

AGENDA
PLANNING BOARD
CITY OF CLIFTON

December 5, 2024 - 7:00 p.m. - Regular Meeting, Council Chambers
Clifton City Hall, 900 Clifton Avenue, Clifton, N.J.

PLEASE TAKE NOTICE that formal action may be taken on the matters set forth herein:

1. FLAG SALUTE
2. OPEN PUBLIC MEETING ACT COMPLIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
5. RESOLUTIONS
 - A. Juan Abreu
170-174 Hazel Street
Block 16.13, Lot 15
minor subdivision, bulk variances
6. CONTINUED HEARINGS
 - A. Lazo Josifoski
112 Mountain Park Road
Block 22.01, Lot 16
Major subdivision
7. ORDINANCE REVIEW
Zone Change Recommendation for the Industrial/Manufacturing Districts
8. COMMISSIONER'S REPORTS
9. CITY PLANNER'S REPORTS
10. NEXT REGULAR MEETING: January 23, 2025



ROBERT A. FERRARO
Secretary/Counsel

Jill A. Hartmann, PP, AICP
21 Sparrowbush Road Mahwah, New Jersey
Tel. No. (201) 818.9090 Email: jillhartpp@aol.com

TO: Clifton Planning Board
FROM: Jill A. Hartmann, PP, AICP
RE: ZONE CHANGE RECOMMENDATION FOR THE INDUSTRIAL/MANUFACTURING DISTRICTS.
DATE: August 21, 2024

In accordance with the City's current Reexamination Report and the Planning Board Zoning Committee's recommendations, the following zone changes as proposed:

The following Zones are eliminated:

- M-1 Restricted Industrial and Research Laboratories
- M-2 General Industrial

Please note that the M-3 Special Industrial District remains as presently provided in the Clifton Zoning Ordinance. This district provides for industrial parks and has substantially different bulk, area, height and coverage requirements. It is recommended that the principal uses proposed in the I-Industrial District be incorporated into the M-3 District.

The new I-Industrial District will replace the above noted zones as follows:

A. Permitted Uses

- (1) Business and professional buildings and financial institutions.
- (2) Research facilities and laboratories.
- (3) Manufacturing, processing, compounding, assembly, packaging, treatment or repair of materials or products.
- (4) Warehouse facilities.
- (5) Wholesale distribution facilities.
- (6) Fulfillment centers.
- (7) Self storage facilities.
- (8) Indoor recreation facilities.
- (9) New or pre-owned vehicles, including motorcycles facilities.
- (10) Auto body repair facilities.
- (11) Truck terminals.
- (12) Data processing centers.
- (13) Contractors Showroom.
- (14) Any combination of permitted uses provided that each use occupies a minimum of 1,000 sf of floor area.

B. Accessory Uses

- (1) Accessory uses incidental and necessary to the above noted uses excluding outdoor storage.
- (2) Signs.
- (3) Parking.
- (4) Buildings for the storage of trucks and other vehicles and equipment used for the principal use on the lot.

C. Bulk Standards

- | | | |
|------|--|---|
| (1) | Minimum Lot Area: | 10,000 sf |
| (2) | Minimum Lot Width; | 100' |
| (3) | Minimum Lot Depth: | 100' |
| (4) | Front Yard Setback | 20' |
| (5) | Side Yard Setback (each) | ½ height of building but not less than 15' |
| (6) | Rear Yard Setback | ½ height of building but not less than 15' |
| (7) | Setbacks Abutting Residential District | front, side, rear yard that abuts a residential district: 40' |
| (8) | Maximum Building Coverage: | 50% |
| (9) | Maximum Impervious Coverage: | 80% |
| (10) | Building Height (ft.) | 40' |
| (11) | Building Height (stories) | 4 |

**AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT CHAPTER 461 OF THE
CODE OF THE CITY OF CLIFTON, ENTITLED “ZONING” TO ELIMINATE THE
M-1 RESTRICTED INDUSTRIAL AND RESEARCH LABORATORIES ZONE AND
M-2 GENERAL INDUSTRIAL ZONE, REDEFINE THE M-3 SPECIAL INDUSTRIAL
DISTRICT AND CREATE A NEW I-INDUSTRIAL DISTRICT ENCOMPASSING THE
FORMER M-1 AND M-2 ZONES**

BE IT ORDAINED, by the Municipal Council of the City of Clifton, that:

1. Chapter 461 of the Code of the City of Clifton, entitled “Zoning,” is hereby amended, revised and supplemented as follows:

CHAPTER 461

ZONING

§ 461-35 titled “M-1 Zones” and § 461-36 titled “M-2 Zones” are deleted.

§ 461-37 titled “M-3 Zones” is redefined as follows:

Conditional uses permitted in the M-3 Zones shall be as follows:

- A. Hospitals as permitted in the B-A Zones and subject to the same standards.
- B. Auto repair garages as permitted in the B-D Zones and subject to the same standards.
- C. Advertising signs as permitted in the B-D Zones and subject to the same standards.
- D. Dwelling quarters for a watchman or caretaker as permitted in the B-A Zones and subject to the same standards.
- E. Temporary structures, tents, air structures, mobile units, etc., provided that all the bulk requirements of the zone are met, and with a time limit established not to exceed one year.
- F. Self-storage facilities, subject to bulk standards.
- G. Gasoline filling stations as permitted in the B-D Zones and subject to the same standards.
- H. Dwelling quarters for a watchman or caretaker as permitted in the B-A Zones and subject to the same standards.
- I. Advertising signs as permitted in the B-D Zones and subject to the same standards.
- J. Temporary structures, etc., as permitted in the M-1 Zones and subject to the same standards.
- K. Truck terminals, transfer stations, warehouses and storage of construction equipment in yards or in closed buildings, provided that there shall be a finding that:
 - a. The frontage and principal access to such use shall be located on a collector or arterial street (as defined under Chapter 399, Subdivision of Land) not less than 60 feet in width, except that the Planning Board shall allow such use to be permitted on a collector or arterial street less than 60 feet in width, provided that there is a finding that such street can reasonably carry the expected truck traffic and the location of such use will not adversely affect adjacent properties and meets all other requirements of this chapter.
 - b. The frontage of the lot on which such use is proposed to be located shall not be within 1/2 mile of a public or parochial school or public park or playground which abuts the same street as the proposed truck terminal, transfer station or

- warehouse fronts, except State Highway Route No. 3 and Route No. 46, measured along the center line of said street.
- c. The use shall not be located on a lot, any part of which is within 100 feet of a residence district boundary.
- d. The use shall meet the area, height and bulk requirements for industrial plants in the former M-2 District and shall meet the off-street parking, loading and unloading and buffer requirements of this chapter as it pertains to industrial plants in an M-2 District.
- L. Auto body garages, provided that the proposed use meets all the bulk requirements for the former M-2 District; that buffer requirements for adjoining residential districts are observed; that the Fire Department approves the plans for spray painting and welding; and that the performance standards contained in Article V are met.
- M. Laboratories used for research, design or experimentation, provided that there shall be a finding that:
 - a. The use shall meet the buffer, area, height and bulk requirements of the former M-2 Districts and shall meet the off-street parking requirements for offices and commercial laboratories and shall meet the off-street loading requirements for shops, mills and factories.
 - b. The applicant shall present satisfactory evidence to the Planning Board that the proposed use complies with the performance standards of Article V, § 461-23.
- N. Uses permitted in the I-Industrial District.

* * *

2. Chapter 461 of the Code of the City of Clifton, entitled “Zoning,” is hereby amended, revised and supplemented to include a new I-Industrial District as follows:

§ 461-38 I-Industrial District

The I-Industrial District shall include the former M-1 Restricted Industrial and Research Laboratories and M-2 General Industrial Zones.

Permitted Uses in the I-Industrial District shall be as follows:

- A. Business and professional buildings and financial institutions.
- B. Research facilities and laboratories.
- C. Manufacturing, processing, compounding, assembly, packaging, treatment or repair of materials or products.
- D. Warehouse facilities.
- E. Wholesale distribution facilities.
- F. Fulfillment centers.
- G. Self storage facilities.
- H. Indoor recreation facilities.
- I. New or pre-owned vehicles, including motorcycles facilities.
- J. Auto body repair facilities.
- K. Truck terminals.
- L. Data processing centers.
- M. Contractors Showroom.

N. Any combination of permitted uses provided that each use occupies a minimum of 1,000 sf of floor area.

Accessory Uses in the I-Industrial District shall be as follows:

- A. Accessory uses incidental and necessary to the above noted uses excluding outdoor storage.
- B. Signs.
- C. Parking.
- D. Buildings for the storage of trucks and other vehicles and equipment used for the principal use on the lot.

Bulk Standards in the I-Industrial District shall be as follows:

- A. Minimum Lot Area: 10,000 sf
- B. Minimum Lot Width: 100'
- C. Minimum Lot Depth: 100'
- D. Front Yard Setback 20'
- E. Side Yard Setback (each) ½ height of building but not less than 15'
- F. Rear Yard Setback ½ height of building but not less than 15'
- G. Setbacks Abutting Residential District front, side, rear yard that abuts a residential district: 40'
- H. Maximum Building Coverage: 50%
- I. Maximum Impervious Coverage: 80%
- J. Building Height (ft.) 40'
- K. Building Height (stories) 4

* * *

3. All other definitions set forth in said section are not changed and hereby remain in full force and effect. All other provisions of said Chapter 461 are not changed hereby and remain in full force and effect.

4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistencies only.

5. This ordinance shall take effect after final passage and publication as provided by law.

PASSED _____

MAYOR RAYMOND GRABOWSKI

Attest:

NANCY FERRIGNO, CITY CLERK