

## MINUTES

### CLIFTON PLANNING BOARD MEETING OF January 27, 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 January 27, 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, Korbanics, DeGhetto, Lataro, Welsh, City Manager Villano, Mayor Anzaldi Vice Chair Withers, Chairwoman Kolodziej

Those absent: Comr. Greco, Councilman Eagler

The minutes of the December 2021 regular meeting were adopted with Mayor Anzaldi abstaining and Comr Binaso opposing.

#### Resolutions:

1. PB Nutclif Master, LLC  
ON3 (Hoffman LaRoche Campus)  
Block 80.02 Lots 1.01, 1.02, 4.07 (formerly Lot 4.04) and 4.09 (formerly Lot 4.05)  
Subdivisions and variances

Upon motion duly made and seconded, the resolution approving this application was adopted.

#### New Hearings

Summit Medical Group.  
1255 Broad Street; Block 4.06, Lot 1; amended master plan and variance.

The application stated that the high-pressure fixture is almost impossible. They stated that they wish to use an LED that mimics the high-pressure sodium vapor lighting. So the applicant requires a variance. The applicant also seeks to fine tune its signage. They will place a few more signs for traffic direction. There is no limitation on the number of signs. The total square footage of signs will not increase. The traffic engineer, Chris Cirrotti was sworn, and his qualifications were accepted. He stated that the lighting will be 3000 Kelvin. The only change is that lighting is that it will be LED, 3000 Kelvin. Erik Schmidt from Mitchell Associates was also sworn and qualified. He testified about the signage changes. The front sign is being branded for Summit Health and is providing directional. The sign across from the residential neighborhood will not change in size or lighting. Other signage will also change to provide directional guidance and branding. There is no increase in overall square footage. The meeting was opened to the public. No one appeared. Vice Chair withers stated that it makes sense for people to find their way around the campus. Motion to approve the application was made by Vice Chair Withers, Seconded by Comr. Welsh. Upon questioning from Comr. Binaso, the witness stated that traffic, if

anything would be improved and there would be no detriment to the neighbors. All present voted in favor of the motions.

There be no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Secretary Counsel.