

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF DECEMBER 7, 2023**

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 December 7, 2023. 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, Trella, Lataro, Korbanics,, City Manager Villano, Mayor Grabowski, Vice Chair Withers

Those absent: Councilman Comrs. Greco, Councilman Gibson, Chair Kolodziej

The minutes of the November 9, 2023, meeting was adopted.

The Board adopted the resolution for PLJ Properties LLC 52 Valley Road, Block 14.01 Lot 12 for minor subdivision approval.

The Board heard a concept presentation for 125 Delawanna Avenue for a warehouse expansion. At the site is an e commerce distribution center. They want to incorporate another of their facilities at this site. They get about 2 UPS or FED trucks per day. There is no manufacturing. About 200 additional employees will be brought to the site. About 100 is customer care and studio and 100 is warehouse staff. Comr. Binaso questioned parking. There is no change to the exterior footprint. About 12000 sq feet of additional office space is proposed over existing warehouse space. The applicant stated that they are using up to 6 loading bays. There are 23 bays, and most are not needed. Comr Binaso asked to see where the additional parking is proposed. A sight designer presented a plan. He says that he has multiple iterations of proposed parking. The first plan is the southern portion of the site to accommodate 160 proposed spaces that are 9 X 18. He also added trees and some landscaping, on the back side of the building. Te second concept is 50 additional spaces on the northeastern portion of the property. He says that they can add 240 spaces. The 3rd part is an overflow on the northeast portion of the property of 39 proposed spaces. There are some signs on the property that need to be removed. The applicant is not sure how many spots that they need. He says that this is a superfund site and is waiting for approval from the DEP. He says he needs 171 spaces, and they currently have 206. He says that there will be about 455 total spaces proposed. He says no variances are needed. He says that there is no violation of impervious surface that he could find. Vice Chair said that recent storms warrant pervious surfaces and that drainage issues need to be addressed. There is no change proposed along Ball Street. There would be no impact on truck traffic or fire apparatus as there is no change to existing thru lanes. The applicant runs two shifts, about 150 per shift. There will be no increase in truck traffic. Night shifts pack for morning pickup. UPS and Fed Ex are scheduled pickups. Vice Chair expressed concerns about the number of parking spaces needed and the increase in impervious surface and its effect on drainage.

There being no further business, the meeting was adjourned

Respectfully submitted,

Robert A. Ferraro

Secretary/Counsel.