

TOWNSHIP OF CLARK

REGULAR COUNCIL MEETING, 315 WESTFIELD AVE., CLARK NJ

February 2, 2026

7:30 pm

The Regular Meeting of the Municipal Council of the Township of Clark was called to order at 7:30 pm by Council President Smith.

ROLL CALL:

Council Members Present: Hoff, Hund, Mazzarella, Minniti, O'Connor, Toal, Smith

Council Members Absent: None

Also Present: Mayor Angel Albanese; James Ulrich, Business Administrator; Albert Cruz, Township Attorney; Edith Merkel, Township Clerk; Elizabeth Clee, Director of Communications Business Development; Police Captain Miguel Acabou

PLEDGE OF ALLEGIANCE TO THE FLAG - MOMENT OF SILENCE

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

COMMUNICATIONS FROM THE MAYOR:

Mayor Albanese congratulated the Cub Scouts on a successful pancake breakfast, reminded residents about the online resident guide, and reported attending the Catholic Schools Week Mass at St. John the Apostle. She commented on snow removal efforts following the recent storm, noting priority plowing for emergency access, subsequent curb-to-curb street and sidewalk clearing, and challenges caused by vehicles not being moved, with work continuing in problem areas including Westfield Avenue. Concluded her report and indicated that additional comments would be provided later in the meeting.

Reports of Council Committees are given on the third Monday of the month or as otherwise scheduled

ORDINANCES, APPROPRIATIONS AND CLAIMS

PUBLIC HEARING ON PROPOSED ORDINANCES:

(No objections have been received in connection with the proposed Ordinances)

Ordinance 26-01

**AN ORDINANCE CREATING THE POSITION OF SENIOR CUSTODIAL WORKER
03289@ AND AMENDING THE MINIMUM AND MAXIMUM SALARIES**

WHEREAS, the Township has discontinued contracting with third-party business organizations to provide custodial services and employs its own custodian or custodians; and

WHEREAS, Ordinance 25-08, adopted March 17, 2025, created the position “Custodial Worker”; and

WHEREAS, the Township also must create the position “Senior Custodial Worker”; and

WHEREAS, the Township also must provide for compensation for such “Senior Custodial Worker” designation.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Clark, Union County, New Jersey, that the position of “Senior Custodial Worker,” who shall be part of the white collar union, and who shall render custodial services within the Municipal Building, the Police Department and Municipal Court, and such other buildings and structures of or owned by the Township, as is directed by the Business Administrator in his or her discretion, be and hereby is created; and

BE IT FURTHER ORDAINED by the Governing Body of the Township of Clark that the proper officer or officers of the Township of Clark be and they are hereby authorized and directed to execute and deliver checks on Township funds for the purpose of paying the salaries to the employees of the Township of Clark within the range as set forth below opposite each job classification as in such cases made. The following supplements the Schedule of salaries effective as of January 1, 2026, and may be amended for those who may exceed the maximum.

	MINIMUM	MAXIMUM
Business Administrator	\$ 75,000.00	\$ 220,000.00
Township Clerk	\$ 55,000.00	\$ 160,000.00
Deputy Township Clerk	\$ 55,000.00	\$ 130,000.00
Township Attorney*		
Mayor’s Confidential Secretary	\$ 30,000.00	\$ 80,000.00
Confidential Assistant/H.R./Affirmative Action	\$ 30,000.00	\$ 120,000.00
Assessor P/T	\$ 20,000.00	\$ 120,000.00
Tax Collector	\$ 50,000.00	\$ 120,000.00
Assistant Treasurer	\$ 50,000.00	\$ 125,000.00
Certified Finance Officer/Treasurer	\$ 50,000.00	\$ 200,000.00
Construction Code Official	\$ 50,000.00	\$ 175,000.00
Technical Assistant to the Construction Official	\$ 45,800.00	\$ 90,000.00
Municipal Court Administrator	\$ 60,000.00	\$ 120,000.00
Deputy Court Administrator	\$ 50,000.00	\$ 90,000.00
Health Officer	\$ 50,000.00	\$ 125,000.00
Assistant to Health Officer	\$ 50,000.00	\$ 100,000.00
Supervisor of Public Works	\$ 40,000.00	\$ 150,000.00
Public Works Assistant Supervisor	\$ 40,000.00	\$ 125,000.00
Laborer 1	\$ 42,900.00	\$ 55,000.00

Public Works Repairer	\$ 53,000.00	\$ 67,000.00
Laborer 2	\$ 42,900.00	\$ 60,000.00
Senior Public Works Repairer	\$ 66,000.00	\$ 90,000.00
Mechanic 1	\$ 55,000.00	\$ 75,000.00
Bus Driver – Full Time	\$ 25,000.00	\$ 50,000.00
Bus Driver – Part Time	\$ 5,000.00	\$ 25,000.00
Mayor	\$ 6,000.00	\$ 30,000.00
Council President	\$ 6,000.00	\$ 15,000.00
Councilman	\$ 6,000.00	\$ 15,000.00
Board of Adjustment Secretary	\$ 8,000.00	\$ 12,000.00
Planning Board Secretary	\$ 8,000.00	\$ 12,000.00
Fire Prevention Official	\$ 10,000.00	\$ 125,000.00
Deputy Fire Prevention Official	\$ 5,000.00	\$ 25,000.00
Director Public Safety	\$ 1,700.00	\$ 3,500.00
Director Senior Citizen	\$ 1,700.00	\$ 7,500.00
Director Public Works/Shade Tree	\$ 1,750.00	\$ 20,000.00
Fire Sub Code Official P/T	\$ 5,000.00	\$ 20,000.00
Elevator Inspector P/T	\$ 5,000.00	\$ 20,000.00
Plumbing Sub Code Official P/T	\$ 10,000.00	\$ 30,000.00
Electrical Inspector P/T	\$ 10,000.00	\$ 35,000.00
Emergency Management Coordinator	\$ 2,000.00	\$ 20,000.00
Deputy Emergency Management	\$ 1,000.00	\$ 10,000.00
Fire Prevention – IT P/T	\$ 2,500.00	\$ 10,000.00
Fire Official Secretary	\$ 750.00	\$ 1,000.00
Fire Chief	\$ 3,800.00	\$ 20,000.00
Battalion Chief	\$ 2,500.00	\$ 6,000.00
Deputy Chief #1	\$ 1,100.00	\$ 6,000.00
Deputy Chief #2	\$ 1,100.00	\$ 5,500.00
Deputy Chief #3	\$ 1,100.00	\$ 5,500.00
1 st Fire Captain	\$ 1,900.00	\$ 4,500.00
2 nd Fire Captain	\$ 1,900.00	\$ 4,500.00
3 rd Fire Captain	\$ 1,000.00	\$ 4,500.00
4 th Fire Captain	\$ 1,000.00	\$ 4,500.00
Public Information Officer	\$ 1,000.00	\$ 5,500.00
Fire Lieutenants	\$ 1,000.00	\$ 3,000.00
Prosecutor P/T	\$ 8,500.00	\$ 35,000.00
Judge	\$ 20,000.00	\$ 90,000.00
Public Defender P/T	\$ 4,000.00	\$ 15,000.00
Director of Recreation/Facilities Mgr.	\$ 50,000.00	\$ 150,000.00
Assistant Recreation Supervisor	\$ 9,200.00	\$ 40,000.00
Director Teen Center	\$ 2,000.00	\$ 20,000.00
Assistant Teen Center	\$ 2,000.00	\$ 15,000.00
Recreation/Senior Fitness P/T Personnel	\$ 500.00	\$ 25,000.00
Manager – TV 36	\$ 5,000.00	\$ 60,000.00
Fire Training Officer	\$ 1,000.00	\$ 5,000.00

Property Maintenance P/T	\$ 5,000.00	\$ 40,000.00
Custodial Worker	\$ 40,000.00	\$ 69,000.00
Senior Custodial Worker	\$ 52,500.00	\$ 80,000.00
Building Maintenance Worker	\$ 39,000.00	\$ 69,000.00
Sr. Building Maintenance Worker	\$ 59,000.00	\$ 125,000.00
Administrative Clerk	\$ 45,000.00	\$ 85,000.00
Accounting Clerk	\$ 39,000.00	\$ 55,000.00
Sr. Accounting Clerk	\$ 45,800.00	\$ 60,000.00
Principal Accounting Clerk	\$ 50,000.00	\$ 90,000.00
Clerk 1	\$ 39,000.00	\$ 69,000.00
Clerk 2	\$ 45,800.00	\$ 79,000.00
Clerk 3	\$ 50,000.00	\$ 89,000.00
Keyboarding Clerk 1	\$ 39,000.00	\$ 69,000.00
Keyboarding Clerk 2	\$ 45,800.00	\$ 79,000.00
Keyboarding Clerk 3	\$ 50,000.00	\$ 89,000.00
Records Support Technician 1	\$ 39,000.00	\$ 59,000.00
Records Support Technician 2	\$ 45,800.00	\$ 69,000.00
Records Support Technician 3	\$ 50,000.00	\$ 87,000.00
Technical Assistant	\$ 45,800.00	\$ 69,000.00
Sr. Technical Assistant	\$ 50,000.00	\$ 87,000.00
Personnel Aide	\$ 60,000.00	\$ 75,000.00
Personnel Assistant	\$ 70,000.00	\$ 90,000.00
Sr. Personnel Assistant	\$ 80,000.00	\$ 110,000.00
Information Technology Assistant	\$ 50,000.00	\$ 80,000.00
Supervisor Information Technology	\$ 60,000.00	\$ 110,000.00
Assistant Director of Information Technology	\$ 65,000.00	\$ 110,000.00
QPA	\$ 1,000.00	\$ 10,000.00
Municipal Certified Recycling Coordinator	\$ 4,000.00	\$ 10,000.00
Technical Assistant Certification	\$ 4,000.00	\$ 10,000.00

HOURLY

Police Matron – on duty	\$ 60.00 Event	\$ 60.00 event
Matron on duty	\$ 40.00 Flat Rate	
Police Matron – on call	\$ 60.00 hour	\$ 60.00 hour
Matron call-in	\$ 40.00 hour 2 hr. minimum	

Seasonal Employees – Recreation/Sr. Citizen	\$ 15.23 hour	\$ 30.00 hour
Building Maintenance	\$ 15.92 hour	\$ 30.00 hour
Clerk Typist	\$ 15.92 hour	\$ 30.00 hour
Inspectors	\$ 15.92 hour	\$ 45.00 hour
Bus Driver	\$ 15.92 hour	\$ 30.00 hour
General Part-Time Help	\$ 15.92 hour	\$ 30.00 hour

POLICE – Base Pay

Police Director	\$ 100,000.00	\$ 225,000.00
**Chief (plus longevity and education)	\$ 150,000.00	\$ 200,000.00

**Captains (plus longevity and education)	\$ 140,000.00	\$ 200,000.00
MUNICIPAL POOL	MINIMUM	MAXIMUM
Pool Director	\$ 8,450.00	\$ 20,000.00
Pool Facilities Manager	\$ 5,000.00	\$ 20,000.00
Assistant Manager(s)	\$ 4,100.00	\$ 10,000.00
Water Safety Instructor(s)	\$ 3,300.00	\$ 10,000.00
Lifeguard(s) – Seasonal	\$ 2,700.00	\$ 10,000.00
Maintenance Worker(s) – Seasonal	\$ 2,000.00	\$ 10,000.00
Gate Control Person(s) – Seasonal	\$ 2,000.00	\$ 5,000.00
Activities Director – Seasonal	\$ 1,050.00	\$ 5,000.00

* Annual Professional Services Contract

**Contract(s) for each position is 10% above lower position plus longevity and education.

Any ordinance inconsistent with the provisions contained herein is hereby repealed to the extent of such inconsistency.

This ordinance shall take effect immediately upon final passage and publication according to law.

This ordinance shall take effect on February 25, 2026, in accordance with applicable law.

Council President Smith opened the public hearing to the public at 7:35 pm on Ordinance 26-01. Members of the public were invited to speak, with a time limit of five minutes per speaker.

Council President Smith stated that no members of the public wished to speak and requested a motion to close the public hearing on the ordinance.

Council President Smith directed a motion to close the Public Hearing. The motion was made by Councilman Toal and seconded by Councilman Mazzarella. All were in favor; none opposed.

Council President Smith then directed a motion to adopt Ordinance 26-01. The motion was made by Councilman Toal and seconded by Councilman Hund.

Discussion:

Jim Ulrich, Business Administrator:

Noted that the ordinance updated salaries based on union contract increases, added human resources positions, and reflected the increase to the minimum wage.

Council President Smith directed roll call:

Aye: Hoff, Hund, Mazzarella, Minniti, O’Connor, Toal, Smith

Ordinance Adopted

Ordinance 26-04

AN ORDINANCE AUTHORIZING THE USE OF TOWNSHIP OF CLARK OWNED FUEL DISPENSING FACILITIES BY THE CLARK VOLUNTEER EMERGENCY SQUAD, INC.

BE IT ORDAINED by the Township Council of the Township of Clark, County of Union, State of New Jersey as follows:

SECTION 1. FINDINGS AND PURPOSE

The Township Council finds that the Clark Volunteer Emergency Squad, Inc. (“Emergency Squad”) provides essential emergency medical services to the residents and visitors of the Township of Clark. The Council further finds that supporting the operational readiness of the Emergency Squad serves a valid public purpose and promotes the health, safety and welfare of the community. The Township Council further finds that N.J.S.A. 40:5-2 authorizes the Township to contribute “equipment and supplies for use by” the Emergency Squad, and its successors, assigns or reorganized squad performing the same public purpose, provided that the Township controls and disburses the fuel.

SECTION 2. AUTHORIZATION TO USE TOWNSHIP OWNED FUEL DISPENSING FACILITIES

The Emergency Squad is hereby authorized access to the Township owned fuel dispensing facilities for the purpose of fueling vehicles owned leased or operated by the Emergency Squad that are used in the performance of official emergency medical services, training readiness and related public safety operations.

SECTION 3. COST AND FUEL LIMITATIONS

Fuel provided pursuant to this Ordinance shall be provided at no charge to the Emergency Squad. There shall be no limitation on the quantity of fuel dispensed provided that such fuel is used solely for authorized emergency squad vehicles and for official purposes.

SECTION 4. ADMINISTRATIVE CONTROLS

Access to the Township fuel dispensing facilities shall be subject to administrative rules procedures and controls established by the Township Administrator or designee including authorization of vehicle access credentials, recordkeeping and compliance monitoring.

SECTION 5. RESTRICTIONS ON USE

Fuel obtained pursuant to this Ordinance shall not be used for personal vehicles or for any non-official or non-emergency related purpose. Any misuse of the fuel may result in suspension or

revocation of access as determined by the Township Administrator subject to the Township Administrator providing the Emergency Squad five (5) days termination notice.

SECTION 6. LIABILITY AND INDEMNIFICATION

To the extent permitted by law, the Emergency Squad shall be responsible for the actions of its members and the operation of its vehicles and shall indemnify and hold harmless the Township, its officers, employees and agents, from claims arising out of the use of the Township fuel facilities except were caused by the Township’s sole negligence.

SECTION 7. SEVERABILITY

If any section, subsection, paragraph or provision of this Ordinance is declared invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 8. EFFECTIVE DATE

This Ordinance shall take effect upon final passage and publication as required by law.

This Ordinance shall take effect on February 25, 2026, in accordance with applicable law.

Council President Smith opened the public hearing to the public at 7:37 pm on Ordinance 26-04. Members of the public were invited to speak, with a time limit of five minutes per speaker.

Council President Smith stated that no members of the public wished to speak and requested a motion to close the public hearing on the ordinance.

Council President Smith directed a motion to close the Public Hearing. The motion was made by Councilman O’Connor and seconded by Councilman Hund. All were in favor; none opposed.

Council President Smith then directed a motion to adopt Ordinance 26-04. The motion was made by Councilwoman Hoff and seconded by Councilman Hund.

Discussion:

Jim Ulrich, Business Administrator:

Discussed formalizing an agreement with the volunteer squad regarding the use of municipal gas pumps. No issues were raised. It was noted that the volunteers have historically used the pumps and following a recent incident in Toms River involving a volunteer ambulance squad, the agreement was memorialized to clarify and support the relationship with the volunteers.

Council President Smith directed roll call:

Aye: Hoff, Hund, Mazzarella, Minniti, O’Connor, Toal, Smith

Ordinance Adopted

PAYMENT OF CLAIMS:

Councilman O'Connor, Chairman of Finance Committee has reviewed the Current and Capital expenditures received and encumbered through January 28, 2026 in the amount of \$99,385.99

CITIZEN HEARING ON THE AGENDA:

The public comment portion of the meeting is to allow the public to bring to the Council's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a) and the Code of the Township of Clark, each person addressing the Council shall give their name and the town in which they reside, to the Clerk. All remarks shall be addressed to the Council as a body and shall not exceed 5 minutes in duration. At the conclusion of the statements or questions from a member of the public, the Council President, at his discretion, may choose to respond or not respond.

John Greaves, Clark Resident:

Addressed the Council regarding Item 10 (Resolution 26-63), asking why a single lot off Madison Hill Road on Raritan Road was identified for potential redevelopment. He noted that previous development attempts faced community opposition, questioned the criteria for designating the lot, and stated that such designation is usually the first step toward a PILOT program, which he does not support.

Delia Collins, Clark Resident:

Questioned Item 10, the exact location of the lot, which was clarified by Council President Smith to be next to a pediatric dentist on Raritan Road.

Mary Semler, Clark Resident:

Asked for clarification regarding Item 3 (Resolution 26-56) on the Consent Agenda, specifically whether the contract pertains to the officers or hearing officers needed to conduct certain cases and was advised by Council President Smith that is correct.

The Council President directed a motion to close the Citizen Hearing on the Agenda. The motion was made by Councilman Mazarella and seconded by Councilwoman Hoff. All were in favor; none opposed.

Mayor Albanese:

The township reported that the lot (on Raritan Road) was removed from the Fourth Round plan, was previously designated under the Third Round. The state required Third Round to remain intact, and the township agreed. Council approval is necessary to initiate the formal evaluation of the property as an Area in Need of Redevelopment.

Jim Ulrich, Business Administrator:

Addressed Ms. Collins, under the Engineering section (on the township website), you can access tax maps for all properties as well as an interactive zoning map. This allows you to look up any property without having to go to the local tax office where you pay your taxes. To find these resources, navigate through Engineering and then GIS, where both the tax maps and zoning information are available for easy online access.

CONSENT AGENDA RESOLUTIONS:

The following resolutions #26-56 through #26-63 are considered routine and non-controversial items by the Township Council and will be enacted upon by one motion. There will be no separate vote on these items unless a Councilman so requests, in which event the item will be removed from the Consent Agenda to be discussed and voted on, following the approval of the remaining items listed on the Consent Agenda.

Resolution 26-56

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR HEARING OFFICER SERVICES

WHEREAS, the Township of Clark has a need to acquire Hearing Officer services to conduct disciplinary proceedings involving members of the Township Police Department as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Qualified Purchasing Agent has determined and certified in writing that the value of the acquisition may exceed \$17,500; and

WHEREAS, the anticipated term of this contract shall be from execution of the agreement through December 31, 2026; and

WHEREAS, the anticipated value of the contract exceeds the quotation threshold but is below the public bidding threshold, and quotations have been solicited in accordance with N.J.S.A. 40A:11-6.1; and

WHEREAS, the services to be provided do not constitute professional services under N.J.S.A. 40A:11-2(6); and

WHEREAS, The Ambrose Group, LLC, 2 Village Road, Cedar Grove, New Jersey 07009, has submitted a proposal indicating it will provide Hearing Officer services at a rate of \$200 per hour, including hearing time, report preparation, document review, and related adjudicatory services; and

WHEREAS, the Business Administrator has reviewed the qualifications of the firms’ providing quotations and recommends The Ambrose Group, LLC based on experience, demonstrated competence in conducting fair, efficient, and legally sound proceedings, and substantial subject-matter knowledge and familiarity with similar procedures; and

WHEREAS, The Ambrose Group, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the Township of Clark in the previous one year, and that the contract will prohibit the business entity from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer has certified the availability of funds in accordance with N.J.A.C. 5:30-5.4.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Clerk of the Township of Clark are authorized to enter into a contract with The Ambrose Group, LLC for Hearing Officer services as described herein, at a rate of \$200 per hour, for services including hearings, review of materials, report preparation, and related work, for a total contract amount not to exceed \$53,000; and

BE IT FURTHER RESOLVED that the Business Entity Disclosure Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED that the contract and resolution shall be available for public inspection in the Office of the Municipal Clerk.

Resolution 26-57

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR AFFORDABLE HOUSING ADMINISTRATIVE AGENT SERVICES

WHEREAS, the Township of Clark has a need to acquire Affordable Housing Administrative Agent services, including administration of affordable housing units, compliance with the Uniform Housing Affordability Controls (UHAC), court-approved Housing Element and Fair Share Plan obligations, and related program administration, as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

WHEREAS, the Township’s Qualified Purchasing Agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and,

WHEREAS, the anticipated term of this contract is one (1) year commencing January 1, 2026 and ending December 31, 2026; and,

WHEREAS, Community Grants, Planning & Housing (CGP&H), 1249 South River Road, Suite 301, Cranbury, New Jersey 08512, has submitted a proposal indicating it will provide the above-described services for a total contract amount not to exceed \$36,800; and,

WHEREAS, CGP&H has completed and submitted a Business Entity Disclosure Certification, which certifies that CGP&H has not made any reportable contributions to a political or candidate committee in the Township of Clark in the previous one year, and that the contract will prohibit CGP&H from making any reportable contributions through the term of the contract; and,

WHEREAS, the Chief Financial Officer has certified the availability of funds pursuant to **N.J.A.C. 5:30-5.4**.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Clark, County of Union, State of New Jersey, that it hereby authorizes the Mayor and/or Business Administrator to enter into a professional services contract with Community Grants, Planning & Housing (CGP&H) as described herein; and,

BE IT FURTHER RESOLVED that the Business Entity Disclosure Certification and the Determination of Value Certification be placed on file with this resolution; and,

BE IT FURTHER RESOLVED that notice of this action shall be published in the official newspaper as required by law.

Resolution 26-58

BE IT RESOLVED by the Governing Body of the Township of Clark that the following individuals are hereby appointed as Alternate Members of the Environmental Commission

Alternate I Member

Term

Christina DeLouisa
Filling the unexpired term
of Fernando Fraga

02/02/2026 – 12/31/2027

Alternate II Member

Term

Nicholas Manginelli
Filling the unexpired term
of Christina DeLouisa

02/02/2026 – 12/31/2026

Resolution 26-59

WHEREAS, in accordance with a request from the Tax Collector for authorization to refund overpayment of 2025 taxes; the Mayor has recommended to Council that such authorization be granted.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Clark, that the Tax Collector is hereby authorized and directed to make refund(s)/transfer(s) in accordance with the attached schedule:

Resolution 26-60

WHEREAS, in accordance with a request from the Tax Collector for authorization to refund overpayment of 2025 sewer fees; the Mayor has recommended to Council that such authorization be granted.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Clark, that the Tax Collector is hereby authorized and directed to make the refund(s) as per the following schedule.

Sewer Refund 2025						
REF	Acct #	Name	#	Address	Reason	Refund
	61-0	Casimiro, Jose & Ana	280	Laurel Lane	overpayment	\$ 19.98
	1152-0	Singh, L	684	Raritan Road	overpayment	\$ 713.48
	1076-0	Williams-Olley, Temietan	89	Acorn Drive	overpayment	\$ 141.12
	2389-0	Kircher, Laura	9	Sheffield Way	overpayment	\$ 140.90
	2875-0	Bainbridge, Roseann	5	Bradley Road	overpayment	\$ 141.09
	4088-0	Reloc Properties LLC	7	Sunset Drive	overpayment	\$ 13.76
						\$ 1,170.33

Resolution 26-61

WHEREAS, the Tax Collector has certified that sewer utility account(s) require balance adjustments; and

WHEREAS, the Business Administrator has reviewed and approved the sewer fee adjustment(s).

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Clark, County of Union, State of New Jersey, that the Tax Collector be authorized to apply the sewer account balance adjustments according to the attached schedule.

REF	#	Acct #	Name	#	Address	Reason	Original	Revised	Credit
26	1	1247-0	Quaicoe, Alfred & Elizabeth	101	Thomas Drive	meter replaced	\$,130.00	\$ 280.00	\$ 2,850.00
						Total			\$ 2,850.00

Resolution 26-62

WHEREAS, AJM Contractors, Inc. has completed work on the 2024 - 2025 NJDOT Road Improvements – Valley Road Section I and Section II; and

WHEREAS, the Township Engineer recommends payment in the sum of Twenty-Five Thousand, Fifty-Six Dollars and Zero Cents (\$25,056.00) including final quantities change order which increases the adjusted contract amount by Nineteen Thousand, Five Hundred Thirty-Five Dollars and Forty-Five Cents (\$19,535.45); and

WHEREAS, the Chief Financial Officer has ascertained there are available sufficient uncommitted appropriations in Account C-04-24-006-002 as attached hereto as a “Certification of Availability of Funds”; and

WHEREAS, Section 195-84 of the Code of the Township of Clark requires the posting of a Maintenance Guarantee in an amount to be determined by the Township Engineer prior to the release of the Performance Bond and Final Payment; and

WHEREAS, the Township Engineer has determined the amount of the Maintenance Guarantee required to be posted by AJM Contractors, Inc. to be Sixty-Seven Thousand, Seven Hundred Twenty-Eight Dollars and Thirty-Nine Cents (\$67,728.39); and

WHEREAS, AJM Contractors, Inc. has submitted a Maintenance Bond in the amount of \$67,728.39.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Clark, County of Union, New Jersey that it does hereby authorize Final Payment to AJM Contractors, Inc., 300 Kuller Road, Clifton, New Jersey 07011 in the amount of \$25,056.00 including final quantities change order and release of the Performance Guarantee

Resolution 26-63

AUTHORIZING THE TOWNSHIP PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE PROPOSED STUDY AREA, WHICH INCLUDES LOT 25.01 IN BLOCK 34 QUALIFIES AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-5.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment in accordance with the Act, including Section 5 thereof; and

WHEREAS, the Township wishes to utilize the Planning Board's knowledge and expertise in exploring whether that parcel with frontage on Raritan Road identified on the official tax map of the Township as 737 Raritan Road, Block 34 Lot 25.01 (the "Study Area"), meets the criteria established by the Act; and

WHEREAS, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the Governing Body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, the New Jersey Legislature adopted, and the Governor signed P.L. 2013, Chapter 159, which amended the Act, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

WHEREAS, pursuant to P.L. 2013, Chapter 159, the resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (hereinafter referred to as a "Non-Condemnation Redevelopment Area"); and

WHEREAS, the Township Mayor and Council find it to be in the best interest of the Township and its residents to authorize the Township's Planning Board to undertake such preliminary investigation of the Study Area, Block 34 Lot 25.01, as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Mayor and Council take this action in furtherance of the Affordable Housing Mediation Agreement between the Township and the Fair Share Housing Center authorized by Township Council Resolution 25-227, which Agreement was approved on January 14, 2026 by the Honorable Daniel R. Lindemann, J.S.C., and the issuance of a "Decision and Order Approving Municipal Housing Element and Fair Share Plan ("HEFSP") for the Fourth Round Housing Cycle", Docket No. UNN-L-415-25.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Clark, in the County of Union, State of New Jersey, as follows:

I. INVESTIGATION OF STUDY AREA AUTHORIZED

The Planning Board is hereby authorized and directed to conduct an investigation pursuant to N.J. S.A.40A:12A-6 to determine whether all or a portion of the Study Area satisfies the criteria set forth in the Act, including N.J.S.A.40A:12A-5, to be designated as a Non-Condensation Redevelopment Area.

II. MAP TO BE PREPARED

As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the proposed Non-Condensation Redevelopment Area and the location of the property contained therein.

III. PUBLIC HEARING REQUIRED

The Planning Board shall conduct a public hearing, after giving due notice of the proposed boundaries of the Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Non-Condensation Redevelopment Area.

At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that all or a portion of the Study Area is a Non-Condensation Redevelopment Area. All objections to a determination that all or a portion of the Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

IV. PLANNING BOARD TO MAKE RECOMMENDATIONS

After conducting its investigation, preparing a map of the proposed Non-Condensation Redevelopment Area, and conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Council in the form of a resolution as to whether the Township should designate the Study Area as a Non-Condensation Redevelopment Area. Such recommendation shall be submitted by the Planning Board to the Township Council by March 6, 2026.

V. SEVERABILITY

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

VI. AVAILABILITY OF THE RESOLUTION

A copy of this Resolution shall be available for public inspection at the office of the Township Clerk.

BE IT FURTHER RESOLVED that, pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution is to be forwarded to the Planning Board of the Township of Clark.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately. Adopted by the Township Council on February 2, 2026.

WHEREAS the Township Council of the Township of Clark, County of Union, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and

WHEREAS the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and

WHEREAS the Township Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Union.

Council President Smith asked for a motion to adopt the Consent Agenda. The motion was made by Councilman Mazzarella and seconded by Councilman Minniti.

Council President Smith directed roll call:
Aye: Hoff, Hund, Mazzarella, Minniti, O’Connor, Toal, Smith

NEW BUSINESS ON THE CALENDAR:

Resolution 26-64

FORM 1B

WHEREAS the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth, and other allies in efforts to prevent substance use disorder in communities throughout New Jersey; and

WHEREAS the Township Council of the Township of Clark, County of Union, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and

WHEREAS the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and

WHEREAS the Township Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Union.

NOW, THEREFORE, BE IT RESOLVED by the Township of Clark, County of Union, State of New Jersey hereby recognizes the following:

- 1. The Township Council does hereby authorize submission of a strategic plan for the Clark Municipal Alliance grant for fiscal year 2027 in the amount of:

GCSUD Grant \$ 9,956.00
Cash Match \$ 2,489.00
In-Kind \$ 7,467.00

- 2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Council President Smith asked for a motion to add resolution to the Consent Agenda. The motion was made by Councilman O'Connor and seconded by Councilman Hund.

Discussion:

William F. Smith, Council President:

Received confirmation from the Business Administrator that this was only a correction to the verbiage for county grant.

Council President Smith directed roll call:

Aye: Hoff, Hund, Mazzarella, Minniti, O'Connor, Toal, Smith

Council President Smith then directed a motion to adopt the resolution. The motion was made by Councilman Mazzarella and seconded by Councilman O'Connor.

Council President Smith directed roll call:

Aye: Hoff, Hund, Mazzarella, Minniti, O'Connor, Toal, Smith

PUBLIC COMMENTS:

The public comment portion of the meeting is to allow the public to bring to the Council's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a) and the Code of the Township of Clark, each person addressing the Council shall give their name and the town in which they reside, to the Clerk. All remarks shall be addressed to the Council as a body and shall not exceed 5 minutes in duration. At the conclusion of the statements or questions from a member of the public, the Council President, at his discretion, may choose to respond or not respond.

John Greaves, Clark Resident:

Since he was not present at the last meeting, he wanted to address the discussion on the new Attorney General lawsuit. He alleged that the Mayor, Business Administrator, and Council selectively quoted the original report, implying there were no concerns, but in his opinion the full report found the CPD's internal affairs function broken, leadership abuses, and senior members, including the chief, selectively handling investigations. It also highlighted disparities in law

enforcement actions and directed the Division of Civil Rights to review township practices. UCPO findings of no bias were based on only 40 of over 19,000 videos, leaving questions about disproportionate stops and systemic issues with video retention, tagging, and data collection. The department had been making progress under strong leadership, which was then replaced, and now the police director is implicated in the lawsuit. This is not “picking scabs”—it’s acknowledging serious problems and the need to consider the full report.

Mary Semler, Clark Resident:

Shared a personal story, from years ago, about her family to illustrate how police actions affect more than just one person. When her mother returned home from the hospital and couldn’t care for herself, her home health aide—a woman of color—was repeatedly pulled over, detained, and prevented from performing her duties. In her opinion, the police acted based on arbitrary factors like the car she drove or her route, alleging systemic bias. This isn’t about drama or hating the police— She respects officers who do their job—but (she stated) we must acknowledge these issues, learn from them, and ensure leadership, including the police director, is held accountable so our department can truly move forward and implement the right policies. She also stated that she loves Clark and believes we can do better.

Seeing no further comments, the public comment period is now closed.

A motion to close the public comments portion of the meeting was made by Councilman Toal, seconded by Councilwoman Hoff

Council President Smith directed roll call:

Aye: Hoff, Hund, Mazzarella, Minniti, O’Connor, Toal, Smith

MAYOR, COUNCIL AND PROFESSIONAL COMMENTS:

Mayor Angel Albanese:

Provided clarification that Director Grady is a civilian and not a police officer, so his appointment did not affect the Officer in Charge. He was appointed a year ago, and the complaint in question was filed on January 15th. While some concerns raised refer to past practices, they are not happening now, which can create mixed messages. We are actively working to address the complaint. Regarding the public relations officer, their role has been to assist with media inquiries from ABC, NBC, and CBS, especially as she has not yet reviewed the full 66-page document. She refrained from further comment due to the ongoing litigation.

Jessica Hoff, Councilmember:

Acknowledged the importance of recognizing past issues but urged focusing on the positive developments and forward direction of the town rather than rehashing old grievances.

Steve Hund, Councilmember:

Echoed the mayor’s remarks and added congratulations to local high school sports teams for their recent achievements, encouraging community pride and positivity.

Frank Mazzarella, Councilmember:

Reminded residents to be careful walking outside due to icy conditions to avoid injury. Also urged everyone to keep both their vehicles and homes locked at all times. Deferred additional comments to the next meeting in two weeks.

James Minniti, Councilmember:

Thanked the DPW for their hard work over the past several days, commending them for cleaning up the town and helping residents get to work. He recognized the countless hours the department dedicated and praised their efforts. Deferred the remainder of their comments to the next meeting.

Patrick O’Connor, Councilmember:

Also thanked the DPW for their efforts, noting the many online accolades recognizing the department’s work in clearing streets, including Westfield Avenue. Acknowledged that while the DPW did a great job plowing, some residents had shoveled snow back into the street, creating hazards that persisted due to frozen conditions. He encouraged residents to take a few moments to redirect snow from sidewalks and driveways on to their property to keep streets safe for everyone. Reminded residents to clear fire hydrants in front of their property to ensure accessibility for emergency services. Reserved additional comments for the next meeting in two weeks.

Brian Toal, Councilmember:

Noted that during the recent storm, a few residents reported that streets like Mildred Terr and Jupiter St had not been cleared. He forwarded these concerns to the administration to ensure the streets were addressed. Some areas, like Dorset Drive, still had ice due to temperatures remaining below 25 degrees, comparing it to the severe storms of 1997–1998, which left ice on streets until April. Also remarked on the unusually cold weather affecting the region and other areas, like Florida. Stated he would provide more historical context and updates at the next meeting, noting that Abraham Clark’s birthday on February 15th will be a topic of discussion.

Edith Merkel, Township Clerk:

Thanked everyone who reached out with condolence messages on the passing of her mother, noting that the support meant a great deal to her and their two sisters.

James F. Ulrich, Business Administrator:

Regarding the Officer In Charge position, he noted it is a common and effective command structure in the area, separating administrative and policing responsibilities, with examples such as Rahway and Union County Police. On video reviews, he explained that the Attorney General’s Office and Union County Prosecutor’s Office reviewed 40 videos and found no concerns, and that pre-2020 data did not include race as it was not required. He clarified that internal affairs filing issues identified by the Union County Prosecutor’s Office did not result in any charges or disciplinary action.

He also addressed ongoing litigation, noting that some high-profile cases, including Norcross’s RICO-related lawsuit, have been dismissed, and cautioned against assuming outcomes. On snow removal, he stressed that residents should clear sidewalks fully, curb to curb, not just a narrow path. Finally, he thanked DPW, OEM, the police and fire departments, and the ambulance squad for their coordination and hard work during the storm, highlighting the extensive communication and efforts to keep roads and emergency routes safe.

Miguel Acabou, Police Captain:

No Comment

Albert Cruz, Township Attorney:

No Report

Council President Smith:

Acknowledged residents’ frustrations with snow clearing, noting that plows leave snow on driveways and aprons, especially on dead-end streets, and empathized with the extra effort required to re-clear them. He emphasized that streets must be cleared curb to curb for emergency access and safe travel. The council president explained that recent extreme cold limited the effectiveness of salt and de-icing treatments but expressed hope that rising temperatures over the next few days will melt much of the ice, while cautioning that another period of freezing weather may follow.

ADJOURNMENT

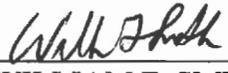
Upon motion duly made by Councilman Toal and seconded by Councilman O’Connor, the Council voted to adjourn.

Council President Smith directed roll call:

Aye: Hoff, Hund, Mazzarella, Minniti, O’Connor, Toal, Smith

The meeting was adjourned at 8:15 p.m.

APPROVED



WILLIAM F. SMITH
Council President

ATTEST:



EDITH L. MERKEL, RMC
Township Clerk