

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF MAY 23, 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 May 23, 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, Lataro, Trella, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Comr. Korbanics

The Board approved the minutes of the April 25, 2024, meeting.

MISC.

- A. Meridia Regency on Valley, Clifton LLC; 1091-1075 Valley Road
Jason Tuvel, Esq. represents the applicant. Mr. Tuvel requested a one year extension of the approvals granted, so that the City could not change the zoning for the extension period. Mr. Zecker and Mr. Turasi are neighboring residents and they appeared as well. The Board considered the state of the applicant’s approvals and voted to extend the approval for a period of one year.
Those in favor: Comrs. Lataro, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej.
Those opposed: Comr. Binaso, Comr. Greco

RESOLUTIONS:

- A. **Environmental Resource Inventory.** Upon motion duly made and seconded, the resolution adopting the report was approved.
- B. **Hamdan Home Builders LLC; 2 Mt. Washington Drive; Block 32.08, Lot 7.** Upon motion duly made and seconded, the resolution granting subdivision approval and variances was adopted.

Continued Hearings:

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

Dominick Iannarella, Esq. represents the applicant. Mr. Donohue is the applicant's engineer who was sworn and the Board accepted his qualifications. Mr. Donahue presented the revised plan. A grading and drainage plan (one sheet) dated May 2, 2024, was marked as A-1 5/23/2024. The property contains a dwelling fronting on Stuyvesant Court. The property slopes from the front to the rear. About $\frac{3}{4}$ of the existing roof discharges to the rear. The applicant is proposing a minor subdivision to create two lots. Conceptual single family homes for each property were presented. Two eleven foot wide driveways that slope from the houses to the street. There will be a fence along the property line dividing the two properties. Each property will have a 10 X 10 X 8 feet seepage pit. The applicant is required to control the runoff of increases in impervious coverage. The seepage pits proposed will be sufficient to control the additional runoff. The applicant will comply with Neglia's letter of May 16, 2024. The seepage pits have been designed to handle the entire roof runoff. The applicant is mitigating four to five times the square footage and is retaining or redirecting water so that it does not travel to homes in the rear. The applicant had previously testified that no trees are being removed. The hearing was opened to the public. Ms. Manski asked about the two or three big trees in the middle of the lot. Mr. Iannarella stated that the intention is not to touch any trees and that the houses will be set off from the middle. No other members of the public came forward. The applicant indicated that it would raise the garage floor height by one foot.

Motion by Comr. Binaso to approve the application subject to the following:

1. Applicant will comply with the report of Neglia dated May 16, 2024.
2. The variance for lot width is granted.
3. The elevation of the garage floor will be raised by one foot.
4. Neglia will monitor the project to ensure compliance and shall report compliance or non compliance to the Board.
5. No trees shall be removed.

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

Those opposed; none.

Those not entitled to vote: Comr. Lataro

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 July 25, 2024 meeting of the Board. The public was notified of the date time and place of the next hearing.

New Hearings

A. PB Nutclif Master LLC; Metro Blvd and Isabella Street; Block 80.02, Lots 1.08, 1.09, 1.10, 4.13, 4.14; Preliminary and final major site plan approval and variances.

Adam Failla, Esq. represents the applicant. The property is located in the Clifton Hoffman LaRouche redevelopment area. The applicant has complied with the notice requirements. There is a build variance required and a waiver for a private roadway and related site improvements. The roadway will connect future projects. There are no buildings proposed with this application. It is for the roadway and related improvements. A future conditions concept plan was also prepared. Private roadways are permitted as a principal use in the zone. There is a c variance for not having buffers around the entire perimeter. There is a waiver for the number of shade trees. Again, no building or structure is proposed. The roadway crosses the PSEG lot that is not in the redevelopment zone. For the portion of the roadway over the PSEG lot the applicant will come back for additional approvals. Subdivision approval is not being sought, as previously subdivision approval was granted. The applicant will comply with the engineering report of the Neglia review letter. Michael Thomas was sworn and qualified as a civil engineer. Mr. Thomas stated that the NJDOT major driveway access permit has been obtained. The Starbucks was previously approved. Soil Conservation approval has been obtained as well as the Passaic County planning board. A color rendering of plans submitted was passed out (A_1). Mr. Thomas discussed existing conditions. The applicant discussed how the roadway connects to other areas of the zone. Starbucks needs safe access to its site. The proposed roadway is a 24 foot wide minimum roadway. About 30,000 sq. feet of existing asphalt is being removed. Monitoring wells will remain along with a PSEG utility pole in the NJDOT right of way that will eventually be relocated. Some retaining structures will be removed. An existing PSEG high pressure main is remaining on site. The roadway width is about 24 feet to 65 feet. The wider width is because there are plans for future roadway extension to the west. On the sides of the driveway are ADA ramps for compliance with sidewalk connectivity. There is a proposed guardrail on the south east portion because of a fall off point. Signage and striping is proposed. A roadway connector plan was presented. There is a future bridge proposed to go over the Jersey City MUA easement. Another exhibit was passed out (A-2). The retaining wall along the JCMUA easement shows a sidewalk. The applicant wants to move a portion of the sidewalk to the west side. A stormwater management system has also been prepared. Impervious conditions are being reduced. There is about an acre of disturbance. Groundwater recharge is not required for this site. Water quality control is being addressed as a plan for the overall development. There is an increase in new impervious by more than a quarter an acre. This is not an increase in the overall site. The applicant intends to store water and slowly release it into the system. 50 trees are required but the applicant only shows 17. Mr. Thomas stated that the reason the applicant cannot meet the requirement is because there is a future pad site and landscaping associated with it, and there is landscaping required for the Starbucks site. Considering that there is additional development in the future, the applicant is proposing 17 trees. Mr. Thomas stated that the applicant will try to make it up with future development or to three to plant them at an off

site location. Comr. Binaso asked if the applicant will stipulate that the additional 33 trees will be added somewhere on site. Mr. Failla stated that the applicant will pledge to try to fit additional trees in the future. Comr Binaso stated the tree caliper should be four inches. Mr. Thomas said that there are some conflicts between the utilities and the required trees. The applicant stated that they may be able to plant "under" trees. Comr Binaso asked for them to come back with a plan showing the "under" trees. Mr. Thomas stated that 2 to 3 smaller flowering trees could be installed in between that should get the number to approximately 50 total. The applicant stipulated to that as a condition of approval.

Mr. Thomas stated that they are counting pervious pavement in its stormwater management calculations. This supplements other components of the system. Mr. Thomas stated again that the applicant is not proposing a building. Mr Thomas discussed the buffer and the reason for the variance request. He stated that there is an area reserved for later development. The lighting plan was discussed. The same fixtures as along Isabella Drive are proposed. Mr. Thomas stated that the proposed driveway will be sufficiently lit. Site triangles are proposed at intersecting driveways. MR. Thomas addressed the Environmental Impact Statement. Existing impervious is being reduced. There is no wetlands onsite, nor wetlands transition areas. There is no riparian zones or vegetation disturbances. There is no building. The applicant stated that they will work with Neglia to comply with all of their concerns. In response to a question from Vice Chair, on Exhibit 2, the westerly crosswalk will stay, and the other removed. The meeting was opened to the public and no member of the public appeared. Comr. Binaso asked the applicant to meet with Neglia so that the Board can get a revised report to see what remains outstanding. Mr. Failla stated that they hoped to have a resolution compliance with Neglia as a condition of approval. The applicant will agree that Neglia must sign off on the final plans. Mr. Placek stated that the Board can condition approval on Neglia's sign off.

Matt Seckler was sworn and accepted as a traffic engineer. Mr. Seckler discussed the design of the roadway and that it meets industry standards. The pavement is being designed for the full build out. He stated that there will be no negative impacts on the roadways in the area. City Manager asked if the applicant checks to see if its analysis match up with the actual situations. Mr. Seckler stated that counts are redone at times. He stated that the assumptions for what has been constructed is usually higher than the actual counts after construction. The meeting was opened to the public and no one appeared.

The applicant called Steve Lydon of Burges Associates as its planner. He was sworn and qualified. He testified about the request for one variance and one waiver. He stated that the five foot landscape buffer around the entire perimeter is required. He stated that part of the plan is a road to Route 3. He said you can't put a buffer where a road will go. He further stated that there are extensive site distance easements that need to be provided which affect the buffer. He stated that some perimeter areas are left vacant because only a road and no buildings are proposed. He stated that this will change as other site plans come in and it will be more efficient to review the tree plantings at that time. He stated that there are public benefits and hardships in this regard. He further testified that a waiver from the fifty shade trees is requested. The plan shows 17. He says that the applicant will stipulate that it is not trying to avoid planting the trees but does not know exactly where they should

go. The applicant will stipulate to planting trees in the future. He stated that this is reasonable because we do not know where some of the improvements will go. He says that the trees will eventually be planted. The applicant is also proposing some under trees at this time. The meeting was opened to the public and no one appeared. Ms. Hartmann stated that she has no concerns from a planning perspective. Mr. Failla then delivered his summation and stated that the roadway is a permitted principal use. He says the roadway will help circulation and that the variance and waiver are warranted. Comr. Binaso moved that the applicant meet with Neglia to discuss all items in the Neglia report and to go through each item to see that they can resolve all of the issues in the Neglia report. Seconded by City Manager. All voted in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel