

**AGENDA  
SPECIAL COUNCIL MEETING  
430 WESTFIELD AVE., CLARK, NJ 07066  
July 7, 2025  
7:30 pm**

**ROLL CALL:**

Council Member Hoff _____	Council Member Minniti _____
Council Member Hund _____	Council Member O'Connor _____
Council Member Mazzarella _____	Council Member Toal _____
	Council President Smith _____

**PLEDGE OF ALLEGIANCE TO THE FLAG: MOMENT OF SILENCE**

This meeting is in compliance with the Open Public Meetings Act as adequate notice of this meeting has been provided by sending written advanced notice of at least 48 hours to the Star Ledger, Union County Hawk, Union County Local Source, and TAP into Clark, by posting such Meeting Agenda on the Bulletin Board in Town Hall reserved for such announcements as well as the Official Website of the Township, and the proper filing of said Notice. Formal action may be taken at this meeting.

**INTRODUCTION OF PROPOSED ORDINANCES:**

1.     **25-22 ORDINANCE OF THE TOWNSHIP OF CLARK, COUNTY OF UNION, NEW JERSEY ADOPTING THE AMENDED AND RESTATED WESTFIELD AVENUE REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 105, LOTS 1.01 (A/K/A 56 WESTFIELD AVENUE, CLARK, NEW JERSEY), 2.01 (A/K/A 52 WESTFIELD AVENUE, CLARK, NEW JERSEY) AND 26.01 (A/K/A BROADWAY NEAR THE INTERSECTION OF JOSEPH STREET, CLARK, NEW JERSEY) AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CLARK DESIGNATING SUCH PROPERTY AS AN AREA IN NEED OF CONDEMNATION REDEVELOPMENT**
  
2.     **25-23 AN ORDINANCE OF THE TOWNSHIP OF CLARK, COUNTY OF UNION, STATE OF NEW JERSEY, CONSENTING TO TRANSFER OF PROPERTY DESIGNATED AS BLOCK 91, LOTS 8.01, 10.01 AND 36, LOCATED ON WESTFIELD AVENUE AND WASHINGTON STREET, CLARK, NEW JERSEY, AND ASSIGNMENT AND TRANSFER OF FINANCIAL AGREEMENT**
  
3.     **25-24 CAPITAL ORDINANCE TO APPROPRIATE THE SUM OF \$200,000 FOR THE INSTALLATION OF FIRE ALARM SYSTEMS AT THE MUNICIPAL BUILDING AND RECREATION CENTER, FIRE HEADQUARTERS AND FIRE STATION NO. 2 IN, BY AND FOR THE TOWNSHIP OF CLARK, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE CAPITAL IMPROVEMENT FUND OF THE TOWNSHIP.**

## **RESOLUTIONS:**

4. Authorizing the Business Administrator and Qualified Purchasing Agent to prepare and advertise specifications and invite sealed bids for the Installation of Fire Alarm Systems and Monitoring Services at municipal facilities
5. Authorizing the sale of certain property, located on Block 94 Lot 11 on Lionel Street, which is owned by the Township of Clark, not required for public purposes pursuant to N.J.S.A. 40A:12-1, *et seq.*
6. Renewing the Professional Services contract with CGP&H as the Administrative Agent for the township's Affordable Housing Program in an amount not to exceed \$36,600.00
7. Authorizing the Mayor and Municipal Clerk to execute a Shared Services Agreement with the County of Union to Modify the Cooperative Agreement Dated June 16, 2014, as amended July 17, 2017, for Community Development Block Grant Funding for Fiscal Year 2025 – 2026
8. Authorizing a Shared Services Agreement with the City of Rahway for Municipal Court services in case of emergency
9. Refunding Construction Permit #24-280, 60 Ridge Road in the amount of \$6,710.00
10. Refunding Zoning Board Application Fee and Escrow to 54 Mildred LLC in the amount of \$1,350.00
11. Authorizing the Tax Collector to refund overpayment of sewer fees in the amount of \$585.87
12. Authorizing the Tax Collector to apply sewer account balance adjustments as credit in the amount of \$6,977.60
13. Authorizing the Tax Collector to refund overpayment of taxes in the amount of \$7,040.52

## **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.

## **MAYOR, COUNCIL AND PROFESSIONAL COMMENTS:**

## **ADJOURNMENT:**

TOWNSHIP OF CLARK

Ordinance No. 25 - 22

Adopted \_\_\_\_\_

INTRO 1

Introduced: July 7, 2025 Public Hearing: July 21, 2025

**ORDINANCE OF THE TOWNSHIP OF CLARK, COUNTY OF UNION, NEW JERSEY  
ADOPTING THE AMENDED AND RESTATED WESTFIELD AVENUE  
REDEVELOPMENT PLAN FOR THE PROPERTY IDENTIFIED AS BLOCK 105,  
LOTS 1.01 (A/K/A 56 WESTFIELD AVENUE, CLARK, NEW JERSEY), 2.01 (A/K/A 52  
WESTFIELD AVENUE, CLARK, NEW JERSEY) AND 26.01 (A/K/A BROADWAY  
NEAR THE INTERSECTION OF JOSEPH STREET, CLARK, NEW JERSEY) AS  
SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CLARK  
DESIGNATING SUCH PROPERTY AS AN AREA IN NEED OF CONDEMNATION  
REDEVELOPMENT**

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

WHEREAS, the Township adopted Ordinance No. 19-12 on May 6, 2019, effective May 30, 2019 (the "Prior Ordinance"), pursuant to which it approved a certain redevelopment plan entitled "Westfield Avenue Redevelopment Plan," prepared by Shamrock Enterprises, Ltd., dated April 4, 2019 (the "Prior Redevelopment Plan"); and

WHEREAS, the Township desires to amend, modify and restate the Prior Redevelopment Plan; and

WHEREAS, accordingly, pursuant to N.J.S.A. 40A:12A-6 of the LRHL, the Municipal Council ("Township Council") of the Township of Clark (the "Township") directed the Township Planning Board on July 15, 2024 to conduct a preliminary investigation to determine whether the property designated as Block 105, Lots 1.01 (A/K/A 56 Westfield Avenue, Clark, New Jersey), 2.01 (A/K/A 52 Westfield Avenue, Clark, New Jersey) and 26.01 (A/K/A Broadway near the intersection of Joseph Street, Clark, New Jersey) on the official tax map of the Township, (the "Proposed Condemnation Redevelopment Area") meets the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-3, the Proposed Condemnation Redevelopment Area may include such lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary, with or without change in their condition, for the effective redevelopment of the Proposed Condemnation Redevelopment Area (herein, such lands, buildings, or improvements are collectively called the "Additional Areas"); and

WHEREAS, the Township of Clark Planning Board (the "Planning Board"), at a public Planning Board hearing on May 1, 2025, reviewed the Redevelopment Study and Preliminary

Investigation Report, dated March 22, 2025 (the “Preliminary Investigation”) and testimony of the Township’s planning consultant pursuant to and in accordance with the procedural requirements of N.J.S.A. 40A:12A-6, to determine whether the Proposed Condemnation Redevelopment Area property satisfies the criteria set forth in N.J.S.A. 40A:12A-5 (or, if and as applicable, N.J.S.A. 40A:12A-3) to be designated as a condemnation area in need of redevelopment; and

**WHEREAS**, the Planning Board gave due notice of the proposed boundaries of the Proposed Condemnation Redevelopment Area and the date of the hearing in accordance with the LRHL to any persons who are interested in or would be affected by a determination that the Proposed Condemnation Redevelopment Area delineated in the notice is a condemnation redevelopment area; and

**WHEREAS**, at the hearing, the Planning Board heard from all persons who were interested in or would be affected by a determination that the Proposed Condemnation Redevelopment Area is a condemnation redevelopment area. There were no objections to a determination that the Proposed Condemnation Redevelopment Area is an area in need of condemnation redevelopment; and

**WHEREAS**, the Planning Board found that the Proposed Condemnation Redevelopment Area was investigated and meets the statutory criteria for an area in need of condemnation redevelopment as outlined in the Preliminary Investigation; and

**WHEREAS**, after conducting its investigation, preparing a map of the Proposed Condemnation Redevelopment Area, and completing a public hearing at which no objections to the designation were received, the Planning Board moved to recommend to the Township Council that it should designate the Proposed Condemnation Redevelopment Area and the Additional Areas collectively as a condemnation area in need of redevelopment; and

**WHEREAS**, on May 1, 2025, the Planning Board adopted a Resolution memorializing its decision to recommend that the Township Council designate the Proposed Condemnation Redevelopment Area and the Additional Areas collectively a condemnation area in need of redevelopment, which Resolution was duly forwarded to Council; and

**WHEREAS**, on May 19, 2025, the Township Council, having reviewed the Preliminary Investigation and in consideration of the information presented to Township Council, together with the Planning Board’s recommending Resolution, declared the Proposed Condemnation Redevelopment Area and the Additional Areas collectively as an area in need of condemnation redevelopment (herein collectively called the “Condemnation Redevelopment Area”); and

**WHEREAS**, to stimulate redevelopment within the Condemnation Redevelopment Area, the Township Council desires to adopt the redevelopment plan entitled “Amended and Restated Westfield Avenue Redevelopment Plan,” prepared by Kevin O’Brien, PP, AICP of Shamrock Enterprises, Ltd., April 4, 2019 and revised by Paul Ricci, AICP, PP of Ricci Planning on June 23, 2025 (“Amended and Restated Westfield Avenue Redevelopment Plan”), a copy of which is attached to and made a part of this Ordinance; and

**WHEREAS**, the Township Council finds that the Amended and Restated Westfield Avenue Redevelopment Plan will diversify the use and development of and on the Condemnation Redevelopment Area, which will stimulate greater interest in redevelopment there.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of Clark, County of Union, State of New Jersey, being the governing body thereof, that pursuant to N.J.S.A. 40A:12A-7(e) the Township Council hereby adopts the Amended and Restated Westfield Avenue Redevelopment Plan; and

**BE IT FURTHER ORDAINED**, that Section 195-112 of the Code of the Township of Clark titled "Designation of zoning districts", the subsection titled "Redevelopment Zones" be and hereby is amended to delete "Westfield Avenue Redevelopment Zone (A&P)-Block 91, Lot 21 and Block 105, Lots 2 and 26.01", and replace it with "Westfield Avenue Redevelopment Zone-Block 105, Lots 1.01, 2.01 and 26.01"; and

**BE IT FURTHER ORDAINED**, that Section 195-113 of the Code of the Township of Clark titled "Zoning Map" is amended to provide that the Zoning Map be and hereby is amended by designating Block 105, Lots 1.01, 2.01 and 26.01 as the Westfield Avenue Redevelopment Area, as depicted on "Map 1 Redevelopment Area Boundary Map, Clark, New Jersey"; and

**BE IT FURTHER ORDAINED**, that the Township of Clark Clerk be and hereby is directed to refer this Ordinance to the Township of Clark Planning Board for a determination pursuant to N.J.S.A. 40A:12A-7d that all of the provisions of the Amended and Restated Westfield Avenue Redevelopment Plan are either substantially consistent with the Township of Clark Master Plan or designed to effectuate the Township Master Plan, and the Township of Clark Planning Board shall transmit its report to the Township of Clark Council within forty (45) days of the referral pursuant to N.J.S.A. 40A:12-7e; and

**BE IT FURTHER ORDAINED**, that the Township of Clark Clerk is hereby directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Union County Planning Board and to all other persons entitled to notice pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63, if required; and

**BE IT FURTHER ORDAINED**, that the Prior Ordinance be and hereby is repealed in its entirety; and

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

**BE IT FURTHER ORDAINED**, that any ordinances or parts thereof in conflict with the provisions of this Ordinance be and hereby are repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that, to the extent that any portion of the Amended and Restated Westfield Avenue Redevelopment Plan conflicts with or amends or modifies any provision of any other of the Township's development regulations, the Amended and Restated Westfield Avenue Redevelopment Plan shall supersede or amend or modify, as applicable, such development regulations and the zoning district map included in the Township's zoning ordinance shall be deemed amended accordingly; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

Effective Date: August 13, 2025

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**EDITH L. MERKEL, RMC**  
 Township Clerk

\_\_\_\_\_  
**WILLIAM F. SMITH**  
 Council President

\_\_\_\_\_  
**ANGEL ALBANESE**  
 Mayor

Ord25/7-21 25-22AdoptWestfieldAvenueRedevelopmentPlan

		Motion to Introduce	Second	Motion to Adopt	Second	Aye	Nay	Abstain	Absent
	Hoff								
	Hund								
Adopted	Mazzarella								
Adopted as Amended	Minniti								
Defeated	O'Connor								
Tabled	Toal								
Withdrawn	Smith								
	Entire Council								
	TOTAL								



# AMENDED WESTFIELD AVENUE REDEVELOPMENT PLAN

**BLOCK 91 – LOT 21 AND BLOCK 105 – LOTS 1.01, 2.01 and 26.01**

Prepared for;  
The Township of Clark  
Union County, New Jersey

April 4, 2019  
Revised on June 23, 2025

**Prepared by: Shamrock Enterprises, Ltd.  
Kevin O'Brien, PP, AICP - N.J. License #5348  
Revised by Paul Ricci, AICP, PP - N.J. License #5570**

**Township of Clark**

Mayor Angel Albanese  
Council President Bill Smith  
Council Vice President &  
Council Member at Large, Jessie Hoff  
Ward 3 Council Member, Steven Hund  
Ward 1 Council Member, Frank Mazarella  
Council Member at Large, Jimmy Minniti  
Ward 2 Council Member, Patrick O'Connor  
Ward 4 Council Member at Large, Brian Toal

**Planning Board**

Class I Member, Mayor Angel Albanese  
Class II Member, James Ulrich  
Class III Member, James Minniti  
Class IV Member, Kevin Koch, Chairman  
Class IV Member, Michael Triola, Vice-Chairman  
Class IV Member, Michael Altman  
Class IV Members, Joseph Arancio  
Class IV Member, Carmen Brocato  
Class IV Member, Lance Steinberg  
Alternate I, William Grzyb

Donna Mazzucco, Board Secretary  
Albert Cruz, Esq., Board Attorney  
Rich O'Connor, P.E., Board Engineer  
Paul Ricci, AICP, PP, Board Planner

**Prepared by:**

Kevin O'Brien, PP, AICP  
License # 5348  
Shamrock Enterprises, Ltd.

**Revised by:**

Paul Ricci, AICP, PP  
License # 5570  
RicciPlanning, LLC

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## I. INTRODUCTION

On June 4, 2018, the Township of Clark Municipal Council directed the Township Planning Board to undertake a preliminary investigation to determine whether the Westfield Avenue Study Area (Block 91, Lot 21 (81 Westfield Avenue) and Block 105, Lots 2 (now consolidated into Lot 2.01 located at 52 Westfield Avenue) & 26.01 (Broadway and Joseph Street) met the statutory criteria to be designated as a “Condemnation Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (LRHL).

The Township Planning Board completed a preliminary investigation report for the study area and held a public hearing on August 2, 2018. At the completion of the public hearing, the Board recommended that the Township of Clark Municipal Council designate the area as a “Condemnation Area in Need of Redevelopment” pursuant to the LRHL. The Municipal Council, on September 17, 2018, determined that the Westfield Avenue Study Area (Block 91, Lot 21 and Block 105, Lots 2 & 26.01) met the Statutory Criteria to be designated as a “Condemnation Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (LRHL) On May 1, 2025, the Planning Board held a public hearing and recommended to the Township Council to expand the redevelopment area to include Block 105, Lot 1.01 located at 56 Westfield Avenue. On May 19, 2025, the Mayor and Council officially expanded the redevelopment area to encompass Block 105, Lot 1.01.

This Redevelopment Plan (Redevelopment Plan or Plan) shall govern the redevelopment of the Westfield Avenue Redevelopment Area. The Plan establishes permitted land uses, bulk and area requirements, and design standards for any development within the redevelopment area.

## II. BOUNDARIES

The Redevelopment Area consists of four (4) tax lots within the Township of Clark: Tax Lots 1.01, 2.01 and 26.01 on Tax Block 105 and Tax Lot 21 on Tax Block 91. See chart below:

Block	Lot	Location	
91	21	81 Westfield Avenue	
105	1.01	56 Westfield Avenue	
105	2.01*	52 Westfield Avenue	
105	26.01	Broadway and Joseph Street	

\* Former Lots 21 and 22 on Block 105 have been merged into Lot 2.01. The current Tax Map shows the three lots (2, 21 and 22), but the Assessor's records now list the one combined Lot as Lot #2.01. References to Lot 2.01 in this Redevelopment Plan include the entire area of the combined lots.

See Map #1 – Boundary Map.

### III. REDEVELOPMENT PLAN OBJECTIVES

- A. To encourage the redevelopment of the property within the Redevelopment Area with residential uses (including inclusionary housing) within mixed-use buildings consistent with the recommendations of the Master Plan.
- B. To encourage the development of active commercial uses on the ground floor, such as retail and restaurant uses, to activate the streetscape and encourage pedestrian activity; especially along the Westfield Avenue street frontage.
- C. To discourage residential development on the ground floor of buildings fronting on Westfield Avenue.
- D. To encourage additional commercial uses that do not rely on pedestrian traffic (such as office uses) on the upper floors of mixed-use buildings in order to create new job opportunities and increased economic vitality in the downtown district.
- E. To encourage lesser front setbacks along street frontages where commercial uses are provided in order to create a better relationship with the pedestrian environment and activate the streetscape; while at the same time providing sufficient sidewalk widths in order to accommodate street trees, decorative lighting, and other decorative street furniture, including the possibility of sidewalk cafes.
- F. To provide for the construction of residential apartments, meeting the minimum density requirement for inclusionary housing and providing for the required set-aside of units within such developments for affordable to low- and moderate-income families, complying with the obligation of the Township to provide a regional fair share of low- and moderate-income housing.
- G. To encourage well planned, mixed-use development, consistent with the recommendation of the Master Plan, in a comprehensive manner integrating the needs of pedestrians, vehicles and the general public.
- H. To facilitate the removal of vacant and underutilized commercial facilities and vacant land, the redevelopment of such properties in conformance with this Redevelopment Plan and the Master Plan.
- I. To encourage housing diversity to accommodate the needs of people of various ages and income levels in the community in accordance with State requirements and local/regional need.
- J. To provide for improved site design, landscape design, street trees, paving materials and other decorative and functional design features to improve pedestrian and vehicular safety and the aesthetics of the Redevelopment Area and surrounding area, thereby creating a more pleasant, safe and vibrant area.
- K. To promote the principles of Smart Growth and Traditional Town Development through sustainable economic and social development by providing a variety of housing choices, minimizing pedestrian / automobile conflicts by providing pedestrian friendly streets and public rights-of-way, encouraging mixed-use development and creating a livable community with convenient access to commercial facilities.
- L. To encourage the use of green building techniques.

#### IV. GENERAL ADMINISTRATIVE PROVISIONS

- A) In order to implement the Plan consistent with the objectives herein, the designated Redevelopment Area shall be redeveloped in accordance with the standards detailed in this Redevelopment Plan. This Plan supersedes the underlying use, bulk, and design standards of the Township's Land Use and Development Ordinance as they relate to the area governed by this Redevelopment Plan. However, the standards, terms, definitions and requirements of the Township of Clark Land Use and Development Ordinance shall continue to apply in any instance where they have not been altered or addressed by the standards and requirements of this Redevelopment Plan.
- B) Redeveloper's Agreement: All developers of property within the Redevelopment Area shall enter into a Redeveloper's Agreement with the Township of Clark. The Agreement shall include the responsibilities of the Township and the developer relative to affordable housing, off-site and on-site improvements, infrastructure improvements, roadway improvements, traffic-signalization, etc. (if any); and such other requirements as mutually agreed to by the developer and Township to effectuate the Redevelopment Plan.
- C) Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements to the Area shall be submitted by the developer to the Planning Board of the Township of Clark for review and approval so that compliance of such plans with the redevelopment objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases.
- D) As part of any site plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the Township in a form approved by the Planning Board Attorney and Engineer. The amount of any such performance guarantees shall be determined by the Planning Board Engineer and shall be sufficient to assure completion of on and off-site improvements within one (1) year of any certificate of occupancy or temporary certificate of occupancy.
- E) Traffic impact studies may be required by the Township of Clark and shall incorporate, as part of the study, all projects approved or proposed in the immediate area.
- F) No use or reuse shall be permitted, which, when conducted under proper safeguards, will produce corrosive, toxic or noxious fume, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration (60 decibels), or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- G) Any subdivision of lots and parcels of land within the Redevelopment Area shall be in accordance with the requirements of this plan and the Ordinances of the Township of Clark.
- H) Upon the demolition of any existing structures, the site shall be graded and planted or covered with a durable dust free surface in the interim period prior to construction of new buildings.
- I) Deviation Requests: The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a

specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Redevelopment Plan. Any deviation that would otherwise constitute a "d" type variance or deviation constitutes a request for a legislative plan amendment cognizable only by the Governing Body.

J) INTERIM USES: Interim uses may be established, subject to agreements between the developers and the Planning Board, that such use will not have an adverse effect upon existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board, which may establish an interim use period of between one (1) year and three (3) years in duration, subject to the Planning Board's discretion. Additional renewals of an interim use may be granted by the Planning Board, subject to the same interim period limitations specified above.

K) PROCEDURE FOR AMENDING THE PLAN

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$5,000.00 plus all costs for copying and transcripts shall be payable to the Township of Clark for any request by a private entity to amend this plan. The Township of Clark reserves the right to amend this plan solely at its discretion.

## V. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE LAW

A) The Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq. requires that a Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1) Its relationship to definitive local objectives: This Redevelopment Plan achieves the stated objectives of the 2010 Township of Clark Master Plan Reexamination Report and Master Plan Update, and the 2017 Housing Element and Amended Land Use Element of the Master Plan.

a) The 2010 Master Plan Re-examination Report and Master Plan Update in the Recommended Changes section states in recommendation # 9: "Several of the larger properties in the Downtown Village (DTV) district should be considered as potential redevelopment areas in order to encourage new development and investment in this area." This Redevelopment Plan is consistent with that recommendation.

b) In 2017, the Township of Clark adopted a new Housing Element of the Master Plan. Section F. the Land Use Plan Amendment, contained Updated Land Use Goals and Objectives.

- Goal #2 of the Land Use Amendment is: "Continue to encourage housing diversity to accommodate the needs of people of various ages and income

levels in the community in accordance with State requirements and local/regional needs”. This Redevelopment will help to achieve this goal.

- Goal #3 of the Land Use Amendment is: “Create opportunities for very low, low and moderate income housing in fulfillment of the Township’s constitutional obligation to satisfy its fair share of the regional need for affordable housing...”. A specific Objective within Goal # 3 is to identify sites that are suitable, developable and approvable for inclusionary residential development and rezone such sites at densities that warrant requiring a set-aside of very low, low and moderate income housing. In furtherance of this objective the Master Plan specifically calls out the DTV Zone area as being suitable to include mixed-use commercial and inclusionary residential development with a required set-aside for affordable housing. This Redevelopment Plan is consistent with these goals and objectives.
  - Similarly, in the Fair Share Plan, Section G. calls out the DTV zone as being suitable for an affordable housing set aside and specifically calls out lots 2.01 (52 Westfield Avenue) and 26.01 (Broadway and Joseph Street) to be placed in the affordable housing zone.
- 2) Proposed Land Uses: This Redevelopment Plan provides for a list of permitted principal uses, as well as accessory uses, within the redevelopment area. The plan also provides for maximum height limits, bulk standards, setbacks and various design controls.
  - 3) Adequate provision for relocation. The property currently contains only vacant land and/or buildings. There will be no displacement of existing business or residents.
  - 4) The Redevelopment Plan proposes no acquisition or condemnation of private property for private redevelopment purposes at this time.
  - 5) Relationship of the Redevelopment Plan to the Master Plan of Contiguous Municipalities, the County Master Plan and the State Development and Redevelopment Plan.
    - a) Master Plan of Contiguous Municipalities – The subject Redevelopment Area is in close proximity to the City of Rahway. The Rahway B-1 Neighborhood Business Zone allows small retail facilities which provide goods and services at the intersection of Westfield Avenue and Madison Hill Road, and extends to Broadway on the north. The Redevelopment Plan is consistent with the Rahway B-1 Zone goals.
    - b) Union County Master Plan – this Redevelopment Plan is consistent with the Goals and Objectives of the Union County Master Plan, and specifically those found in the Housing and Development portions of the Master Plan.
      - i. The Master Plan states as its Goal under Housing: *Promote the provision of a broad range of housing opportunities for all income levels and household types by encouraging the maintenance or rehabilitation of the existing housing stock and through the construction of new housing units.* Within this Goal, this Redevelopment Plan is also consistent with certain objectives of the County Master Plan, including:
        - Encourage municipalities to zone for a variety of housing types and densities.

- Encourage the construction of multi-family apartment and townhouse units in either rental, condominium or fee simple ownership for all age groups, household types and income levels.
  - Encourage the expansion of existing public, non-profit and inclusionary low-income and senior housing opportunities.
- ii. The Master Plan states as its Goal under Development: *To facilitate the development of Union County by directing growth to environmentally suitable area that can be provided essential infrastructure and support facilities and to revitalize urban centers and corridors within the County.*

Within this Goal, this Redevelopment Plan is also consistent with certain objectives of the County Master Plan, including:

- Identify land areas suitable for residential, commercial and industrial development sufficient to accommodate reasonable projections of future needs.
  - Promote new development and redevelopment that is consistent and compatible with existing settlement patterns.
- c) State Development and Redevelopment Plan – The Township of Clark is within the PA-1 planning designation. The intent of this planning area is to provide for much of the State’s future development and redevelopment. The redevelopment of the subject area is consistent with this policy. Another intent is to revitalize existing cities and towns, which this Redevelopment Plan will accomplish through the redevelopment of underutilized properties.

## VI. DESIGN STANDARDS

### A) GENERAL STANDARDS

- 1) The design standards provided in Article XVI of Chapter 195 – the Land Use and Development Ordinance of the Township of Clark shall apply to all development applications.
- 2) All structures within the project area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 3) Groups of related buildings shall be designed to present a harmonious appearance in terms of architectural style and exterior materials.
- 4) Buildings shall be designed so as to have an attractive, finished appearance when viewed from all vantage points. Exterior façade materials shall be high quality materials such as brick, metal panels, stone, wood clapboard, cedar shingles, cultured stone or other similar materials. Lesser quality materials such as vinyl and aluminum siding, artificial brick, thin veneers and stone veneers, and CMU size/type block shall be prohibited. Exceptions require Planning Board approval.
- 5) Access by the elderly, physically handicapped and/or disabled shall meet barrier free design regulations as specified in the New Jersey and Federal ADA Standard Uniform Construction Code.

- 6) All utility distribution lines, including multi-media telecommunication lines and utility service connections from such lines to the project area's individual use shall be located underground to the extent practicable.
- 7) Roof treatment, Mechanical Screening and Electrical Equipment
  - a) All mechanical equipment located on any roof of a building shall be screened from view, or located in such a way as to limit the visibility of such equipment.
  - b) All electrical communication equipment shall be located in such a way that minimizes their appearance on the building.
  - c) Transformers and primary and back-up generators shall be located to limit their visibility or screened with decorative fences, walls or landscaping.

**B) STREETScape DESIGN STANDARDS**

- 1) All buildings shall be designed to have an attractive appearance when viewed from the public right-of-way so as to contribute to the appearance of the surrounding area.
- 2) Entrances shall be designed to be attractive and functional; and shall be designed to reduce or eliminate conflicts between pedestrian and vehicular traffic.
- 3) Sidewalks shall be improved within the Redevelopment Area to enhance the pedestrian environment and to create a pleasant and safe pedestrian environment.
- 4) Sidewalks shall be adequately sized to provide adequate width to accommodate street trees, decorative lighting, street furniture, sidewalk cafes, etc.; while at the same time providing for adequate area for pedestrian circulation.
- 5) All new sidewalk pavement shall conform to municipal standards.
- 6) Street trees shall be provided along the curb line or within the property line along the sidewalk. Additional decorative planting areas containing deciduous and evergreen shrubs, trees, ground covers, rain gardens, etc. are strongly encouraged to enhance the appearance of the property and the streetscape.
- 7) Street and site furniture such as benches and trash receptacles are required. Selection of such furniture shall take into consideration issues of durability, maintenance and vandalism. All such furniture shall be architecturally compatible with the style, materials, colors and details of buildings on the site.
- 8) Streetscape improvements shall be clearly indicated on site plan submittals, and shall be in compliance with the standards found in the Clark Land Use and Development Ordinance; Section 195-131 – Paragraph G. Streetscape Standards.

**C) OPEN SPACE LANDSCAPING AND LIGHTING STANDARDS**

- 1) Landscaping shall be required for those portions of the property not used for buildings, off-street parking, sidewalk and plaza areas, loading zones, etc. The landscaping shall include lawn and ground cover areas, flowering and evergreen trees and shrubs, shade trees, annual and perennial flowers, decorative grasses, etc. The developer's landscape plan shall indicate the location, size and quantity of the various species to be used.
- 2) All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of 5 feet high and shall be planted, balled and burlapped as established by the American Association of Nurserymen. Ground cover shall be used in place of mulch. A planting schedule shall be provided by the developer and approved by the Planning Board. Screen plantings are not required along the Westfield Avenue frontage.

- 3) All new trees shall be of a species and gender so as to minimize nuisance fruits and pollen.
  - 4) Any landscaping which dies within 2 years of planting shall be replaced by the developer.
  - 5) Underground watering facilities are recommended for all on-site landscaped areas.
  - 6) Appropriate active and passive recreation facilities shall be provided for the resident population and conveniently located on the site. If dogs are permitted then a dog park for the off-leash exercising of dogs is encouraged.
  - 7) Lighting within the site shall sufficiently illuminate all areas, including those areas where buildings are setback or offset, in order to prevent dark corners and promote pedestrian safety.
  - 8) All site lighting shall conform to municipal standards.
  - 9) All lighting sources must be adequately shielded to avoid any off-site glare.
- D) SIGNAGE REQUIREMENTS
- 1) Signage shall be as regulated by the Township of Clark Land Use and Development Ordinance.
  - 2) All signage shall be designed in a manner consistent with the architectural theme and design of the structure. The signage shall be located within a sign band that is integrated into the architectural style of the building so as to provide a uniform design and appearance.
  - 3) Sign illumination shall not be flashing or moving. Indirect lighting, halo lighting or other similar forms of lighting are encouraged so as to reduce light glare and other nuisance effects of sign illumination.
  - 4) All signage shall be clearly indicated on site plans and architectural plans submitted and shall be subject to approval by the Clark Planning Board.
- E) GREEN BUILDING STANDARDS
- 1) Green building and energy efficiency construction techniques are encouraged to be incorporated into all new construction. Energy Star and LEED (Leadership in Energy and Environmental Design) are two of several certifications that may be pursued. However, such certifications are not required by this plan. Practices endorsed by the Department of Energy, The Environmental Protection Agency and the U.S. Green Building Council are also encouraged. All energy saving measures and green building features shall be identified in the site plan application. These may include but are not limited to: Energy Star appliances, Low Flow Plumbing Fixtures, Low VO Paints, LED lighting, High Efficiency HVAC, On-demand Hot Water, car charging stations, shared car parking, use of recycled materials, utilization of solar or geothermal technologies.

## VII. SPECIFIC LAND USE REGULATIONS

Development on the property at Lot 21 on Block 91 (81 Westfield Avenue) shall be governed by development regulations found in the Downtown Village (DTV) Zoning District. The properties on Block 105 shall be governed by the Land Use Regulations below.

### A) Permitted Principal Uses

- 1) Retail Sales of Goods and Services; such as groceries, baked goods, pharmacy, jewelry, office supplies, florists, dog grooming, barber shops, hair salons, tailors.
  - 2) Taverns and Restaurants; including full service restaurants offering table service and those establishment offering counter service and takeout, but excluding drive throughs.
  - 3) Banks and other similar financial institutions.
  - 4) Health Clubs; including yoga studios, gyms, fitness centers, etc.
  - 5) Offices; including business, administrative and professional offices.
  - 6) Museums, Art Galleries, Theaters, Music and Dance Studios, and other similar cultural uses.
  - 7) Child Care Centers.
  - 8) Governmental Uses; including offices, public parks, and municipal parking facilities.
  - 9) Residential Apartments, except that residential uses shall not be permitted on the ground floor or first floor fronting onto Westfield Avenue. Inclusionary affordable housing is required pursuant to Section VIII of this Redevelopment Plan.
  - 10) Mixed-Use of two or more of the above uses is permitted.
- B) Permitted Accessory Uses
- 1) Off-street Parking and Loading.
  - 2) Outdoor Dining / Sidewalk Cafes
  - 3) Signs.
  - 4) Indoor and Outdoor Recreation Facilities such as exercise rooms, resident lounge areas, play rooms, swimming pools, tennis courts, basketball courts, seating areas, and other similar active and passive recreation facilities.
  - 5) Other uses customarily associated with, incidental and subordinate to a permitted use, and located within the same property.
- C) Prohibited Uses - Any use or structure not permitted in paragraphs A) and B) shall be prohibited. In addition, the following uses shall be expressly prohibited:
- 1) Any business conducted outside the confines of a building, except those temporary activities permitted by special permission from the Township Mayor and Council or allowed elsewhere in the Ordinance;
  - 2) Gasoline filling stations, gasoline service stations, public garages, automobile body repair or painting shops;
  - 3) Lumberyards or building material yards;
  - 4) Sale, rental or repair of automobiles, motorcycles, boats, trailers, lawn mowers, small gasoline or other liquid-fuel engines;
  - 5) Dry-cleaning establishments where the dry cleaning is done on the premises;
  - 6) Warehouses and any business which does not sell directly to the general public;
  - 7) Public or private schools;
  - 8) Funeral services, undertakers, crematories and morticians;
  - 9) All aboveground and underground bulk storage of liquefied petroleum gases, gasoline, diesel fuel, kerosene, No. 2 fuel, fuel oil, chemicals or similar hazardous, flammable or combustible liquids in any amount, except as permitted otherwise by permit. Aboveground or basement storage of up to 530 gallons of kerosene or No. 2 heating fuel in approved storage tanks and used exclusively for heating purposes on the premises is exempted from the above prohibition;

- 10) Any building, structure or use which would create an undue hazard of fire, explosion or nuisance by reason of odor, noise, dust or smoke, or which in any way would be detrimental to the health, public morals and public safety of the community; and
- 11) Private commercial parking lots as a principal use.

D) Development Standards

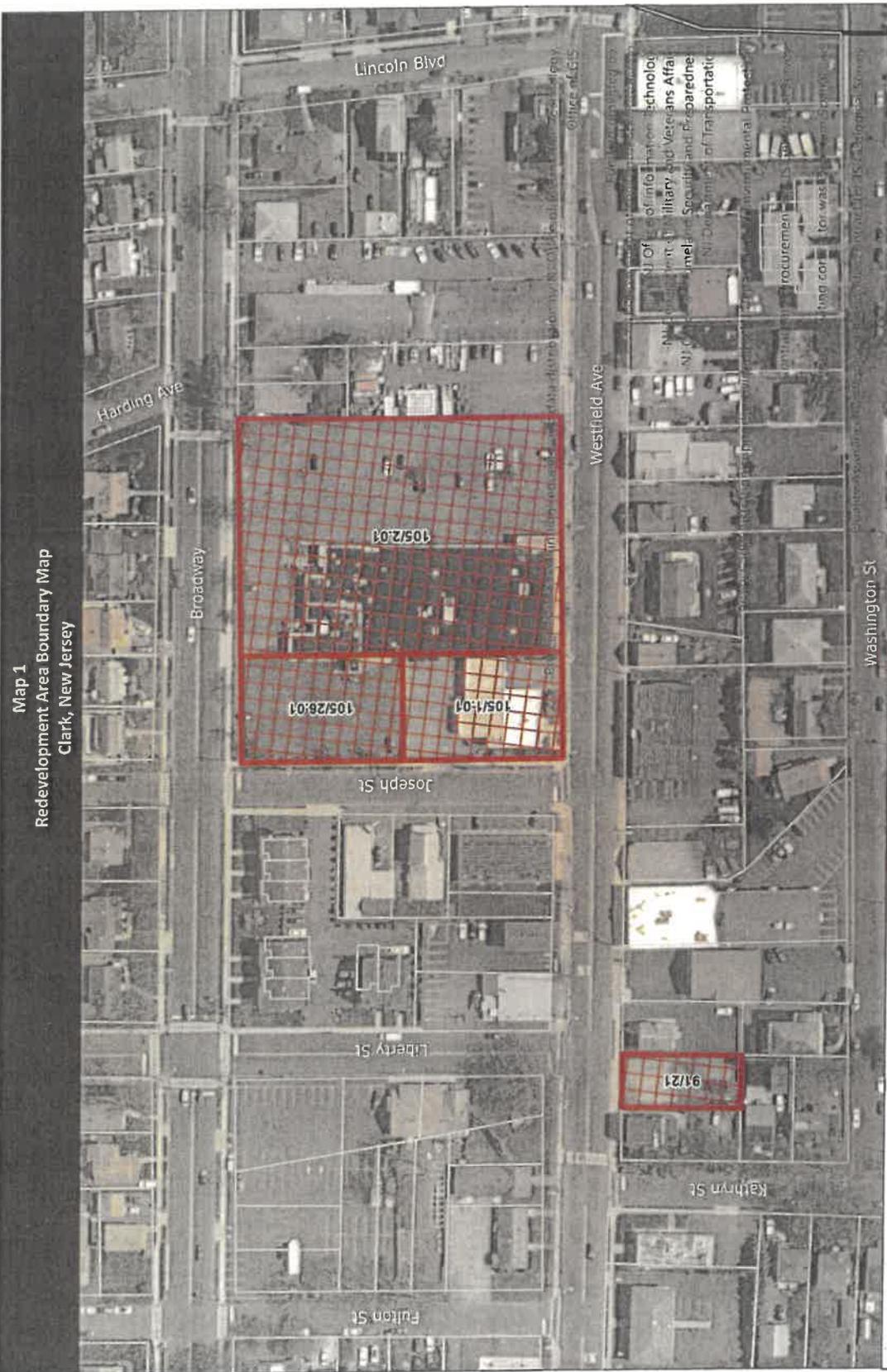
- 1) Minimum Lot Dimensions:
  - a) Lot Area: 80,000 SF
  - b). Lot Frontage: 150 ft.
- 2) Minimum Yards:
  - a) Front Yard – All street frontages shall be treated as a front yard. There shall be minimum front yard requirements in order to encourage commercial uses to be more closely oriented to the street; including a minimum sidewalk width of 20 feet as measured from the face of the curb shall be required along Westfield Avenue and 10 feet along other streets. Two foot articulations are allowed along the Westfield Avenue frontage providing a minimum of 18 feet of sidewalk as measured from the curb face. Buildings shall be set back at least that distance to achieve these sidewalk widths. Parking is allowed in the front yard.
  - b) Side Yard – A 12 foot setback is required,
- 3) Lot Coverage:
  - a) Maximum Building Coverage: 85%
  - b) Maximum Impervious Cover: 95%
  - c) Minimum Landscaped Area: 5%
  - d) On properties over 80,000 sq. ft. more than one principal building may be constructed.
- 4) Maximum Building Height:
  - a) Four Stories and 52 feet.
  - b) Building height shall be measured from the finished ground floor elevation to the top of roof; not including parapets, rooftop equipment and appurtenances, gables and other similar decorative features.
- 5) Maximum Density:
  - a) 63 dwelling units per acre, with a maximum of 140 dwelling units inclusive of a 15% affordable housing set aside.
- 6) Parking Requirements:
  - a) Residential Uses: 1.7 spaces shall be provided for each residential unit. A minimum of one off-street parking space shall be bundled with the rent, i.e., there shall be no additional charge for off-street parking.
  - b) Non-Residential: . No off-street parking is required. Rather, angled parking improvements shall be made on the eastern side of the Joseph Street right-of-way and the southern side of the Broadway right-of-way. A minimum of 11 on-street angled spaces shall be provided on Joseph Street and 14 angled on-street spaces on Broadway for public use.
  - c) Tandem spaces are permitted and shall be counted as two parking spaces if both spaces are assigned to the same residential unit or if a valet service is provided.
  - d) No off-street parking shall be located within the front yard along Westfield Avenue. Front yard and side yard parking is allowed on other street frontages.
  - e) All off-street parking shall be surfaced in accordance with Township standards.

- f) All ingress and egress to the site, and all interior drives and drive-aisles shall be located and designed to reduce traffic conflicts and promote pedestrian safety to the greatest degree practicable and conform with Township standards. No curb cuts are permitted along Westfield Avenue.
- 7) Buffers and Screening: Front yard parking along Broadway and Joseph Street shall be screened along the lot line. Such screen shall be a minimum five foot wide planting strip consisting of shrubs or evergreens at least 3 feet high. Such planting or hedge shall be maintained in good condition. In addition, adequate building screening shall be provided along the Broadway frontage. No screening is necessary along the Westfield Avenue frontage. Such screening shall be indicated on the site plan and subject to review and approval by the Clark Planning Board.

## VIII. INCLUSIONARY HOUSING REQUIREMENTS

- A) A minimum of 15% of the total units constructed on any site within the Redevelopment Area shall be provided as affordable housing units to families and persons of low and moderate income. The specific number of affordable housing units, the distribution of units by low and moderate income, and other details of the developer's affordable housing obligation shall be more fully described in the required Redeveloper's Agreement. (see Section IV.B. of this Plan)
- B) Inclusionary housing units shall be sold or rented and shall be maintained for a minimum period of 30 years so as to be affordable to families and persons of very low, low and moderate income.
- C) Definitions. As used in this section, the following terms shall have the meanings indicated:
  - 1) LOW-INCOME HOUSEHOLD  
A household with a total gross annual household income equal to 50% or less of the regional median household income by household size.
  - 2) MODERATE-INCOME HOUSEHOLD  
A household with a total gross annual household income in excess of 50% but less than 80% of the regional median household income by household size.
  - 3) VERY-LOW-INCOME HOUSEHOLD  
A household with a total gross annual household income equal to 30% or less of the regional median household income by household size.
- D) Affordable units in this district shall not be age-restricted.
- E) Affordable units in this district shall be architecturally similar to the market-rate units and shall be distributed among the market-rate units rather than isolated.

# IX. BOUNDARY MAP



Map 1  
Redevelopment Area Boundary Map  
Clark, New Jersey

**ricciplanning**  
Paul Ricci, AICP, PP  
177 Monmouth Avenue  
Atlantic Highlands, NJ 07716  
908.642.0070  
Fax 350.4501  
paul@ricciplanning.com

**Legend**  
 Redevelopment Area

Prepared by Paul Ricci, AICP, PP  
Aerial Date: 2020

0 50 100 Feet  
June 11, 2025

INTRO 2

TOWNSHIP OF CLARK  
Ordinance No. 25 - 23  
Adopted \_\_\_\_\_

Introduced: July 7, 2025 Public Hearing: July 21, 2025

**AN ORDINANCE OF THE TOWNSHIP OF CLARK, COUNTY OF UNION,  
STATE OF NEW JERSEY, CONSENTING TO TRANSFER OF PROPERTY  
DESIGNATED AS BLOCK 91, LOTS 8.01, 10.01 AND 36, LOCATED ON  
WESTFIELD AVENUE AND WASHINGTON STREET, CLARK, NEW JERSEY,  
AND ASSIGNMENT AND TRANSFER OF FINANCIAL AGREEMENT**

**WHEREAS.** the Township Council adopted Ordinance 25-19 approving and authorizing the Mayor and the Township Clerk to execute a certain Financial Agreement between the 27-29 Westfield Avenue Urban Renewal LLC, a New Jersey limited liability company which is an urban renewal entity qualified to do business under the provisions of the Long Term Tax Exemption Law, as amended and supplemented, N.J.S.A. 40A:20-1, et seq. (the “**Exemption Law**”), as the Entity (“27-29”), and the Township, as the Township (the “**Financial Agreement**”), concerning real property designated as Block 91, Lots 8.01, 10.01 and 36, located on Westfield Avenue and Washington Street, Clark, New Jersey, consisting of approximately .47 acres (the “**Property**”), which was fully executed and delivered by the parties on June 25, 2025, but has not yet been recorded; and

**WHEREAS,** the Township Council also adopted Resolution 25-123 on June 16, 2025, conditionally consenting to the transfer of the Property and the assignment and assumption of a certain Redevelopment Agreement between the 27-29 and the Township, acting as a Redevelopment Entity (the “**Redevelopment Agreement**”), concerning the Property, which also was fully executed and delivered by the parties on June 25, 2025, but has not yet been recorded, to and by Clark Rukh Urban Renewal LLC, a New Jersey limited liability company which is an urban renewal entity qualified to do business under the provisions of the Exemption Law (“**CR**”); and

**WHEREAS,** 27-29 also has applied in writing that the Township consent to the assignment and assumption of the Financial Agreement to and by CR; and

**WHEREAS,** under Section 8.01 (a) of the Financial Agreement, “[p]rior to the issuance of a Certificate of Completion, the Entity shall be permitted to transfer the Project [(as such term is defined in the Financial Agreement)], its ownership interest in the Land [(as such term is defined in the Financial Agreement)] or any ownership interest in the Entity in accordance with the Redevelopment Agreement,” and pursuant to Section 8.01

(b), “[a]s permitted by N.J.S.A. 40A:20-10, it is understood and agreed that the Township, on written application by the Entity, will consent to a sale of the Project and the transfer of this [Financial] Agreement provided that: (1) the transferee entity is formed and eligible to operate under the Exemption Law; (2) the transferee entity does not own any other project subject to long term tax exemption at the time of transfer; (3) the Entity is not then in Default of this [Financial] Agreement or Applicable Law; (4) the Entity’s obligations under this Agreement are fully assumed by the transferee entity by an Assignment and Assumption Agreement in a form that is reasonably acceptable to the Township; and (5) the transferee pays to the Township an application fee equal to two percent (2%) of the most recent Annual Service Charge as an application fee for the processing of any such transfer request for the continuation of a tax exemption;” and

**WHEREAS**, as noted hereinabove, 27-29, as the Entity, has made written application to the Township for consent to a sale of the Project and the transfer of the Financial Agreement to CR, CR is an urban renewal entity, CR has represented and warranted in writing at this time that it does not own any other project subject to long term tax exemption, and 27-29 is not in Default of the Financial Agreement or Applicable Law (as such term is defined in the Financial Agreement); and

**WHEREAS**, the Township desires to consent to a sale of the Project to CR and an assignment to and assumption by CR of the Financial Agreement and transfer of the Property to CR subject to and conditioned upon (a) recording of the Financial Agreement and the Redevelopment Agreement in the Union County Clerk’s Office and/or other appropriate recording office, (b) delivery to the Township of an Assignment and Assumption Agreement in a form that is reasonably acceptable to the Township in which 27-29’s obligations under the Financial Agreement are fully assumed by CR, and (c) receipt by the Township of payment of an application fee equal to two percent (2%) of the most recent Annual Service Charge, if any, as an application fee for the processing of any such transfer request for the continuation of a tax exemption; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Governing Body of the Township of Clark that it consents to the assignment by 27-29 to CR and assumption by CR of the Financial Agreement and transfer of the Project and the Property by 27-29 to CR, provided, however, that first, the following conditions to such consent, to which such consent shall be subject, shall be fully satisfied:

1. The Redevelopment Agreement and the Financial Agreement shall have been properly recorded in and by the office of the Union County Clerk and/or other appropriate recording office;

2. Delivery to the Township of a fully executed and delivered Assignment and Assumption Agreement in a form that is reasonably acceptable to the Township in which 27-29’s obligations under the Financial Agreement have been fully assumed by CR; and

3. Receipt by the Township of payment of an application fee equal to two percent (2%) of the most recent Annual Service Charge, if any, as an application fee for the processing of any such transfer request for the continuation of a tax exemption; and

**BE IT FURTHER ORDAINED**, that the Mayor or the Business Administrator and the Township Clerk be and hereby are authorized to execute and deliver to 27-29 and CR a document, in such form and substance as is approved by the Township Attorney, after the foregoing conditions have been fully satisfied, to memorialize such consent.

Effective Date: August 13, 2025

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**EDITH L. MERKEL, RMC**  
 Township Clerk

\_\_\_\_\_  
**WILLIAM F. SMITH**  
 Council President

\_\_\_\_\_  
**ANGEL ALBANESE**  
 Mayor

Ord25/7-7 25-23ConsentingtoAssignmentandTransferofFinancialAgreement27-29toCR

		Motion to	Second	Motion to	Second				
		Introduce		Adopt		Aye	Nay	Abstain	Absent
	Hoff								
	Hund								
Adopted	Mazzarella								
Adopted as Amended	Minniti								
Defeated	O'Connor								
Tabled	Toal								
Withdrawn	Smith								
	Entire Council								
	TOTAL								

INTRO 3

TOWNSHIP OF CLARK  
Ordinance No. 25 - 24  
Adopted \_\_\_\_\_

Introduced: July 7, 2025 Public Hearing: July 21, 2025

**CAPITAL ORDINANCE TO APPROPRIATE THE SUM OF \$200,000 FOR THE INSTALLATION OF FIRE ALARM SYSTEMS AT THE MUNICIPAL BUILDING AND RECREATION CENTER, FIRE HEADQUARTERS AND FIRE STATION NO. 2 IN, BY AND FOR THE TOWNSHIP OF CLARK, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, AND PROVIDING THAT SUCH SUM SO APPROPRIATED SHALL BE RAISED FROM THE CAPITAL IMPROVEMENT FUND OF THE TOWNSHIP.**

-----

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

Section 1. The Township of Clark, in the County of Union, New Jersey (the "Township") is hereby authorized to install fire alarm systems at the Municipal Building and Recreation Center, Fire Headquarters and Fire Station No. 2 in, by and for the Township. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$200,000 is hereby appropriated to the payment of the cost of the improvements authorized and described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be raised from the Capital Improvement Fund of the Township. The sum of \$200,000 is hereby appropriated from the Capital Improvement Fund of the Township to the payment of the cost of said purpose.

Section 3. Said improvements are lawful capital improvements of the Township having a period of usefulness of at least five (5) years. Said improvements shall be made as general improvements, no part of the cost of which shall be assessed against property specially benefitted.

Section 4. The capital budget is hereby amended to conform with the provisions of this capital ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 5. This ordinance shall take effect at the time and in the manner provided by law.

Effective Date: August 13, 2025

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**EDITH L. MERKEL, RMC**  
 Township Clerk

\_\_\_\_\_  
**WILLIAM F. SMITH**  
 Council President

\_\_\_\_\_  
**ANGEL ALBANESE**  
 Mayor

Ord25/7-7 25-24CapitalOrd-FireAlarmsMunBldgs200K

		Motion to Introduce	Second	Motion to Adopt	Second	Aye	Nay	Abstain	Absent
	Hoff								
	Hund								
Adopted	Mazzarella								
Adopted as Amended	Minniti								
Defeated	O'Connor								
Tabled	Toal								
Withdrawn	Smith								
	Entire Council								
	TOTAL								

TOWNSHIP OF CLARK  
Resolution 25-129  
July 7, 2025

4

**RESOLUTION AUTHORIZING THE BUSINESS ADMINISTRATOR AND QUALIFIED PURCHASING AGENT TO PREPARE AND ADVERTISE SPECIFICATIONS AND INVITE SEALED BIDS FOR THE INSTALLATION OF FIRE ALARM SYSTEMS AND MONITORING SERVICES AT MUNICIPAL FACILITIES**

**WHEREAS**, the Township of Clark has identified a need for the installation of fire alarm systems and central station monitoring services at various municipal buildings, including Fire Department Headquarters, Fire Station No. 2, Town Hall, and the Recreation Center; and

**WHEREAS**, the project will be financed upon the adoption of an ordinance funded through the use of the Township's Capital Improvement Fund; and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Township of Clark, County of Union, State of New Jersey, that the Business Administrator and the Qualified Purchasing Agent are hereby authorized to prepare detailed bid specifications and advertise and invite sealed bids in accordance with N.J.S.A. 40A:11-1 et seq. (Local Public Contracts Law)

**BE IT FURTHER RESOLVED** that the Township reserves the right to reject any and all bids in accordance with applicable law.

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 129AuthBiddingProcessFireAlarms - Monitoring, MunBldgs

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
<input type="checkbox"/> Adopted	Mazzarella						
<input type="checkbox"/> Adopted as Amended	Minniti						
<input type="checkbox"/> Defeated	O'Connor						
<input type="checkbox"/> Tabled	Toal						
<input type="checkbox"/> Withdrawn	Smith						
	Entire Council						
	TOTAL						

**TOWNSHIP OF CLARK**  
**Resolution 25-130**  
**July 7, 2025**

5

**RESOLUTION OF THE TOWNSHIP OF CLARK AUTHORIZING THE SALE OF  
CERTAIN PROPERTY OWNED BY THE TOWNSHIP OF CLARK, COUNTY  
OF UNION, STATE OF NEW JERSEY, NOT REQUIRED FOR PUBLIC PURPOSES  
PURSUANT TO N.J.S.A. 40A:12-1, *et seq.***

**WHEREAS**, the Local Lands and Building Laws, N.J.S.A. 40A:12-1, *et seq.*, including without limitation N.J.S.A. 40A:12-13 (a) authorizes the sale by municipalities of any real property, capital improvements or personal property, or interest therein, not needed for public use by sale in the manner provided by law; and

**WHEREAS**, the Township of Clark is the owner of certain real property being designated as Block 94, Lot 11 on the Tax Map of the Township of Clark, not needed for public use, and the Mayor and Council have determined that it is in the best interest of the Township to sell the same to generate revenue and reduce costs, expenses and liabilities.

**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:

Section 1. Real property designated as Block 94, Lot 11 shall be offered for sale, pursuant to N.J.S.A. 40A:12-13(a) at a public auction to the highest bidder, subject to acceptance of such bid by Resolution of the Clark Township Council, which reserves the right to reject all bids where the highest bid is not accepted. The public auction shall be held at the Township of Clark Municipal Building, located at 430 Westfield Avenue, Clark, New Jersey, or such other place as shall be designated by the Township at a date to be set by the Township Clerk

Section 2. The property sale shall be subject to the following terms:

A. The minimum purchase price and hence bid shall be Two-Hundred Fifteen Thousand Dollars (\$215,000.00).

B. That no representations or warranties of any kind are made by the Township of Clark as the condition of the property which is being sold in its present condition "as is." Additionally, the Township makes no representation or warranty as to the presence or absence of wetlands or any other environmental conditions.

C. The Township will execute a Quitclaim Deed.

D. That the Purchaser, at its sole expense, shall have a right to conduct environmental and other inspections of the property with results satisfactory to the Purchaser and its lender, but must complete such inspections within thirty (30) days of the bid acceptance or it shall be waived.

E. That the purchaser shall obtain a survey and meets and bounds description of the entire tract, within thirty (30) days of the bid acceptance, which said survey and description will be at Purchaser's sole cost and expense, in form and substance satisfactory to the Township and the Purchaser, and said survey and meets and bounds description shall be certified to the Township. The description of the property herein is intended as a general guide only and may not be accurate or relied upon by the bidder.

F. Purchaser's receipt of a written title insurance commitment, which said title insurance commitment will be at Purchaser's sole cost and expense, with respect to the property, stating that Seller has good, indefeasible and marketable fee simple title to the property, free and clear of all liens and encumbrances except such matters as may be acceptable to Purchaser or as otherwise provided for herein or public or private utility easements or right-of-ways. Said title insurance commitment must be obtained within thirty (30) days of the bid acceptance.

G. It is understood that the purchase and sale contemplated is subject to applicable New Jersey law concerning disposition of municipal real estate.

Section 3. This sale is made subject to such state of facts as an accurate survey may disclose, as well as any existing tenancies, rights of persons in possession, easements, conditions, covenants, restrictions, zoning and any other laws and any other encumbrances of title and such other matters of public record.

Section 4. The sale is made subject to all applicable laws and ordinances of the State of New Jersey and Township of Clark.

Section 5. Should the title prove to be unmarketable for any reason, the liability of the Township shall be limited to the repayment to the Purchaser of the deposit and any portion of the purchase price paid and shall not extend to or include any further costs, expense, damages, or claims. Notice of any alleged defect in title or claim must be served on the Township Clerk, by the Purchaser, in writing no later than thirty (30) days after the sale is approved by the Mayor and Council. Failure upon the part of the Purchaser to give written notice thereby within said time shall be deemed conclusive proof that the Purchaser accepts the title in its present condition.

Section 6. The successful bidder agrees to the following conditions:

- A. To deposit cash, check, or money order in an amount not less than ten (10%) percent of the bid price at the time that the bid is submitted.
- B. To pay by time of closing:
  1. The balance of the purchase price;
  2. The cost of the preparation of all legal documents including without limitation, any special property description, and advertising costs relating to the property.

3. The prorated real estate taxes, water and sewer charges, and/or any and all other municipal or governmental assessments for the balance of the current year as of the date of closing.

4. The realty transfer fees and all recording fees

- C. To abide by appropriate zoning, subdivision, health, and building regulations and codes, and stipulates that this sale will not be used for grounds to support any variance from these regulations.
- D. That in the event Purchaser fails to close title, Purchaser shall forfeit to the Township of Clark any and all money deposited with the Township.
- E. That the description of the property is intended as a general guide only and may not be accurate. No representations or warranties of any kind are made by the Township of Clark as to the condition of the property; the premises are being sold in their present condition "as is."
- F. The properties will be conveyed by a Quitclaim Deed and such conveyance shall be subject to all covenants, restrictions, reservations, easements and other matters established of record or by prescription and without representations or warranties as to character of title of the property to be conveyed.
- G. All sales are subject to the Local Land and Buildings Law, N.J.S.A. 40A:12-1, *et seq.* and all rights are reserved to and in favor of the Township by and under such law.
- H. That the purchase price shall not be used before any County Board of Taxation, Tax Court of New Jersey, or in any court of this State as grounds to support a challenge of the existing assessments with regard to other properties.
- I. That the Title shall close within sixty (60) days of the Township's acceptance of a bid, and that date shall be considered time of the essence. The Township reserves the right to require that two or more pieces of contiguous property under the same ownership, be merged and treated as one piece of property.
- J. Acceptance by the Township Council of the highest bid shall constitute a binding agreement of sale, and the Purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.
- K. Bidder shall not be permitted to withdraw Bidder's bid without approval of the Township Council.
- L. The successful bidder shall be required to pay, at the time of closing of title, the cost of legal advertising of the sale of this property which is the subject of this auction plus the proportionate cost of the transcript, if applicable.

- M. This sale is also subject to the further condition that if the State of New Jersey or any upland owner has any rights or claims to the land being sold herein by reason of a riparian interest or otherwise, and charges which are levied or are to be so levied by the State of New Jersey or upland owner for said riparian interest or otherwise are to be borne by the Purchaser, in addition to the sale price for said property.
- N. All prospective purchasers are put on notice that no employee, agent, or officer of the Township of Clark has authority to waive, modify, or amend any of the conditions of sale.
- O. If the successful bidder was the sole or part owner of the property to be sold at the time the Township of Clark acquired title by tax foreclosure, said bidder may not reacquire the property directly or indirectly without complying with the following conditions: Payment to the Township at closing of title the difference, if any, between the total amount of taxes, plus interest and penalties, attorney's fees and costs, due at the time of the judgment of foreclosure was entered and the amount of the successful bid.
- P. It is conclusively presumed that a bidder prior to making his or her bid has done the following: (a) checked the exact location, including the correct street address and lot size of the property on the Official Tax Maps which are available at the Tax Assessor's Office; (b) checked the zoning restrictions to ascertain the legal use of the property (this information can be obtained from the Township of Clark Zoning Office); and (c) make a personal inspection of the property prior to bidding on a piece of property. Responsibility for failure to comply with the abovementioned conditions and guidelines will be fully assumed by the purchaser.
- Q. A failure by the Purchaser to fully comply with the terms, conditions, requirements, and regulations of sale as herein contained shall be considered, at the option of the Township of Clark, as a material breach of the conditions of sale, whereupon the Township of Clark may declare said contract or purchase terminated and at an end. All monies paid on behalf of the purchase price, by way of deposit or otherwise, may be retained by the Township as its liquidated damages and it may thereafter resell said property and/or pursue such other and further legal and/or equitable remedies as it may have and the defaulting purchaser shall continue to remain liable for all damages and losses sustained by the Township of Clark, by reason of any such default.

Section 7. The Township reserves the right to withdraw the offer of sale and reject all bids if the highest bid is not accepted.

Section 8. All sales are subject to final approval by the Mayor and Township Council.

Parties interested in submitting bids and who require additional information should contact:

Edith Merkel, Township Clerk  
Township of Clark  
430 Westfield Avenue  
Clark, New Jersey 07066  
732-388-3600

Section 9. If any section or provision of this Resolution shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Resolution, except so far as the section or provision so declared invalid shall be inseparable from the remainder of any portion thereof.

Section 10. The Mayor, Business Administrator, and/or Township Clerk are hereby authorized to execute all documents necessary for the conduct of this auction and for the conveyance of the property listed herein, including, but not limited to executing all contracts, Deeds, and other conveyance documents.

Section 11. This Resolution shall take effect immediately after final passage and publication in the manner provided by law.

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC,  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH,  
Council President

Res25/7-7 130AuthSaleofLionelStPropertyB94L11byauction

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
Adopted	Mazzarella						
Adopted as Amended	Minniti						
Defeated	O'Connor						
Tabled	Toal						
Withdrawn	Smith						
	Entire Council						
	TOTAL						

TOWNSHIP OF CLARK  
Resolution 25-131  
July 7, 2025

6

**WHEREAS** Chapter 66, Section 15B of the Code of the Township of Clark requires the designation by resolution of one or more Administrative Agents to administer newly constructed affordable housing and rehabilitation units in accordance with N.J.A.C. 5:96, N.J.A.C. 5:97 and the Uniform Housing Affordability Controls (UHAC) set forth in N.J.A.C. 5:80-26.1 et seq.; and

**WHEREAS** Community Grants, Planning & Housing (CGP&H), 1249 South River Road, Suite 301, Cranbury, New Jersey 08512 was awarded a Professional Services Contract to perform such services for the Township of Clark as hereinabove described as required by the Code and approved by the Court; and

**WHEREAS** the renewal agreement submitted by CGP&H meets the needs of the Township.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Township of Clark, County of Union, New Jersey that it hereby awards a Professional Services contract to CGP&H as the Administrative Agent responsible for the administration of affordable units; and

**BE IT FURTHER RESOLVED** that the Mayor and/or Business Administrator is hereby authorized and directed to enter into a contract with CGP&H beginning July 20, 2025 and ending December 31, 2025 in an amount not to exceed \$36,600.00

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 131AuthContractCGP&HAdminAgentAffHousing

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
<input type="checkbox"/> Adopted	Mazzarella						
<input type="checkbox"/> Adopted as Amended	Minniti						
<input type="checkbox"/> Defeated	O'Connor						
<input type="checkbox"/> Tabled	Toal						
<input type="checkbox"/> Withdrawn	Smith						
	Entire Council						
	TOTAL						

**A RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK OF THE MUNICIPALITY OF CLARK TO EXECUTE AN AGREEMENT WITH THE COUNTY OF UNION TO MODIFY THE COOPERATIVE AGREEMENT DATED JUNE 16, 2014 AS AMENDED JULY 17, 2017**

**WHEREAS**, certain Federal funds are potentially available to the County of Union under Title I of the Housing and Community Development Block Grant Act of 1974, as amended, commonly known as the Community Development Block Grant Program; and

**WHEREAS**, certain Federal funds are potentially available to the County of Union under Title II of the National Affordable Housing Act of 1990, commonly known as the HOME Investment Partnership program; and

**WHEREAS**, substantial Federal funds provided through subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act commonly known as the Emergency Solutions Grants program (ESG) are allocated to prevent homelessness and to enable homeless individuals and families to move toward independent living; and

**WHEREAS**, it is necessary to amend an existing Cooperative Agreement for the County of Union and its people to benefit from this program; and

**WHEREAS**, it is in the best interest of the Municipality of Clark and the County of Union in cooperation with each other to enter into a modification of the existing Cooperative Agreement pursuant to N.J.S.A. 40A:65-1 et seq;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Governing Body of the Municipality of Clark that the agreement entitled **“COOPERATIVE AGREEMENT BETWEEN THE COUNTY OF UNION AND CERTAIN MUNICIPALITIES FOR CONDUCTING CERTAIN COMMUNITY DEVELOPMENT ACTIVITIES,”** dated June 2014, as amended July 17, 2017 for the Purpose of Inserting a Description of Activities for Fiscal Year 2025-2026 of the Union County Community Development Block Grant program, the HOME Investment Partnership program, and the Emergency Shelter Grant program (ESG), a copy of which is attached hereto; be executed by the Mayor and Municipal Clerk in accordance with the provisions of law;

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately upon its adoption.

Passed: \_\_\_\_\_

Approved: \_\_\_\_\_

William F. Smith  
Council President

\_\_\_\_\_  
Angel Albanese  
Mayor

Dated: \_\_\_\_\_

Attest: \_\_\_\_\_

Edith L. Merkel, RMC  
Township Clerk

Res25/7-7 132CDBGModifyCooperativeAgreement

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
<input type="checkbox"/> Adopted	Mazzarella						
<input type="checkbox"/> Adopted as Amended	Minniti						
<input type="checkbox"/> Defeated	O'Connor						
<input type="checkbox"/> Tabled	Toal						
<input type="checkbox"/> Withdrawn	Smith						
	Entire Council						
	TOTAL						

TOWNSHIP OF CLARK  
Resolution 25-133  
July 7, 2025

8

**A RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH  
THE CITY OF RAHWAY (MUNICIPAL COURT)**

**WHEREAS** the City of Rahway is desirous to contract with the Township of Clark for Municipal Court services in case of emergency; and

**WHEREAS** the Township of Clark is willing to accept such agreement; and

**WHEREAS** the Township of Clark, with approval of the City of Rahway by resolution shall provide the services of properly trained personnel as necessary to aid in the operation of the Municipal Court for the years 2025-2027; and

**WHEREAS** this service shall be provided at no cost to the Township of Clark and the City of Rahway.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Township of Clark that the Mayor and Township Clerk are hereby directed and authorized to enter into a Shared Services Agreement with the City of Rahway for Municipal Court services covering the years 2025-2027.

**BE IT FURTHER RESOLVED** that a duly executed copy of this Resolution be forwarded to the City Clerk of the City of Rahway.

**BE IT FURTHER RESOLVED** that this Resolution be published and take effect according to law.

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 133AuthSharedServicesAgrmt-RahwayCourt

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
Adopted	Mazzarella						
Adopted as Amended	Minniti						
Defeated	O'Connor						
Tabled	Toal						
Withdrawn	Smith						
	Entire Council						
	TOTAL						

TOWNSHIP OF CLARK  
Resolution 25-134  
July 7, 2025

9

**WHEREAS** Michael Martinetti, owner of 60 Ridge Road, Clark, New Jersey 07066 has requested a refund of Six Thousand, Seven Hundred Ten Dollars and Zero Cents (\$6,710.00) due to the cancellation of Construction Permit #24-280; and

**WHEREAS** the Construction Official has recommended to Council that authorization for such refund be granted.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Township of Clark, that the Acting Chief Financial Officer is hereby authorized and directed to refund \$6,710.00 as hereinabove stated.

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 134RefundConstrPermit24-280-60RidgeRd

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
Adopted	Mazzarella						
Adopted as Amended	Minniti						
Defeated	O'Connor						
Tabled	Toal						
Withdrawn	Smith						
	Entire Council						
	TOTAL						

TOWNSHIP OF CLARK  
Resolution 25-135  
July 7, 2025

10

**WHEREAS**, the owner of 54 Mildred LLC, 2121 N. Ocean Blvd, Apt 1409E, Boca Raton, Florida, 33431 has requested a refund of Zoning Board application fee in the amount of \$350.00 and escrow in the amount of \$1,000.00 for a total refund in the amount of One Thousand, Three Hundred Fifty Dollars and Zero Cents (\$1,350.00) due to the withdrawal of the original application; and

**WHEREAS** the Construction Official has recommended to Council that authorization for such refund be granted.

**NOW, THEREFORE BE IT RESOLVED** by the Governing Body of the Township of Clark, that the Acting Chief Financial Officer is hereby authorized and directed to refund \$1,350.00 as hereinabove stated.

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 135RefundZoningBdAppl+EscrowFee-54MildredTerr

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
<input type="checkbox"/> Adopted	Mazzarella						
<input type="checkbox"/> Adopted as Amended	Minniti						
<input type="checkbox"/> Defeated	O'Connor						
<input type="checkbox"/> Tabled	Toal						
<input type="checkbox"/> Withdrawn	Smith						
	Entire Council						
	TOTAL						

TOWNSHIP OF CLARK  
Resolution 25-136  
July 7, 2025

//

**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
25	11R	2262-0	LB Ventures LLC	1119	Raritan Road	refund overpayment	\$ 25.00
25	12R	896-0	Keri, Nina Trustee	1168	Lake Avenue, Unit #21	refund overpayment	\$ 140.19
25	13R	970-0	Alena, Raymond	61	Briarwood Path	refund overpayment	\$ 140.00
25	14R	3019-0	Star Valley Holdings	1252	Madison Hill Road	refund overpayment	\$ 280.68
						<b>Total Refunds</b>	<b>\$ 585.87</b>

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 136SewerRefund(s)

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
Adopted	Mazzarella						
Adopted as Amended	Minniti						
Defeated	O'Connor						
Tabled	Toal						
Withdrawn	Smith						
	Entire Council						
	TOTAL						

TOWNSHIP OF CLARK  
 Resolution 25-137  
 July 7, 2025

12

**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.

ATTEST:

APPROVED:

\_\_\_\_\_  
 EDITH L. MERKEL, RMC  
 Township Clerk

\_\_\_\_\_  
 WILLIAM F. SMITH  
 Council President

Res25/7-7 137SewerAdj

		Motion	Second	Aye	Nay	Abstain	Absent
	Hoff						
	Hund						
Adopted	Mazzarella						
Adopted as Amended	Minniti						
Defeated	O'Connor						
Tabled	Toal						
Withdrawn	Smith						
	Entire Council						
	TOTAL						

SEWER BILLING ADJUSTMENT 2025											
CLARK TOWNSHIP											
REF	#	Acct #	Name	#	Address	Reason	Original	Revised	Credit	ADDL	Comments
25	49	4758-0	Fletcher, Scott	101	St. Laurent Drive	Incorrect reading	\$ 780.00	\$ 630.00	\$ 150.00		
25	50	5228-0	Dinic Properties	1199	Raritan Road	Incorrect reading/water issue	\$ 17,392.30	\$ 14,814.70	\$ 2,577.60		
25	51	2472-1	TKG-Pro-1 LLC	1085	Central Avenue	water turned off 1/29/2024	\$ 4,530.00	\$ 280.00	\$ 4,250.00		
						<b>Total Credit</b>			<b>\$ 6,977.60</b>		

TOWNSHIP OF CLARK  
Resolution 25-138  
July 7, 2025

13

**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 following schedule:

CLARK TOWNSHIP						
TAX REFUNDS- 2025						
BLOCK	LOT	QUAL.	NAME	#	ADDRESS	REFUND
196	4		First Jersey Title Service	12	Coldevin Road	\$ 2,207.36
65	10		First Source Title Agency	64	Dawn Drive	\$ 2,240.57
181	15		AMC Settlement Services	1113	Maurice Avenue	\$ 2,592.59
<b>Total Refunds</b>						<b>\$ 7,040.52</b>

ATTEST:

APPROVED:

\_\_\_\_\_  
EDITH L. MERKEL, RMC  
Township Clerk

\_\_\_\_\_  
WILLIAM F. SMITH  
Council President

Res25/7-7 138TaxRefund(s)

	Motion	Second	Aye	Nay	Abstain	Absent
Hoff						
Hund						
Adopted						
Adopted as Amended						
Defeated						
Tabled						
Withdrawn						
Entire Council						
TOTAL						