

AGENDA
PLANNING BOARD
CITY OF CLIFTON

July 23, 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. George Solimene
479 Grove Street
Block 45.02, Lot 68
Minor subdivision with associated bulk variances
6. CONTINUED TO THE SEPTEMBER 24, 2026 MEETING
 - 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
7. NEW HEARING
 - A. PB Nutclif Master, LLC
340 Kingsland Street
Block 80.02, Lots 1.06, 1.07, 2.01, 2.03, 4.07, 4.08, 4.12 and proposed 4.15
Minor subdivision approval and a bulk variance
8. MISCELLANEOUS
 - A. Discussion of parking lot expansion at Christopher Columbus Middle School
9. ORDINANCE REVIEW
10. NEXT REGULAR MEETING: August 27, 2026

ROBERT A. FERRARO
Secretary/Counsel



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973 - 256 - 0202 | BWS-ARCHITECTS.COM

(Hand delivery 6/29/26)

June 29, 2026

Clifton City Hall
Planning Division
900 Clifton Avenue
Clifton, NJ 07013

ATT: Planning Board

RE: Parking Lot Expansion at: Christopher Columbus Middle School
350 Piaget Avenue
Clifton, NJ 07011
Passaic County

State Project #: 0900-035-31-0900
B | W | S Project No. 4586

Dear Planning Board:

In accordance with the State of New Jersey N.J.A.C. 6A: 26-3.2(c) & 6A: 26-5.3, we herein are submitting thirteen (13) copies of the Bid Review Set on behalf of the Clifton Public School District Board of Education for your courtesy review of the above project.

The New Jersey State Law requires if your Planning Board has any recommendations or comments they shall be submitted, in writing within forty-five (45) days to:

New Jersey Department of Education
Office of School Facilities Finance
100 Riverview Plaza
P.O. Box 500
Trenton, NJ 08625-0500

Our office requests a copy of any correspondence so our files may be kept up-to-date of this submission.

Should you have any questions regarding the above, please do not hesitate to contact this office.

Very truly yours,

B | W | S ARCHITECTS

Kenneth Ross
Senior Project Manager

Enclosures: Plans

cc: file
County Manager, State Of New Jersey- Department of Education

