

MINUTES

CLIFTON PLANNING BOARD MEETING OF February 28 2019

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, February 28, 2019.. 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, Lataro, Kobanics, Kowal, City Manager Villano, Councilman Eagler, Vice Chair Withers, Chairwoman Kolodziej.

Those Absent: Comr. Greco, Welsh, Mayor Anzaldi

The minutes of the January, 2019 regular and reorganization meeting were approved

Applications:

Prima Property LLC; 49 Claverlack Road, Block 32.02; Lots 25 minor subdivision:

This is an application for a minor subdivision. A. William Sala, Esq. represents the applicant. There are no variances connected with this application. Mr. Sala reviewed the Neglia letter last revised February 27, 2019. There will be created three residential lots. The applicant submitted a sealed survey. The applicant will comply with 2.2, 2.3, 3.9 and 3.11 as well as 3.13 and 3.14. The meeting was opened to the public. NO one appeared. Motion by commissioner Binaso to approve the application subject to compliance with the above sections of the Neglia Report. Seconded by Vice Chair Withers, Those in favor, All.

320 Colfax Avenue, LLC

This is a continued hearing. Frank A. Carlet, Esq. represents the applicant. Brian Shortino appeared to testify again. He was previously sworn. He revised his plans pursuant to the Neglia report. The plans were last revised February 14, 2019. Exhibit A2 previously marked was again presented. The trash enclosure was moved. A set of stairs was moved to the center of the building on the easterly side. A lighting intensity plan and a vehicle circulation plan were submitted. Vice Chair asked about the circulation diagram. He states that the truck is much closer into the right side on Colfax. Vice Chair questions if the truck could make the left hand turn into the site, especially if there is a parked car on Colfax. Mr. Shortino says he can adjust the plan to show the truck making the turn from a point closer to

the center line. Lighting was changed to high pressure sodium vapor. Mr. Shortino reviewed the Feb 27 Neglia letter. The applicant will comply with the request of the fire department. The applicant will address comment 2.8. , 2.15, 2.16 3.1. The applicant believes it complies with 3.3 but is waiting to hear back from Neglia. The applicant will comply with 3.6., 3.11, 3.12, 4.9. The applicant will put a sprinkler in the landscape area in relation to the ten arborvitae. The meeting was opened to the public. Mr. Fishman asked if Mr. Shortino was aware of the easements. Mr. Shortino stated that he is familiar with the 40 foot easement. Mr. Shortino says it is 40 feet wide by 180.12 feet. Referencing the circulation exhibit presented by Mr. Shortino, Mr. Fishman asked if any of the truck patterns exceed the easement. Mr. Shortino states that the WD 50s travel beyond the easement to the north. Mr. Shortino presented a mark up of the Bertin Survey, marked A-3.. Mr. Shortino says that this document shows three easement areas. A-1 outlined in green. There are two other easements according to the applicant. The easement in yellow is on Book 66 page 264. IN orange is Book 66 page 230. The third easement is submitted as A-1 Book B67 page 179. Mr. Fishman asked about another potential easement shown on the plan. Mr. Carlet doesn't know what that is. James Hobin asked about the size of the trucks and the turning radii. He asked how long the trucks are. Mr. Shortino stted that the trailer is 42.5 feet long. He asked about 53 foot trailers that are on the road. Mr. Carlet stated that the trucks would be limited to a WD 50. Mr. Brandt was recalled. He has been previously sworn. He reviewed the revised Neglia report and made some changes. The stair details have been shown and will be submitted. Originally there was a stair in the upper right of the building. It is has been relocated. Panels are now vertical and the loading dock doors are more spread apart. A Roof top unit for the warehouse, if needed could be placed on the center of the roof out of view. The elevations were adjusted to show the vertical panels. The date of the drawing is 2.13.19. The revision will be added and submitted. The trucks back up to the face of the building. They do not penetrate the building. The meeting was opened to the public. NO one appeared.

The Brandt plans were moved into evidence as A5.

Calisto Bertin was sworn and qualified as a traffic engineer. Mr. Bertin looked at trip generation. The existing warehousing is just over 19,000 sq. feet. The propsed warehouse is about 19,000 sq. feet with a mezzanine. He called the mezzanine a general office. He states that this is an industrial area, There is no definition to the road. There are all types of trucks. He likes that curbs are being provided along the common driveway which gives the road some definition. He says the warehouse is not a big place and he believes that it will be serviced by smaller trucks. He refers to the circulation plan. He says that a WD 62 or 63 would extend into the easement area. He says that tractor could unhook and leave the trailer. He says that this is the exception and not the rule. He says the truck should stay closer to the center line. The applicant will revise plans to show a larger truck. Mr. Bertin did a trip generation report marked as A6. The meeting was opened to the public. Mr. Fishman wishes to reserve his questioning until he sees the change in the plan. The public portion was closed.

Meridia Regency: At the request of the applicant, the matter was carried to the March 28, 2019 meeting of the Board.

Green Acres application: The Board moved to support the application as in keeping with the master plan.

Master plan review: Vice Chair Withers had comments that he will forward to Mr. Villano.

There being no further business the meeting was adjourned

Meridia Regency: At the request of the applicant, the matter was carried to the March 28, 2019 meeting of the Board.

Respectfully submitted,

Robert A. Ferraro, Secretary/Counsel