

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF AUGUST 22, 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 August 22, 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, Trella, City Manager Villano, Councilman Gibson, Mayor Grabowski, Chairwoman Kolodziej,

Those absent: Comr. Welsh, Greco, Vice Chair Withers

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

NEW HEARINGS:

- A. Church of the Sacred Heart
25 Clifton Avenue
Block 4.03, Lot 14

The applicant applies for preliminary and final site plan approval to repave and reconfigure the parking area. The applicant also needs a variance from the parking requirements. Henry Walentowicz, Esq. represents the applicant. Father Robert Wisniewski was sworn. He is the pastor at the Church. He stated that he has been at the Church for 11 years. He stated that there is not a problem for lack of parking at the site. The meeting was opened to the public and no members of the public appeared. John Corak was sworn and qualified as a professional engineer with a specialty in traffic. He has reviewed the reports from the Board’s engineer and planner. Mr. Corak reviewed the present conditions. The applicant proposes to repair the pavement and provide direction for traffic on the site. There will be a reduction of parking spaces with 123 spaces required with 108 proposed. Mr. Corak stated that his office did traffic counts on May 1 during school peak hours, and on a Saturday and Sunday to coincide with peak church service. Mr. Corak stated that there was never an issue with parking. He stated that the peak school times do not correspond with the peak church times. He stated that because of this there is no need to provide 123 spaces. He said it would be better to have a safer circulation. Five ADA parking spots are provided. Comr. Binaso asked if buses are parking here during off hours. Mr. Corak said that there are buses that park there, and he expected this to continue on off hours. The applicant stated that they will comply with the report of Neglia Engineering dated August 15, 2024. The meeting was opened to the public and no members of the public appeared. Jutin Provencher, a professional engineer was sworn and qualified. He specializes in site design and stormwater management. He will prepare a stormwater management report. He says that stormwater conveyance will be improved and will comply with all of

Neglia's comments in its August 15, 2024, report. The meeting was opened to the public and no members appeared.

Motion by Commissioner Binaso to approve the application for preliminary and final site plan approval and a variance for the number of parking spaces. with the following conditions:

1. The applicant will comply with all aspects of the Neglia report dated August 15, 2024.

Seconded by Mayor Grabowski.

Those in favor: Comrs. Binaso, Lataro, Korbanics, Trella, City Manager Villano, Councilman Gibson, Mayor Grabowski, Chairwoman Kolodziej,

Those opposed: None

MISCELLANEOUS ORDINANCE REVIEW.

- a. Height of building: The Board moved to recommend adoption of the proposed changes as being in conformity with the Master Plan.
- b. Zone changes in the industrial/ manufacturing districts: The Board moved to recommend adoption of the proposed changes as being in conformity with the Master Plan.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel