

**MINUTES
CLIFTON PLANNING BOARD
MEETING JULY 24, 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 July 24, 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, Gurkov, Fragapane, Welsh, Brian Rodgers, Mayor Grabowski, Vice Chair Withers, Chair Susan Kolodziej

Those absent: Councilman D’Amato

RESOLUTIONS:

- A. PB Nutclif Master, LLC
Block 80.02, Lots 1.01, 1.06, 1.07, 1.08, and 1.10
Preliminary and Final Major Site Plan Approval, Minor Subdivision Approval, (c) variances, and Section 35/36 Variance

Upon motion duly made and seconded, the Resolution approving the application was adopted.

NEW HEARINGS:

- A. Target Corp.
30-50 Kingsland Road
Block 83.01, Lot 1.02
Amended site plan with bulk variances for parking and signage modifications

Amee Farrell, Esq. represents the applicant. The applicant is seeking variances relating to parking stalls and for signs. The applicant’s engineer, Joseph Ventura, was sworn and qualified as a professional engineer. Mr. Ventura described the current conditions. The applicant requires variances as follows: 9 post and panel Freestanding Signs are proposed at a height of 6 feet where only 5 feet is permitted. The applicant is also proposing 2 Beacon Freestanding Signs at a height of 12 feet where 5 feet is permitted. These Beacon signs will also be 4 sq. feet where 2 sq. feet is permitted. Parking space dimensions of 9’ X

18’ are proposed where 9’ X 19’ are required. The parking spaces in the existing lot are all approved at 9’ X 18’. There is a pedestrian walkway and signs proposed. There are no changes to the building proposed. There is no change to landscaping coverage or impervious coverage. There is no modification to ingress/egress points. The applicant proposes to add 18 drive up stalls. There is a pedestrian walkway proposed. There are nine double sided stanchion signs proposed, and a solar

beacon proposed as well. This is an expansion of the current drive-up stall area. There is no cart corral that needs to be relocated. No handicap spaces are being affected. Light poles are not being modified. There will not be any conflict between existing poles and the improvements proposed. The ADA curb cut is for use by the employees to use to deliver the merchandise. There will not be any light increases at the property borders. Two types of signs are proposed. There is no grading or regrading required. The existing striping will be sandblasted, and new striping will be installed. The drive-up program allows people to go to an app and to purchase items on the app. You get notified that your order is ready and you will be directed to a location and the items will be brought out to your car. The drive-up process takes about 2-minute turnaround from when a customer pulls into a spot. Six general purpose stalls will be eliminated; however, the applicant still has enough remaining parking so as not to require a variance. 9X 18-foot stalls are proposed which is consistent with existing parking on site. If the applicant made the stalls longer, it would shrink the drive aisle width. There is an existing beacon sign and another one proposed. These signs direct customers to the drive-up locations. These signs are four sided, solar powered, 12 feet tall and are internally illuminated. Only the top 4 feet of the sign is illuminated. (about 4 sq. feet). There are no modifications to the site required to install this beacon sign. These beacon signs require variances for height and face area. The purpose of these beacon signs is for customers to see clearly where they need to go for the drive-up program. The stanchion signs are needed so that pedestrians see where the specific drive-up spaces are. These require variances as well. This is a standard sign package that Target is using. The applicant is requesting C(2) variances for these signs. The signs provide important wayfinding keys. They are not for advertising. There is no visual impact to the surrounding properties, and they provide important public safety purposes. Comr. Binaso asked if there are trailers located in the parking lot at this time and the applicant stated there are no trailers on site today. Comr. Binaso asked how often the four original stalls were completely full and the applicant indicated that he did not have that data. Comr. Binaso stated that he would imagine that at Christmas time those stalls would be full. The applicant stated that Target can control, through the app, when to let customers know to come to receive their order. So, if there is too much demand, Target can delay notification. The applicant has not received any comments from the Fire Department but if any come in, they would handle those comments through resolution compliance. Vice Chair asked about the foundations for the beacon sign. The applicant advised that those plans will be provided as part of the construction application. The applicant advised that they will comply with all of the comments of Neglia Engineering in their report dated July 17, 2025. Comr. Fragapane asked how the four-foot walkway will affect the 24 aisle width. Vice Chair stated that the anticipated 2-minute duration for the drive-up parking spaces will result in greater occurrences of cars entering and leaving these spaces and that maintaining the center walkway for the safety of the store employees delivering packages several times a day should be maintained to the greatest extent possible while re-configuring this area of the parking lot and aisle widths for all shoppers that traverse the drive aisles to get to the other parking stalls within the parking lot, including pavement striping or signage restricting walking behind the drive-up spaces. The meeting was opened to the public and no members of the public appeared. Comr. Gurkov asked how the spaces will be accessed if there is no pedestrian walkway. The applicant stated that if they cannot maintain the 24 aisle width, that they will reduce or eliminate the pedestrian walkway. Comr. Lataro stated that if the 4 foot aisle does not work then just eliminate it. Motion by Comr. Lataro to approve the application with the understanding that the 24 foot drive aisle will be maintained, even if it means reducing or eliminating the center walkway. Second by Comr. Welsh. Comr. Binaso asked if the motion could be amended to include that there will be no trailers in the parking lot at any time, no storage of goods being delivered outside the store. The variances requested shall be granted. The applicant will comply with the Neglia report. Motion amended and seconded again. All in favor, none opposed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq. Secretary/Counsel