MINUTES

CLIFTON PLANNING BOARD
MEETING OF November 8, 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, November 8, 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, Korbanics, Kowal, Lataro, City Manager Villano, Councilman Eagler, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Comr. Greco, Mayor Anzaldi

The minutes of the October meeting were approved.

Resolutions: 300 Kuller Road.

The resolution was tabled again due to noncompliance of the applicant

2 Brighton Road LLC

Amended Site Plan and parking variance. Sean McGowan represents the applicant. The applicant is seeking amended site plan and a C variance to enclose an existing office building first floor. There are three office buildings at the site. Two Brighton Road is a three story building with open parking under the building with offices on floors one two and three. The applicant seeks to enclose the lower floor and create an additional 15,452 sq. feet of office space. The applicant would have 595 parking spaces. No site improvements are proposed other than as needed to enclose the building. Some landscaping is proposed. The architect, Mr. Kayman was sworn and qualified. Two entrance points, one from west and one from east shall be created. Exhibit A-1 was marked. It is an aerial view of the property. There will be no level difference between the entrance and the elevator. The building is currently a three story building with parking beneath. The ground floor is currently not enclosed or used for offices. The applicant will enclose the lower portion. The architect testified that there is no gas to the property and that the water and electric supply is adequate. He stated that 15,500 new sq. feet will be created. Councilman Eagler asked if other buildings will be closed as well. The applicant indicated that they would like to get this approval and then see how things work out before they make a decision about the other buildings. The applicant indicated that the air conditioning that will be added will be within the

existing corral. The applicant advised that it will comply with applicable requirements relative to fire sprinklers for the building. Comr. Binaso asked how many people can be added to the site as a result of this proposed addition. The architect did not know the occupancy load, but said he could provide it. The meeting was opened to the public to question the architect. Michael Kelly of 81 Maher Drive wanted to know, with the increased employees and patients, how are they going to handle the parking, considering they are taking away parking. Mr. Kelly was asked to hold his question for the parking expert. Mr. Kelly also asked about current occupancy but was asked to present that question to the property manager. Bob Fusco of Maher Drive asked about keeping open space. Jan Purdy asked about garbage removal which happens at 5 a.m. She says there currently is a toilet outside the caged area where the dumpsters are. She is concerned about how additional garbage will be handled. Comr Binaso asked if the architect has designed for additional garbage area. He said no. The next witness was the property manager, Sibel Oz. She is the manager director of the company and knows the operations of the building and the company. She has been the manager for a little more than two years. She is not familiar with the prior application relating to this property. Ms. Oz also managers building number 6 since August, 2018. Ms. Oz stated that there are offices and medical offices in the buildings. All of building number 6 and the top floor of #2 is medical. First and second floor is office. Building 4 is about 30-40% medical. Ms. Oz stated that the tenant in building 6 (Summit) also has space in building 4. There will be an imaging center added to the subject building. Comr. Welsh asked about the garbage area and the 5 a.m. pickup and the toilet outside. She stated that the cleaning company ends around 10 p.m. and they put everything in the garbage area. She stated that she was having problem with other from the outside dumping on their site with heavy trash. Ms. Oz then had the garbage area enclosed. She will ask the garbage company to come later. The applicant stipulated that they would arrange for pickup no earlier than 7 a.m.

City Manager asked, in this zone, if medical offices had a different parking requirement from other offices. Mr. Howell said it did not. Ms. Oz stated that a parking study was done to determine current usage of the parking. Ms. Oz stated that she is on site a few times per week and that there is a property manager who visits everyday. Michael Kelly of Maher Drive, who lives behind the building. He lives in The Mews at Allwood. He says the owner of the applicant has never been a good neighbor. He is concerned about people parking within the Mews that are using the applicant's building. He wants to know how the applicant will alleviate this especially if they are adding square footage and taking away parking spaces. Ms. Oz says the garbage is being collected everyday and if they need to, they will get another container. Ms. Oz said that current occupancy is 100%. They advertisement because space will be coming vacant in the future. Ms. Oz stated that there is a demand for more medical office space. The public portion was closed.

Ermin Suljic, the site engineer was sworn and qualified. Mr. Suljic indicated that there are minimal improvements being made. There is no change in grading or drainage ways. Some curbing is being added and some painting of fire lanes is being proposed. Other than that, there is no site impact. There are no plans to excavate soil or repave other than within five feet of the building. No seepage pits are being proposed. Sheet flow runoff will not change. Cracked or damaged curb will be corrected. The applicant will comply will ADA requirements. Councilman Eagler suggested that because these are medical buildings that ADA spaces should be added. The applicant will comply with Neglia's review letter to the extent applicable and will discuss with Neglia the applicability of the comments. The applicant shall ask for a waiver of Neglia's comment 5.4 regarding interior parking lot landscaping

because the applicant is not making changes to the parking lot. All lighting will be high pressure sodium vapor. No new site lighting is proposed but if there is to be new sight lighting the applicant will comply. At this point this application was carried to the December 13, 2018 meeting of the Board.

Sicilian Builders

84 E. Clifton Avenue

Application for a minor subdivision with variances.

James Novello, Esq. represents the applicant. The applicant is seeking a variance for minimum lot area and minimum lot depth. Brian Parisi is a principal of the applicant and Steven Koestner is the applicant's engineer and surveyor. Lisa Phillips is the applicant's planner. The applicant marked its exhibits. Brian Parisi was sworn. He is the president of Sicilian Builders which mainly builds one and two family homes. He has been president since 2003. He introduces himself to neighbors to let them know what they are doing and to address neighbors' concerns. The applicant proposes to create a new 75 X 100 ft. lot for a new two family home. There would be no variances relative to this proposed lot. The free standing garage on the easterly lot has been removed because it was not structurally safe and it also encroached on the neighboring property in the rear. Access to both proposed lots will be through the present curb cuts. There is enough parking for the existing 2 family home for five cars. The applicant will remove one of the curb cuts and remove one of the parking spaces. The concrete driveway has been removed up to the proposed subdivision line. There are no easements with the lot to the rear of the site. Lot 16 to the rear has its own curb cut. There is no easement across the subject property for the property in the rear. The deed was marked as Exhibit A-8. The photo of the lot 16 curb cut was marked as A-9. The existing lot is 125 feet wide and 100 feet deep. The subdivision will create a 50 X 100 lot for the existing 2 family and a 75 X 100 foot lot that will be conforming for a two family home. No variances will be requested for the proposed new two family lot. The existing home would then have an undersized lot deficient in lot width and lot area. The front yard setback is an existing violation. The east driveway is not wide enough to park side by side. Ms. Hartmann asked if parking will be provided in the rear to prevent tandem parking. Mr. Novello stated that there are curb cuts on both sides of the house. So the applicant would prefer to keep both curb cuts so that there would be non-tandem parking. Mr. Parisi stated that the single family house is not a viable option in that area. The applicant stipulated that the existing two family house would not be expanded. City Manager stated that the existing house is very small. The applicant stated there is about 800 sq. feet per floor. Mr. Novello stated that if they made the existing house a one family it would probably have more bedrooms and occupants than the existing two family use. The new lot line to the west would require a variance for distance from the lot line. The meeting was opened to the public. Mr Andres Ormeno who resides at 72 E. Clifton Avenue, asked about the two driveways because he has never seen two. He says that people usually park on the street. He is concerned about parking because people usually block part of his driveway. Mr. Novello explained that the proposed new two family house will be totally conforming. Ms. Hartmann stated that the properties will have parking which complies. Steven Koestner, the surveyor and engineer was sworn and qualified. He prepared the subdivision plan marked as A-4. The property is on the northerly side of E. Clifton Avenue. Mr. Koestner has shown the lots and the surrounding properties. The uses are permitted in the zone. The applicant will comply with 3.2, 3.3, 3.4 and 3.5 of the Neglia report.

Lisa Phillips was sworn and qualified as a professional planner. Marked as A5 is a planning report submitted by Ms. Phillips which includes a report and photgraphs. Three variances are needed. One is for lot width for the existing home, lot area for the existing home, and the driveway which will be less than five feet from the subdivision line. Ms. Phillips stated that is better to keep the parking in the front rather than lose the green space in the rear. Ms. Phillips reviewed the area and reviewed the tax maps. Grant of variances may be made based on the neighborhood character. The median lot widths for the block. Only three two families in the entire area comply. Most properties do not comply. Ms. Phillips report was accepted. Ms. Phillips stated that there is no detriment in allowing the application to be approved. The proposal exceeds the median lot widths. The median lot width is 37.25 and the applicant is well above that with 50 feet. The meeting was opened to the public again and no members appeared.

Motion by Comr. Binaso to approve the application with the condition that the existing lot driveway shall be five feet from the proposed subdivision line. The applicant will comply with the Neglia Report dated November 1, 2018. The variances for lot area and lot width are also approved as well as the preexisting front yard violation.

Those is favor: Comr. Binaso, Korbanics, Welsh, Kowal, Lataro, City Manager Villano, Councilman Eagler, Vice Chair Withers, Chairwoman Kolodziej

Those opposed: None

There being no further business the meeting was adjourned.