

MINUTES
CLIFTON PLANNING BOARD
MEETING March 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 March 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, Gurkov, Lataro, Fragapane, Welsh, City Manager Villano, Councilman D’Amato, Mayor Grabowski, Vice Chair Withers, Chair Susan Kolodziej

Those absent: None

The Board approved the minutes of the February 27, 2025 regular meeting.

A. Resolution

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

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

B. 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 April 24, 2025 meeting of the Board.

C. New matters:

1. Stacey Costa
21-27 Thomas Street
Block 14.01 Lot 63
Minor subdivision and bulk variances

Dominick Iannarella, Esq. represents the applicant. The applicant is seeking a minor subdivision and bulk variances. Laurie Anderson, a professional land survey was sworn and qualified. The City manager recused himself and left the dais for this application. The subject lot is 80 X 100 feet and the applicant intends to subdivide the property into two lots measuring 40 X 100 feet each. Each lot will require a variance for lot area with 5000 sq. feet required and 4000 sq. feet provided. Each lot will require a variance for lot width with 50 feet required and 40 feet provided. Proposed Lot 63.01 on which the existing house will remain will require a variance for the existing front yard setback with 25 feet required and 17.55 feet provided, will require a variance for one side yard setback with 6 feet required and 5.66 feet existing and proposed, and will require a lot coverage variance with 27% permitted and 53.54% proposed. Proposed lot 63.02 will also require a variance/waiver or the number of off street parking spaces with 2 paces required and 1 space provided. Ms. Anderson stated that the proposed lots are consistent with the size of the other lots in the neighborhood. There is a detached garage on proposed lot 63.02 which the applicant stipulated they will remove prior to the execution of a subdivision deed. No other variances have been requested for proposed lot 63.02. Vice Chair suggested that the side yard variance, if granted, should show the larger setback adjacent to the neighboring lot. With regard to the change in lot coverage on proposed lot 63.01, Vice Chair suggested that the applicant provide appropriate site drainage or detention system to cover both lots. Mr. Iannarella stated that the proposed use represents a better alternative for the property. He states that the proposal conforms with the neighborhood characteristics. Stormwater management will be required for the new house and the applicant will determine whether a stormwater management plan is required for the home with the existing lot, subject to approval by the Board's engineer. Because the deck on the existing house is located on the property line, the applicant requires a side yard setback variance for the existing deck as well.

Motion by Comr. Binaso to approve the minor subdivision and the requested variances. The detached garage shall be removed prior to the execution of the subdivision deeds. The larger side yard on the house to be built shall be adjacent to the side of the existing neighboring house to the south.

There shall be no deck on the house to be constructed. The applicant shall confirm that there is no violation of the steep slope ordinance. Neglia shall supervise the project to ensure conformance with the approval. The Planning Board retains jurisdiction of the application. Should a stormwater management plan be required, the applicant shall meet the requirements of Neglia Engineering. All present voted in favor.

2. Julio Rodriguez
119-121 Penobscot Street
Block 36.09 Lot 29
Minor subdivision, bulk variances

Dominick Iannarella, Esq. represents the applicant for minor subdivision and bulk variances. The applicant's engineer and land surveyor, Mr. Bruce Rigg, was sworn and qualified. There was a prior zoning board application for this property which was denied; however, this application differs sufficiently and is properly before the planning board.

The property is 75 feet wide and 100 feet deep with an area of 7500 sq. feet. There is a single-family dwelling located on the property which will remain. There is an existing gazebo and frame shed on the property. The driveway is centered. The applicant proposes a subdivision of two parcels with the existing home to remain. For proposed lot 29.01 Variances are needed for lot area 5000 sq. ft. required and 3750 sf provided; lot width with 50 feet required and 37.5 feet proposed; side yard setback (one) with 6 feet required and 4 feet proposed due to a two-foot cantilever; combined side yard with 16 feet required and 14 feet proposed. For proposed lot 29.02 with the existing house, variances are required for lot area with 5000 sq. feet required and 3750 sq. feet proposed; lot width with 50 feet required and 37.5 feet proposed; front yard setback (existing) with 25 feet required and 9.6 feet existing; side yard setback with 6 feet required and 2.6 feet existing; and combined side yard setback with 16 feet required and 12.8 feet proposed. The existing lot will continue to have one parking space and the new lot and home will have two parking spaces. Mr. Rigg stated that the 37-foot-wide lots are consistent with lots in the neighborhood. He stated that this proposal would fit in with the other lots in the neighborhood. Mr. Lataro stated that a variance would be needed for the new driveway because the setback is .2 feet off the property line as opposed to the 5 feet required. The length of the new proposed driveway shall be at least 44 feet. The meeting was opened to the public and no members of the public appeared. Comr. Gurkov asked if the applicant lives in the existing dwelling. The applicant confirmed he lives at the property and may move into the new house. Both lots will contain a one family home. The new house will have a garage. Comr. Gurkov questioned the kitchen next to the garage. The board engineer stated that this is a matter for the construction department. Comr. Binaso reviewed the Neglia report of March 20, 2025. The applicant stipulated that they will comply with the comments in the Neglia report. The applicant will comply with paragraph 5 of Jill Hartmann's report March 25, 2025, specifically paragraph 5 relating to fences. Only one home will have a cantilever. The applicant stipulated that the detached driveway will be demolished. Comr. Binaso brought up the issue of trees. He stated that there are about 8-10 along the front. The applicant will transplant 8 on the property. Mr. Rigg stated that the property is underutilized. The subdivision will allow better use of the land. It will conform with other properties in the neighborhood.

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

1. Compliance with Neglia Report of March 20, 2025.
2. 8 trees will be transplanted on the new lot. If they die within two years they will be transplanted.
3. The planning board retains jurisdiction of this project.
4. The existing detached garage will be demolished.
5. 2 car parking will be provided for both properties.

6. The applicant will comply with paragraph 5 of Jill Hartmann's report of March 25, 2025 relating to fences.

Seconded by Comr. Welsh.

Those in favor: All

Those opposed: None

3. Miba 1595 LLC

1595 Main Avenue

Block 9.12 Lot 15

Preliminary and final site plan approval; variances; variance for sign

Dominick Iannarella represents the applicant seeking preliminary and final site plan approval variances, and a sign variance. The applicant's engineer, Thomas Donohue was sworn and qualified. Four sheets were submitted to the Board on this application. The property is in the BC General Business zone and the Main Avenue overlay district. It is a corner lot with frontage on three streets. There is an existing two-story building toward the center of the property and an asphalt parking lot. The parking lot has faded parking stripes throughout. There are wheel bumpers along Main and West 4th streets. There is an existing dumpster. There are two driveways to the property. There is a current angled parking plan. There is an existing free-standing sign in the center of the parking area. It is non-conforming. The sign is 11X4 feet in size. There is existing drainage on site. The pavement sheet flows from the building out to Main Ave. and W. 4th Street. The building has non-conforming side yard. There is a setback violation that is existing which will remain. Parking is zero feet to the front yard and to other property lines. The applicant proposes to renovate the building for retail use. The parking lot will be milled and paved. There will be new stripes for parking which will be angled and 90-degree parking areas. There will be two handicap parking spaces. The proposed floor area is 7,372 sq. ft. and the parking requirement for that is 30 parking spaces. There are 30 spaces proposed. One space adjacent to the row of four will be striped to show the limit of that space. Parking requirements are met. One electric space will be added adjacent to the building. Wheel bumpers will be added adjacent to Main and W. 4th Streets. There will be two landscaped areas installed in the parking area. New water lines have already been added. There are seven spaces that are 9 X 18 in size which requires a variance and the aisle width next to the sign is deficient by about 2 1/2 feet. The interior landscaping of 540 sq. ft. is required with 400 sq. ft. provided. There is currently no interior parking lot landscaping. A small island will be provided at the back end of the sign with planting to address this deficiency. The free-standing sign will remain. 3 free standing signs will be installed, and five wall mounted fixtures will be on the building. The landscaping will be shrubs and small plants so that sight distance is not impaired. The LED lighting will be 3000 Kelvin (in compliance with the City Ordinance). No application has been made to the County yet. No additions or external building changes are proposed. There are two trees that came down. If the trees belonged to the property they will be replaced. There will be no neon signs or LED signs or "tracer" lighting will be installed around the windows. There is

a trench drain around the building. There is a concrete walkway surrounding the trench. A variance is required for the interior landscaping, the size of parking spaces, approval of the facade design plan, and the height of the proposed channel signs, and a variance for the face lit façade signs with which do not comply. The applicant will add a small island at the back end of the sign with a small, curbed area to direct people into the fourth parking space. The meeting was opened to the public and no members of the public appeared. The applicant will comply with any recommendations of the Police and Fire Departments. Garbage is being picked up from the street side. There is a six-foot white PVC fence around the dumpster. There is a door on the street side.

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

- a. Passaic County Planning Board Approval
- b. Perimeter fencing will be installed during construction.
- c. Replacing two trees that came down if they belonged to this property.
- d. Compliance with the report of Neglia Engineering dated March 21, 2025
- e. Compliance with all stipulations made at the hearing.
- f. The dumpster fence will be shown on the site plan.
- g. Additional wheel stops will be provided along the area of the four 90 degree parking spaces.
- h. A small island will be provided at the back end of the sign with planting (including an irrigation system) and with a concrete curb to direct parking.
- i. The applicant will mill and pave the parking area and restripe the parking spaces.
- j. The fourth parking space among the 90 degree parking spaces shall be delineated.
- k. Sign color will comply with the district motif.

Those in favor: All

Those opposed: None

D. Ordinance review:

1. Clifton HLR Phase IV Redevelopment Plan.

The Board began a review of the Ordinance but requested the redevelopment attorney and planner appear at the next meeting to answer questions.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq. Secretary/Counsel