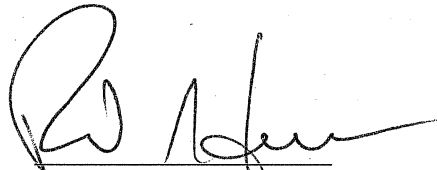


AGENDA
PLANNING BOARD
CITY OF CLIFTON

August 27, 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. 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
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. Sarah Derhy
15 Lydia Place and 44 Lorraine Drive
Block 50.05, Lots 17 & 18
Lot line adjustment to combine the existing two lots into one lot
 - B. PLJ Properties LLC
20 Valley Road
Block 14.01, Lot 4
Subdivide into eight new lots each containing one family dwelling
8. ORDINANCE REVIEW
9. NEXT REGULAR MEETING: September 24, 2026



ROBERT A. FERRARO
Secretary/Counsel