

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF FEBRUARY 22, 2024**

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 February 22, 2024. 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, Lataro, Trella, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Commissioner Greco, .

Minutes of January 25 2024, reorganization and regular meeting were approved.

The Board adopted a resolution appointing staff and professionals for the year 2024.

New Hearings:

- A. Dr. Shan Nagendra
246 Barkley Avenue
Block 19.07, Lot 8
Amended Site plan with bulk variances.

Dominick Iannarella, Esq. represents the applicant. There are three variances required: front yard setback, rear yard setback and a parking variance, 19 spaces required with ten provided. The applicant's architect, Michael Capo, was sworn and qualified. He prepared the plans presented. The project is a second floor dormer. The dormer will line up with the back façade of the existing building which creates the rear yard variance. There is a front addition that is second story only, which extends beyond the existing façade of the building and overhangs the area in front of the building and which dictates the second variance. A barrier free parking space was outlined in the front. The front will be a second floor addition only. The front addition will be open on the first floor with columns, and will hang over the ground level. The second floor is a useable space that is used specifically and solely by the applicant for his personal use. He will use it as a library and for a break room and for recreation space for himself. It will be an extension of his own office space. It will not be used by the public. This expansion will not bring in extra office staff, and will not be used to treat patients nor to perform diagnostic testing and therefor will not create additional parking demand. The meeting was opened to the public and is not being provided with any barrier free accessibility improvements. No one appeared. The applicant, Dr. Shan Nagendra, was sworn. He is a board certified urologist. He explained that the second floor is only for his own personal use. He will use the second floor for a library, his own relaxation, his music, and as a break room from his work. There will be no patients on the second floor, no treatment, examinations, or diagnostics. He has a staff of two people and himself. There are no other doctors in the practice. He works

on Fridays only from about 9:00 a.m. to 4:00 p.m., and sometimes 3-4 hours on Saturday. He sees about 15 patients during the week. The second floor access is by stairway only. There is no elevator. The space cannot be utilized as a medical office on the second floor. Any change in the proposed use, such as to use the first floor as a medical office, or anything other than a library, break room, or relaxation area would require a subsequent site plan and variance approval. The Board planner recalculated the parking requirements and states that the applicant actually needs 23 parking spaces for the square footage proposed. The meeting was again opened to the public and no one came forward. Comr. Lataro stated that the proposal is not practical as creating that much space is excessive where it is not part of the medical practice. Motion by Comr. Binaso to approve the application based on the representation that the second floor will only be for personal use, such as a break room, library and personal relaxation area. There will be no additional uses on the second floor. Any change in the second floor use will require subsequent zoning relief. The variances granted are being justified because the second floor is not expanding the business use on the first floor. The parking shall only be used to support the first floor use. There will be no treatment, examination or diagnosis of patients on the second floor. Seconded by City Manager Villano. Those in favor: Comrs. Binaso, Korbanics, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej. Those opposed: Comr. Lataro.

B. Hamdan Home Builders LLC
A 2 Mt. Washington Drive
Block 32.08 Lot 7
Two lot minor subdivision

Sean McGowan, Esq. represents the applicant for what he describes as a two lot subdivision with no variances. An existing single family home will be demolished. And two conforming home will be built. Mr. Hamden, the applicant. The applicant has reviewed the comments of Neglia Engineering and the applicant states that it will comply with the comments of Neglia. Subdivision will be perfected by deed. There is already a blanket easement on the property for a gas line, so the applicant says there is no need to create another easement. Mr. Hamden was sworn. The homes will be single family homes. Comr. Binaso stated that there are a number of trees and asked how many are staying and home many are being taken down. Mr. Hamdan says he does not know exactly what he is building but any tree in the foot print of the home or that creates friction with the house or room would be removed, and, others would potentially stay. Mr. Hamdan stated that he would like to keep trees where he can. Vice Chair questioned the size of the home of the corner lot, given the odd dimensions of the lot. City Manager states that the subdivision creates an odd lot with an odd building development. Mr. McGowan stated that the setback has to be 60 feet from the center of Valley Road. Mr. McGowan then asked if they could received variances to expand the building envelope; however, there is insufficient notice for the board to consider that request. The meeting was opened to the public. Mary Farkas appeared and stated that she did not want to see the existing home torn down. Ms. Farkas says there is nothing wrong with the house and would hate to see it removed. The applicant then asked if the matter could be carried to the April 25, 2024 meeting of the Board to consider

amending the application to provide for a variance for a side yard setback, which was granted. City Manager asked the applicant to show what trees could be saved.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel