

MINUTES

CLIFTON PLANNING BOARD MEETING OF May 23, 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, May 23, 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, Welsh, Lataro, Korbanics, Kowal, Greco, City Manager Villano, , Vice Chair Withers, Chairwoman Kolodziej.

Those Absent: Mayor Anzaldi, Councilman Eagler,

The minutes of the April,, 2019 meeting were approved.

Resolutions.

Kingsland Street parking Urban Renewal LLC

Upon motion duly made and seconded, the resolution approving the applicant was adopted.

CONTINUED HEARINGS:

Meridia Regency:

Jason Tuvel, Esq. represents the applicant. Mr. Tuvel states that the Fire Department approved the plans. He also stated that based on comments about three lots, and why the parking lot was its own lot, the applicant has decided to eliminate the third lot line, so there will only be two lots. The building coverage on the Valley Regency decreased. Mr. Olivo, who was previously sworn testified. He stated that he has revised the plans in accordance with the fire official's comments and that the fire official approved the revised plans. The fire department letter is made a part of the record. With regard to the lot line, by plan revised May 13, 2019, the applicant has removed the proposed lot line between the Valley Regency and the parking area, so that there will only be two lots on the subject property. No new variances have resulted. The building coverage and the side yard setback have all been improved as a result of the change. In addition, the applicant states that it has either complied or will comply with anything outstanding. City Manager stated that he listened to the last meeting. He asked about the televised sewer line. Mr. Olivo stated that he looked from the area they would tap into to a point further along the line. One sewer line connection is proposed. Mr. Olivo discussed how storm water was being captured. Comr. Greco asked about County Approval. Mr. Olivo believed that he has addressed the concerns of the County. Comr Greco asked about the look of the wall behind the building. He asked if there will be planting on the neighbor's property or only by the

wall? Mr. Olivo discussed the planting plan in that area. There will be no planting on the neighboring property. A neighbor asked about the deer in the area and whether the applicant considered that they may eat the young trees. Sal Torrisi, 36 McCosh Road asked Mr. Olivo about the wall distance from the property line. Mr. Torrisi asked about a ten foot easement in the area behind the neighboring property lines. Mr. Olivo said they would attempt to keep the area clear of new plantings so that they will not impede the lines. Mr. Tuvel stated that he has presented all of the testimony for his application, subject to rebuttal. Mr. Zecker asked for a month adjournment in order to come back to present the case. Motion by Vice Chair to adjourn, duly seconded and granted.

Colfax Ave LLC

Mr. Carlet stated that there were changes made to the site plan. Comr. Binaso stated he listened to the recording of the last meeting on this application. Mr. Brian Shortino discussed changes to the site plan. The changes made that the size of the building was reduced. Lighting was installed in the northeast corner. Thomas DiBiasi, Esq. appeared. Mr. Fishman was sworn. He is a 50% owner of 310, 314 and 316 rear on Colfax Avenue. There are 8 tenants from trucking tenants to manufacturing tenants, one sign maker, one maker of steel products. In addition, he states that he has an easement to 320 and 300 Colfax Avenue. He states that the 320 Colfax easement gives the right of the owner of 320 to use a portion that goes to Colfax. Marked as A4 is sheet C2.2 of Bertin Engineering May 8, 2019. Sheet SV-1 prepared by Bertin Engineering, last revised October 25, 2017. Location Survey of 320 Colfax. Mr. Fishman believes the easement is only for 320 and not the other lot that is being used for the application. He believes the easement cannot be expanded to benefit the other property. He also testified that use of the easement may back up traffic on Colfax Avenue. Mr. Carlet asked Mr. Fishman if he is aware of the building known as 308 Colfax Avenue. Mr. Fishman sold that property to the current owner. He says the property was sold in 2007 or 2008. He says there was no application to a karate school. He asked if he was aware that the owner made an application for a karate school. He says he received a notice.

Joseph Staiger was sworn and qualified as a traffic expert. He reviewed the plans. He reviewed the easements. He says there are seven items of concern. It will negatively impact his client and public health and safety as well. Sheet C2.6 dated 4.1-.2019, traffic circulation plan was reviewed. He says the first photo deals with the 2 loading bays which can handle the largest tractor trailers on the road. He described the trucks that can use the other bays. He says the loading bay side is limited. If not done correctly, a truck driver will have to jockey to make the turn. He says more room should be given. The bays must be pushed back, he said. He says that while that occurs the driveway easement is completely blocked and could back up traffic on Colfax. He says it takes a good driver about 60 seconds to get in, but if not done correctly then it would take about two minutes. He says we don't know who the tenant is. What if a third 67 shows up? There would be no room. He says all four docks should accommodate WB 67 trucks. He says the way the turn works counterclockwise that the driver is backing up blind. He says there is an adjacent residential property owner that there is an issue of noise. The matter was carried to the next regularly scheduled meeting. Mr. DiBiasi will file a report at least 10 days prior to the meeting about what Mr. Staiger will testify. He will also provide a legal memo regarding the easement 15 days prior and Mr. Carlet will prior a memo 10 days prior to the meeting.

PLJ properties LLC

This is a three lot subdivision with no variances application. Thomas G. Sterns III prepared the subdivision plans. He was qualified as an engineer and planner. The applicant needs County approval. Jeanette Pernis, asked about the trees.

Motion by Comr. Greco to approve, seconded by the City Manager. Limited to one family homes. Try to save backyard trees, that are not affected by the footprint. All present in favor.

There being no further business the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro