

**MINUTES
CLIFTON PLANNING BOARD
REGULAR MEETING JUNE 25, 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 June 25, 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, Mayor Grabowski, Chair Susan Kolodziej

Those absent: Comrs. Fragapane, Gurkov, Rodgers, Councilman D’Amato, Vice Chair Withers,

The minutes of the May 28, 2026 meeting was approved.

3. Resolutions:

- A. Catalyst Development Group, LLC
301 3rd Street
Block 18.09, Lot 13.01
Minor subdivision and bulk variances

On Motion duly made and seconded, the resolution approving the application was adopted.

B. Reexamination Report

Upon motion duly made and seconded, the Board approved and adopted the Master Plan Re-Examination report.

4. New Hearing

- A. George Solimene
479 Grove Street
Block 45.02, Lot 68
Minor subdivision

The applicant is represented by Dominick Iannarella, Esq.

Lauri Anderson from Anderson Surveying was sworn and qualified.

This is a minor subdivision to create two lots with no variances being created.

There will be a proposed lot 68.01 and 68.02. The lots will be conforming, and the applicant will meet all the requirements of the City's ordinances. Comr. Binaso addressed the existing trees. The owner will conform with the tree ordinance of the City. The applicant will comply with the requirements of the Board's planner in his report. Lot 68.01 will retain the existing curb cut on Notch Road and Lot 68.02 will have a curb cut on Grove Street. The meeting was opened to the public. No one appeared.

Motion by Comr. Binaso to approve the minor subdivision subject to the following:

1. The applicant will comply with the City's ordinances, including the City's Tree Removal Ordinance.
2. The applicant will attempt to retain the existing trees on the site that are not affected by a building footprint.
3. The applicant will comply with the report of the Board's Planner.

Seconded by Comr. Korbanics.

Those in favor: Comrs. Binaso, Korbanics, Lataro, Welsh, Mayor Grabowski, Chair Susan Kolodziej

5. Continued Hearing:

A. Chick-Fil-A, Inc.

340 Kingsland Street

Block 80.02, Lots 1, 1.01, 1.02 & 2.01

Preliminary and Final Site Plan approval

Minor amended subdivision approval to adjust lot dimensions

Meryl Gonchar, Esq. represents the applicant. The objector, Nutley Lumber is represented by Robert Gorrie, Esq. and Howard Davis, Esq. The objector advised that it had completed its cross-examination of the applicant's engineer, Mr. Kelly. A discussion was held about a new filing made by the objector at around 4:45 p.m. on the date of the hearing. The objector was also advised that documents are not filed with the City Clerk but with the Board's liaison, Liana Bolcato. The applicant then proceeded to put on its own case. The objector called as its witness, Joseph R. Vuich, who was qualified as a professional engineer. The objector handed out exhibits representing a "slide deck." Marked as "02" for identification is a document entitled "Nutley Lumber Col, Inc. Opposition and Objection to PB Nutclif Master, LLC's Chick-fi-A Restaurant. Marked as "03" for identification is the objector's written objection. Marked as "04" for identification is the witness's CV. Mr. Gorrie stated that he submitted reference documents to the Board on this date, which the Board does not yet have. "02" is 111 pages.

Mr. Vuich described Nutley Lumber's ownership of property to the north across Springer Brook. He outlined the present tenants. He says that the Springer Brook also known as the St. Paul's Brook is part of the Third River watershed. He went through the pages of "02" describing each page that he addressed. Photographs on pages 18 -22 could not be authenticated. Mr. Vuich stated that each application for development should begin with an overall view of the entire Hoffman La Roche Campus. He says that by not analyzing the entire site, Prism has not had to address the overall impact of its site. My. Vuich says that the applicant improperly designated hydrologic groups which results in a lesser response. He states that the applicant is using arbitrary points of analysis (POA) which renders the plan out of compliance with the stormwater rules. He states that the applicant incorrectly calculates the time

of Concentration (Tc) which, he says, underestimates the impact from the development. He says that the failure to look at the overall property, water quantity and quality are not properly analyzed. He says there is also a significant increase in motor vehicles which results in underestimating the impacts. The witness then says there are comparisons between this application and a Main Street Site in North Brunswick and discusses how the New Brunswick site has managed Stormwater compliance. He says that North Brunswick handled everything in the first phase of development.

The matter was then adjourned and carried to the September 24, 2026 meeting of the Board at 7:00 p.m. he applicant granted an extension of time for the Board to act through the September 24, 2026 meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq. Secretary/Counsel