

MINUTES
 PLANNING BOARD MEETING
 THURSDAY - APRIL 6, 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. Minutes

A motion to approve the minutes of March 2, 2023, was made by Mr. Steinberg and seconded by Mr. Clee. All Ayes.

4. Correspondence

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

5. Presentation

Presentation and Public Hearing on Redevelopment Study and Preliminary Investigation Report for Block 77, Lot 2 (175 Westfield Avenue) and Lot 4 (181 Westfield Avenue), known as the Study Area.

Mr. Paul Ricci, Township Planner came forward to present the Redevelopment Study dated January 30, 2023, to the Board. Mr. Ricci stated that the Mayor and Council directed the Planning Board to conduct the Study, and it was the Board's responsibility to determine if the area should be designated as an Area of Non-Condemnation Redevelopment. Mr. Ricci described the location of the properties and stated that the site contains a former nonconforming vacant residence and accessory building and a professional office building.

It is located in the DTV (Downtown Village District). Mr. Ricci then described the criteria for an Area of Redevelopment that applies to this site. Criteria A (unsafe, unsanitary, dilapidated,) Criteria D (due to state of disrepair causing detriment to the safety, health, and welfare of the community) and Criteria H (smart growth planning). Mr. Ricci described the current state of dilapidation of the vacant home and property as well as the unsafe entrance and exit,

Mr. Ricci stated that although Lot 4 contains a partially occupied office building, combining the two lots would make the area more conducive to Redevelopment and that Lot 4 is necessary for the effective redevelopment of the Study Area.

In conclusion, Mr. Ricci stated that Lot 2 meets Criteria A, D & H, that Lot 4 meets Criteria H and is necessary for the effective redevelopment of the Study Area and that joining the two properties (Lot 2 and Lot 4) would make the entrance and exit safer and enhance the potential for Redevelopment.

Seeing no questions from the Board, a motion to open the meeting to the public on Redevelopment Study and Preliminary Investigation Report was made by Mr. Triola and seconded by Mr. Clee. All Ayes.

Seeing no one from the public come forward, a motion to close the meeting to the public on the Redevelopment Study and Preliminary Investigation Report was made by Mr. Triola and seconded by Mr. Clee. All Ayes.

6. Resolution

Redevelopment Study and Preliminary Investigation Report Plan for Block 77, Lot 2 (175 Westfield Avenue) and Lot 4 (181 Westfield Avenue).

Mr. Cruz stated that the Resolution should be amended to reflect that there were no comments from the public on the Redevelopment Study which will be incorporated into the final signed copy.

Motion to approve the Resolution with changes was made by Mr. Triola and seconded by Mr. Clee. Roll Call. 6 Ayes. 4 Absent. Resolution Passed.

7. Public Session

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

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

9. New Business

None

10. Next Meeting

May 4
June 1
July 6

11. Adjournment

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