

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF NOVEMBER 7 , 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 November 7, 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, Korbanics, Welsh, Fragapane, City Manager Villano, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej,

Those absent: Comrs. Lataro, Gurkov, Councilman Gibson

The Board approved the minutes of the October 24, 2024, meeting.

The Board approved the meeting dates for 2025.

CONTINUED HEARINGS:

A. Juan Abreu

170-174 Hazel Street

Block 16.13, Lot 15

Minor Subdivision and bulk variances

The applicant appeared pro se, with amended plans. The applicant is seeking a minor subdivision to create two lots. Proposed lot 15.02 will contain an existing one family home. The only variance required for this lot is a pre-existing non-conforming condition for the front yard setback with 25' required and 23.16 proposed and pre-existing. Proposed lot 15.01 will contain a new two-family residence with the following variances required: (1) Lot Area with 7500 s.f. required and 7,149 s.f. provided, (2) Lot Width with 75' required and 50' provided, (3) Side Yard Setback with 12' required and 10.25' provided, (4) Combined side Yard Setbacks with 24' required and 20.5' provided. Mr. Abreu stated that on proposed lot 15.01 he has amended his plans to provide for two parking spaces in the side yards. Comr. Binaso reviewed the Neglia Report last revised on October 31, 2024. Mr. Abreu stated that the applicant will comply with all of the comments of the Neglia Report. With regard to comment 5.4 on the Neglia report., the applicant will amend the plan to show an 8-foot diameter seepage pit and not a 6 foot diameter seepage pit. Comr. Binaso stated that all new concrete shall be installed for the sidewalks for both properties. City Manager Villano questioned the driveway with on proposed 15.02. City manager suggested that the area marked “macadam” in front of the open porch on the plans for 15.02 will be changed back to grass. Vice Chair stated that the sidewalks within the limits of the driveways should be 6 inches of concrete. With regard to proposed 15.01, the plans are showing a two car garage with 2 additional parking spaces on each of the side yard areas. City Manager stated that the front of the house is going to be concrete. City Manager suggested that a little “L” shaped k turn area be placed on the right side of the house, and thereby eliminate the

concrete on the side yards. The spaces that are proposed by the applicant would violate the 5 foot buffer requirement for the parking setback. Mr. Intindola stated that if you stack two spaces in the front yard in front of the driveway you can remove the concrete on the side areas, and there would be a "L" shaped area on the right for turning around. The Board would need to create a technical waiver for one parking space for this purpose. The applicant agrees with this request. The meeting was opened to the public and no members of the public appeared.

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

- A. The applicant shall comply with the comments of the report of Neglia Engineering last revised October 31, 2024.
- B. All sidewalks shall be concrete and the sidewalks within the limits of the driveways shall be 6 inches deep.
- C. The applicant will revise the plan to correct the size of the seepage pit to 8 feet.
- D. The applicant will revise the plans in conformance with this approval.
- E. The applicant will obtain approval from the County and any other governmental entities having jurisdiction.
- F. The applicant shall review the tree plantings with Neglia Engineering as to placement and species.

Those in favor: Comrs. Binaso, Korbanics, Welsh, Fragapane, City Manager Villano, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed: None

B. Lazo Josifoski

112 Mountain Park Road
Block 22.01, Lot 16
Major Subdivision

This matter is carried to the December 5, 2024 meeting of the Board.

MISC. Vice Chair Withers addressed the side walk replacement issue in the City. Vice Chair suggested that for developers who are not be required to install a sidewalk because there are no connecting sidewalks be required to pay into an escrow fund for sidewalk purposes.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel