

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF JUNE 27, 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 June 27, 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, Lataro, Korbanics, City Manager Villano, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej,

Those absent: Comrs. Welsh, Greco, Trella, Councilman Gibson

The Board approved the minutes of the May 23, 2024, meeting.

RESOLUTIONS:

- A. Meridia Regency on Valley, Clifton LLC; 1091-1075 Valley Road
Upon motion duly made and seconded, the resolution extending the applicant’s approval for one year was adopted.
- B. **Cyrus Garcia**
9-11 Stuyvesant Court
Block 32.02, Lot 27
Minor subdivision and variance
Upon motion duly made and seconded, resolution granting minor subdivision and variances was adopted.
- C. **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.**
Upon motion duly made and seconded, the applicant’s request for final major site plan, variances and waivers was adopted. The applicant will respond to the Environmental Commissions review as part of resolution compliance. The applicant will comply with the report of Neglia Engineering except as otherwise agreed to at the hearing.

CONTINUED HEARINGS:

A. 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.

MISC.

Vice Chair raised the issue of the Board of Education's courtesy review. The Chair advised that any comments should be submitted in writing. For the purpose to memorialize his comments, the Vice Chair stated: that parking lot landscaping should be included. The proposed height of the curb should be noted. The driveway which is widened to 20 feet should be widened to 24 feet to better accommodate turning movements. Along 8th street, street parking should be eliminated within 50 feet of the driveway to better enhance site triangles and movements. The driveway apron and sidewalk should be reinforced for the amount of vehicular traffic. Another 20 linear feet of the underground pipe should be provided. Additional Stormwater Sheet flow along the widened driveway should be mitigated as much as possible from the existing parking lot. The existing 12" RCP drainage pipe, that conveys stormwater to the underground culvert, should be cleaned out, and, If possible, the pipe should be increased in size to accommodate the additional flow that should be coming through it.

(NOTE: Subsequent to this meeting, these comments were submitted in writing to the Zoning Officer as requested.)

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel