

AGENDA
PLANNING BOARD
CITY OF CLIFTON

February 27, 2025 - 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. RESOLUTION
 - A. PB Nutclif Master LLC
340 Kingsland Street
Block 80.02, Lot 1.08, 1.10, 4.14
Preliminary and Final major site plan approval, minor subdivision approval, variances
Section 35/36 variance for bank with drive-thru ATM, pylon sign, related improvements
6. MISCELLANEOUS
 - A. Meridia Regency on Valley, Clifton LLC
1091-1175 Valley Road
Request for extension of approvals
7. NEW HEARING
 - A. T-Mobile Northeast LLC
743 Passaic Avenue
Block 71.01, Lot 46
Conditional use approval, accessory structure height variance,
Site plan approval for new rooftop telecommunication facility
8. ORDINANCE REVIEW
9. Closed session to discuss pending litigation
10. Morici Real Estate Management LLC
833 Clifton Avenue
Block 35.07, Lot 1
Hearing to approve settlement of litigation
11. COMMISSIONER'S REPORTS
12. CITY PLANNER'S REPORTS
13. NEXT REGULAR MEETING: March 27, 2025



ROBERT A. FERRARO
Secretary/Counsel