

MINUTES
CLIFTON PLANNING BOARD
MEETING February 27, 2025

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 February 27, 2025. 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, Lataro, Fragapane, Welsh, City Manager Villano, , Mayor Grabowski, Vice Chair Withers,

Those absent: Councilman Gibson, Comr. Gurkov

The Board approved the minutes of the January 23, 2025 reorganization and regular meetings.

A. Resolutions:

1. 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.

Upon motion duly made and seconded, the Board adopted a resolution approving the application.

B. New Matters:

1. 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

Frank Ferraro, Esq. represents the applicant. This is an application for conditional use approval and accessory height approval in order to remove the existing telecommunications facility from 777 Passaic Avenue which is being decommissioned and is proposed to be relocated “in-kind” next door at 743 Passaic Avenue. The applicant’s radio frequency engineer, Mr. Martin, was sworn and qualified. Mr. Martin prepared an analysis of T Mobile coverage in the area. Several exhibits were marked. T-Mobile is looking to replace the site at 777 Passaic Avenue with a site next door. T-Mobile lost its lease at 777 Passaic Avenue. Mr. Martin’s stated that when the existing site goes off air, there will be a gap in service.

Comr. Binaso asked what a doghouse meant as appears in some of the exhibits. Robert Marsac was sworn and qualified as an architect. He explained that the structure that encloses cables as they come out of the roof is considered a doghouse. The antennae at the new site will be 12 feet lower than the existing site. The antennae center height at the new site will be 58 feet; however, the overall height of the antennae will be at 66 feet to the top of the antennae. This site will be a

suitable location for the replacement of the loss of service at 777 Passaic Avenue. Based on the capacity charts, Mr. Martin stated that the new site is needed to provide the needed coverage and service. Mr. Martin showed that the existing site and the proposed site are important to provide proper coverage in the area (NJ Route 3 corridor). Mr. Martin stated that it makes sense to keep the new site next to the site that is being lost. Mr. Martin stated that the proposed site Far-field emissions will be 4.218 % of the FCC maximum emission. On the rooftop, Mr. Martin says that .23% on the rooftop exceeds FCC general public limits and .17 % of the rooftop exceeds FCC occupational limits near the antennae themselves. He recommends that doorways should be alarmed and there should be signage as to those areas on the roof where the emissions exceed the FCC guidelines. Comr. Fragapane asked if there was a structural investigation of the building. Mr. Ferraro stated that the architect will address this. The meeting was opened to the public and no members of the public appeared.

The architect, Robert Marsac, was previously sworn and qualified. The architectural plans were marked as Exhibit A-8. Mr. Marsac stated that the antennae support structure is a steel frame mount where the mount is attached to the existing structure. There is **no** direct weight on the roof. He did a structural analysis of the roof, and he says the roof can withstand the load. Vice chair and Comr. Fragapane discussed wind load. Mr. Marsac stated that the base plate of the steel mast that holds the antennae down has a kick back for the wind load. He described the construction to address this concern. The deck thickness is 4 inches. There is a big base plate to distribute the load. The meeting was opened to the public and no members of the public appeared. Comr. Binaso read from the fire report. The applicant indicated that they will meet the concerns of the fire department. The applicant has confirmed that the power and telecommunications proposed will not be on the exterior of the building but through the building. Neglia had no issue with this.

The applicant then called its planner, Timothy Kronk, who was sworn and qualified. He prepared a visual analysis report marked Exhibit A-10. The property is fully developed in the BA zone where the use is conditionally permitted. Nine antennae in total are proposed in three groups of three. The proposed height to the top of the highest antennae is 66 feet. The equipment is inside the building. The Passaic Avenue overly zone permits the use. The maximum height in the overlay zone is 60 feet. The only bulk deviation is the height of the antennae. Mr. Kronk stated that the antennae will not have a negative visual effect. Mr. Kronk stated that the bulk variance for the accessory antennae height under the C2 standard as it is better to use this location next door then to try to find another location. He states that under purpose A of the MLUL applies as it promotes general welfare. Comr. Fragapane asked if there will be a period of time when both sites will be working at the same time. The applicant stated "no." Mr. Kronk stated that the BA zone would require a height variance of 8 feet, as opposed to the overlay zone which would require a height variance of 6 feet as an accessory structure.

The meeting was opened to the public and no members of the public appeared.

Vice chair pointed out that the antennae height at the new location will be 12 feet lower than the existing site.

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

The applicant has answered all of Neglia's comments but on 3.1 through 3.7 the applicant must address these as a condition of approval. He states that the applicant should be granted the bulk

variance for the antennae height as the height is lower than the existing site. Motion seconded by Comr. Lataro.

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

Those opposed; None.

C. Miscellaneous

1. Meridia Regency on Valley, Clifton LLC
1091-1175 Valley Road
Request for extension of approvals

At the request of the applicant, this matter was carried to the March regular meeting of the Planning Board.

2. Morici Real Estate Management LLC
833 Clifton Avenue
Block 35.07 Lot 1

A proposed settlement was placed on the record. Drew Morici, a principal of the applicant testified that as a condition of settlement, the applicant would agree to abide by all prior stipulations made to the Board at the original hearings and further stipulated to the hours of operation being Saturday and Sunday from 9 a.m. to 7 p.m. and on weekdays from 7 a.m. to 7 p.m. and reaffirmed that the drying fans would only be operational if the wash tunnel doors were closed. The matter was opened to the public. Ann Bain appeared. She owns 15 and 20 Cloverdale and she objects to the use due to the traffic and overuse of the property. The Board adopted a resolution approving the conditional use and site plan and incorporating the settlement terms as set forth above. Those in favor: Comrs. Welsh, Lataro, City Manager Villano, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed: None

Those abstaining: Comrs. Binaso, Korbanics.

Those not eligible to vote: Comr. Fragapane.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel