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Cali Associates: Gypsum site plan in township's best interest

By Joan Gorzenik
Cali Associates of Cranford, in an attempt to clarify questions raised at a previous hearing, gave a detailed presentation to the Township Council Feb. 22 in its request for a commercial zone variance which would clear the way for the construction of a six-story office building on Walnut Ave.

The 11-acre tract of land, owned by U. S. Gypsum, was conditionally sold to the Cranford developer pending a change in zone from the current limited industrial to commercial office-multi-story use.

The proposal before the Council on whether the property should be commercially zoned followed a recommendation by the Township Planning Board the Council approve the zone change.

Major concerns of residents affected by the possible change were made known to the Council during a public hearing Jan. 31. Their fears included increased and hazardous traffic, sewer and drainage problems, lessened fire safety, depreciation of property values and loss of aesthetics as well as invasion of privacy because of the height of the proposed building.

During the presentation, the architect retained by Cali, Bruce Kappel of Weaver Partnership in Morris town, outlined the firm's in-

tentions under the commercial zone designation.

He proposed a six-story structure, the tallest allowed under the zone, centrally-located with surrounding park areas. He said the majority of the existing trees, which range from 48 to 56 feet, would be retained on Walnut Ave. because they would serve as a buffer zone allowing residents only a staggered view of the edifice.

Although five cars per 1,000 square feet are allowed under the commercial zone, the firm's architect recommended the limitation of four cars per 1,000 square feet, which would mean approximately 680 to 690 parking spaces.

The maximum amount of cars would be 913, said Mr. Kappel, but that much space could only be acquired with the removal of the trees.

John Cali of Cali Associates explained drainage would occur via the Garden State Parkway rather than onto Walnut Ave.

A traffic engineer, also retained by Cali, strongly recommended the change in zone. According to his studies, the main influx of traffic would occur between 8 a.m. and 9 a.m., while the egress would take place between 5 and 6 p.m. He said an access design may be utilized to minimize the traffic pattern, but the design has not yet been determined.

Mr. Cali stated Walnut Ave. must be utilized as an outlet for cars leaving the building. However, another route may be used in conjunction with the thoroughfare.

The traffic planner also compared patterns of traffic which might occur, saying industrial traffic may entail

shift work, while commercial traffic would occur only at peak hours. He described the commercial use as a "cleaner use," emphasizing there would be no truck traffic.

Mr. Cali further maintained the structure would not be feasible economically or aesthetically if it were

built less than six stories. He said because of the proposed structure's height, it would be plainly visible from the parkway.

He cautioned, "Triple A companies would not want to rent space" (in a smaller building).

The building developer estimated more than

\$200,000 per year in rates for the township would be brought in.

He said, "This upgrading (zone change) is a benefit to the township."

Fourth Ward Councilman John Bodnar concurred, saying the change would "upgrade the land."

A real estate appraiser,

William Ard of Westfield, claimed the proposed use was the best and most compatible with the land use patterns. He said the new zoning would not adversely affect property value, and marketability and saleability were also protected by the proposed use. He added, "This is the best possible use of the land for Clark Township and its residents."

Mr. Ard said utilizing the land as a commercial site was "a clear uplifting and less intense."

The property manager for U. S. Gypsum, John McCarthy, clearly favored the commercial use for the land. He said the company chose Mr. Cali for the conditional sale because he was "a fine manager," and would attempt to preserve the buffer zone of trees. He said if the land were

not sold to Mr. Cali, and remained industrially zoned, the property would be sold regardless, and possibly subdivided into smaller parcels. The Gypsum representative explained the land was for sale for economic reasons.

Councilman George Sangiuliano alluded to an earlier agreement between U. S. Gypsum and the township in which the company would maintain the property under the industrial designation. The company spokesman said he knew of no such promise.

Councilman Sangiuliano indicated the added revenues would be appealing to the township.

The Council president, Joseph Pozniak, assured residents the township's fire department was quite capable of dealing with a fire in a multiple-story structure.

In other action, the Council:

Adopted an ordinance which prohibits dog owners from allowing their pets to defecate or cause damage to any public area, and also forces them to clean up after their animals. The new law imposes a jail term of 90 days or a \$500 fine on those who violate it.

Tabled an ordinance entitled "Amusements and Amusement Businesses" pending the receipt of further information. The ordinance would regulate coin-operated amusement devices.

An ordinance allowing for the zone change was introduced on first reading, and will be up for public hearing and possible final adoption on Monday, March 21, at 8 p.m.



CAGE OF CRUSADERS - A Plainfield player is blocked in by Arthur L. Johnson Regional High School of Clark players including No. 20, Jeff Pflug, and No. 44, Keith

Dunn. Plainfield knocked Clark out of the Union County Tournament in a nip-and-tuck battle down to the final buzzer.



SAFETY SEAL - Rahwayite, Mrs. Peg Babbil, gets assurance her Cloisonne jewelry is safe from George McCutcheon of Clark, following an examination in the Union County Emergency Management Office in Westfield. Mr. McCutcheon, radiological defense coordinator, has checked over 500 pieces, from 100 persons, without any dangerous levels of radiation being detected. The final two sessions for such checks will be 9 a.m. to noon on Thursdays, March 3 and March 10. For information, please telephone 233-6890.

Clark Lions mark 25th anniversary

"One of the foremost service clubs, we the Clark Lions are very proud of our past record. The people of Clark did receive in the mail a brochure of our past deeds, and a request for a donation to our charity fund so with your help we can help others. Our accomplishments, to name just a few, are the annual Halloween parade, assistance in getting a lead dog for a blind college girl, collection and delivery to "Eyes for the Needy" of used eyeglasses that you place in receptacles at our neighborhood banks, transpor-

tation of the blind of Clark to their monthly blind meetings, and many more, far beyond those mentioned above," reported George F. McCutcheon, club president, in announcing the group's 25th anniversary.

"So once again if you can find in your heart to donate to a wonderful cause to help people without God's gift of sight, please mail your donation to Clark Lions Club Charity Fund, Post Office Box 813, Clark, N. J. 07066. The Lions' motto is "We Serve," he concluded.



FOR THE CAUSE - Mayor Bernard J. Yarusavage of Clark, left, presents a donation check to George F. McCutcheon, the president of the Clark Lions Club, as part of the current campaign to raise money for the Lions Charity Fund. A letter was mailed to every home and business in Clark.

Action expected March 7 on Brewer

The contingency plan proposed Feb. 15 for the reorganization of the township's public school system for the 1983-1984 school year, including the closing of the Charles H. Brewer School, was not acted upon,

as had been expected, at the Board of Education's Feb. 22 meeting.

Instead action was tabled until a special meeting, to be held on Monday, March 7, at 8 p.m. at Brewer School.

Because of the movement of students into and out of Clark schools, especially Frank K. Hehny and Brewer, it has been suggested to the school body by Superintendent of Schools Dr. John T. Farinella that the original re-organization plan, adopted on Oct. 12 of last year, be changed so that the township will have only two lower-grade elementary schools, Hehny and Valley Road, and a middle school, Carl H. Kumpf, for sixth to eighth grades.

Under the original plan all sixth-to-eighth grade students would go to Kumpf, students in kindergarten to fifth grade would attend Valley Road and Hehny, and the remainder of the pupils in pre-school to the fifth grade would go to Brewer.

However, at the Feb. 15 public hearing it had been

pointed out because of the migration of students there would have been classes at as much as 23 students, while class size at Brewer might have gone as low as 14.

School officials said at that time instead of single classes at each grade level at Brewer with no leeway for adjustments for increases or decreases in student enrollments there would be three or more classes at each grade level in the two lower schools, allowing for better balanced distributions of students and teaching staff.

Parents at the Feb. 15 meeting had a mixed reaction to the plan, with some of them protesting more changes in schools for their children than they had anticipated and others in favor of the proposal because they were afraid Brewer would not be a viable school for 1983-1984 because of the small number of students who would have been going there under the original re-organization plan.

Because of the change in this year's Board of Education Elections from Tuesday, April 5, to Tuesday, April 12, the Board Feb. 22 had to approve motions setting up the polling places for the new date, setting the voting schedule at 2 to 9 p.m., and approving the employment of election workers for the new date.

In other action on Feb. 22, the Board:

- Approved budget transfers of \$1,600 from one account to another and of \$10,000 from surplus to another account.
- Changed its Tuesday, March 22, regular meeting and its Tuesday, April 12, re-organization meeting to Tuesdays, March 29 and April 19, respectively.
- Added a custodian, Vincent F. Sheridan, and a cafeteria/playground aide, and a van aide, Alice M. Pettersak, to the 1982-1983 substitute lists.
- Tabled a salary change for Mrs. Gladys Parin, director of special services, from \$33,939 to \$35,975 for the 1982-1983 school year, retroactive to July 1 of

last year, and effective to Thursday, June 30, of this year.

-Approved an agreement with Joseph Messina, maintenance foreman, which was negotiated for the 1983-1984 school year.

-Accepted the resignation of William Norris as microcomputer in-service instructor for the second session, from Feb. 28 to Thursday, March 24, and the third session, from Wednesday, April 13, to Thursday, May 5, of this year. Only Board member, James Kehoe, voted against accepting the resignation.

-Okayed the hiring of Jack Spieker as microcomputer in-service instructor in place of Mr. Norris to be paid \$15 per hour worked, 14 hours per session for a maximum of \$210 per session.

-Approved the employment of Mrs. Doris Chinchiar as cheerleader advisor at Kumpf School for the 1982-1983 school year at a stipend of \$475.

-Gave its permission for the placement of Miss Diane Varella, a substitute

for Mr. Norris, and Mrs. Mildred Primamore, a substitute for Remo Maisto, on the first step of the bachelor's degree salary guide for 1982-1983 to be paid a pro-rated share per day based on an annual salary of \$12,900, effective Feb. 16 of this year and terminating with the return of the regular teacher.

-Okayed the attendance of Dr. Farinella at the Annual Spring Conference of the New Jersey Assn. of School Administrators in Atlantic City from Sunday to Tuesday, May 1 to 3. Mr. Kehoe voted against the measure, and Board member, Edward Dreyfus, abstained.

-Approved the attendance of a Board member at the Seminar on Education for Pre-and-Early Adolescents to be conducted by the National Academy for School Executives to be held in Williamsburg, Va. from Monday to Thursday, April 4 to 7. Board members, John Fitzpatrick, Thelma Purdy and Mr. Kehoe, voted against the measure.

-Gave its permission for the attendance of the Board secretary/school business administrator at the Annual Spring Conference of the New Jersey Assn. of School Business Officials in Atlantic City from Wednesday to Friday, May 11 to 13.

-Approved \$28.80 in additional funds for advanced study grants for Francine Torsello and Ken Davidson.

Clark Board to act on Brewer

The Clark Board of Education will hold a special meeting at the Charles H. Brewer School on Monday, March 7, at 8 p.m. to discuss its contingency plan for the 1983-1984 School Re-organization. Action will be taken.

Girl Scouts bake for Dawn: See Inside