All Ayes.

4. Site Plan Application Resolution to Memorialize

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

Mr. Koch asked the Board members if they had reviewed the Resolution and if there were any questions and/or comments. Seeing none, motion to approve made by Mr. Clee and seconded by Mr. Triola. Roll Call. 8 Ayes, 1 Abstain, 1 Absent. Resolution passed.

5. Minutes

A motion to approve the minutes of January 5, 2023, was made by Mr. Steinberg and seconded by Mr. Triola. All Ayes.

6. Discussion of 2023 Master Plan Re-examination Report

Mr. Paul Ricci, Township Planner, explained that Township Land Use and Development Ordinance had not been reviewed in several years and the Township was seeking to update the land use and development regulations to incorporate how the Township had developed and applicable land use laws. In addition, Master Plans are required to be updated every ten years and the last Master Plan Re-examination Report was 2013. Mr. Ricci stated that the document the Board was sent for review contained the goals, objectives and changes proposed. He asked the Board for any comments, questions, or suggestions for changes and/or additions to the policies. Mr. Ricci stated that the Board can also discuss any concerns and/or issues it believes need to be addressed within the Township. Mr. Ricci stated that changes to the Township, County and State would be included in the final document (i.e., Gypsum property now Clark Commons, Terminal Avenue past concerns alleviated with new development). Also, issues including affordable housing laws will be included in the Re-examination.

Mr. Triola asked about the census numbers used in the report and, unfortunately, the 2020 census numbers have yet to be released by the federal government.

Mr. Ricci stated that the Redevelopment districts and an updated zoning map will be included in the detailed draft. This initial report is just to reaffirm goals, objectives, and policies.

Mr. Ulrich commented that the Township did a deep dive into the Township's Land Use and Development Ordinance with the Township officials (i.e., Engineer, Planners, Township and Planning Board attorney) which resulted in a very thorough review of the Township's land use ordinance.

Mr. Cruz asked if affordable housing will be addressed in the final Re-examination and Mr. Ricci stated that it would. Mr. Cruz then asked about next steps. Mr. Ricci stated that he would provide a draft and follow the process for review and adoption. Mr. Cruz stated that it would need a Public Hearing. Mr. Koch asked about redlining changes and Mr. Ricci stated that it would be a new document with changes stated. Mr. Ricci further stated that although Re-examination is required every ten years, it is a living document and can be amended as necessary.

6. Public Session

A motion was made by Mr. Triola to open the meeting to the Public and seconded by Mr. Steinberg. All Ayes.

Seeing no one come forward, a motion to close the Public Session was made by Mr. Steinberg and seconded by Mr. Triola. All Ayes.

7. New Business

None

8. Next Meeting

March 2  
April 6  
May 4

11. Adjournment

Mr. Koch asked for a motion to adjourn the meeting made by Mr. Triola and seconded by Mr. Steinberg. All Ayes. Meeting Adjourned.