

MINUTES

CLIFTON PLANNING BOARD MEETING OF April 22, 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 April 22, 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, Korbanics, Welsh, Lataro, Greco, City Manager Villano, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej

Those absent. Councilman Eagler

The Minutes of March 25, 2021 meeting were adopted.

RESOLUTIONS:

1. 215-217 Trimble Ave, LLC
231 Barkley Avenue
Block 19.09 Lot 8

Upon motion duly made and seconded, the resolution granting a 3 lot subdivision was adopted.

2. Summit Medical Group
1255 Broad Street
Block 64.06, Lot 1

Upon motion duly made and seconded, the resolution granting preliminary and final site plan approval and variances was adopted.

CONTINUED HEARINGS:

1. PB Nutcliff Master, LLC
ON3 (Hoffman LaRoche Campus)
Block 80.02, Lot 4.04
Dual brand hotel total 66 rooms
Preliminary and final site plan approval and bulk variance application.

The applicant presented an overview of the application. Architects were sworn and qualified and the applicant presented the architectural drawings for the hotel. The applicant began engineering testimony, at which time the application was carried to the May 27, 2021 meeting of the Board at 7:00 p.m.

2. Clifton Stationi Developes
691 Clifton Avenue
839 Paulison Avenue
Block 30.01; Lots 7 & 8
Preliminary and final site plan application

Craig Perego was sworn and qualified as a civil engineer. He prepared a traffic study. He testified that formerly there were two access drives to the site, but now there is only one. The driveway is proposed on Paulison and further from the traffic signal than the current driveway. A traffic impact study was prepared. The site is at the intersection of two County roads. Traffic counts were taken in November 2020 and counts prior to the pandemic were obtained from the NJDOT. A growth rate of 1% per year was added to the counts to look into the future. The trip generation manual was used to determine what traffic this project would generate. He stated that there will be fewer trip generations due to access to the train station. The ITE suggests that the counts would be 60% lower. NJ Transit suggests that the counts would be about 34% less. He looked at peak hour traffic. He says that a residential use will generate its peak traffic during peak traffic hours on the roadway. At other times, the impacts will be less. There was generation from the prior use, but no credit has been taken from it. The witness assumed they were starting from vacant land. He found that there is minimal impact from this project. The intersection of Clifton and Paulison Avenues is not functioning optimally now. He stated that the most difficult situation is the left hand turn from Clifton onto Paulson, which he states is not made worse by this project because northbound traffic on Clifton Avenue will turn into the project. The witness addressed the Neglia report. He says that we want to see utilization of the train station to reduce car traffic. He says it is about a 6-minute walk to the train station. There will be a discussion with the County about changing signal time for the light at Paulison and Clifton Avenues. The meeting was opened to the public. Ann Schnakenberg asked about the overall service rating at the intersection. Mr. Perego stated that after improvements there will be a level of service D. Mr. Perego stated that the level of service for the left turn onto Paulison will be improved with a timing change at the light. Valentina Dostal asked about the trips compared to the former development on site. He stated that the manufacturing use will have workers show up at peak hours and will leave at peak hours. He stated that the residential use will be more spread out. She asked if there will be a constant flow of traffic with deliveries. Mr. Perego agreed, but he states that the one busiest hour is at 6 pm.

The applicant then called the planner, John McDonough, who was sworn and qualified. He looked at the planning aspects of the application. He stated that this application will follow the use, form, flow and function of the redevelopment plan. This advances good planning. There is no relief being requested from the redevelopment plan. He says it is a plan that marries up 100% with the redevelopment plan.

Comr. Binaso asked about compliance with the landscape requirements of the City Ordinance. Ms. Hartmann says that the applicant must comply. Mr. Wenzel stated that the applicant prepared the plan in line with the City of Clifton tree ordinance. The applicant has agreed as a condition of approval that 25 additional trees would be placed. The applicant will communicate with the Environmental Commission Green Team about the size and type of trees and placement thereof. There are 251 trees are being removed. 126 of these trees are exempt from relocation because they are in the building envelope. So, 125 trees need to be replaced. The applicant is proposing to replace 175 trees as a condition of

approval. Vera Lazar of the Environmental Commission asked about the number of trees being removed. The Mayor and City Manager suggested that the Environmental Commission should not be the deciding agency. The applicant concluded its case.

The meeting was opened to the public to present a case. Ann Schnakenberg came forward and said it was important to hear from the Environmental Commission. She also stated that she is concerned about a parking lot next to the Post Office and if it could be protected from development. She also said there should be a replacement plan. She said the trees that are being replaced should be of a certain size. Vice Chair asked about a conservation area to be created in the area of trees not being disturbed. Alessia Eramo asked if the trees to be replaced will be major trees and the applicant said yes. She also asked if the applicant would move the line over closer to the roadway so where the trees would not be disturbed. The applicant said they cannot because to grading issues. Motion by Comr. Binaso to approve the application with the following conditions.

1. 175 major trees, as defined by the ordinance, will be planted.
2. High pressure sodium will be used on the site, unless the applicant can provide LED lighting to match the high pressure sodium vapor in isolux pattern and temperature, and color.
3. The applicant will comply with the Neglia report of March 15, 2021 and will provide updated plans at the next meeting.
4. Creation of a deed restriction for the area from the tree line toward the property line.
5. All other stipulations made at the hearings.
6. Applicant will work with the County to optimize the signal at the intersection of Clifton and Paulison Avenues.

Second by Comr. Greco.

Those in favor: Binaso, Greco, Lataro, Korbanics, City Manager Villano, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed: None.

Comr. Welsh is unable to vote as he did not hear the prior meeting.

NEW HEARING:

- A. Melar Associates
230 Clifton Blvd.
Block 30.01; Lot 23
Site plan approval and variances.

Michael Piromalli, Esq. Represents the applicant for preliminary and final site plan approval. The property is owned by the applicant but leased by a plastic company. Property is in an M2 zone. Three changes are proposed. Four storage silos are proposed in addition to four that exist. 8,800 sq foot warehouse space will be constructed. A portion of the existing facility will be increased to 43.85 feet in height. J. Michael Petry was sworn and qualified in the areas of architecture and engineering. He described the existing conditions. The property extends from Clifton Blvd to

Paulison Avenue. The Paulison Avenue frontage is heavily wooded and heavily sloped. There is about 100 feet of depth of the wooded area. There are two buildings separated by a rail siding. There is factory and warehousing on the site. There are about 40 spaces in a building owned by the applicant across the street with extensive pavement that is used for parking. There are 18 loading bays. The colorized version of the layout sheet is marked as A1. The applicant needs more space for their business. They need an addition in the rear of the building that is 8800 sq. feet. There are also four silos adjacent to the rail siding to supplement the existing four silos. There is also an area where the roof will be raised as the operation needs more ceiling height. The silos are 64 feet in height that match the exiting silo height. This doubles the product storage capacity. This will decrease the number of deliveries. The new building addition elevation was shown. It is a free-standing building. The colorized rendering of the proposed addition is marked A2. A3 is a roof and silo height diagram. The height of the raised roof of requires a variance. A4 is a roof height area map. The witness then reviewed the Neglia letter of April 16, 2021. A5 is a truck turning template. The tractor trailer movements can be made to the loading docks. Comr. Binaso, Mayor Anzaldi and City Manager talked about tractor trailers hanging into the roadway. There is also an untidiness of the property facing the park and Paulison Avenue. Due to the hour the application was carried to the May 27, 2021 meeting of the Board at 7 p.m.

There being no further business, the meeting was adjourned.