

**AGENDA  
COUNCIL MEETING  
315 WESTFIELD AVE., CLARK, NJ 07066  
November 18, 2024  
7:30 pm**

**ROLL CALL:**

**Councilman Hund** \_\_\_\_\_ **Councilman Smith** \_\_\_\_\_  
**Councilman Mazzearella** \_\_\_\_\_ **Councilman Toal** \_\_\_\_\_  
**Councilman Minniti** \_\_\_\_\_ **Council President Albanese** \_\_\_\_\_  
**Councilman O'Connor** \_\_\_\_\_

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

This meeting is in compliance with the Open Public Meetings Act (Chapter 231, P.L.1975) as adequate notice of this meeting has been provided by mailing the Annual Schedule of meetings to the Star Ledger, Union County Hawk, Union County Local Source, and TAP into Clark, by posting such Annual Meeting Schedule on the bulletin board in Town Hall reserved for such announcements, the Official Website of the Township and the proper filing of said Notice. Formal action may be taken at this meeting.

Regular Order of Business suspended

Presentation of Certificates of Achievement to the Kumpf Girls Field Hockey Team

Regular Order of Business resumes

**COMMUNICATIONS FROM THE MAYOR AND REPORTS OF TOWNSHIP OFFICERS:**

**Mayor:**

**Township Officers:** Reports given this evening will be available in the Clerk’s office and on the township website [www.ourclark.com](http://www.ourclark.com)

**REPORT OF COUNCIL COMMITTEES:**

**ORDINANCES, APPROPRIATIONS AND CLAIMS:**

**INTRODUCTION OF PROPOSED ORDINANCES:**

1. 24-15 AN ORDINANCE AMENDING AND RESTATING “CHAPTER 195 - LAND USE AND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF CLARK
2. 24-16 AN ORDINANCE ESTABLISHING AN EXEMPTION FROM THE FEE FOR FILING OF ANNUAL REGISTRATION OF CERTIFICATE OF INSURANCE FOR BUSINESSES AND RENTAL UNITS AND MULTIFAMILY HOMES WITH FOUR OR FEWER UNITS WITHIN The TOWNSHIP OF CLARK PURSUANT TO N.J.S.A. 40A:10A-2
3. 24-17 AN ORDINANCE ENTITLED AN ORDINANCE TO FIX MINIMUM AND MAXIMUM SALARIES
4. 24-18 AN ORDINANCE TO SUPPLEMENT SECTION 51 OF CHAPTER 347 ENTITLED “VEHICLES AND TRAFFIC” OF THE CODE OF THE TOWNSHIP OF CLARK

## **PAYMENT OF CLAIMS:**

Councilman O'Connor, Chairman of Finance Committee has reviewed the Current and Capital expenditures received and encumbered through November 12, 2024 in the amount of \$372,088.45

## **CITIZEN HEARING ON THE AGENDA:**

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.

**The Public may speak on any agenda item that does not have its own public hearing**

## **RESOLUTIONS:**

5. Authorizing the transfer of funds within the 2024 Municipal Budget
6. Seeking approval of the Director of the Division of Local Government Services for insertion of a Special Item of Revenue in the amount of \$3,000.00 for the Greening Union County Grant
7. Seeking approval of the Director of the Division of Local Government Services for insertion of a Special Item of Revenue in the amount of \$12,000.00 for the Kids Recreation Trust Fund Grant
8. Authorizing the execution and delivery of two Shared Services Agreements with Plainfield Area Regional Sewerage Authority:
  1. For a qualified individual with a C-4 License to operate its local sewerage system
  2. To undertake a 5-year program to clean the Township's local sewer lines
9. Approving the execution and delivery of a Certificate of Completion to Raritan Road Holdings Urban Renewal, LLC for 1074 Raritan Road
10. Appointing Kevin Ingraham Jr. and Jordan Becker as members of the Clark Volunteer Fire Department
11. Authorizing the Mayor and/or Business Administrator to execute the 2025 Risk Management Consultant's Agreement as required by the NJ Municipal Self Insurers' Joint Insurance Fund, with World Insurance Associates
12. Award of a Non-Fair and Open Contract for the Appointment of Special Counsel, authorizing the Mayor to enter into a contract with Kologi Simitz
13. Approving the Council Meeting Calendar for 2025
14. Approving the 2025 Employee Holiday Schedule

## **CONSENT AGENDA RESOLUTIONS:**

15. Appointing Special Law Enforcement Officers effective January 1, 2025
16. Authorizing the Tax Collector to refund overpayment of sewer fees in the amount of \$1,702.34

**Discussion:**

**17. CY 2024 Best Practices Inventory**

Prepared and certified by James Ulrich, Chief Administrative Officer and Jennifer Kobliska, Chief Financial Officer –This discussion is held for the Governing Body’s Acknowledgement in compliance with the guidelines set forth by the New Jersey Division of Local Government Services in Local Finance Notice 2024-13 dated September 18, 2024. The discussion will be incorporated into the minutes of this meeting.

**NEW BUSINESS ON THE CALENDAR:**

**PUBLIC COMMENTS:**

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.

**MAYOR, COUNCIL AND PROFESSIONAL COMMENTS:**

**ADJOURNMENT:**

INTRO 1

TOWNSHIP OF CLARK

Ordinance No. 24 - 15

Adopted \_\_\_\_\_

Introduced: November 18, 2024 Public Hearing: December 16, 2024

**AN ORDINANCE AMENDING AND RESTATING  
"CHAPTER 195 - LAND USE AND DEVELOPMENT"  
OF THE CODE OF THE TOWNSHIP OF CLARK**

WHEREAS, the Township’s Planning Board conducted a periodic general reexamination of the Township’s master plan pursuant to section 76 of P.L.1975, c.291 (C.40:55D-89) on February 2, 2023 which resulted in a report titled “2023 Master Plan Reexamination Report,” dated March 2, 2023 (the “2023 Reexamination Report”) and a Township of Clark Planning Board Resolution, titled Resolution Adopting 2023 Periodic Reexamination Report of the Master Plan and Land Use and Development Regulations; and

WHEREAS, the Township desires to amend and restate “Chapter 195 - Land Use and Development” as a result of and consistent with the “2023 Reexamination Report,” the main objectives of which are to ensure procedures imposed are consistent with those followed, update uses and fees, eliminate ambiguities, adjust bulk standards, streamline procedures, update and render more efficient, the Township’s land use and development processes, and to better serve the residents of the Township of Clark and enhance their general welfare.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Clark as follows:

**SECTION 1. Amendment and Restatement:** “Chapter 195 - Land Use and Development” be and hereby is amended and restated as set forth in the annexed Exhibit “A,” made a part hereof, a marked version of which showing all changes to “Chapter 195 - Land Use and Development” also being annexed as Exhibit “B,” made a part hereof.

**SECTION 2: Inconsistent Ordinances:** Any ordinances of the Township of Clark which are inconsistent with the provisions of this ordinance be and hereby are repealed to the extent of such inconsistency.

**SECTION 3: Severability:** If any clause, sentence, section or other portion of this ordinance, or the application thereof to any person or circumstance, shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this ordinance.

**SECTION 4: Effective Date:** This ordinance shall take effect after the second reading in accordance with law following passage and publication and upon filing with the county planning board.as required by law.

Effective Date: January 8, 2024

**ATTEST:**

**APPROVED:**

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

\_\_\_\_\_  
**ANGEL ALBANESE**  
 Council President

\_\_\_\_\_  
**SALVATORE BONACCORSO**  
 Mayor

Ord24/11-18 24-15AmendingandRestatingChapter195

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

TOWNSHIP OF CLARK

Ordinance No. 24 - 16

Adopted \_\_\_\_\_

INTRO 2

Introduced: November 18, 2024 Public Hearing: December 16, 2024

**AN ORDINANCE ESTABLISHING AN EXEMPTION FROM THE FEE FOR FILING OF ANNUAL REGISTRATION OF CERTIFICATE OF INSURANCE FOR BUSINESSES AND RENTAL UNITS AND MULTIFAMILY HOMES WITH FOUR OR FEWER UNITS WITHIN THE TOWNSHIP OF CLARK PURSUANT TO N.J.S.A. 40A:10A-2**

WHEREAS, N.J.S.A. 40A:10A-2 (L.2022, c. 92, § 2), became law on November 3, 2022; and

WHEREAS, N.J.S.A. 40A:10A-2(b) (L.2022, c. 92, § 2(b)) confers on the Township of Clark (the "Township") the power and authority to establish a fee for the filing of the annual registration of a certificate of insurance for businesses, rental units and multifamily homes with four or fewer units, one of which is owner occupied, as required by N.J.S.A. 40A:10A-2(a) (L.2022, c. 92, § 2(a)); and

WHEREAS, on January 17, 2023, the Township Council of the Township adopted Ordinance No. 23-06 in accord with the provisions of N.J.S.A. 40A:10A-2(b) (L.2022, c. 92, § 2(b)); and

WHEREAS, the Township desires to exempt certain nonprofit organizations from the requirement that they pay such a fee for the filing of the annual registration of a certificate of insurance.

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

**Section 1.** Section 145-9 of the Township's Ordinances be and hereby is amended to state as follows:

**Filing of the Annual Registration of a Certificate of Insurance.** The Township hereby establishes as its reasonable administrative fee for the filing with the Construction Code Official of the Township of the annual registration of the certificate of insurance required by subsection (a) of N.J.S.A. 40A:10A-2 for businesses and rental units and multifamily homes with four or fewer units, one of which is owner occupied, the sum of \$50, which shall be due and payable to the Township on the date on which such certificate of insurance is due for filing and registration. Nonprofit organizations are exempt from this fee provided that such nonprofit organization provides to the Township a certified copy of such nonprofit organization's Certificate of Incorporation as a nonprofit and official proof that such

nonprofit organization is and has timely registered pursuant to, and otherwise has complied with, the "Charitable Registration and Investigation Act," N.J.S.A. 45:17A-18, *et seq.* The Township may collect, through a summary proceeding pursuant to the "Penalty Enforcement Law of 1999," P.L.1999, c. 274 (C.2A:58-10 *et seq.*), a fine of not less than \$500.00 but no more than \$5,000.00 against an owner who failed to comply with the provisions of N.J.S.A. 40A:10A-2.

**Section 2. Inconsistency.** All ordinances or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

**Section 3. Severability.** If any clause, sentence, section or other portion of this ordinance, or the application thereof to any person or circumstance, shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this ordinance.

**Section 4. Effective Date.** This ordinance shall take effect twenty (20) days following passage and publication as required by law.

Effective Date: January 8, 2025

**ATTEST:**

**APPROVED:**

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

\_\_\_\_\_  
**ANGEL ALBANESE**  
 Council President

\_\_\_\_\_  
**SALVATORE BONACCORSO**  
 Mayor

Ord24/11-18 24-16Ch145BusinessandRentalPropertyFeeExemptingNon-profits

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

**TOWNSHIP OF CLARK**  
**Ordinance No. 24 - 17**  
**Adopted \_\_\_\_\_**

INTRO 3

Introduced: November 18, 2024 Public Hearing: December 16, 2024

**AN ORDINANCE ENTITLED AN ORDINANCE TO FIX  
MINIMUM AND MAXIMUM SALARIES**

**WHEREAS** said Ordinance reflects a change in salaries to be paid to certain employees of the Township for the year 2025 and forward.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Township of Clark that the proper officer or officers of the Township of Clark be and they are hereby authorized and directed to execute and deliver checks on Township funds for the purpose of paying the following annual salaries to the employees of the Township of Clark within the range as set forth below opposite each job classification as in such cases made. The Schedule of salaries hereinafter set forth shall be effective as of January 1, 2025 and may be amended for those who may exceed the maximum.

	MINIMUM	MAXIMUM
Business Administrator	\$ 75,000.00	\$ 220,000.00
Township Clerk	\$ 55,000.00	\$ 160,000.00
Deputy Township Clerk	\$ 55,000.00	\$ 130,000.00
Township Attorney*		
Mayor's Confidential Secretary	\$ 30,000.00	\$ 80,000.00
Confidential Assistant/H.R./Affirmative Action	\$ 30,000.00	\$ 120,000.00
Assessor P/T	\$ 20,000.00	\$ 120,000.00
Tax Collector	\$ 50,000.00	\$ 120,000.00
Assistant Treasurer	\$ 50,000.00	\$ 125,000.00
Certified Finance Officer/Treasurer	\$ 50,000.00	\$ 200,000.00
Construction Code Official	\$ 50,000.00	\$ 175,000.00
Technical Assistant to the Construction Official	\$ 45,800.00	\$ 90,000.00
Municipal Court Administrator	\$ 60,000.00	\$ 120,000.00
Deputy Court Administrator	\$ 50,000.00	\$ 90,000.00
Health Officer	\$ 50,000.00	\$ 125,000.00
Assistant to Health Officer	\$ 50,000.00	\$ 100,000.00
Supervisor of Public Works	\$ 40,000.00	\$ 150,000.00
Public Works Assistant Supervisor	\$ 40,000.00	\$ 125,000.00
Laborer 1	\$ 42,900.00	\$ 55,000.00
Laborer 2	\$ 42,900.00	\$ 60,000.00
Public Works Repairer	\$ 53,000.00	\$ 67,000.00
Senior Public Works Repairer	\$ 66,000.00	\$ 90,000.00
Mechanic	\$ 55,000.00	\$ 75,000.00
Bus Driver – Part Time	\$ 25,000.00	\$ 50,000.00
Mayor	\$ 6,000.00	\$ 30,000.00
Council President	\$ 6,000.00	\$ 15,000.00
Council Members	\$ 6,000.00	\$ 15,000.00



	MINIMUM	MAXIMUM
Board of Adjustment Secretary	\$ 8,000.00	\$ 12,000.00
Planning Board Secretary	\$ 8,000.00	\$ 12,000.00
Fire Prevention Official	\$ 10,000.00	\$ 125,000.00
Deputy Fire Prevention Official	\$ 5,000.00	\$ 25,000.00
Director Public Safety	\$ 1,700.00	\$ 3,500.00
Director Senior Citizen	\$ 1,700.00	\$ 7,500.00
Director Public Works/Shade Tree	\$ 1,750.00	\$ 20,000.00
Fire Sub Code Official P/T	\$ 5,000.00	\$ 20,000.00
Elevator Inspector P/T	\$ 5,000.00	\$ 20,000.00
Plumbing Sub Code Official P/T	\$ 10,000.00	\$ 30,000.00
Electrical Inspector P/T	\$ 10,000.00	\$ 35,000.00
Emergency Management Coordinator	\$ 2,000.00	\$ 20,000.00
Deputy Emergency Management	\$ 1,000.00	\$ 10,000.00
Fire Prevention – IT P/T	\$ 2,500.00	\$ 10,000.00
Fire Official Secretary	\$ 750.00	\$ 1,000.00
Fire Chief	\$ 3,800.00	\$ 20,000.00
Battalion Chief	\$ 2,500.00	\$ 6,000.00
Deputy Chief #1	\$ 1,100.00	\$ 6,000.00
Deputy Chief #2	\$ 1,100.00	\$ 5,500.00
Deputy Chief #3	\$ 1,100.00	\$ 5,500.00
1 <sup>st</sup> Fire Captain	\$ 1,900.00	\$ 4,500.00
2 <sup>nd</sup> Fire Captain	\$ 1,900.00	\$ 4,500.00
3 <sup>rd</sup> Fire Captain	\$ 1,000.00	\$ 4,500.00
4 <sup>th</sup> Fire Captain	\$ 1,000.00	\$ 4,500.00
Public Information Officer	\$ 1,000.00	\$ 5,500.00
Fire Lieutenants	\$ 1,000.00	\$ 3,000.00
Prosecutor P/T	\$ 8,500.00	\$ 35,000.00
Judge	\$ 20,000.00	\$ 90,000.00
Public Defender P/T	\$ 4,000.00	\$ 15,000.00
Director of Recreation/Facilities Mgr.	\$ 50,000.00	\$ 150,000.00
Assistant Recreation Supervisor	\$ 9,200.00	\$ 40,000.00
Director Teen Center	\$ 2,000.00	\$ 20,000.00
Assistant Teen Center	\$ 2,000.00	\$ 15,000.00
Recreation/Senior Fitness P/T Personnel	\$ 500.00	\$ 25,000.00
Manager – TV 36	\$ 5,000.00	\$ 60,000.00
Fire Training Officer	\$ 1,000.00	\$ 5,000.00
Property Maintenance P/T	\$ 5,000.00	\$ 40,000.00
Building Maintenance Worker	\$ 39,000.00	\$ 59,000.00
Sr. Building Maintenance	\$ 50,000.00	\$ 120,000.00
Administrative Clerk	\$ 40,000.00	\$ 77,000.00
Accounting Clerk	\$ 39,000.00	\$ 49,000.00
Sr. Accounting Clerk	\$ 45,800.00	\$ 80,000.00
Principal Accounting Clerk	\$ 50,000.00	\$ 77,000.00
Clerk 1	\$ 39,000.00	\$ 52,000.00
Clerk 2	\$ 45,800.00	\$ 59,000.00
Clerk 3	\$ 50,000.00	\$ 77,000.00

Keyboarding Clerk 1	\$ 39,000.00	\$ 49,000.00
Keyboarding Clerk 2	\$ 45,800.00	\$ 59,000.00
Keyboarding Clerk 3	\$ 50,000.00	\$ 77,000.00
Records Support Tech 1	\$ 39,000.00	\$ 49,000.00
Records Support Tech 2	\$ 45,800.00	\$ 59,000.00
Sr. Technical Assistant	\$ 50,000.00	\$ 77,000.00
Assistant Director of Information Technology	\$ 65,000.00	\$ 110,000.00
Supervisor Information Technology	\$ 60,000.00	\$ 110,000.00
Information Technology Assistant	\$ 50,000.00	\$ 80,000.00

#### HOURLY

Police Matron – on duty	\$ 60.00 event	\$ 60.00 event
Police Matron – on call	\$ 60.00 hour	\$ 60.00 hour
Seasonal Employees – Recreation/Sr. Citizen	\$ 14.53 hour	\$ 30.00 hour
Building Maintenance	\$ 15.00 hour	\$ 25.00 hour
Clerk Typist	\$ 15.00 hour	\$ 25.00 hour
Inspectors	\$ 15.00 hour	\$ 40.00 hour
Bus Driver	\$ 15.00 hour	\$ 25.00 hour
General Part-Time Help	\$ 15.00 hour	\$ 25.00 hour

#### POLICE – Base Pay

**Chief (plus longevity and education)	\$ 150,000.00	\$ 200,000.00
**Captains (plus longevity and education)	\$ 140,000.00	\$ 200,000.00

#### MUNICIPAL POOL

	MINIMUM	MAXIMUM
Pool Director	\$ 8,450.00	\$ 20,000.00
Pool Facilities Manager	\$ 5,000.00	\$ 20,000.00
Assistant Manager(s)	\$ 4,100.00	\$ 10,000.00
Water Safety Instructor(s)	\$ 3,300.00	\$ 10,000.00
Lifeguard(s) – Seasonal	\$ 2,700.00	\$ 10,000.00
Maintenance Worker(s) – Seasonal	\$ 2,000.00	\$ 10,000.00
Gate Control Person(s) – Seasonal	\$ 2,000.00	\$ 5,000.00
Activities Director – Seasonal	\$ 1,050.00	\$ 5,000.00

\*Annual Professional Services Contract

\*\*Contract(s) for each position is 10% above lower position plus longevity and education.

Any ordinance inconsistent with the provisions contained herein is hereby repealed to the extent of such inconsistency.

This ordinance shall take effect immediately upon final passage and publication according to law.

Effective Date: January 8, 2025





TOWNSHIP OF CLARK  
Resolution 24-162  
November 18, 2024

5

WHEREAS N.J.S.A. 40A:4-58 provides for appropriation transfers during the last two (2) months of the year, when it has been determined it is necessary to expend for any of the purposes specified in the budget an amount in excess of the sum appropriated therefore and where it has been further determined that there is an excess in any appropriation over and above the amount deemed to be necessary to fulfill the purpose of such appropriation, the Governing Body may, by Resolution setting forth the facts, adopted by not less than two-thirds vote of the full membership thereof, transfer the amount of such excess to those appropriations deemed to be insufficient.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Township of Clark, in the County of Union and State of New Jersey, that the Chief Financial Officer be and the same is hereby authorized to make transfers among the 2024 budget appropriations in accordance with the following schedule of transfers.

**CLARK TOWNSHIP  
BUDGET TRANSFERS 2024**

	<u>To</u>	<u>From</u>
Administration: Other Expenses	10,000.00	
4-01-20-100-201		
Buildings & Grounds: OE	40,000.00	
4-01-26-310-238		
Police: S&W OT	50,000.00	
4-01-25-240-102		
Clerk S&W	10,000.00	
4-01-20-120-101		
OEM: OE	2,000.00	
4-01-25-252-203		
FIRE: OE	15,000.00	
4-01-25-266-203		
Fire Prevention: OE	10,000.00	
4-01-25-268-224		
Social Security (FICA)	5,000.00	
4-01-36-472-223		
DPW: S&W OT		25,000.00
4-01-26-290-102		
Finance: S&W		55,000.00
4-01-20-130-101		
Engineering: OE		40,000.00
4-01-20-165-224		
Recycling Exp:		22,000.00
4-01-26-307-223		
	<u>142,000.00</u>	<u>142,000.00</u>

ATTEST:

APPROVED:

EDITH L. MERKEL, RMC  
Township Clerk

ANGEL ALBANESE  
Council President

Res24/11-18 162BudgetTransfers

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

TOWNSHIP OF CLARK  
Resolution 24-163  
November 18, 2024

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**WHEREAS** NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS** the Director may also approve the insertion of an appropriation for the equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Municipal Council of the Township of Clark, in the County of Union, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2024 in the sum of \$3,000.00 which is now available as a revenue from the Greening Union County Grant Program pursuant to the provision of the statute; and

**BE IT FURTHER RESOLVED** that the like sum of \$3,000.00 is hereby appropriated under the caption Greening Union County Grant Program; and

**BE IT FURTHER RESOLVED** that the sum of \$3,000.00 representing the amount required for the municipality’s share of the aforementioned undertaking or improvement appears in the budget of the year 2024 under the caption Roads: Other Expenses; and

**BE IT FURTHER RESOLVED** that the above is the result of funds from the County of Union in the amount of \$3,000.00.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 163Ch159GreeningUCGrant

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

TOWNSHIP OF CLARK  
Resolution 24-164  
November 18, 2024

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**WHEREAS** NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS** the Director may also approve the insertion of an item of appropriation for equal amount.

**NOW, THEREFORE, BE IT RESOLVED** that the Municipal Council of the Township of Clark, in the County of Union, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2024 in the sum of \$12,000.00 which is now available from the County of Union 2024 Kids Recreation Trust Fund Grant Program in the amount of \$12,000.00; and

**BE IT FURTHER RESOLVED** that the like sum of \$12,000.00 is hereby appropriated under the caption 2024 Kids Recreation Trust Fund Grant; and

**BE IT FURTHER RESOLVED** that the above is the result of funds from the County of Union in the amount of \$12,000.00.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 164Ch159KidsRecTrustFundGrant

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



TOWNSHIP OF CLARK  
 Resolution 24-165  
 November 18, 2024



**BE IT RESOLVED** by the Governing Body of the Township of Clark, County of Union, State of New Jersey, that it hereby authorizes the Business Administrator and Township Clerk to execute and deliver a Shared Services Agreement with Plainfield Area Regional Sewerage Authority, maintaining offices located at 200 Clay Avenue, Middlesex, New Jersey 08846, for a qualified individual with a C-4 License to operate its local sewerage system and a Shared Services Agreement with Plainfield Area Regional Sewerage Authority to undertake a 5-year program under which it will clean the Township's local sewerage lines.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
 ANGEL ALBANESE  
 Council President

Res24/11-18 165PARSASharedServicesAgreementSewer

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

TOWNSHIP OF CLARK  
 Resolution 24-166  
 November 18, 2024

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**BE IT RESOLVED** by the Governing Body of the Township of Clark, County of Union, State of New Jersey, that it does hereby approve the execution by the Mayor and delivery to Raritan Road Holdings Urban Renewal LLC, as Redeveloper under a certain Redevelopment Agreement dated on or about June 5, 2023 regarding certain real property commonly known as 1074 Raritan Road (Block 60, Lot 60.02) within the Township of Clark, County of Union, State of New Jersey, which is located within the Raritan Road Holdings Urban Renewal area, of a Certificate of Completion in form and substance as is annexed to and made a part of this Resolution.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
 ANGEL ALBANESE  
 Council President

Res24/11-18 166ApprovingCertificateofCompletion-RaritanRdHoldingsUrbanRenewal

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

## CERTIFICATE OF COMPLETION

This **CERTIFICATE OF COMPLETION** ("**Certificate**") is dated as of the \_\_\_\_ day of \_\_\_\_\_ 2024 and issued by the Township of Clark, a municipal corporation in the county of Union and the State of New Jersey, having an office at 430 Westfield Avenue, Clark NJ 07066, in accordance with the terms and conditions stated herein.

**WHEREAS**, 1074 Raritan Road (Block 60, Lot 60.02) within the Township of Clark, County of Union, State of New Jersey is located within the Raritan Road Holdings Urban Renewal area ("**Property**"); and

**WHEREAS**, on or about June 5, 2023, Raritan Road Holdings Urban Renewal LLC ("**Redeveloper**") entered into a Redevelopment Agreement for the development of the Property ("**Redevelopment Agreement**"); and

**WHEREAS**, the Redeveloper commenced construction of a 95,839 square foot self-storage facility and associated site improvements on the Property ("**Project**") that were timely completed; and

**WHEREAS**, the Redeveloper has completed construction of the Project and obtained certificates of occupancy and a release of all performance bonds from Township of Clark; and

**WHEREAS**, in accordance with the Redevelopment Agreement, the Redeveloper has requested the issuance of this Certificate for the Project and the Township of Clark has agreed to the same in accordance with the terms of this Certificate.

**NOW, THEREFORE**, for and in consideration of the representations, covenants and agreements herein set forth and in the Redevelopment Agreement, Township of Clark does hereby certify that:

1. The acquisition, construction and installation of the Project has been completed by the Redeveloper in accordance with the Redevelopment Agreement, and the plans and specifications applicable thereto. In connection with the foregoing, the Redeveloper has performed all of its duties and obligations under the Redevelopment Agreement and has completed construction in accordance with the requirements of the Redevelopment Agreement.
2. The Redeveloper's construction of the Project was completed.
3. The recording of this Certificate shall constitute a conclusive determination of the satisfaction and termination of the agreements and covenants in

the Redevelopment Agreement (except those provisions therein which survive termination) and in the Raritan Road Holdings Redevelopment Plan with respect to the obligations of the Redeveloper to construct the Project.

4. The recording of this Certificate shall be conclusive that the conditions determined to exist on the Property that were the cause of its being determined to be in need of redevelopment shall be deemed to no longer exist, and the land and improvements constituting the Project shall no longer be subject to the potential for eminent domain on account thereof, and the Redeveloper shall hereby be released from the prohibition against assignment and transfer to the extent and as set forth in the Redevelopment Agreement.

5. The Redeveloper has the right to sell, lease or otherwise transfer its interest in the Property and all structures and improvements thereon and of such portion of the Project without any limitation or restriction to the extent and as set forth in the Redevelopment Agreement.

[Signatures on next page]

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand on behalf of the Township of Clark this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

ATTEST:

The Township of Clark

\_\_\_\_\_

By: \_\_\_\_\_

Salvatore Bonaccorso, Mayor



TOWNSHIP OF CLARK  
 Resolution 24-167  
 November 18, 2024

10

**BE IT RESOLVED** by the Governing Body of the Township of Clark, County of Union, State of New Jersey that Kevin Ingraham Jr. and Jordan Becker are hereby appointed as Members of the Clark Volunteer Fire Department effective this 18<sup>th</sup> day of November, 2024.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
 ANGEL ALBANESE  
 Council President

Res24/11-18 167AppointFireFightersIngraham,Becker

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

TOWNSHIP OF CLARK  
Resolution 24-168  
November 18, 2024

11

**WHEREAS** the Township of Clark has resolved to join the New Jersey Municipal Self Insurers' Joint Insurance Fund ("NJMSIJIF") following a detailed analysis; and

**WHEREAS** the Bylaws of NJMSIJIF require that each entity designate a Risk Management Consultant to perform various professional services as detailed in the Bylaws and Risk Management Plan; and

**WHEREAS** the Bylaws indicate that NJMSIJIF shall pay each Risk Management Consultant a fee to be established annually by the Executive Committee.

**NOW, THEREFORE, BE IT RESOLVED** that the Township of Clark does hereby appoint World Insurance Associates, LLC as its Risk Management Consultant in accordance with the Fund's Bylaws; and

**BE IT FURTHER RESOLVED** that the Mayor and/or Business Administrator and Township Clerk are hereby authorized and directed to execute the Risk Management Consultant's Agreement effective 01/01/25 to 12/31/25 annexed hereto and to cause a notice of this decision to be published according to N.J.S.A. 40A:11-5(1)(a)(i).

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 168RiskMgmtAgreement-WorldIns

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



## RISK MANAGEMENT CONSULTANT'S AGREEMENT

This Agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, between the Township of Clark, a public body corporate and politic constituting a political subdivision of the State of New Jersey, (hereinafter referred to as Local Unit) and World Insurance Associates (hereinafter referred to as the Risk Management Consultant):

### Witnesseth:

**WHEREAS**, the Risk Management Consultant has offered to the Local Unit professional Risk Management Consulting services as required in the Bylaws of the New Jersey Municipal Self Insurers' Joint Insurance Fund ("Fund"); and

**WHEREAS**, the Local Unit desires these professional services pursuant to the resolution adopted by the Mayor and Council of the Local Unit at a meeting held November 18, 2024; and

**NOW, THEREFORE**, the parties in consideration of the mutual promises and covenants set forth herein, agree as follows:

1. The Risk Management Consultant, for and in consideration for the amount stated hereinafter agrees to provide services to the Local Unit as follows:
  - A. The Risk Management Consultant shall assist the Local Unit in identifying its insurable exposures and to recommend professional methods to reduce, assume or transfer the risk or loss.
  - B. Assist the Local Unit in understanding and selecting the various coverages available from the New Jersey Municipal Self Insurers' Joint Insurance Fund.
  - C. Review with the Local Unit any additional coverages that the Risk Management Consultant feels should be carried but are not available from the Fund, and subject to the Local Unit's authorization, place such coverages outside the Fund.
  - D. Assist the Local Unit in the preparation of the application, statements of values and similar documents requested by the Fund, it being understood that this agreement does not include any appraisal work by the Risk Management Consultant.
  - E. Review the Local Unit's assessment as prepared by the Fund and assist the Local Unit in the preparation of its annual insurance budget.
  - F. Review the loss and engineering reports and generally assist the Safety Committee in its loss containment objectives.
  - G. Assist where needed in the settlement of the claims, with the understanding that the scope of the Risk Management Consultant's involvement does not include the work normally done by a public adjuster.
  - H. Any other services required by the Fund's Bylaws.

2. The term of this Agreement shall be for a period of one year unless terminated as hereinafter provided in this agreement.
3. The Local Unit authorizes the Fund to pay its Risk Management Consultant as compensation for services rendered an amount equal to six (6%) percent of the Local Unit's annual assessment as promulgated by the Fund. Said fee shall be paid within thirty (30) days of payment of the member's assessment. The Risk Management Consultant shall receive no other compensation or commission for the placement or servicing of any New Jersey Municipal Self Insurers' Joint Insurance Fund coverage with the Fund.
4. For any coverages authorized by the Local Unit, to be placed outside of the Fund, the Risk Management Consultant shall receive as its full compensation the normal brokerage commission paid by the insurance company. The premiums for said policies shall not be added to the Fund's assessments in the computing of the six (6%) percent fee outlined in item 3 above.
5. Either party may cancel this agreement at any time by mailing to the other written notice calling for termination at any time not less than ninety (90) days thereafter. Fees shall be prorated to the date of termination.

Attest:

Township of Clark:

---

Edith L. Merkel, Township Clerk

---

James F. Ulrich, Business Administrator

Attest:

Risk Management Consultant

---

Matthew Morris, World Insurance Associates

12

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR THE APPOINTMENT OF SPECIAL COUNSEL**

**WHEREAS**, the Township of Clark has a need to employ Special Counsel pursuant to Section 3-27(c) of the Township of Clark Municipal Code as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

**WHEREAS**, the Qualified Purchasing Agent has determined and certified in writing that the value of the acquisition will not exceed \$44,000; and,

**WHEREAS**, the anticipated term of this contract is one (1) year and may be extended two (2) times for the like one (1) year term as approved by the Township of Clark Governing Body; and

**WHEREAS**, Kologi Simitz, Counsellors at Law will provide legal services as Special Counsel in connection with Police Department Litigation, for the legal fee of \$300.00 per hour; and

**WHEREAS**, Kologi Simitz has completed and submitted a Business Entity Disclosure Certification which certifies that the firm has not made any reportable contributions to any political or candidate committee for any members of the Governing Body for the Township of Clark, in the previous one (1) year and that the contract will prohibit the Law Firm of Kologi Simitz from making any reportable contributions through the term of the contract; and

**WHEREAS**, the Chief Financial Officer certifies, pursuant to N.J.A.C. 5:30-5.4 that there are adequate funds for this contract. Funds have been certified to be available in account number 20-155-201, from Law Special Services; and

**NOW THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Clark, in the County of Union, State of New Jersey, that it hereby authorizes the Mayor to enter into a contract with Kologi Simitz Counsellors at Law as described herein; and

**BE IT FURTHER RESOLVED** that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 169AwardNon-FairOpenContract-SpecCounsel-KologiSimitz

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

TOWNSHIP OF CLARK  
Resolution 24-170  
November 18, 2024

13

**BE IT RESOLVED** by the Governing Body of the Township of Clark that it does hereby approve the Meeting Calendar for the Year 2025 as outlined below.

**CLARK MUNICIPAL COUNCIL 2025 MEETING DATES**  
**Reorganization Meeting Wednesday, January 1, 2025**  
**315 Westfield Avenue – Noon**

**WORKSHOP MEETINGS 7:30 PM**

430 Westfield Avenue  
Room 30

January 6 (Monday)  
February 3  
March 3  
April 7  
May 5  
June 2  
July 7  
August 4  
September 2 (Tuesday)  
October 6  
November 3  
December 1

**PUBLIC MEETINGS 7:30 PM**

315 Westfield Avenue  
Council Chambers

January 21 (Tuesday)  
February 18 (Tuesday)  
March 17  
April 21  
May 19  
June 16  
July 21  
August 18  
September 15  
October 20  
November 17  
December 15

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 170MeetingDates2025

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

TOWNSHIP OF CLARK  
Resolution 24-171  
November 18, 2024

14

**BE IT RESOLVED** by the Governing Body of the Township of Clark that the following dates, in addition to one floating holiday of each employee's choosing, will constitute the official Township employee holiday calendar for the year 2025.

New Year's Day	Wednesday	01/01/2025
Martin Luther King Jr. Day	Monday	01/20/2025
Presidents Day	Monday	02/17/2025
Good Friday	Friday	04/18/2025
Memorial Day	Monday	05/26/2025
Juneteenth	Friday	06/20/2025
Independence Day	Friday	07/04/2025
Labor Day	Monday	09/01/2025
Columbus Day	Monday	10/13/2025
Veteran's Day	Tuesday	11/11/2025
Thanksgiving Day	Thursday	11/27/2025
Day after Thanksgiving	Friday	11/28/2025
Christmas Day	Thursday	12/25/2025

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 171Holidays2025

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

TOWNSHIP OF CLARK  
Resolution 24-172  
November 18, 2024

CA 15

**BE IT RESOLVED** by the Governing Body of the Township of Clark pursuant to P.L. 1985 and Chapter 3, Section 3-29N of the Code of the Township of Clark, that it does hereby appoint the following named individuals as Class 1 and Class 2 Special Law Enforcement Officers to serve for the period commencing January 1, 2025 and concluding December 31, 2025.

- Class 1      Beceiro, Anthony R.
- Class 1      Buczynski, Thomas
- Class 1      Flicek, Francis
- Class 1      Tarantino, Robert
- Class 2      Bauer, Albert C.
- Class 2      Ehling, John
- Class 2      Hilongos, Julian
- Class 2      Leonardis, Richard
- Class 2      Parnes, Kenneth
- Class 2      Miller, Frank

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 172AppointSpecLawEnforcementOfficers2025

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

TOWNSHIP OF CLARK  
Resolution 24-173  
November 18, 2024

CA16

**WHEREAS** in accordance with a request from the Tax Collector for authorization to refund overpayment of 2024 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 2024							
REF	Acct #	Name	#	Address	Reason	Refund	
24	33R	4295-0	Catarino, Nelson & Danielle	8	Birch Lane	overpayment	\$ 140.00
24	34R	176-0	Weber, Jason & Patricia	59	Conger Way	overpayment	\$ 742.47
24	35R	1518-0	Larsen, Paul & Mary	17	Byron Pl	overpayment	\$ 140.00
24	36R	1217-0	Raritan 719 LLC	719	Raritan Road	overpayment	\$ 140.00
24	37R	2182-0	Ang Terminal Ave LLC	159	Terminal Ave	overpayment	\$ 140.00
24	38R	4619-0	Garcia, Miguel & Megan	43	Ross St.	overpayment	\$ 58.19
24	39R	3862-0	Kaminsky, Steven	329	Carolina St.	overpayment	\$ 281.68
24	40R	3317-0	Campanella, Joseph	44	Joseph St	overpayment	\$ 60.00
						Total Refunds	\$1,702.34

ATTEST:

APPROVED:

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

\_\_\_\_\_  
ANGEL ALBANESE  
Council President

Res24/11-18 173SewerRefund(s)

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

DISCUSSION

**Discussion:**

**CY 2024 Best Practices Inventory**

Prepared and certified by James Ulrich, Chief Administrative Officer and Jennifer Kobliska, Chief Financial Officer –This discussion is held for the Governing Body's Acknowledgement in compliance with the guidelines set forth by the New Jersey Division of Local Government Services in Local Finance Notice 2024-13 dated September 18, 2024. The discussion will be incorporated into the minutes of this meeting.