

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF SEPTEMBER 22, 2022**

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 22, 2022. 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, Lataro, Korbanics, Deghetto, Welsh, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Councilman Eagler, Mayor Anzaldi, Comr. Greco.

Minutes of August 2022, regular meeting was approved.

Continued Hearings:

1. Vista at Vincent LLC.
110 Vincent Drive and 96 Fairfield Road

Block 63.01, Lots 24.01 and 24.02; 14 lot Major subdivision/ site plan approvals

This is a continued application for a 14-lot subdivision without variances. Mr. Sinisi stated that he believes that the application is now better than when first presented. Mr. Sinisi addressed the latest letter from the Mr. Dusinger's engineer. Mr. Sinisi stated that the application will create a homeowner's association to maintain the on-site infrastructure improvements. The City will maintain the roadway. The Soil Conservation District approval is expected shortly, and their approval would be subject to any Planning Board approval. Mr. Dusinger stated that drainage has been the focus and the plan addresses that focus and concern. His client supports the home association for the maintenance of drainage and the maintenance of the arborvitae. Mr. Page, the applicant's engineer testified again. The last revision is September 7, 2022. The following revisions were made: the access road to the monastery was shifted slightly to the west to make room for the sidewalk; more trees along Vincent Drive were added (22 trees added); the arborvitae on top of the landscape berm are shown (98 arborvitae); there is a geo fabric under the mulch on the berm; on the east side a terraced retaining wall almost 4 feet high and at least six inches above grade; the retaining wall on west side was raised at least 6 inches higher than the adjacent grade; some of the cut on the property will be used for fill on the site (above 2000 cubic yards); a geotechnical engineer will be on site as soil is removed to check for contamination; a footing drain under west side retaining wall was added which connects to the drainage system. Mr. Page stated that the plan will reduce runoff onto adjacent property. The site drainage and stormwater management report was updated to September 7, 2022, which updated report was marked as A-18. An updated environmental impact report and stated was also updated to August 26, 2022 and marked as A-19. Mr. Page stated that from a professional engineering standpoint that the plan satisfies the details of the City's ordinances for site plan and drainage details. He stated there will be no adverse impacts to

adjacent property owners. Mr. Kurus, the Board's engineer stated that the stormwater and drainage plan addresses the Board's engineer's concerns. City Manager states that the applicant has basically encapsulated the site to prevent runoff. He states that on the east side there is a step retaining wall and asks why. Mr. Page it is to keep some cut on site and to decrease the velocity of storm water runoff.

Comr. Binaso read questions from the Vice Chair who was absent. The final plans will show 14 lots. He asks the overall increase in impervious surface. Mr. Page stated that the drainage report did take into consideration all the impervious coverage. Mr. Kurus stated that each lot has its own individual detention system and any change by the homeowner would need to address additional runoff. Comr Binaso asked Neglia to meet with the applicant to discuss compliance with the tree removal ordinance. The meeting was opened to the public and closed.

Motion to approve by Comr Binaso subject to all stipulations on record, and meeting between Neglia and the applicant to confirm compliance with the major tree removal ordinance and revised as needed. Seconded by City Manager

Those in favor: All,

Those opposed none.

2. Igbara Ziad 164-166 Hamilton Avenue, Block 2.13, Lot 6, Preliminary and final minor site plan approval, subdivision, and variances.

Domick Ianarella, Esq. represents the applicant. The applicant seeks a subdivision for two total lots. The applicant's architect, Anwar Alkhitr, remains qualified and sworn. The applicant proposes to subdivide the property to keep the two-family home and to create a one family lot on the opposite side. The witness stated that the neighborhood is consistent with this proposal. The site plan was updated with a proper survey. There are no major changes. The new property line is shown. The applicant has responded to the Neglia report. A shade tree was added on Piaget Avenue. The zoning table was updated with 100 foot structures around the property. The 200 foot list was added to the plan. Additional comments regarding construction were addressed and added to the plan as requested by Neglia. The zoning chart was corrected. The proposed subdivision line is proposed. A notation stating that the garage is being removed was added. The applicant is exempt from soil erosion and control plans. Elevations for seepage tanks were added. The architectural plan shows the building height and average grades, which complies.

The applicant's planner, Steven Martini, was sworn and qualified. He reviewed the master plan and the City's ordinances as well as the plans and did a site visit on September 12, 2022. He also reviewed the planner's report. He presented a nine-page exhibit. This is a through lot with Hamilton Avenue to the south and Piaget Avenue to the north. It is one lot with an area of 8170 sq. feet. The existing use is a 2-family resident. The zone is RB-1 for single and two-family residences. The block is mainly residential with a mix of one and two-family residents. The proposed subdivision creates two lots. 6.01 will be the existing two family on Hamilton and proposed 6.02 will be the proposed single family dwelling fronting on Piaget Avenue. There are no other through lots on the Block. The lots on the block are consistent

with the proposal. Many of the lots on the block are undersized as per the ordinance, both in width, depth and area. Mr. Martini stated that this subdivision is appropriate as it is consistent with the development on the block. The variances needed are for 6.01 (Hamilton): (1) minimum lot area is 7,500 sq. feet required, 4500 sq feet provided, (2) minimum lot area per unit is 3,750 sq. feet and 2,250 is proposed; (3) minimum lot width is 75 feet, and 50 feet is proposed; minimum side yard setback for one side is 12 feet and 3.48 feet is existing and proposed. (4) minimum rear yard setback is 35 feet, and 23.9 feet is proposed and (5) minimum lot coverage is 25 % and 27.64 % is proposed. For proposed lot 6.02 (Piaget) (1) minimum lot area per unit is 5000 sq feet and 3670 sq feet is proposed; (2) minimum lot area per unit is 5000 sq feet and 3670 sq. feet is proposed; (3) min lot depth is 88 feet and 73.4 feet is proposed; (4) lot depth is 35 feet and 24.17 feet is proposed, and (5) driveway setback from the property line 5 feet minimum required and three feet is proposed from the westerly property lines. Mr. Martini states that a C2 variance can be granted as the benefits exceed the detriments. This is the appropriate use for this lot. The dwelling on Piaget will fill in a gap on Piaget and enhance its streetscape and visual environment and in harmony with the existing conditions. The proposal also is in conformance with the size of the lots on the block. There are no substantial detriments to the public good. The proposal advances several goals of the Master plan. The meeting was opened to the public and no members of the public appeared. The trees to be planted will be Calgary pears at 4 inch caliper. City Manager stated that the applicant could have a 20-foot curb cut which could widen the driveway; however, that would increase the impervious coverage.

Motion by Comr. Binaso to approve the subdivision and variances, with the change in the two trees as set forth above. If the trees die within two years, the applicant will replace them immediately. Seconded by Commissioner Lataro.

Those in favor: All

Those opposed; None

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel