

MINUTES

CLIFTON PLANNING BOARD MEETING OF August 22, 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, August 22, 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, Kowal, Greco, City Manager Villano, Mayor Anzaldi, Councilman Eagler, Chairwoman Koloziej

Those Absent: Comr. Lataro, Vice Chair Withers

The minutes of the July 25, 2019 meeting were approved.

Resolutions.

320 Colfax Avenue, LLC
316-334 Colfax Avenue
Block 28.02, Lots 16 & 17

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

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New Hearings:

Innovative Cosmetic Concepts

61 Kuller Road

Lots 6 and 7

Site plan approval and variances

Affidavit of Service was submitted. The applicant manufactures nail applications. Nail polish is stored in drums. The building is about 7700 sq. feet. The proposed building is accessory to the principal use. Nail polish will be stored in drums and will be transported to the principal building. The finished product is 100% nail polish. The applicant presented samples of the finished product. Steven Koestner, the project engineer was sworn and qualified as a licensed engineer and land surveyor. The applicant is seeking preliminary and final site plan approval and some bulk variances. The plan shows the overall site with railroad tracks to the rear. Lots 6 and 7 are under common ownership. The new building will be in the middle north of the site. A proposed one-story structure is proposed. Parking is proposed around the

building and to the rear. Access to the site is being shifted from the building to enhance access. Parking will be reconfigured slightly. Some spaces that encroach the railroad will be moved on to the property. The parking will be striped and paved. A second fire hydrant will be added in front of the new building.

There is a proposed generator at the southwest corner of the new building on a concrete pad. The generator will be on the ground and will be 90 feet from the Kuller Road right of way and over 200 feet to any residences. It is an emergency generator that will be tested every two weeks during business hours. It will be used if the building loses power. Ms. Hartmann stated that the Parking Aisle has a 0 setback and requires a variance. There are 93 spaces. 30 are required. Two spaces against Kuller Road shall be eliminated, resulting in 91 spaces. The meeting was opened to the public and no members of the public appeared.

Julian Powlawski was sworn. Currently the raw material is stored in Bayonne. There are many different colors. Once or twice a week a box truck delivers raw material to the site. The operation will generally remain the same. The applicant ships by UPS and the post office, 2 to 3 times per day. With regard to the Neglia report, there are no curbs, pavement details will be provided. The fence will be replaced as directed by the City Engineer. Stop bars and stop signs at all driveways with frontage on Kuller Road will be provided on the plan. 2.13 will be complied with. The applicant will comply with 2.16. Two ADA spaces are provided which complies. The applicant will comply with 2.17, 2.18 and 2.19. The applicant will meet ADA standards. The applicant will comply with 2.19. and 2.21, 2.23. A westerly boundary retaining wall will remain unchanged.

With regard to 3.1, grades will remain the same except for new added pavement. No increase in runoff or change in water flow. There will be an additional sewer hookup. The applicant will comply with 3.8 through 3.13. A lighting plan was provided. There will be planters above ground in pots along the building and some in north corner of property. 6 dogwood trees are proposed. There are no plantings now. The applicant will maintain the potted plants. All lights will conform to the City Ordinance. The applicant will receive a variance / waiver from 4.2 interior landscape.

The proposed building is unmanned. Good site distances exist. The applicant shall comply with 5.3. The applicant shall comply with 6.1 and 6.4. The building will be sprinklered.

The engineer, David Raposo was sworn and qualified. The site is contaminated and has an impervious cap. The cap may be broken for construction with notice to the DEP, but must remain impervious after the modifications.

The architect, H. Chung was sworn and qualified. He prepared the architectural plans. He reviewed the plans with the Board. Material will be moved from the new building to the existing building about twice per week. A truck will be used to bring the material to the existing building.

Motion by Comr. Binaso, Seconded by Comr Welsh to approve the application subject to compliance with the following items in the Neglia Report last revised August 19, 2019: 2.10, 2.11, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.23, 2.24, 3.10, 3.11, 3.12, 3.13, 4.1, 4.2, 4.3, 4.6, 5.1, 5.2, 5.3, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8. The applicant will comply with the lighting ordinances of the City. Variances

are granted for interior parking lot landscaping and for the drive aisle setback. Two parking spaces along Kuller Rd. will be eliminated. Parking spaces which encroach on neighboring property will be located solely on the applicant's property.

Those in favor: Comrs. Binaso, Korbanics, Greco, Welsh, Kowal, City Manager Villano, Mayor Anzaldi, Chairwoman Kolodziej.

Those opposed: None.

The motion has carried.

There being no further business the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro