

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF APRIL 25, 2024**

Minutes of the regular meeting of the Planning Board of the City of Clifton, New Jersey, held at the City Hall, Clifton, New Jersey on March 25, 2024. Pursuant to the “Open Public Meeting Act” all notice requirements were satisfied. The time, place, date, and form of notice was announced as well as advising all applicants that formal action may be taken on the matters on the agenda.

Those present: Comrs. Binaso, Greco, Korbanics, Trella, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Councilman Gibson

The Board approved the minutes of the March 28, 2024, meeting.

Misc. : 2024 Environmental Resource Inventory. Barbara Heskins Davis, a licensed planner from the Land Conservancy of New Jersey presented the report. The Land Conservancy was hired by the City to update the City’s Environmental Resource Inventory (ERI). The ERI is a report that gives an idea of what the city’s resources are and how they are trending. The ERI contains about 15 maps that show things such as topography, soil types, heat islands, flood hazard areas and others. Trends in land cover are discussed in the report. Surface Water Quality is also discussed. Public wellheads are located outside of the City. Upon motion by Vice Chair Withers, seconded by City Manager Villano, the Board adopted the Report as an Element of the Master Plan and directed that it be attached to the Master Plan. All members voted in favor. None opposed. None abstained.

Continued Hearings:

- A. Cyrus Garcia
9-11 Stuyvesant Court
Block 32.02, Lot 27
Minor subdivision and variance

At the request of the applicant, the meeting was carried to the May 23, 2024 meeting of the Board. The public was notified of the date time and place of the next hearing.

- B. Lazo Josifoski
112 Mountain Park Road
Block 22.01, Lot 16
Major Subdivision

At the request of the applicant, the meeting was carried to the May 23, 2024 meeting of the Board. The public was notified of the date time and place of the next hearing.

- C. Hamdan Home Builders LLC
2 Mt. Washington Drive
Block 32.08, Lot 7
Two lot subdivision

Sean McGowan, Esq. represents the applicant. The applicant last appeared on February 22, 2024, to subdivide the property into two properties for a single-family home on each lot. Proposed lot 7.01 is more suitable for a house to be built in a way that violates the 60 feet setback requirement from the center of Valley Road. The applicant is requesting a variance from this setback requirement. The house will face Mt. Washington and will have a 10-foot setback along Valley Road. A representative of the applicant, Ms. Bubev was sworn. She is authorized to testify on behalf of the applicant. Ms. Bubev stated that there are some houses on Valley Road which also violate the center line set back requirement. The applicant is proposing a 10-foot side yard setback with regard to the setback from the center of Valley Road. All driveways will front on Mt. Washington Drive. The required setback on the Valley Road side is 60 feet from the centerline of Valley Road. Since Valley Road is a 50-foot Right of Way, the required setback would be 35 feet from the property line to the proposed house. Vice Chair Withers stated that a 20-foot side yard setback would give the property enough buildable area.

The applicant will comply with all the terms of the April 17, 2024, Neglia Report, with one exception. Item 2.5 of the report asks applicant to add a new easement to encompass the existing gas main crossing the property along the Mount Washington Drive frontage. The Board's engineer advised that the easement that is existing shall be restated in the subdivision deed and those for the two subdivided lots. The City Manager stated that if the setback from Valley Road is held at 20 feet, that will save a row of trees along Valley Road. The applicant agrees to save as many trees as possible and will submit a plan showing the trees that will remain. The meeting was opened to the public. A member of the public appeared as she is concerned about the trees on Valley Road.

Motion by Comr. Binaso for minor site plan approval and variances with the condition that the applicant shall come back and show what trees are coming down and which trees are not. Further, he wants a note that the trees in the 20-foot setback shall not be removed, unless written justification is submitted to Neglia for approval to remove a tree. Neglia shall monitor the development of these lots to ensure the trees shall remain. Further the easement shall be included in the subdivision deed and deeds out to the separate lots. Seconded by Mayor Grabowski. Those in favor: Comrs. Binaso, Korbanics, Welsh, Greco, Lataro, City Manager Villano, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej. Those opposed: None.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel