

MINUTES
PLANNING BOARD REORGANIZATION MEETING
THURSDAY –FEBRUARY 6, 2014 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

Reorganization – Secretary opens meeting.

Official record for new members/appointments

Class I Member, Mayor Sal Bonaccorso	1/1/2014 – 12/31/2014
Class II Member, John Laezza	1/1/2014 – 12/31/2014
Class III Member, Frank Mazzarella	1/1/2014 – 12/31/2014
Class IV Member, Neil Curcio	1/1/2014 – 12/31/2017
Class IV Member, Michael Altmann, Alternate 1	1/1/2014 – 12/31/2015

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso				
Council Rep. Frank Mazzarella				
John Laezza				
Mike Kurzawski				
John Zamboni				
Kevin Koch				
Robert Tarantino				
Neil Curcio				
Matthew Casey				
Michael Altmann, Alternate 1				
Kelly Carey, Planning Board Attorney				
Rich O'Connor, Township Engineer				
Lt. Pollock, Police Dept. Rep.				
Chris Buccarelli, Fire Dept. Rep.				
Lisa McCabe, Secretary				

2. Pledge of Allegiance

Election of Chairman

A motion to open nominations was made by Mr. Zamboni and seconded by Mr. Koch
Michael Kurzawski was nominated for Chairman.

A motion to close nominations was made by Mr. Laezza and seconded by Mr.
Mazzarella. All Ayes

Chairman takes charge of meeting

Election of Vice Chairman

A motion to open nominations was made by Mr. Koch and seconded by Mr. Casey John Zamboni was nominated for Vice Chairman.

A motion to close nominations was made by Mr. Koch and seconded by Mr. Laezza.
All Ayes

Election of Board Attorney

A motion to open nominations was made by Mr. Mazzarella and seconded by Mr. Casey Kelly Carey was nominated for Planning Board Attorney.

A motion to close nominations was made by Mr. Laezza and seconded by Mr. Koch.
All Ayes

Election of Board Secretary

A motion to open nominations was made by Mr. Zamboni and seconded by Mr. Koch Lisa McCabe was nominated for Secretary.

A motion to close nominations was made by Mr. Koch and seconded by Mr. Laezza.
All Ayes

Election of Township Engineer

A motion to open nominations was made by Mr. Laezza and seconded by Mr. Zamboni Richard O'Connor was nominated for Township Engineer.

A motion to close nominations was made by Mr. Koch and seconded by Mr. Altmann.
All Ayes

3. Communications

- A. Letter from PS & S re: Notice of Intent to File Treatment Works Approval, Clark Commons
- B. Memo from Edie Merkel, Township Clerk re: Appointment of a Board Attorney
- C. Letter from Hyatt Hills Golf Complex re: Lawsuit Clark Commons
- D. Letter from Somerset-Union Soil Conservation District re: Clark Commons

A motion to dispense with the reading of the correspondence was made by Mr. Mazzarella and seconded by Mr. Laezza. All correspondence is available in the construction office at Town Hall during regular business hours.

4. Minutes

A motion to approve the minutes of August 22, 2013 and September 5, 2013 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

5. New Business

A. New Eminent Domain Law

Mr. Zamboni asked how this new law will affect the Planning Board. Ms. Carey will look at new law and see how, if any, way it will affect us.

B. Meeting Dates

A motion to approve the meeting dates was made by Mr. Mazarella and seconded by Mr. Koch. All Ayes.

6. Old Business

7. Public Session

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

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

8. Next Meeting

May 1
June 5
August 7

9. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – SEPTEMBER 4, 2014 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	O			
Mike Kurzawski	X			
Kevin Koch	O			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	O			
Rich O'Connor, Township Engineer	O			
Lt. Pollock, Police Dept. Rep.	O			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Resolutions

A. Ginesi Builders, 37 & 41 Harrison Street, Block 88.01, Lots 39 & 40

A motion to approve the resolution was made by Mr. Mazzarella and seconded by Mr. Altmann. Ayes: Mazzarella, Kurzawski, Tarantino, Casey, Altmann

B. Scaturo, 135 Hillcrest Drive, Block 24, Lot 1

A motion to approve the resolution was made by Mr. Mazzarella and seconded by Mr. Tarantino. Ayes: Mazzarella, Kurzawski, Tarantino, Casey, Altmann

4. New Business

5. Old Business

6. Public Session

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

A motion to close the meeting to the public was made by Mr. Mazzearella and seconded by Mr. Curcio. All Ayes

7. Next Meeting

October 2,
November 6
December 4

8. Adjournment

A motion to adjourn the meeting was made by Mr. Tarantino and seconded by Mr. Altmann. All Ayes

MINUTES – SPECIAL MEETING
PLANNING BOARD MEETING
THURSDAY – OCTOBER 23, 2014 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	X			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	O			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	O			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	X			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Letter from Richard O'Connor ref: 280 Laurel Lane & 241 Oak Ridge Road, Casimiro, ref: Completeness Review
- B. Letter from Richard O'Connor ref: 280 Laurel Lane & 241 Oak Ridge Road, Casimiro, ref: Technical Review

A motion to dispense with the reading of the correspondence was made by Mr. Mazzarella and second by Mr. Koch. All Ayes

4. Subdivision

- A. Casimiro, 280 Laurel Lane & 241 Oak Ridge Road, Block 4.02, Lots 25 & 29

Mr. Stan Fink, Esq stated that his applicant purchased both lots 25 & 29. He plans to take 50 feet from the lot fronting on Oak Ridge Road and add to the Laurel Lane lot. The

Casimiro's plan to build a house on the Laurel Lane lot. The application is for a subdivision with variances.

Mr. Fink called his witnesses to be sworn in. Mr. Casimiro, applicant, Andy Podvereznik, architect, Tony Dagastino, real estate expert and Edward Dec, Engineer. They were sworn in.

Mr. Casimiro, 74 Briarheath Lane, applicant and owner of the properties. He stated that even with taking the 50 feet from the Oak Ridge property it is still conforming. He plans to build a home on Laurel Lane with a covered pool for health reasons. He has medical issues and needs to be able to swim all year long. The home will be a 5 bedroom house with 4 bathrooms, patio area and covered pool with glass windows and 4 sun roofs which can be opened in the summer.

A motion to open the meeting to the public for questions of Mr. Casimiro was made by Mayor Bonaccorso and seconded by Mr. Koch.

Diana Marcantonio, 11 Woodland Road asked if the pool will be in the existing portion of the years on Laurel Lane. He answered that it would.

A motion to close the meeting to the public for questions of Mr. Casimiro was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

Mr. Ed Dec, the engineer was accepted as an expert by Mr. Laezza and seconded by Mr. Curcio. All Ayes

Exhibit A-1 – Map and Subdivision Plan

Lot 29.01 will be 15,000 square feet which is 150' x 100'

Lot 25.01 will be 22,500 square feet. The property goes from 100 feet in the front of the property to 75 feet in the back of the property and then goes back to 100 feet.

There is no plan at this time for any renovation to lot 29.01. Lot 25.01 will have a 2 story home which is 3,433 feet with 282 feet of garage. The total is 16.51% of building coverage. The covered patio adds 4.5% and the pool adds 6% for a total building coverage of 18.86%.

<u>Variances</u>	<u>Required</u>	<u>Proposed Lot 25.01</u>
Bldg. coverage	15%	24.29%.
Side yard	15 ft.	13.66 ft.
Combined side yard	30 ft.	28.66 ft.

Mr. Dec stated that they are proposing rain garden for the front yard near the driveway and garage.

He also stated that he will comply and work with Rich O'Connor about his letter of September 24, 2014.

Mr. Koch asked how much more land would he need to comply with the building coverage. Mr. Dec stated that even if the two lots were combined it would still be short.

Mr. Dagastino stated that many of the homes in the neighborhood have been made larger. He feels that his home will not have a negative effect on the neighborhood. Many of the homes in the area are in the 1 million dollar range.

Exhibit A-3 – Pictures of homes in the area

A motion to open the meeting to the public for questions of Mr. Dagastino was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

Diana Marcantonio, 11 Woodland Road, was what will happen to the house on Oak Ridge Road. Mr. Casimiro stated that there will be a new home on it at some point.

A motion to close the meeting to the public for questions of Mr. Dagastino was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes.

A motion to open the meeting to the public for comments about the application was made by Mr. Laezza and seconded by Mayor Bonaccorso. All Ayes

Frank Dilollo, 288 Laurel Lane, stated that he is in favor of the application.

A motion to close the meeting to the public for comments was made by Mr. Koch and seconded by Mr. Curcio. All Ayes.

Mr. Fink asked that the Board approve the application for subdivision with adding the 50 foot from the Oakridge lot to the Laurel Lane lot by deed and the variances.

A motion to approve the application as presented with minimal variances and modifications was made by Mayor Bonaccorso and seconded by Mr. Mazzarella. Ayes: Bonaccorso, Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Triola, Olear.

5. New Business

6. Old Business

7. Public Session

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

A motion to close the meeting to the public was made by Mayor Bonaccorso and seconded by Mr. Laezza. All Ayes

8. Next Meeting

November 6
December 4

9. Adjournment

A motion to adjourn the meeting was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – NOVEMBER 6, 2014 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	O			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	O			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	X			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Letter from Union County ref: Ruby, 290 Madison Hill Road, Block 52, Lot 5
- B. Letter from Donald Fraser, Esq, ref: 36 Brant Avenue, Block 133, Lot 4, re:
Rescheduling

A motion to dispense with the reading of the correspondence was made by Mr. Koch and second by Mr. Tarantino. All Ayes

4. Minutes

A motion to approve the minutes of October 2, 2014 and October 23, 2014 was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

5. Site Plan

A. 36 Brant Avenue, Block 133, Lot 4

The applicant requested that this application be carried over to the December 4, 2014 meeting without further notification.

6. Sub Division

A. 290 Madison Hills Road, Block 52, Lot 5

Mr. Anthony Gianforcaro, the engineer for the applicant and John Ruby, the applicant were both sworn in.

Mr. Ruby stated that he plans to subdivide the property and live on one half and sell the other half. The property is 1.3 acres. Mr. Ruby would like to refurbish the existing shed and green house that are at the back corner of his lot and have been there since 1961.

Mr. Gianforcaro stated that the property is 1.3 acres and they plan to subdivide the lot. Each new lot will be 28,460 square feet which will be 5.01 and 5.02. A variance for the existing greenhouse is requested. He also stated that they already have County approval.

Exhibit A-1 – 4 Page Plan

Mr. Gianforcaro stated that he had reviewed the Board Engineer's Technical Review letter #2 dated, August 1, 2014 and the Applicant agrees to address all of the issues contained in that letter except the landscaping. Mr. Ruby stated that there are some trees along portions of the rear of the property but he had spoken with the neighbors and they do not want any more trees that would make the area feel closed in they enjoy the openness as it is. Mr. Ruby also explained that the fences that exist all have gates to the neighboring properties so that the children can come and go through the yards and that is an important feature of the neighborhood.

Mr. Koch asked Mr. Ruby about the existing well that was indicated on the plans. He stated that he would like to keep using that just for irrigation on the lot. Mr. Koch asked if it was permitted by the DEP. Mr. Ruby stated that he was not unable to find any records of when that well was created or if it was ever inspected. He agreed as a condition of any approval that he would determine what approvals or permits may be required to maintain the well and would obtain them or provide proof to the Township Engineer that no further approvals are required.

Mr. Koch also asked Mr. Gianforcaro about the indication on the application that the property was within the flood plain. Mr. Gianforcaro indicated that was a mistake and would be corrected the property is not within the flood plain. The Board agreed that that area has never, to their knowledge, been in the flood plain.

A motion to open the meeting to the public for questions of Mr. Ruby or Mr. Gianforcaro was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions of Mr. Ruby or Mr. Gianforcaro was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

Mr. O'Connor stated that the County has made the applicant go above and beyond what is needed for drainage.

A motion to open the meeting to the public for comments was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for comments was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

Mr. Mazzearella made a motion to approve the application with the condition that the well be investigated and taken care of and was seconded by Mr. Koch. Ayes: Mazzearella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Triola.

7. Resolution

A. Casimiro, 280 Laurel Lane and 241 Oak Ridge Road, Block 4.02, Lots 25 & 29

A motion to approve the resolution was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzearella, Laezza, Kurzawski, Koch, Curcio, Casey, Triola

8. New Business

9. Old Business

10. Public Session

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

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Koch.

11. Next Meeting

December 4

12. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – DECEMBER 4, 2014 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

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1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazarella	O			
John Laezza	X			
Mike Kurzawski	O			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	O			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	O			
Chris Buccarelli, Fire Dept. Rep.	X			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of November 6, 2014 was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

4. Site Plan

A. Ard Appraisal, 36 Brant Avenue, Block 133, Lot 4

Mr. Donald Fraser, Esq. presented the application. He stated that they plan to add a small conference room in the back of a split level home. He is requesting a variance for parking.

Mr. Patrick Ard, president was sworn in. He stated that this is a single family home that has been converted into an office building since the 1980's. There are approximately 8-9 employees that are staggered. There are 8 spaces presently. There is no customer traffic, the parking is just for the employees. With the addition, 1 parking space will be altered. He also rents 1 space from the neighboring property. On an average, there are 7 people in the office a day. Mr. Ard stated that is also extra space to park cars that aren't necessarily legal spaces. Also, he is able to rent another space from his neighbor if needed.

Mr. O'Connor stated that the space that is being turned into a handicapped space, be stripped and signed. Mr. Fraser stated that they will comply with any condition. Mr. O'Connor stated that they need County approval for drainage since it is running through curb and that is not allowed. Mr. Fraser stated that they will comply.

A motion to open the meeting to the public for questions of Mr. Ard was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

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

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes.

A motion to approve the application was made by Mr. Laezza and seconded by Mr. Tarantino. Ayes: Laezza, Koch, Tarantino, Altmann, Triola, Olear.

5. Resolution

A. Ruby, 290 Madison Hills Road, Block 52, Lot 5

A motion to approve the resolution was made by Mr. Laezza and seconded by Mr. Tarantino. Ayes; Laezza, Koch, Tarantino, Triola.

6. New Business

8. Old Business

A. Clark Commons

They have closed on most of the right-a-way's. There is one property that is going to court this month. Completion date is May 2015. Mr. Laezza feels a little later. They presently have 29 tenants in contract.

8. Public Session

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

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

9. Next Meeting

January 8
February 5
March 5

10. Adjournment

A motion to adjourn the meeting was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

MINUTES
PLANNING BOARD REORGANIZATION MEETING
THURSDAY –JANUARY 8, 2015 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

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Reorganization – Secretary opens meeting.

Official record for new members/appointments

Class I Member, Mayor Sal Bonaccorso	1/1/2015 – 12/31/2015
Class II Member, John Laezza	1/1/2015 – 12/31/2015
Class III Member, Frank Mazzarella	1/1/2015 – 12/31/2015
Class IV Member, Kevin Koch	1/1/2015 – 12/31/2018
Class IV Member, Michael Altmann	1/1/2015 – 12/31/2018
Class IV Member, Matthew Casey	1/1/2015 – 12/31/2018

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso				
Council Rep. Frank Mazzarella				
John Laezza				
Mike Kurzawski				
Kevin Koch				
Robert Tarantino				
Neil Curcio				
Matthew Casey				
Michael Altmann				
Michael Triola, Alternate 1				
George, Olear, Alternate 2				
Kelly Carey, Planning Board Attorney				
Rich O'Connor, Township Engineer				
Lt. Pollock, Police Dept. Rep.				
Chris Buccarelli, Fire Dept. Rep.				
Lisa McCabe, Secretary				

2. Pledge of Allegiance

Election of Chairman

A motion to nominate Michael Kurzawski for Chairman was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Altmann, Triola, Olear

Chairman takes charge of meeting

Election of Vice Chairman

A motion to nominate Kevin Koch for Vice Chairman was made by Mr. Mazzarella and seconded by Mr. Altmann. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Altmann, Triola, Olear

Election of Board Attorney

A motion to nominate Kelly Carey for Board Attorney was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Altmann, Triola, Olear

Election of Board Secretary

A motion to nominate Lisa McCabe for Secretary was made by Mr. Mazzarella and seconded by Mr. Altmann. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Altmann, Triola, Olear

Election of Township Engineer

A motion to nominate Rich O'Connor for Board Engineer was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Curcio, Casey, Altmann, Triola, Olear

3. Minutes

A motion to approve the minutes of December 4, 2014 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

4. Resolution

A. Ard Appraisal, 36 Brant Avenue, Block 133, Lot 4

A motion to approve the resolution was made by Mr. Laezza and seconded by Mr. Koch. Ayes: Laezza, Koch, Altmann, Triola, Olear

5. New Business

A. Land Use Law

Going forward there has been an update to Land Use Law. There will be a 2.5% development fee of assessed value of non-residential property.

B. Permit Extension Act

This act has been extended for 1 year.

C. Sign Ordinance Change

Our sign ordinance does not include graphics on windows. There are business in town that are not painting graphics on the windows. We need to have an ordinance stating how much of window can be painted. Also delete free standing signs and paper signs.

6. Old Business

7. Public Session

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

A motion to close the meeting to the public was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

8. Next Meeting

February 5

March 5

April 2

9. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Mazzarella. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – MARCH 19, 2015 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	X			
Council Rep. Frank Mazarella	O			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	O			
Michael Altmann	X			
Michael Triola, Alternate 1	O			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	O			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	O			
Chris Buccarelli, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of January 8, 2015 was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

4. Ordinance

A. Land Use and Development

Mr. Laezza stated that this ordinance will affect the entire town. The only change in the ordinance is the definition of signs on windows. All the sizing is the same. All stores that were illegal will now be in compliance.

Mr. Koch stated that it is a good regulation to keep everything uniform throughout the town.

Mayor Bonaccorso stated that this ordinance is to protect the town from the new stores looking seedy with all different signs all over and covering all the windows.

Mr. Altmann stated the he agrees with the new ordinances and is glad to see that this is not going to negatively affect the business that are already here and have different size signs.

5. Resolution

A. Land Use and Development

A motion to approve the resolution was made by Mr. Koch and seconded by Mr. Tarantino. Ayes: Bonaccorso, Laezza, Kurzawski, Koch, Tarantino, Altmann, Olear.

6. New Business

7. Old Business

8. Public Session

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

Delia Collins, 72 Georgia Street, asked if the ordinance relates to residential or just commercial. Mr. O'Connor stated that some signs are allowed in residential areas so the ordinance would apply. She asked if election signs or lost pet signs would be ok. Mr. O'Connor stated that they would fall under temporary signage and would be allowed. Mr. Bonaccorso stated that anyone is allowed to put a sign on their lawn as long as it is within the correct dimensions.

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

9. Next Meeting

April 2
May 7
June 4

10. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – APRIL 2, 2015 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	O			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	X			
Chris Buccarelli, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of March 19, 2015 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

4. Ordinance

A. Land Use and Development

There is an amendment to the ordinance that was adopted last month.

195-155 - Determination of Sign Area

E. Graphics on awnings which are free of text shall not be included in the maximum aggregate sign area. Awning graphics may be utilized provided they conform to area and sign classification limitations.

F. Any drive-thru restaurant use approved by the Township may include up to two ground mounted signs to provide menu information to the public. The first sign shall be a maximum of thirty square feet in area. The second sign shall be 50 percent of the area of the first sign.

195-157 - Exempted Signs

Remove and replace Paragraph A with the following:

Nothing herein shall be constructed to affect in any way any directional, informational, or street names signs erected by any Municipal, County, State or Federal government agency or utility in connection with street identifications, public buildings, railroad crossings, electric utility lines and installations and other like uses, buildings or activities or any non-illuminated nameplate or plaque of less than 2 square feet in area or any directional signs on premises less than 3 square feet in area indicating traffic movements, exits and entrances.

5. Resolution

A. Land Use and Development

A motion to accept the resolution was made by Mr. Koch and seconded by Mr. Altmann. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altmann, Olear.

6. New Business

A. Downtown Area

The mayor and Mr. Laezza met with property owner of Westfield Avenue and Brant Avenue to bring back the downtown. He also had a little interest in the A&P property and also Jack's Tavern.

B. L'Oréal

A few properties have been sold off. They will be making a research and development plan.

C. Just Plain Dave's building

Mr. Koch noticed a fence was put up fencing in the property. The fence will not be up long since it is an eyesore. He put them there since others were using the property to park cars.

D. ShopRite

Might be looking to move McDonalds back towards the ShopRite store for more parking.

E. Financial Disclosure Statement

Deadline to have them filled out and filed is April 30.

7. Old Business

8. Public Session

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

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

9. Next Meeting

May 7

June 4

Aug 6

Sept 3

10. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – JUNE 4, 2015 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	X			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Lt. Pollock, Police Dept. Rep.	X			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Communications

- A. Copy of Letter from County of Union to Mr. John Wiley, Esq. ref: Fourth MPPL Realty, Block 97, Lot 3
- B. Letter from Rich O'Connor dated April 3, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51, Completeness Review
- C. Letter from Rich O'Connor dated April 3, 2015 ref: AZ Holding, Block 38, Lot 81, Completeness Review
- D. Letter from Rich O'Connor dated April 13, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51
- E. Letter from Rich O'Connor dated April 14, 2015 ref: AZ Holding, Block 38, Lot 81, Technical Review
- F. Letter from Rich O'Connor dated May 4, 2015 ref: Lettini Builders, Hartman Court, Block 40, Lots 50 & 51, Technical Review Letter #2
- G. Letter from Rich O'Connor dated May 15, 2015 ref: AZ Holding, Block 38, Lot 81, Technical Review Letter #2

A motion to dispense with the reading of the communications was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

4. Minutes

A motion to approve the minutes of April 2, 2015 was made by Mr. Laezza and seconded by Mr. Koch. All Ayes.

5. Sub-Divisions

A. AZ Holding Company, Madison Hill Road, Block 38, Lot 81

The applicant has asked for an adjournment until our August meeting.

B. Lettini Builders, 551 & 559 Madison Hill Road, Block 40, Lots 50 & 51

John Wiley, attorney for the applicant, presented the application and stated that it is a conforming subdivision. The sites each have a single family home on them. The one property will be resubdivided. The one house will remain and the other will have 4 new lots that will conform. They have received approval from the County of Union

Mr. Nick Sotos, Project Engineer, was sworn in. A motion to accept as an expert was made by Mr. Koch and seconded by Mr. Laezza. All Ayes.

Exhibit A-1 – Colored Site Exhibit

Exhibit A-2 – Colored Site Exhibit

Mr. Sotos stated that there are 90,573 square feet in total. The property is in the R150 zone which requires property to be 15,000 square feet. They plan to re-subdivide for a total of 4 new lots. Lot 50, which is the larger of the lots, has a single family home. This home will be demolished. Lot 51 has a single family home which will remain. This property will be reduced to 17,380 square feet. The four proposed lots will range in size from 15,025 – 24,624 square feet. All lots will be in total compliance. They will front along Hartman Court except the existing home which will remain fronting on Madison Hill Road.

Mr. Sotos stated that the storm water quality and quantity will be provided in accordance with NJDEP storm water management rules for a major development.

Each lot will have a 1000 gallon 271 CF drainage basin with direct over flow to the street storm sewer to care for roof drainage.

Each lot will have driveway permeable pavers to care for all driveway drainage representing 932 Cf storage.

All residual drainage will be received by the existing Hartman Court storm sewer system. Downstream properties will not be affected by this improvement.

Due to the utility and landscaping congestion, sidewalk is not proposed along the western side of Hartman Court. In accordance with the township ordinance, the applicant will donate into the township sidewalk fund.

They have obtained an LOI delineating a wetland boundary at the extreme southerly portion of the site. They have received soil conservation approval from the Somerset-Union Soil Conservation District and also Union County.

As far as landscaping, all trees that were planted for the previous subdivision will be relocated to avoid conflict with driveways.

There is an existing sanitary sewer that they will connect to.

Mr. Koch asked if the storm water requires any filter or cleanout. Mr. Sotos stated that they do not. They are achieved by the impervious pavers.

Mr. Koch asked about the roadway size. Mr. Sotos stated that it is 28 feet. They cannot widen it. Mr. O'Connor stated that 28 feet is allowed by the state standard. Mr. Koch asked why there are not sidewalks proposed. Mr. Sotos stated that there are a few manholes that are located where a sidewalk would be. Mr. O'Connor stated that there is a sidewalk on one side of the street.

Mr. Sotos stated that there is a 12 foot utility easement for electric, hones, etc.

A motion to open the meeting to the public for questions of Mr. Sotos was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

A motion to close the meeting to the public for questions of Mr. Sotos was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

Mr. Laezza asked if they will comply with all Rich O'Connor's letters and comments. Mr. Sotos stated that they will comply with whatever need to be done as the application moves along.

A motion to approve the application as proposed was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altmann, Triola, Olear.

6. New Business

A. Ruby Application, Madison Hill Road

Mr. Laezza stated that one of the brothers have sold the property. He stated that there should be 2 separate performance bonds since the two brothers are separate at this time.

A motion for 2 separate performance bonds was made by Mr. Koch and seconded by Mr. Altman. Ayes: Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Curcio, Casey, Altmann, Triola, Olear.

7. Old Business

A. Just Plain Daves property

Mr. Curcio asked if anything has been happening with the lot where Just Plain Daves was. Mr. Laezza stated that the Mayor has had discussions with the real estate agent

and is working on it. The auto repair show was using the property as a car lot so that is why the fence was put up.

8. Public Session

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

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

9. Next Meeting

Aug 6

Sept 3

10. Adjournment

A motion to adjourn the meeting was made by Mr. Mazarella and seconded by Mr. Curcio. All Ayes

MINUTES
PLANNING BOARD REORGANIZATION MEETING
THURSDAY –FEBRUARY 4, 2016 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

Reorganization – Secretary opens meeting.

Official record for new members/appointments

Class I Member, Mayor Sal Bonaccorso	1/1/2016 – 12/31/2016
Class II Member, John Laezza	1/1/2016 – 12/31/2016
Class III Member, Frank Mazarella	1/1/2016 – 12/31/2016
Class IV Member, Michael Kurzawski	1/1/2016 – 12/31/2019
Class IV Member, Alternate I, Michael Triola	1/1/2016 – 12/31/2017

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso				
Council Rep. Frank Mazarella				
John Laezza				
Mike Kurzawski				
Kevin Koch				
Robert Tarantino				
Neil Curcio				
Matthew Casey				
Michael Altmann				
Michael Triola, Alternate 1				
George, Olear, Alternate 2				
Kelly Carey, Planning Board Attorney				
Rich O'Connor, Township Engineer				
Lt. Pollock, Police Dept. Rep.				
Chris Buccarelli, Fire Dept. Rep.				
Lisa McCabe, Secretary				

2. Pledge of Allegiance

Election of Chairman

A motion to nominate Michael Kurzawski for Chairman was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

Chairman takes charge of meeting

Election of Vice Chairman

A motion to nominate Kevin Koch for Vice Chairman was made by Mr. Laezza and seconded by Mr. Mazzarella. All Ayes

Election of Board Attorney

A motion to nominate Kelly Carey for Board Attorney was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

Election of Board Secretary

A motion to nominate Lisa McCabe for Secretary was made by Mr. Laezza and seconded by Mr. Koch. All Ayes

Election of Township Engineer

A motion to nominate Rich O'Connor for Board Engineer was made by Mr. Mazzarella and seconded by Mr. Koch. All Ayes

3. Minutes

A motion to approve the minutes of October 1, 2015 was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

4. Resolution

A. AZ Holding Company, Madison Hill Road, Block 38, Lot 81

A motion to approve the resolution was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Mazzarella, Kurzawski, Koch, Tarantino, Casey, Altmann, Triola

5. New Business

6. Old Business

A. Terminal Avenue

A developer has bought the left side of Terminal Avenue from Retro Fitness to the Bank on Central Avenue. They will be coming in with some plans.

B. Loreal

Loreal will not be ready to come to the Board before early 2017

C. A&P

Looks like there might be some interest in the old A&P

D. Capital Budget

Looking to improve Westfield Avenue corridor for new sidewalks and lamps from Madison Hill to Grant Avenue. Mr. Laezza will be finalizing the plans and looking for Grant from County.

E. Major sewer work

Major Sewer work on Lexington Blvd and Colonial Drive also with fixing of the infrastructure on streets.

F. Shop Rite

They are in breach of contract with the town and will follow up.

7. Public Session

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

A motion to close the meeting to the public was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

8. Next Meeting

March 3

April 7

9. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – November 3, 2016 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	X			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	X			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George, Olear, Alternate 2	X			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Det Pierra, Police Dept. Rep.	X			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of February 4, 2016 was made by Mr. Koch and seconded by Mr. Laezza. All Ayes

4. Correspondence

A. Letter from Richard O'Connor dated September 12, 2016 ref: Clark Commercial Center – Completeness Review

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

5. Site Plan

A. Clark Commercial Center, LLC, 301 & 315 Central And 33 Terminal Avenue, Block 60, Lots 1, 11 & 12

Stephen Hehl, Esq. described what the applicant is proposing. He explained that they will demolish the bank building and a vacant building on the corner of Terminal and Central Avenue. The bank will be moving to the back of the property in the proposed building and the Dunkin Donuts will be in a new building where the bank sits at this time.

Mr. Greg Oman, P.E. was sworn and qualified as a professional engineer. He was accepted as an expert by Mr. Koch and seconded by Mayor Bonaccorso.

Exhibit A-1 - Existing conditions

Exhibit A-2 - Colorized version of the site plan.

He explained that they plan to consolidate the lots into one lot. There will be a standalone Dunkin Donuts with a drive thru and a 13,160 square foot retail building which will include the new bank.

There will be underground detention and the water will eventually release to the existing stormwater pipe on lot 10. 11 LED lighting fixtures will be provided on 18.5 ft. poles. Landscaping will be provide including 89 new trees, over 400 shrubs and over 300 additional plants and ground cover. Dumpster with enclosures will be located at the back corner of the retail building on both sides. Two monument signs will be installed, one at the frontage on Central Avenue and one at the frontage on Terminal Avenue. There are 83 parking spaces proposed. There is also plenty of pedestrian friendly access around the site.

Variances:

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Number of parking spaces	111spaces	83 spaces
Size of parking stall	10 ft. by 20 ft.	9 ft. by 18 ft.
Parking set back from street	20 ft.	5 ft.
Visibility of loading zone	no visibility	some visibility
Signs max. square footage	200 feet max.	445 feet total
Drive through sign menu area	30 feet max.	41 feet
Directional signs max. area	1 foot each	not to exceed 3

feet

Mr. Oman stated that they will comply with all Mr. O'Connors comments on both letters.

Mr. Russ Azarella, the V.P of Denhotz Associates, which owns/manages the property was sworn. Mr. Azarella stated that they have some interest from retailers for the other spaces in the stores but they have not been leased yet. The existing bank will take the first 2,700 sq. ft. of space in the corner of the new retail center.

Mr. Oman stated that the busiest time for Dunkin Donuts is weekday mornings and the other retail stores, for the most part, will not be open then. He Stated that the parking set back was only at 5 feet in two locations and that they would provide adequate landscaping in those areas.

Mr. Oman stated that the Applicant will be doing the work in two phases. They will be keeping the bank open until the new retail building is finished and then the bank will move in. At this time the existing bank building will be demolished and the proposed Dunkin Donuts will be built.

A motion to open the meeting to the public for questions of Mr. Omen was made by Mr. Koch and seconded by Mayor Bonaccorso. All Ayes.

Sandra Pereira, 26 Janie Lane asked if there were any plans for the other properties on Terminal Avenue. Mr. Azarella stated that there are no plans at this time. All the other tenants are in a lease right now.

A motion to close the meeting to the public for questions of Mr. Omen was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

Mr. Michael Testa, Architect, gave his credentials and was sworn as an expert.

Exhibit A-3 - Colorized elevation of the proposed retail building.

He stated that the building will be one story and 77 feet deep by 188 feet long. The building will be divided into 7 retail spaces or divided as needed. He also stated that the building will have a drive thru on each end of the building. One will be for the bank and the other, possibly food.

He stated that the colors on the rendering will be changed to earth tones at the Township's request. They will provide cultured stone at the base along the front of the building. There will also be a concrete walkway along the front of the building. He testified that they were prepared to comply with all of the comments in Mr. O'Connor's report.

Mayor Bonaccorso stated that he would like to see the sidewalk brick pavers or stamped colored concrete. The white looks dirty. Mr. Testa stated that the applicant indicated that is not a problem.

A motion to open the meeting to the public for questions of Mr. Testa was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

A motion to close the meeting to the public for questions of Mr. Testa was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

Mr. Frank Truilo, Architect was sworn in, gave his credentials and qualified as an expert.

He described the different types of seating proposed in the store, the circulation around the store and the exterior treatments and finishes proposed. The building will be 71 x 30 feet. There will be 3 full donut cases and 2 ADA restrooms. There will also be a freezer and cooler inside the building.

Exhibit A-4 – Colored rendering of Dunkin Donuts

The colors will be graduated browns from dark to lighter beige. There will be orange accents around the doors and windows and black awnings. A cultured stone was proposed around the bottom of the building.

Mayor Bonaccorso asked if there was shrubbery around the building. Mr. Truilo stated that there is. Mayor Bonaccorso stated that you will not be able to see the stone at the bottom of the building. He would like to see the stone base to go up about 10 feet. Mr. Truilo agreed that it will be no less than 10 feet.

Mr. Truilo also explained the signs that are proposed on each frontage and agreed to comply with Mr. O'Connor's report.

A motion to open the meeting to the public for questions of Mr. Truilo was made by Mr. Koch and seconded by Mr. Altmann. All Ayes.

A motion to close the meeting to the public for questions of Mr. Truilo was made by Mr. Koch and seconded by Mr. Altmann. All Ayes.

Mr. Anthony D'Amore was sworn. He is the operator of several Dunkin Donuts stores in the area and will operate this store. He also is the owner of all the other 3 Dunkin Donuts in Clark. He has 20 stores all together. His family has been in the business since 1968.

He stated that the brand continually evolves and how the equipment and store fixtures are continually evolving and modernizing. This will be a very "up with the times" store. There will be internet connect and have power plugs in the seating area. It will be open 24 hours 7 days a week. This location will have 25 employees. At peak times 6 to 7 employees which is between 6am and 10am. During the non peak hours, there will be 2 or 3 employees between 10am and 6am.

Mr. Koch asked if he feels that this store will take away customers from the other locations. He doesn't feel that it will.

They make the donuts at one central location in Piscataway. He expects 60% of the business to be from the drive through window and 40 percent to be in store. He is trying to make the customer area comfortable and have people spend a little more time in the store.

Mayor Bonaccorso feels that this is a good location.

A motion to open the meeting to the public for questions of Mr. D'Amore was made by Mr. Koch and seconded by Mr. Altmann. All Ayes.

A motion to close the meeting to the public for questions of Mr. D'Amore was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

Mr. Jay Troutman, Traffic engineer was sworn. He gave his credentials and was accepted as an expert.

Mr. Troutman stated that he performed a traffic study on the proposed uses at the Property. He stated that the peak hour is the am rush hour with vehicles heading toward the Parkway. He expects during that time that 80 to 90% of the customers to Dunkin Donuts will be pass by trips and does not expect the other retail stores to be open yet.

He stated that the circulation plan is designed to accommodate traffic from both Central and Terminal Ave. There is a dedicated drive thru lane. He also stated that the drive through reduces the need for parking spaces and that the 83 spaces provided is adequate as are the 9 feet by 18 feet size of the stalls. He stated that no left will be permitted out to Central Avenue but left in will be permitted. He agreed with Mr. O'Connor's proposal to monitor that "Left In Movement" from Central and to provide the right, at the recommendation of the Township Police, to further restrict that movement in the future if needed. He testified that up to 12 cars can fit in a que for the drive through and that the circulation on the site works for the proposed uses.

Mr. Casey asked if they considered dual drive thru. He stated that they did not.

Mayor Bonaccorso stated to Mr. O'Connor that he is concerned about the people coming from Westfield, making the right onto Terminal Avenue and then blocking the people from driving on Terminal while they try and make the left onto the site. Mr. Troutman also discussed that a do not block the box sign and striping was provided on Terminal Avenue. Mayor Bonaccorso requested that police sit and monitor the driveway when the store first opens. Mr. Casey suggested that the light on Central and Terminal be made a "No right on Red". Mr. O'Connor stated that has to be done by the County. Wait and see how it works.

A motion to open the meeting to the public for questions of Mr. Troutman was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes.

A motion to close the meeting to the public for questions of Mr. Troutman was made by Mr. Koch and seconded by Mr. Laezza. All Ayes.

Ms. Carey asked if they came to a decision about the directional signs. Mr. Truilo stated that the directions signs are 2.75 feet.

A motion to open the meeting to the public for comments was made by Mr. Koch and seconded by Mayor Bonaccorso. All Ayes.

A motion to close the meeting to the public for comments was made by Mr. Koch and seconded by Mr. Laezza. All Ayes.

Mr. Koch asked Mr. O'Connor if he is satisfied with the stormwater. Mr. O'Connor stated that he is.

Mayor Bonaccorso stated that he would like to make some suggestions to the landscaping plan and the applicant agreed to work with him.

Stephen Hehl summarized the project and stated that they have responded to all the police, fire and township requests. He also stated that he feels that the variances are reasonable.

A motion to approve the application with variances and changes was made by Mr. Koch and seconded by Mr. Laezza. Ayes: Bonaccorso, Mazzarella, Laezza, Kurzawski, Koch, Tarantino, Casey, Altmann, Triola, Olear

6. New Business

A. Alipertis

A new Asian restaurant is moving into the building.

B. Planner

Mr. Laezza stated that the town has authorized the planner to do a master plan review and housing element.

7. Old Business

A. Bernies/Jacks Tavern property

Mayor Bonaccorso stated that he was told that CVS has signed a lease.

B. Old A&P

Mr. Casey asked if there was any way we could apply pressure to the owners. Mayor Bonaccorso stated that they would use so much tax money and would take over 10 years to get back.

8. Public Session

A motion to open the meeting to the public was made by Mr. Koch and seconded by Mr. Laezza.

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

9. Next Meeting

December 1

10. Adjournment

A motion to adjourn the meeting was made by Mr. Koch and seconded by Mr. Tarantino. All Ayes

MINUTES
PLANNING BOARD MEETING
THURSDAY – December 1, 2016 - 7:30 PM
315 WESTFIELD AVENUE, COUNCIL CHAMBERS

In accordance with the Open Public Meeting Law, P.L. 1975 c231, notice of this meeting was published and a notice as to the time and place of this meeting was deposited with the Township Clerk and posted on the bulletin board of the Clark Municipal Building at least 48 hours prior to the meeting.

1. Roll Call

NAME	ROLL CALL			
Mayor Sal Bonaccorso	O			
Council Rep. Frank Mazzarella	X			
John Laezza	X			
Mike Kurzawski	X			
Kevin Koch	O			
Robert Tarantino	X			
Neil Curcio	O			
Matthew Casey	X			
Michael Altmann	X			
Michael Triola, Alternate 1	X			
George, Olear, Alternate 2	O			
Kelly Carey, Planning Board Attorney	X			
Rich O'Connor, Township Engineer	X			
Det Pierra, Police Dept. Rep.	X			
Chief Frank Cerasa, Fire Dept. Rep.	O			
Lisa McCabe, Secretary	X			

2. Pledge of Allegiance

3. Minutes

A motion to approve the minutes of November 3, 2016 was made by Mr. Laezza and seconded by Mr. Mazzarella. All Ayes

4. Correspondence

A. Letter from Richard O'Connor dated October 12, 2016 ref: 1132 Westfield Avenue – Completeness Review

A Motion to dispense with the reading of the correspondence was made by Mr. Mazzarella and seconded by Mr. Laezza. All Ayes

5. Site Plan

A. Vincenzo Associates, 1132 Westfield Avenue, Block 60, Lots 70

Robert Renaud, Esq. described the application as to being a 7 unit townhouse development. A variance is requested since they are proposing a cluster of 7 townhouses instead of the allowed 6. The property is in a townhouse zone and is 38972 square feet. A total of 40000 is permitted.

Mr. O'Connor feels that they need a variance for the height of the fence and wall combination. There is a maximum of 6'6".

Ed Dec, Engineer, gave his credentials and was accepted as an expert witness by Mr. Laezza and seconded by Mr. Mazzarella. All Ayes.

Mr. Dec described the application. He stated that the shape of the lot and the size of the lot make the variance needed. By creating another unit, they would be using more impervious coverage and less continuous open space. Also, the front of the building would be closer for the road.

The retaining wall at the highest point is 1 ½ feet. The majority of the wall would be less than 6 ½ feet. There will be a small section that it would exceed the 6 ½ feet and requests a variance for this.

The lot is 115.72 wide by an average of 340 feet and single ownership. They are short by approximately 1000 square feet.

Now there are 2 structures on the property which is commercial. They have been in business for quite some time. The current use is not confirming to the zone.

They are supplying 17 parking spaces. 14 spaces in front of units and 3 additional spaces. 16 is required. They are proposing a rain garden where 2 pipes discharge. They will not be changing the drainage pattern. The owner of the property will maintain all utilities on site.

Additional landscaping will be added from the neighbors and the driveway. They are leaving a number of existing trees on the property. They will have high pressure sodium light type lights on the site.

Mr. Kurzawski asked if there was a common dumpster for the development. Mr. Dec stated that each unit will have their trash collected privately.

Mr. O'Connor had an issue with a 2" pipe. He suggested that it be eliminated and run into the rain garden over land. Mr. Dec stated that they will accept that. Mr. Renaud also stated that they will comply with Mr. O'Connor's letter. Mr. O'Connor stated that he is satisfied with the items in his letter and the Developers Agreement.

The landscaping plan need to be approved by the Mayors office until a new shade tree director is appointed. Mr. Renaud stated that they will comply with that.

A motion to open the meeting to the public for questions of Mr. Dec was made by Mr. Mazzarella and seconded by Mr. Altmann. All Ayes.

A motion to close the meeting to the public for questions of Mr. Dec was made by Mr. Mazzarella and seconded by Mr. Tarantino. All Ayes.

Ms. Carey asked if the units will be owned or will it be a Condo Association. Mr. Renaud stated that it has not been determined yet but they will make it part of the developers agreement.

Mr. O'Connor stated that the town has a tentative COAH settlement and as a result, the ordinance requirement for a COAH contribution exists for this property which is 1.5% of value. The applicant need to be aware that they need to comply with this and be part of the developers agreement.

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

A motion to close the meeting to the public for comments was made by Mr. Tarantino and seconded by Mr. Altmann. All Ayes.

A motion to approve the application with conditions was made by Mr. Laezza and seconded by Mr. Mazzarella. Ayes: Mazzarella, Laezza, Kurzawski, Tarantino, Casey, Altmann, Triola.

6. Resolutions

A. Clark Commercial Center, LLC, 301 & 315 Central And 33 Terminal Avenue, Block 60, Lots 1, 11 & 12

A motion to approve the resolution was made by Mr. Laezza and seconded by Mr. Casey. Ayes: Mazzarella, Laezza, Kurzawski, Tarantino, Casey, Triola

7. New Business

A. Meeting Dates – were approved

8. Old Business

9. Public Session

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

A motion to close the meeting to the public was made by Mr. Laezza and seconded by Mr. Tarantino. All Ayes

10. Next Meeting

January 5
February 2
March 2

11. Adjournment

A motion to adjourn the meeting was made by Mr. Laezza and seconded by Mr. Mazzarella. All Ayes