

**CORRECTED AGENDA**  
**PLANNING BOARD**  
**CITY OF CLIFTON**

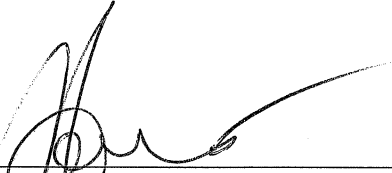
**May 27, 2021 - 7:00 p.m. - Regular Meeting**

Pursuant to the declaration by the Governor of the State of New Jersey that the current COVID-19 (also known as Coronavirus) outbreak constitutes an emergency, and given the recent attention to the potential impacts of COVID-19, and as a general precaution to remind local governmental units of options available to ensure the regular operation of local government [Executive Order 103 (Governor Murphy 3/9/2020) and Executive Order 107 (Governor Murphy 3/20/2020)], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, pursuant to the provisions of N.J.S.A. 40:55D-11 and 12 and the most recent guidelines provided by the New Jersey Department of Community Affairs (Division of Local Government Services), the public hearing will be held by **online/virtual means and telephonically only**. During the public hearing, any interested party will have an opportunity to view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence) by visiting <https://us02web.zoom.us/j/82221885338?pwd=NXdNUVBByNnrSOVYQ2FLeHAvVHMzZz09> and following the instructions provided to join the online/virtual meeting by virtual means, or by participating telephonically by calling 1 (646) 558-8656 and entering meeting ID 822 2188 5338 and access code 868069 . Participating via online/virtual means or telephonically is free of charge to the public.

**PLEASE TAKE NOTICE** that formal action may be taken on the matters set forth herein:

1. FLAG SALUTE
2. OPEN PUBLIC MEETING ACT COMPLIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
5. RESOLUTIONS
  - A. Clifton Station Developers  
691 Clifton Avenue  
839 Paulison Avenue  
Block 30.01, Lots 7 & 8  
preliminary and final site plan approval
6. CONTINUED HEARINGS
  - A. PB Nutcliff Master, LLC  
ON3 (Hoffman LaRoche Campus)  
Block 80.02, Lot 4.04  
Dual brand hotel – total 266 rooms  
preliminary and final site plan approval and bulk variances
  - B. Meridia Regency on Valley, Clifton LLC  
1091-1175 Valley Road  
Block 62.04, Lots 28, 31, 32, 33, 36 & 37  
subdivision, variances
  - C. Melar Associates  
220 Clifton Blvd.  
Block 30.01, Lot 23  
site plan approval and variances

7. NEW HEARINGS
  - A. 6W BP Opportunity, LLC  
174 Delawanna Avenue  
Block 60.14, Lot 25  
amended site plan approval
8. ORDINANCE REVIEW
9. COMMISSIONER'S REPORTS
10. CITY PLANNER'S REPORTS
11. NEXT REGULAR MEETING: June 24, 2021



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ROBERT A. FERRARO  
Secretary/Counsel