

AGENDA
PLANNING BOARD
CITY OF CLIFTON

December 4, 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. CONTINUED HEARING
 - A. Islamic Center of Passaic County, Inc.
257-259 Pershing Road
Block 47.02, Lot 37.01
Amendment to site plan with bulk variances and design waivers
6. NEW HEARING
 - A. PB Nutclif Master, LLC
340 Kingsland Street
Block 80.02, Lot 1.01
Preliminary and final site plan approval for proposed restaurant with drive-thru
7. MISCELLANEOUS – Requests for Extensions
 - PB Nutclif Master, LLC
 - A. Bank with Drive-Up ATM
Block 80.02, Lots 1.08, 1.10 and 4.14
 - B. Chipotle
Block 80.02, Lots 1.01, 1.06, 1.07, 1.08 and 1.10
8. ORDINANCE REVIEW
9. COMMISSIONER'S REPORTS
10. CITY PLANNER'S REPORTS
11. NEXT REGULAR MEETING: January 22, 2026

ROBERT A. FERRARO
Secretary/Counsel