

MINUTES

CLIFTON PLANNING BOARD Meeting of July 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 July 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, DeGhetto, City Manager Villano, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Comrs. Greco, Lataro, Councilman Eagler

A. Resolutions:

1. PB Nutcliff Master, LLC; ON3 (Hoffman LaRoche Campus)

Block 80.02; Lot 4.04

Dual Brand Hotel: Upon motion duly made and seconded, the resolution approving the application was adopted.

2. 6W BP Opportunity, LLC

174 Delawanna Avenue, Block 60.14 Lots 20, 31, 32, 33, 37 and 37.

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

B. Continued Hearings:

1. Meridia Regency on Valley, Clifton, LLC

Upon motion duly made and seconded, the application was carried to the August 26, 2021, meeting at 7:00 p.m. Notice was announced to the public

C. New Hearings:

1. Dr. Adam Rauzman; 6 Main Avenue; Block 82.06; Lot 15.

Site plan approval and variances.

Dr. Rauzman seeks to relocate his dental practice to this site. He intends to modernize and revitalize a dormant site. Variances are required for Lot size, front yard setback (Main Avenue), Front Yard Setback (Robert Street), impervious coverage, lot area, impervious surface and coverage, number of parking spaces, size of parking spaces, parking area setback, and sign

setback. The project engineer was sworn and qualified. (Mark Gimigliano). He prepared the plans. He described existing conditions and presented a colorized version of the site layout. He described the parking lot which has been flipped to the left with the driveway on the right as per the County's recommendation. The applicant will submit a revised plan showing a revised configuration. The property is at the intersection of Main Avenue and Roberts Street. The property was previously occupied by a bank but has been vacant. The use is permitted in this zone. The property is significantly undersized in this zone, so the applicant must work within this smaller lot size. Most variances are required because of the undersized lot. Conditions will either remain the same or will be improved. A previous application received variances for the lot. The existing building will be expanded but will not get any closer to Main Avenue. The building will stay the same along Main and will be shorter along Robert Street. The drive through will be eliminated and expanded along the rear yard. There are 19 spaces proposed which are 9 X 18 with one being 8 X 18'. Part of the building will be utilized, and some will be built new. There will be two driveways, one to an employee parking lot, and another driveway from Roberts Street. A sign will remain and illuminated but will not be expanded. There is landscaping around the building with some shade trees. Lighting is proposed as high-pressure sodium vapor and will use the recommended light fixture. The applicant reviewed the Neglia report, and the witness stated they will agree to the Neglia July 16, 2021, report and abide by same. There will be five full time employees on site at any one time, and the applicant will stipulate to same. Hours of operation are proposed for Monday through Friday 9 to 6, but on Tuesdays None to Eight. Weekend appointments by emergency only. There will be one use on the site. The witness reviewed the variances and explained the reasons for them and why they should be granted. The meeting was opened to the public and no members of the public appeared. The architect, Susan Berman, was sworn and qualified. Ms. Berman described the building and the materials to be used. The plan meets the requirements of the American Disabilities Act. There will be air condition units on the roof which will be baffled to soften noise from the units. There is an area marked as "tenant space," which is intended to be for expansion in the future by Dr. Rauzman. The meeting was again opened to the public and no members of the public appeared.

Motion by Comr. Binaso, seconded by City Manager Villano, to approve the site plan and variances with the following conditions:

1. Compliance with the Neglia report dated July 16, 2021.
2. The lighting shall be high pressure sodium vapor and the light fixtures will be as recommended by the City.

Those in favor: Comrs. Binaso, Korbanics, Welsh, DeGhetto, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed: none

2. **Quest Diagnostics;** 1153 Bloomfield Avenue; Block 79.04; Lots 10 and 21; Amended preliminary and final site plan approval for sign modification.
Quest seeks to amend its site plan approval. Notice was required and provided.

The only change from the original approval are the signs Quest is occupying the building and, now, has a good idea of what signage will best serve the site. The address of the property has now been changed by the Post Office to 1 Insights Drive. The signs will be changed to reflect this new address. There are no variances associated with this application. One monument sign is being enlarged, some are being relocated, and some eliminated. The project engineer, Kevin Webb was sworn and qualified. Mr. Webb described the changes to the signage plan. None of the changes negatively impacts the application and provides better information. No members of the public appeared.

Motion by Vice Chair Withers, seconded by Comr. Welsh to approve the amended final site plan.

Those in favor; Comrs. Binaso, Welsh, Korbanics, DeGhetto, City Manager Villano, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed: None

D. Misc: Cannabis Ordinance Review: The Board directed a letter be sent to the City advising that the ordinance is not in conflict with the Master Plan and zoning ordinances.

There being no further business, the meeting was adjourned.