

**MINUTES
CLIFTON PLANNING BOARD
MEETING FEBRUARY 26, 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 February 26, 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 (via zoom), Welsh, Rodgers, Fragapane, Councilman D’Amato, Mayor Grabowski, Vice Chair Withers, Chair Susan Kolodziej

Those absent: Gurkov

The minutes of the January 27 and February 12, 2026 meetings were approved.

1. RESOLUTIONS

A. P.B. Nutclif Master, LLC

ON 3

Block 80.02, part of Lot 1.01

Preliminary and Final Major Site Plan approval and Section 35/36 variance.

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

2. OPEN SPACE AND RECREATION PLAN AS ELEMENT OF THE MASTER PLAN HEARING.

Barbara Haskins Davis, of the Land Conservancy of New Jersey who is a licensed planner was sworn and testified. Notice of this hearing was provided as required by law. Ms. Davis reviewed the plan with the Board. It is the first Open Space and Recreation Plan for the City. The Plan assists the City in getting funding for projects to expand land for Parks and Recreation facilities. The “History of Open Space Funding was reviewed. The City will be updating its Recreation and Open Space Inventory (ROSI). The Goals and Policies of the City along with an Environmental analysis was discussed. Preservation recommendations were discussed. Ms. Davis stated that the plan is consistent with the Master Plan. An Action Plan was reviewed. Vice Chair stated that the Morris Canal Park lease is no longer with the DOT but is with the NJ Turnpike Authority. Ms. Davis will check on this. The meeting was opened to the public for comment. No members of the public appeared. Motion by Comr. Binaso for the Board to adopt the Open Space and Recreation Plan as an Element of the Master Plan. All those present voted in favor.

3. MISC.

A. A2 Mt. Washington Drive; Request for Extension of Time.

The Board previously approved this application on May 23, 2024, for a two-lot subdivision to build two homes. Due to delays in getting County Approval the applicant needs an extension to perfect the subdivision. The applicant has now received County approval, but the applicant needs time to record the subdivision deed.

Motion by Comr. Binaso to extend the resolution for a period of 90 days from the date of an adopted resolution for extension. Motion was seconded. All those present voted in favor.

4. NEW HEARINGS:

- A. SP Construction and Renovation LLC
147-149 Penobscot Street
Block 47.01 Lot 17
Minor subdivision and bulk variances.

Gary Zalarick, Esq. represents the applicant. The lot size is 9,200 sq. feet. The applicant proposes subdividing the property into two lots, each to be 46 feet by 100 feet and to build a single-family home on each lot. Variances are needed for the size of the lot, the lot width and the sq. foot per dwelling unit. The lot width is required to be 50 feet and the applicant is proposing 46 feet for each lot. The lot area is required to be 5000 sq. feet, and the applicant is proposing 4600 sq. feet. The sq. foot per dwelling unit is required to be 5000 sq. feet and the applicant is proposing 4600 sq. feet. The applicant's engineer, Sean McClellan was sworn and qualified. Mr. McClellan reviewed the site plan drawing. The existing lot is 92 feet by 100 feet. The existing house is 14.5 feet from the front where 25 feet is required. The removal of the house will remove the existing nonconformity. The plan submitted shows proposed dwellings requiring variances. A variance is also required for combined setbacks where 16 feet is required, and 12 feet are proposed for each lot. The applicant is also requesting a building coverage variance where 27 % is permitted and 33.3% is requested. Lastly, the driveway is proposed at 2 feet from the property line where 5 feet is required. The applicant then reviewed letter from the City Planner. The applicant then changed the side yards to 6 feet and 10 feet so that the applicant no longer needs a combined side yard variance. The applicant also reduced the size of the dwellings to comply with the building coverage, and so there is no longer a building coverage variance needed. The building coverage is now 26.9 %. Also, the driveway setback was moved from two feet to more than five feet from the property line so that variance is no longer needed. The City Planner stated that the applicant met his suggestions and limited several variances. The use is permitted. The neighborhood consists of many undersized properties. Vice Chair stated that a seepage pit should be provided for both lots. The engineer stated that each lot will have a separate 1000-gallon seepage pit. The applicant will place the 10-foot side yard setback on the outer sides of the lots. The applicant received Neglia's report of February 23, 2026, and stated that they will comply with all the items in that report. The meeting was opened to the public. Robert Lyons owns the adjacent lot. He asked about the side yards and was told that the side yard facing his property would be 10 feet. He also asked about parking. The applicant stated that there will be a one car garage and two driveway parking spaces for each lot. The applicant's architect, Jacob Solomon, was sworn and qualified. Mr. Solomon stated that the existing home will be removed which will remove the existing front yard setback. He also presented the floor plans for each house. There is no exterior access to the basement. There is a total of four bedrooms proposed for each property. The elevations were presented along with the materials to be used. The meeting was opened to the public and no one appeared. There is no proposed electric charging station.

Motion by Comr. Binaso to approve the application subject to compliance with the Neglia review letter of February 23, 2026, and approves the variances requested for lot width, lot area, and minimum lot area per dwelling unit. Street trees and landscaping plans will be provided to the City planner for approval. The houses shall be constructed in a manner so that they do not appear to be identical. Seconded by Vice Chair. All those present voted in favor.

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

After closing arguments, Comr. Binaso made a motion to approve the application with all stipulations for preliminary and final site plan approval and variances for the width of drive aisles and the size of the parking spaces. He stated that the City Council should investigate ways to address traffic issues in the neighborhood. Seconded by Comr. Welsh. Vice Chair stated that the parking lot retaining walls have a traffic worthy concrete parapet of sufficient height to prevent headlight glare. Chain link fences shall have privacy slats put in. Comr. Binaso amended his motion to include the comments by Vice Chair and Comr. Welsh seconded the amended motion.

All members present certified that for all meetings that they did not attend, that they watched the meetings or read the transcripts of those hearings.

All members present voted to approve the motion except for Councilman D'Amato who voted against the motion stating that procedurally, the application did not proceed without prejudgment and therefore was not fair.

Mayor Grabowski stated that the City Council should investigate ways to address the traffic in the neighborhood.

The Transcript of this hearing on February 26, 2026 is attached hereto and made a part of these minutes.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq. Secretary/Counsel