

## MINUTES

### CLIFTON PLANNING BOARD MEETING OF February 24, 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 February 24, 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, Welsh, Lataro, Korbanics Deghetto, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej

Those absent Councilman Eagler, Comr. Greco

Minutes of January 27, 2022, reorganization and regular meeting approved.

#### **Resolutions:**

##### **Summit Medical Group**

**1255 Broad Street**

**Block 64.06, Lot 1**

The resolution approving the application for amended site plan approval and variances was adopted.

Those in favor: Comrs Binaso, Welsh, Lataro, Korbanics Deghetto, Mayor Anzaldi, Vice Chair Withers, Chairwoman Kolodziej

#### **Ordinance review.**

**An ordinance to amend, revise and supplement Chapter 461 of the Code of the City of Clifton entitled “Zoning”, more particularly Article IV thereof, regarding attics and basements**

Board discussed the proposed ordinance and directed the Board Attorney to state that we are concerned about cape cod style houses being precluded from using the second floor. It would create the need for a variance in these types of houses.

#### **Master Plan Re-Exam.**

The Board’s Planner Jill Hartmann was presented.

The mayor stated that the M and B zone uses need to be reviewed to see if they are still relevant or if others should be included.

Ms. Hartmann explained the process of a master plan re exam. Ms. Hartmann created several recommendations. There was a suggestion that the steep slope ordinance be reviewed, that green roofs be recommended, and that our storm water management ordinance be updated by Neglia. The City Manager recommended more attention to environmental (“green”) concepts be added. Other topics discussed are Electric Vehicle charging stations, parking standards for houses or worship, house of

worship as conditional use in M zone subject to parking requirements, rear yard setbacks for decks, side yard setbacks for second story additions, six-foot fence heights to run from the front of the house to the rear especially where the back yard abuts a highway, and a review of the zoning map,

The meeting was opened to the public.

One resident suggested an audit of our carbon footprint. Another resident liked the green component. He suggested a redevelopment master plan. He says the most impactful area is the Route 3 corridor. He wants the City decide where we want to be in the future and to draft a master plan that reflects that. He stated that we should determine what we want our density to look like.

Another resident encourages the development of more parks for recreation. He mentioned ordinances for a max use would discourage people seeking to build or develop here, especially regarding houses of worship.

Another resident who lives right off Route 3 spoke about traffic on Passaic Avenue and the difficulty walking across Passaic Avenue. City Manager suggested that this resident also speak with the Traffic Safety Council. She also spoke in favor of increasing fence sizes to 6 feet. She also indicated that there are some events in a house of worship that brings family from out of town and would like to celebrate the event locally. So requiring too much parking might prevent services from being held there. Last, the resident stated that her religion doesn't permit entry into cemeteries or where there is an overhanging sidewalk.

Another resident commented on the progress at one of the parks. He stated that he prefers that fences be permitted at 6 feet. He says he did not install a six-foot fence because of the cost of the variance process, and he did not have the ability to buy a standard sized fence.

Another residence spoke about the talk about attic definitions affecting development of bedrooms and attics where they can be done in a safe way. He says there should not be a straight prohibition. He was also opposed to max parking for houses of worship.

Another resident was concerned that the goals and policy statements seem to be just copied over. She says there is no analysis of how issues have been addressed and plans executed. She wants to know how goals have been addressed or not. The resident had the same comment for each goal and objective.

Another resident said that green open space and tree canopies are important to her. She spoke about flooding, climate change, and overdevelopment, and preserving open space.

Mayor Anzaldi asked that the Chair, Vice Chair, Comr Binaso and the City Manager constitute a committee to work on the re examination report, and to work with Jill on an exam to be considered by the Board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel

