

MINUTES

CLIFTON PLANNING BOARD MEETING OF September 23, 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 September 23, 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, DeGhetto, Greco, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej.

Those absent: Councilman Eagler, City Manager Villano

Continued Hearings:

Valley Regency;

Upon motion duly made and seconded, this application was carried to October 28, 2021 meeting of the Board at 7:00 a.m.

New Hearings:

NES Group Holdings LLC; 43 Samworth Road; Block 69.01 Lot 28

The applicant is represented by John Wyciskala, Esq. The applicant owns a warehouse distribution building. They distribute prepackaged cosmetics and Jewelry products.

There is no manufacturing onsite. The generally use FED Ex and UPS. There are about 75 employees, The business operates generally Monday through Friday (8 a.m. to 6:00 p.m. the applicant seeks an addition to the building. There are storm water management improvements. The applicant needs more storage area.

There will be no more employees or automobiles coming or going than presently exist. There will be an automated racking system installed. Jamie Giurantano was sworn and qualified in engineering. Exhibit A. 1 was marked. It is an existing conditions aerial photograph. The property is surrounded by industrial uses. The existing building is about 54,000 sq. feet. There are two points of access. There are 75 parking spaces on site.

There is a transformer in the southwest corner. Lighting was described on the site. The applicant will seek to preserve trees that are not in the area of contemplated construction. Comr Binaso stated that there are two trailers on the property that need to be removed. A2 was marked which is a site plan rendering. The applicant proposes to construct an underground retention system which will store the storm water and release it at the permissible rates. The applicant agrees with the Neglia comments with

the condition that the items in Neglia report may be altered by mutual agreement with Neglia and the applicant. There will be a maintenance system in place for the stormwater management system.

Mr. Giruantano was also qualified as a professional planner. He states that the property is essentially landlocked. There is no more available land. He says that the C1 criteria justifies the variances relating to lot size. He says that the variance for lot coverage can be justified under the C2 criteria. He says that all the safeguards to protect the public are being installed. He says that the positives outweigh the negatives except for the lot coverage. And the applicant has mitigated against the effects of increased lot coverage. There is also a variance required for the number of loading spaces. The applicant testified that there are sufficient loading spaces on the site for the contemplated operation. There are enough parking spaces. The applicant needs 67 spaces, and they have 75 spaces.

The applicant will clean the walkway to the rear between the building and the cemetery. The roof leaders will be lowered with some stone pads or similar structure where the water discharges. The meeting was opened to the public and no members of the public appeared.

The applicant's architect, Piero Gabucci, was sworn and qualified. He described the addition on the rear of the building meant for automated storage. The addition will be 40 feet high with a simple opening to the existing building. It is a steel frame building. The addition will be heated but not air conditioned. There are no roof top units. There will be lighting on the exit doors. The sprinkler system will be carried into the addition as well. The representative of the applicant, Yosi Arish, was sworn. He explained the use of pallets with laser guidance for the storage system.

The applicant stipulated that it would increase its storm water management proposal and the applicant will provide two to three more storm water retention chambers to help combat any effects of storm water runoff.

Motion by Comr. Binaso to approve the applicant subject to the following:

The applicant has agreed to all items in Neglia's report of September 21, 2021, unless there is an agreement with Neglia to alter. The applicant will make all of the revisions requested by Neglia and submit same to the Board. The applicant will attempt to protect the two to three trees in the right corner of the building. The applicant will remove the trailers on the property, and will extend leaders and supply stone pads or similar structure where the water discharges. The applicant will clean the walkway to the rear between the building and the cemetery. All variances requested are approved. The applicant will add two to three additional storm water retention chambers to be approved by Neglia.

The motion was seconded.

Those in favor: Comrs. Binaso, Welsh, Korbanics, Lataro, , DeGhetto, Greco, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed: none.

There being no further business, the meeting was adjourned.