

MINUTES  
 PLANNING BOARD MEETING  
 THURSDAY - SEPTEMBER 3, 2020 - 7:30 PM

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 and by electronic advanced notice of at least 48 hours pursuant to N.J.S.A. 10:4-9.1 as permitted during a declared emergency to the Star Ledger, Union County Local Source 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 time.

Chairman opened meeting.

1. Roll Call

NAME	PRESENT	ABSENT		
Mayor Sal Bonaccorso	X			
Council Rep. Frank Mazzarella		X		
John Laezza	X			
Kevin Koch	X			
Robert Tarantino		X		
Matthew Casey	X			
Michael Altmann	X			
Michael Triola	X			
George Olear	X			
Michael Bonaccorso, Jr., Alternate 1		X		
Joe Sordillo, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Det. Sgt. Christian Lott, 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 July 2, 2020 meeting was made by Mr. Laezza and seconded by Mr. Altmann. All Ayes.

4. Correspondence

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

5. LCI Master Plan Amendment

Kevin O'Brien, Township Planner presented the LCI Master Plan Amendment to the Board.

Mr. O'Brien thanked all the people that helped put the presentation together. Mr. O'Brien discussed the history of the township compared to what it is now mentioning the success of Clark Commons and our Senior Housing complex. He discussed our struggling economy due to the virus and suggested the possibility of residential development in a commercial area. Mr. O'Brien then summarized the report section by section including the benefits of the proposed amendment, the consistency with Municipal Land Use Law and the proposed conditional use criteria. He finished his presentation by summarizing the documents (i.e., ordinance and resolutions) and the process that the Board had to follow.

Mr. O'Brien opened the presentation up to the Board for questions. Mr. Koch asked why such a fully developed area was considered. Mr. O'Brien stated that there was some space available, but Developer would have to bring forward a plan. There was discussion about the specific area designated.

Discussion continued regarding several aspects of the project including the need for it when other approved apartment projects have not been built yet, the height of the possible development, the attraction of high end apartments in this location (away from a train station and downtown) and a variety of other topics including infrastructure concerns. Mr. Laezza stated that the main benefit would be increased ratables and the Mayor stated that it would help to keep the Clark Commons vibrant for years to come. The Mayor further stated to the Board that this was an idea that was put before the Township and it was brought to the Board for their review, comments and vote as is the process.

Mr. Sordillo brought up parking within the structure and Richard stated that it wouldn't be feasible for the developer to have field parking.

A motion to open the presentation for questions/comments to the public was made by Mike Altmann and seconded by Mike Triola. All Ayes.

Seeing no one come forward a motion to close the presentation for questions/comments to the public was made by Matt Casey and seconded by Mike Triola. All Ayes.

6. Resolution

A motion on a resolution to adopt the LCI Amendment to the Master Plan was made by Mike Triola and seconded by Mike Altmann. Roll call taken. 3 Ayes, 4 Nays, 3 Absent. Resolution did not pass.

7. Resolution

Report to the Municipal Council of the Township of Clark concerning the consistency review and recommendation of ordinance No. 20-19 Amending Chapter 195 of the Township Code was tabled.

Mr. Obrien asked if further research or information would be desired. Mayor Bonaccorso stated that we do not have an applicant at this time so let it be something to possibly consider in the future. Discussion ensued.

Mr. Koch mentioned the great job the DPW has been doing and the friendly staff and the Mayor agreed that they are a great team and that they work hard.

6. New Business

7. Old Business

None

8. Public Session

Motion made by Mr. Olear to open the session to the public for general questions, seconded by Mr. Altmann. All Ayes.

Seeing no one come forward, motion made by Mike Triola to close the public session seconded by Mr. Altmann. All Ayes.

9. Next Meetings

October 1  
November 5  
December 3

10. Adjournment

A motion to adjourn the meeting was made by Matt Casey and seconded by Mike Altmann. All Ayes.