MINUTES

CLIFTON PLANNING BOARD
MEETING OF January 28 2021

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 January 28, 2021. 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, Korbanics, Lataro, , City Manager Villano, Counclman Eagler, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej.

Those absent: Comr. Greco

The Minutes of the November 5, 2020 meeting were approved.

Resolutions:

1. PB Nutcliff Master, LLC; ON 3 Block 80.02; Lot 4.05; Ambulatory Care Building, Parking garage:

   Upon motion duly made and seconded, the resolution for preliminary site plan approval was granted.

2. John Caggia: 506 Mt. Prospect Avenue; Block 65.05, Lot 32; Upon motion duly made and seconded, the resolution denying the proposed subdivision and variance was adopted.

3. 610 Brighton Road, LLC; 610 Brighton Road; Block 42.17, Lot 1; Upon motion duly made and seconded, the resolution extending the resolution of approval through January 23, 2022 was adopted.

Continued Hearings:

1. PB Nutclif Master, LLC; ON3 Block 809.02, Lot 4.04; dual brand hotel. This matter was carried to the February 25, 2021 meeting of the planning board.

2. 215-217 Trimble Ave, LLC; 231 Barkley Ave.; Block 19.09, Lot 8; subdivision;

The applicant is represented by John Veteri, Esq. The applicant is proposing a subdivision for a total of 4 lots. Three of the proposed lots are conforming and one is not. One lot requires a lot width variance as the width is only 42.5 feet where 50 feet width is required in the zone. The lot in question is a 7000 sq.

foot lot. The applicant advises that they attempted to purchase property from the neighbor, but the applicant was unable to purchase the property. The neighbor had no interest in selling the home or a portion thereof. A rendering of the homes proposed was marked as A1. The proposed home at Delaware Street was marked as A2. Other exhibits were marked. Mr. Veteri stated that the alternative would be two – two family homes. He stated that the number of units would be the same but argued that the single-family homes are a better alternative. Mr. Veteri stated that one family homes would stabilize the neighborhood. He stated there would be more aesthetic improvements, more open space and a better parking alternative. He stated that the lot area is 2000 sq. feet larger than required. The applicant would set the Delaware house back 50 feet. The applicant testified as to his attempts to purchase all or part of the adjoining property. The Mayor questioned the substantial deviation in the lot width being proposed. Comr. Lataro suggested that all lots could be conforming if 3 single family homes were built instead of 4. Comr. Welsh stated that the undersized lot looks out of character for the neighborhood. The meeting was opened to the public and no members of the public appeared. Motion by Comr Welsh to deny the application, Seconded by Comr Binaso, and affirmed by Comrs. Welsh, Binaso, Lataro, Korbanics, Mayor Anzaldi, Vice Chair Withers, Chair Kolodziej

City Manager Villano voted against the motion.

Councilman Eagler Abstained. The motion passed.

3. Kingsland Street Urban Renewal LLC; 340 Kingsland AStreet; Block 80.02, Lot 4.04

Mr. Iglacio represents the applicant which seeks preliminary and final site plan approval for the sky bridge to the parking garage. Passaic County, Essex County and Nutley Planning boards have already approved the plan. This Board previously approved the Parking garage. This is the extension over lot 4.04. It is a redevelopment project. It is a permitted use. First witness is the architect, Charles Logan who was sworn and qualified. He prepared the architectural plans and described the skybridge. The witness testified to the card key system for security purposes. The sign on the bridge is conforming. Vice Chair asked about pier protection, which will be addressed by the engineer. There will be video security. The meeting was opened to the public and no members of the public appeared. The engineer, Kiran Muppala, was sworn and qualified. Mr. Muppala described the skybridge. There is no proposed lighting for the outside of the bridge. There will be bollards put in place to protect the piers from vehicular accident. The meeting was opened to the public and no members of the public appeared. Vice Chair asked if there was any aesthetic lighting below the bridge. This is a 24 hour bridge so there is always a light on in the bridge. Mr. Logan stated that they any uplight would have to be an LED light which could be directed upward. The parking garage was approved with a small amount of retail space and the applicant asked to change this to educational space or classroom space. Vice chair asked if there is a setback requirement for this use. Ms. Hartmann stated that there is no setback variance required. Motion by Comr Binaso to approve the site plan and to grant the change of the coffee shop to classroom space as this will not require an increase in parking. Any site lighting will be high pressure sodium vapor. The piers will be protected with bollards. The application was bifurcated for two votes, one for the bridge and one for the change of the retail space to educational space. Motion by Binaso to grant site plan approval, Second by Vice Chair. Those in favor: All were in favor.

Motion to change the retail space to educational space by Comr. Binaso, Seconded by Vice Chair.

Those in favor: All were in favor except City Manager Villano who was opposed.

Both motions passed..

4. Summit Medical Group: 1255 Broad Street; Block 64.06, Lot 1 for preliminary and final site plan approval and variances.

Andy DelVecchio, Esq. represents the applicant. The property is in the B-A Zone. There is an existing building in place. The applicant seeks preliminary and final site plan approval to make improvements to the building and to convert some parking space to useable space, and construction of additions to the building. The applicant seeks a variance for the number of parking spaces; setback for monument sign, refacing of rooftop sign, and a new canopy sign.

A-1 is the affidavit of notice: A-2 is the site plan set of 22 sheets; A-3 is architectural plan; A-4 is the signage plan; A5 is the Langan Report; A6 is the Stormwater Management Report and A7 is the Traffic report. The first witness was Karen Graham who was sworn. She is the COO of Summit Health. She has been with them for 12 years. She stated that there will be many different types of physicians, including an urgent care center and a medical oncologist. The use of the building requires several modifications. Hours of operation were discussed. There is no surgery being performed at the site. Summit is only taking over about half of the building. The architect, Jack Paruta, was sworn and qualified. The architect described the building and the renovations. There are three pods proposed. They are all interconnected. One pod, Pod A, has existing tenants that will remain. Pod B will be renovated in the interior with selected renovation for the exterior. There is a new entrance. There is a new entrance and canopy on the south side of Pod B which will be the access for the Urgent Care. There will be roof mechanicals with a roof top screen for Pods B and C. Pod C will have minor renovations outside, including the entry lobby. There is a 2400 sq foot addition on the south side for linear accelerators. There is a covered loading dock proposed. Maximum staffing is proposed at about 105 people on site at once. Comr. Binaso requested a capacity plan with some assurance that the capacity does not substantially increase because he is concerned about parking issues. Ms. Graham stated that the bulk of the parking is behind the building and away from the residential area. The meeting was again opened to the public and no members of the public appeared. The applicant's civil engineer, Chris Cirrotti, was sworn and qualified. Mr. Cirrotti reviewed the site plan. Existing access is at three locations. The front parking area is expanded to add parking and the ramp into the parking area is removed with a drop off at the front so that a passenger is discharged under cover. The driver would then recirculate into the parking area. At the rear of Pod B there is a drop off at the rear of the building for the Urgent Care center at the south base of Pod B. Accessible parking spaces have expanded to comply for the use. There are 52 ADA accessible spaces proposed. There are 713 current parking spaces. 57 spaces are being added to the site. 770 spaces will be provided in total if this project is approved. There will be 185 spaces short of the ordinance requirement. The sq. footage on the building is about 100,000 sq. feet but the witness stated that there are some spaces with low density for people, such as the linear accelerator area, and imaging areas. The applicant stipulated to no more than 105 employees at any time. Ms. Graham also advised that there will be tele visits. Screening will be provided around the generator. Landscape will be enhanced. Stormwater management has been addressed. Lighting will be high pressure sodium vapor. The applicant advised that it would comply with the Neglia report. The City Manager suggested that permit parking may have to be created in the neighborhood if parking is spilling over. The applicant's traffic engineer, Karl Pehnke, was sworn and qualified. He prepared a traffic statement with analysis of a full re-occupancy with the expansion. Access drives will remain. The applicant met with the County regarding striping for a left turn lane. 770 parking spaces are proposed at a rate of about 4 spaces for

1000. He states that 5 spaces for 1000 is a very high standard. He looked at data sources for medical offices and clinics. He referred to a document called Parking Generation. Mr. Pehnke reviewed available data which, he says, suggests between 560- 600 parked vehicles on the site would be expected. He says at the very peak there could be about 760 parking spaces utilized. He pointed to lobbys and treatment centers and the proposed addition for the linear accelerator which would not have the density of people as contemplated by the ordinance. Mr. Pehnke stated that the maximum staff is 105 and not 100. He stated that there is more than enough parking on this site for the use. Comr. Binaso suggested a plan to build a garage if certain conditions exist. The applicant stated that they cannot commit to building a garage on property they do not own. Mr. Pehnke stated that the ordinance criteria should not apply to this site because of the numerous sq. foot areas that are not densely populated. Vice Chair also discussed reduction in available parking if there is no plan to get the snow off the lot. Vice Chair says that with a minimum plan, you are one step from under-planning. City Manager looked at a 4 space per 1000 standard which he says is close to the 770 number. City Manager says that if one looks at 100,000 sq. feet at 5 spaces with 4 for the remaining, that about 840-850 spaces would be needed. City Manager stated that medical use generally requires more parking. Mr. Pehnke stated that there is no room for added surface space. Mr. Pehnke stated that, as a condition of approval, once 85-90% utilization of parking exists that they would use valet parking, which he says can be staged in at the site. The size of parking stalls are 9 X 18. Ms. Hartmann talked about periodic parking studies to see how the parking is going in order to judge if additional requirements are necessary. The Board's expert suggested a study showing staffing and dwell time. Due to the hour, the matter was carried to the February 25, 2021 meeting of the Board.

There being no further business, the meeting was adjourned.

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