

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF JULY 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 July 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, Welsh, Lataro, Korbanics, Trella, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej,

Those absent: Comr. Greco, Councilman Gibson, Mayor Grabowski

The Board approved the minutes of the June 27, 2024, meeting.

NEW HEARINGS:

A. Juan Abreu

170-174 Hazel Street
Block 16.13, Lot 15
Minor Subdivision and bulk variances

Juan Abreu and Catherine Lapaix were sworn as lay witnesses. Also, Matthew Evans was sworn and qualified as an expert in the field of architecture and planning. There is an existing one family home on the site. The applicant proposes to subdivide the property into two equal sized lots and to build a two-family home on the new lot. Lot 15.02 will be the lot with the existing home and lot 15.01 will be the vacant lot with the proposed two-family home. Comr. Welsh clarified with the applicant that the existing home is a one family home. City manager questioned the difference on the plans as a 1 ½ stories or 2 stories. The applicant stated that the existing home will remain 1 ½ stories. Lot 15.02 will be conforming. Lot 15.01 will require a variance for lot area, lot width, side yard setback, combined side yard setbacks, lot coverage, and a waiver on parking requirements. Mr. Abreu indicated that there is space for a K turn. Vice Chair stated that the County must approved the application as well.

Mr. Evans stated that the way the house is situated gives an even distribution of lot width, fifty feet and fifty feet. Mr. Evans stated that the application has been filed with the County. Mr. Evans reviewed the architectural plans which is a townhouse style with side-by-side units. He says the property slopes to the rear so there is a walk out playroom in the unfinished basement in the rear. Mr. Evans went through the floor plan. There are decks and terraces for the rear elevations. Mr. Evans reviewed the variances that are required for proposed Lot 15.01. Mr. Evans states that the tax map shows that Lot 15 is the largest lot in the block. He says that the

subdivision is in keeping with the scale, density, and character of the neighborhood. City manager stated that there are 7 variances required. He stated that if you reduce the size of the proposed home and make it a one family, that the variances can be eliminated. Mr. Abreu stated that the guide wire has been eliminated. Mr. Evans stated that the applicant will comply with the County's requirements. Comr. Binaso reviewed the Neglia report of July 22, 2024 in detail. The total height of the proposed structure two stories in front and three in the rear and will not exceed 35 feet in height. The applicant stated that there are no restrictions or easements. The applicant confirmed that there are no utilities from the existing building that would cross over onto the proposed lot. The applicant will comply with all of the requirements of the Neglia report. Side trees shall remain; however, there are some trees that will need to be removed for parking. Retaining walls will remain. A fence will be added to divide the two lots. Underground utility service is encouraged for the new home. The basements in the rear will be used as a future recreation room or for unfinished storage. It has direct access to the rear yard. Brian Intindola questioned the drop in elevation in the rear. He says it is difficult to determine the elevation in the rear and the plans need to be amended to address this. Comr. Lataro questioned the two family proposal as it creates the need for variances. He says that the two family is triggering all the variances and asked if the applicant would consider a one family. City Manager asked if the applicant considered a traditional two family, not a duplex, which may eliminate some variances. Mr. Abrue stated that he thinks the proposal would work better for the residents. City Manger said that if the two family was made smaller, some of the variances could also be eliminated.

The meeting was opened to the public, Ms. Aguilar of 51 @. 7th Street appeared and expressed her opposition due to parking issues in the neighborhood. She is opposed to any new development. Gilda De La Cruz came forward and stated that she would prefer that the new construction be one family.

The applicant requested that the matter be carried to the October 24, 2024 meeting to address the issues raised and to amend plans as needed.

This matter was carried to the October 24, 2024 meeting of the morning. The applicant waived the time in which the Board is to act.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel