

MINUTES
 PLANNING BOARD MEETING
 THURSDAY - MAY 5, 2022 - 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			
Matthew Casey		X		
Michael Altmann	X			
George Olear		X		
Erik Jacobsen	X			
Lance Steinberg, Alternate 1	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 15, 2022, was made by Mr. Altmann and seconded by Mr. Triola. All Ayes.

4. Correspondence

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

5. Presentation

Mr. Kevin O'Brien, Township Planner presented the Non-Condernation Redevelopment Plan for Block 60, Lots 60.01, 61, 62 and 63 fronting Raritan Road to the Board and his recommendation that the Plan is substantially consistent with the Township's Master Plan.

Mr. O'Brien began by listing some of the successful redevelopment efforts of the past years including Terminal Avenue (L'Oreal) and 35 Walnut Ave. Mr. O'Brien then described the physical location of the latest Redevelopment Plan for 1072 Raritan Road. He provided a brief history of the process stating that previously, a developer was interested in placing a storage facility on the site. It was thought that a redevelopment plan would be beneficial before any site applications were submitted as this would give the Township the

opportunity to define characteristics and zoning rules for the property. Mr. O'Brien summarized the process and stated that a redevelopment plan is an ordinance setting the zoning rules for that site.

Mr. O'Brien then directed the Board's attention to the Bulk Requirements on this site and stated that there are no current residents, therefore no need for any relocation. He then described the physical characteristics of the site in its present condition.

Mr. O'Brien stopped at this point to allow the Board to ask questions. Mr. Koch asked if a resident apartment for the manager of a storage facility was common practice. Mr. O'Brien stated that there are facilities that have them to assist with security, customer inquiries at all hours and in case of emergency. Mr. Koch also questioned the height of the proposed facility and some of the other details of the plan. Mr. Altmann asked about other uses and Mr. O'Brien stated there is language that would allow for similar uses. Mr. Jacobsen asked about the owners of the property and was informed that they have been copied on all documents and provided input into the plan. Mr. O'Brien described the difficulties and limits with the site in its current condition and how a self-storage facility would be a desirable option also considering other recent developments in Town. Mayor Bonaccorso also mentioned the lessened traffic impact of a storage facility. Mr. Triola asked about driveway access and parking. Mr. Lance asked about the resident apartment.

As there were no more questions from the Board, Mr. O'Brien then reviewed the appendices to the plan including the tax map. He ended his presentation by summarizing the process resulting in this Redevelopment Plan and the Board's duty to vote on this plan's consistency with the Master Plan.

He also reminded the Board that if the plan is adopted it creates the rules and the Planning Board can address driveway access, design standards, etc. when a site plan application comes before the Board.

Mr. Cruz asked Mr. O'Brien to summarize how this plan is consistent with the Township Master Plan and Mr. O'Brien explained why he believed it was consistent.

Presentation was opened to the public for comment and seeing no one come forward, was closed for comment.

6. Resolution

Report to the Municipal Council of the Township of Clark concerning the consistency review and recommendation of the Redevelopment Plan for Block 60, Lots 60.01, 61, 62 and 63 fronting onto Raritan Road with the Master Plan.

Motion to approve Resolution made by Mr. Steinberg and seconded by Mr. Altmann. Roll call, 7 Ayes, 0 Nays, 3 Absent. Resolution passed.

7. Resolution

Resolution authorizing the undertaking of a preliminary investigation to determine whether the properties identified as Block 91, Lots 8.01, 10.01, 36 and 37 fronting Westfield Avenue and Washington Street on the tax map of the Township of Clark qualify for designation as an area in need of Non-Condemnation Redevelopment

Mr. Koch asked if there were any comments or questions from the Board on this Resolution. Mr. Jacobsen asked about ownership and why the area was chosen for possible redevelopment. Mr. Cruz explained that all this Resolution does is authorize the Planner to conduct a study of the area to determine whether it meets the statutory criteria for an area in need of redevelopment.

Seeing no further comments, Mr. Koch asked for a motion to approve the Resolution which was made by Mr. Triola and seconded by Mr. Altmann, Roll Call. 6 Ayes, 1 Nay, 3 Absent

8. Public Session

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

Ms. Delia Collins, 72 Georgia Street came forward and asked some process questions about the Redevelopment study.

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

9. New Business

Mr. Koch asked if there was any news on the Barnes and Noble closing. Mayor Bonaccorso stated that he heard the lease was not renewed and that possibly Atlantic Health would put something there. He also stated that nothing official has come across his desk.

Mr. O'Brien came up to the podium and stated that this was his last official meeting as Township Planner. He expressed his gratitude to the Board and the Township for allowing him to serve the Township for many years. Mayor Bonaccorso in turn spoke about Mr. O'Brien's tenure specifically his presentation in April of 2017 regarding the Affordable Housing Issue. Mayor Bonaccorso then presented Mr. O'Brien with a plaque thanking him for his many years of service to the Township.

10. Next Meeting

June 2
July 7
August 4

11. Adjournment

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