

MINUTES

CLIFTON PLANNING BOARD MEETING OF August 23, 2018

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 Thursday, August 23, 2018. 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, Welsh, Lataro, Kobanics, Greco, City Manager Villano, Councilman Eagler, Mayor Anzaldi Vice Chair Withers..

Those Absent: Comr. Kowal, Chairwoman Kolodziej

The minutes of the July meeting were adopted.

60 Page Road LLC

Upon motion duly made and seconded the resolution granting final site plan approval and variances was adopted.

Meridia: The matter was scheduled for the September meeting of the Board

300 Kuller Road LLC

Frank A. Carlet represents the applicant which seeks site plan approval and variances.

Letter from NJ Turnpike was marked as Exhibit "A". Mr. Carlet stated that they sent a copy of the plans to the Turnpike. The applicant has no objection to including this letter and its in terms in any resolution for approval. The following witnesses were sworn: Anthony Marinaro, James Kennedy of Image First, and Douglas Doolittle. Mr. Doolittle was accepted as an expert in Civil Engineering. Mr. Kennedy is a managing member of the tenant and Mr. Marinaro is a principal of the owner.

The applicant seeks preliminary and final approval. The application requires a variance for extension of the existing of the 3.7 foot side yard setback; however, the applicant will keep a 5 foot setback on the expansion and therefore no variance is required. The applicant proposes to add an area to the back of the building for manufacturing on the east side and a small two story office area on the south side of the building. There will be four loading docks. The parking stays the same but there is some restriping and there will be an expansion of the parking area. The parking is conforming with 101 spaces provided and 67 required. There are no trees being removed, except for an old tree in the northeast corner.

The Board reviewed the Neglia report dated August 9, 2018. There will be a block building constructed. The color will be the same as the existing building. All lighting will be high pressure sodium vapor. No reports were received from the Police or Fire Department. Mr. Howell stated that the Fire Department

is concerned about where the standpipe is. This will be a condition of any approval. The parking will be restriped and/or sealed as needed to provide positive drainage. Regarding the Neglia report, the applicant will address Comment 2.5 on the plans. Comment 2.7: The applicant will comply. Comment 2.8: The applicant will comply. Comment 2.9: The applicant will comply. It will be twelve inches wide. Comment 2.10: The applicant will comply as part of the building permit process. Comment 2.11 The applicant will comply as part of the building permit process and will show this on the plans. Comment 2.12. The applicant will comply.

Comment 2.13: Mr. Doolittle will certify that there is ADA compliance or the applicant will redesign to comply. Comment 2.14. The applicant will comply. Comment 2.15. The applicant will comply. Comment 2.16. The applicant will comply. Comment 2.17. The applicant will comply. Comment 2.18: The applicant will comply. Comment 2.19: The applicant will comply. Comment 2.20: The property is all fenced. The fence is in good repair. If broken, the applicant will repair.

Comment 3.1: The applicant will comply with Comments 3.1 through 3.17. Regarding 3.9, the applicant will clarify if this is a major development.

The landscaping on the south of the building to the front is in good condition and shall remain. In lieu of providing landscaping in the parking areas, the applicant will plant additional trees and shrubbery and provide a revised landscape plan for the Board's approval. The applicant will comply with Comments 4.4 through 4.7. The applicant will maintain the existing lighting fixtures. Comments 5.2 through 6.6 the applicant will comply with. The applicant addressed 5.1. The tenant is a health care linen provider. They operate five days per week, production and service work four days per week from 5 a.m. to about 2 a.m.(two shifts). The applicant expects no increase in traffic. Dumpsters are in front of existing loading docks. Trucks will back into the loading docks.

The meeting was opened to the public, No members of the public appeared.

Motion by Comr. Binaso for preliminary approval subject to all conditions set forth above and the conditions of the turnpike letter, and subject to conforming to the testimony and stipulations provided. Applicant will provide a revised landscape plan for the Board approval. Also subject to no further comments from the Fire Department and shall review the standpipe location and acceptability for turning apparatus. Mr. Doolittle will review the matter with the Fire Marshall. Seconded by Councilman Eagler. The motion for approval was unanimously approved.

The meeting was opened to the public and no members of the public appeared.

There being no further business the meeting was adjourned.