

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF MARCH 28, 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 March 28, 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, Trella, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Commissioner Greco, Lataro, Councilman Gibson

Minutes of February 22 2024, reorganization and regular meeting were approved.

The Board approved the minutes of the February 22, 2024 meeting.

Resolutions:

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

On Motion duly made and seconded, the resolution approving the application was adopted.

New Hearings:

- A. Cyrus Garcia
9-11 Stuyvesant Court
Block 32.02, Lot 27
Minor subdivision and variance

Dominick Ianarella, Esq. represents the applicant. This is an application for a minor subdivision to divide one lot into two single. There is one variance connected with this application, which is for lot width with 50 feet required and 47.5 feet provided. The architect, Mr. Capo was sworn and qualified. Mr. Capo reviewed the plan. The existing lot is one continuous lot that is proposed to be split in the middle. A one family, two story dwelling is proposed for each lot. Mr. Capo reviewed the floor plan. He described the exterior construction as well. There is no bedroom on the bottom floor. Comr. Binaso asked the applicant about the Neglia review report. The applicant states that no trees will come down. The meeting was opened to the public. Michelle Ballasano of 68 Rutgers Place came forward to speak about water that comes

into their yard because the area behind the subject property is higher. Mr. Capo stated that the gutters will be collected in the front of the property to flow into the front street. The driveway will be regraded to slope to the front street and not to the rear. Ms. Onanski asked about drainage and holding tanks. Mr. Capo stated that an engineer will review and address this. City Manager stated that water comes down Stuyvesant and jumps the curb and goes through the yards and is directed to 68 Rutgers Place. The applicant stated that there is no engineering testimony being presented. City Manager stated that something needs to be done to address this runoff issue. He suggested that there needs to be a swale or something to keep the water from flowing to Rutgers Place. Anna Basea of 72 Rutgers stated she has the same water issues on her lot. Mr. Ianarella stated that he would return with testimony to address the issue. Vice Chair Withers asked if an elevation is set for the garage. The garage floor elevation is flush with the grade of the property. Vice Chair asked if the property could be graded so that the back of the property could be the ridge and everything from the house forward would run to the street, and that rear overland flow would be manageable. Roof drains could discharge to the front. He also suggested that seepage pits could then be more effective. Any runoff from the property should stay on the property. The matter was then carried to the April 25, 2004 meeting of the Board.

B. Lazo Josifoski
112 Mountain Park Road
Block 22.01, Lot 16
Major Subdivision

Mr. Petreski, Esq. represents the applicant. Applicant seeks a major subdivision which is an unimproved lot in the steep slope overlay. The applicant proposes to subdivide the property into two conforming lots. No variances are being sought. Applicant seeks a waiver of the steep slope ordinance. There is an extension of water and sewer facilities to the property. Eric Wilson, applicant's engineer was sworn and qualified. Mr. Wilson provided an overview of the project. The plans depict the existing lot proposed to be split down the middle. It is undeveloped, mostly wooded. The topography shows a significant drop in elevation. The sewer line needs to be extended 850 feet and will need DOT approval. It is unclear where the water lines are currently. Mr. Wilson stated that he seeks a waiver of the steep slope ordinance as there are no variances. He says that there would be a retaining wall, which would only be viewed by these properties. Mr. Wilson stated that the steep slope ordinance is there to prevent erosion and runoff problems. He says that by constructing the wall and employing construction erosion measures that the applicant would meet these concerns. He stated that the Borough Engineer would oversee these measures. Mr. Wilson addressed the review letter of Neglia Engineering. He noted that Passaic County approval is required and that storm water management measures would be prepared to address that issue. The retaining wall in the northernmost corner is at 20 feet exposed. Mr. Wilson stated that walls on the property lines are off the property lines. Mr. Petreski stated that they would complete the public utility improvements prior to perfecting the subdivision. Mr. Kurus questioned the turnaround area and asked that it be viewed with a turning template. The sewer line may need to be shifted to the side. Vice Chair asked where the sewer line is that services the adjacent property. Vice Chair stated that runoff on this property

should be maintained on the property. Vice Chair questioned site distance and left hand turns as well as street lighting. Mr. Wilson stated that trench drains could be installed or seepage pits with overflow. The meeting was opened to the public. A member of the public appeared and asked how high the wall would be as she is adjacent to the property. Mr. Wilson stated that the wall is not going up but it is going down. She asked how many driveways there would be. There is a proposed driveway for each house. Mike S. of Mountain Park Road asked how long it would take to build this project. He is concerned that it is a two-way street with no sidewalks. Mr. Wilson described how the retaining wall would be situated on the lot. Mr. Wilson did not know how many trees would need to be removed. Comr. Binaso stated that there are more than four trees being removed. Mr. Wilson did not know the exact number. Vice Chair questioned the construction of the wall as it cannot be strapped back into the fill, because the fill is not on the subject property. City Manager stated that a better analysis needs to be done about whether the applicant meets the steep slope requirements. Runoff needs to be addressed. Mr. Petreski stated that he can get some more information on the walls, do stormwater analysis, and provide a turning template. Mr. Wilson asked for clarification on the steep slope issue. City Manager asked that the applicant review the ordinance and address the concerns. The applicant requested an adjournment. The applicant asked that the matter be carried to May 23, 2004. Upon question, the applicant stated that the applicant is the owner of the property. City manager asked that the applicant meet with the City Engineer to review the sewer system in the area. Upon consideration the Board carried the matter to the May 23, 2004, meeting of the Board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel