

**MINUTES  
CLIFTON PLANNING BOARD  
MEETING JANUARY 22, 2026**

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 January 22, 2026. 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, Welsh, Rodgers, Gurkov, Fragapane, Councilman D’Amato, Mayor Grabowski, Vice Chair Withers, Chair Susan Kolodziej

Those absent: None

The minutes of the December 4, 2025 meeting were approved.

**Miscellaneous.**

Request for Extension:

Giovanni & Tina Caggia

75 Luisser Steet & 506 Mt. Prospect Avenue  
Block 65.05 Lots 30.01 & 32

Minor subdivision/lot line adjustment between 2 adjoining properties in common ownership.

The applicant has requested an extension of the approval. The applicant received approval on May 22, 2025. The applicant has not filed the subdivision deed yet because the Passaic County Planning Board had not yet approved the application. The applicant requests an extension to May 22, 2026. Motion by Comr. Binaso, Seconded by Comr. Lataro. All votes in favor. Then the Board adopted a resolution granted the extension by unanimous approval.

**New Hearings:**

Application of PB Nutclif Master, LLC  
for Preliminary and Final Major Site Plan Approval and Section 35/36 Variance  
ON 3 (Former Hoffmann LaRoche Campus)  
Block 80.02, part of Lot 1.01

The Board attorney, Robert A. Ferraro, Esq. recused himself from hearing the application and Nylema Nabbie, Esq. represented the Board in this matter. Adam Failla, Esq. represents the applicant. The application is for 3500 sq. foot restaurant with a drive-through. The plan shows 3 EV spaces but originally, they only took 2 credits. There were additional 9 seats that were needed. The applicant added a fourth EV space to meet the parking requirements. There are diagonal parking spaces in an adjacent lot that can be used by this applicant. The parcel was previously approved for subdivision. The applicant will perfect the subdivision shortly. The applicant seeks preliminary and final major site plan approval and a 35/36 variance because these properties are located on private roads. A "C" variance was also requested for the lot size; however, this variance had already been granted. The applicant agrees to comply with all the conditions of approval regarding the planner's and the engineer's reports.

Steven Napolitano was sworn and qualified as a civil engineer. He identified the drawings that were submitted. The site is a little less than one acre. The site will yield more green area as it currently has. There are handicap parking spaces, a refuse area, and a drive through that can accommodate up to 14 cars although Panera only anticipates about 3 to 4 cars on the line. There is also a bypass lane. There is rapid pick-up service available. Deliveries are twice per week off hours. Refuse pick up is also off hours. There is shrubbery on site and coniferous trees around the dumpster area. The applicant has provided for storm water management. Impervious coverage has been reduced. A soil erosion and sediment control plan is also provided. Vice Chair stated that we need to make sure that on whole, the entire area complies with impervious coverage. Mr. Failla stated that each application stands on its own and says they will comply with what is required. Robert Nocella was sworn and qualified as a licensed architect. He described the application from an architectural perspective. There is a main dining area. The back of the building is where the food is prepared. There are bathrooms and there are 77 seats. It is a one-story restaurant. There is a roof screen for the roof mechanicals. A rendering of the building was shown and marked in evidence. The roof access ladder is secured from the public. The masonry enclosure around the trash area will match the building. The site signage and building signage comply with the ordinance standards. The building will not create a glare on drivers passing the site. Matthew Seckler was sworn and qualified as a traffic engineer and civil engineer. He stated that he did a traffic impact study. He stated that the roadways will operate at an acceptable level of service. He stated that the site will function properly from a traffic standpoint. There will not be a significant amount of traffic added to the roadway. The site also functions adequately for emergency vehicles. Comr. Lataro asked about cumulative traffic effects with each new development. Mr. Seckler stated that they will do a new count to create a new base number. He stated that he has looked at the total campus and stated that the whole campus is coming in lower than originally projected. Steve Lydon was sworn and qualified as a professional planner. Mr. Lydon stated that the use is permitted. He stated that having a restaurant on the campus reduces traffic so that people don't have to leave and return for food. All the criteria of the zone are met. He stated that the impervious coverage is reduced which provides better site drainage and increased green area. He stated that the variance for lot size was already granted and that the fact that the proposal is not on a public roadway also may create a need for a 35/36 variance which is permitted by statute. The private roadways are built to public standards and allow proper emergency access. The meeting was opened to the public for each witness who testified, but no members of the public appeared. Motion by Comr. Binaso to grant preliminary and final site plan approval and a 35/36 variance as requested. 49 parking spaces will be provided with the EV credits counted in. The applicant will comply with the report of Neglia Engineering and the report of Jill Hartmann. Neglia will continue to review the project for compliance. The Board finds that the site functions adequately and the applicant meets the requirements for obtaining a 35/36 variance. Seconded by Mayor Grabowski. and unanimously approved.

**Continued Hearings:**

- . 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

Comr. Gurkov did not participate in this application.

The Board adopts the transcript of the proceedings attached hereto and made a part hereof.  
A special meeting was scheduled for this application on February 12, 2026 at 7:00 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq. Secretary/Counsel