

**AGENDA**  
**PLANNING BOARD**  
**CITY OF CLIFTON**

**February 26, 2026 - 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. RESOLUTION
  - A. P.B. Nutclif Master, LLC  
ON 3 (former Hoffman LaRoche Campus)  
Block 80.02, part of Lot 1.01  
Preliminary and final major site plan approval and section 35/36 variance
6. 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
7. NEW HEARING
  - A. SP Construction and Renovation LLC  
147-149 Penobscot Street  
Block 47.01, Lot 17  
Minor subdivision & bulk variances
8. MISCELLANEOUS
  - A. Request for extension – A2 Mt. Washington Drive
  - B. Open Space and Recreation Plan
9. ORDINANCE REVIEW
10. COMMISSIONER'S REPORTS
11. CITY PLANNER'S REPORTS
12. NEXT REGULAR MEETING: March 26, 2026

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**ROBERT A. FERRARO**  
Secretary/Counsel