

MINUTES

CLIFTON PLANNING BOARD MEETING OF MARCH 23, 2023

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 23, 2023. 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 February 23, 2023, regular meeting were approved.

Continued Hearing

Morici Real Estate Management, LLC

833 Clifton Avenue

Block 35.07, Lot 1

Preliminary and final site plan approval.

Glenn Peterson represents the applicant. This is a continued applicant. Mr. Peterson talked about Board concerns. Applicant proposes hours of operation from 7 a.m. to 10 p.m. There is a question about trees, and a question about sound levels.

The plans are now dated March 8, 2023. The engineer, Mr. Donohue, reviewed the changes to show the existing trees, and the trees to be removed. There are 16 trees to be removed indicated on the plans on a table. The site plan was revised to indicate a 4-foot wider building to include an area for the equipment of the car wash and a space for the dryers to be moved further back into the building away from the door. 11 parking spaces are now required, and the applicant redesigned the parking layout. Four spaces are paved in the back right corner which includes an ADA parking space. There are 5 parking spaces in the center aisle area using grass pavers. The bypass lane requested by the Fire Department has a 24-foot aisle way using grass pavers that can support a fire truck. On sheet 4 of 11, the infiltration basin has been moved from the bypass lane is under the parking pavement area. The stormwater collection system was modified to connect to that system. On sheet 6, the landscape plan indicates the planting of 19 major trees along the street sidewalk area, in the center island area and in the rear. There will also be smaller shrubs and evergreen arborvitae along the residential use property. A report from Neglia was received addressing these changes. City Manager questioned if there was an electric line on the property. Mr. Donohue stated that the line is adjacent to Clifton Avenue. Vice Chair what impact the revisions have on impervious surface. Mr. Donohue stated that impervious surface was

reduced in the new plan, a decrease from the prior plan. Comr. Welsh questioned the parking layout. Mr. Donohue stated that there is open space that is available for parking. Comr. Welsh questioned the aisle width. Mr. Peterson stated that he would amend his application to request a variance for aisle width. Counsel stated that there can be no variance request for anything that is a conditional use requirement. Mr. Peterson then said they will revise the plan to comply with the parking requirements and the aisle width. The meeting was opened to the public to question Mr. Donohue. Members of the public appeared. One witness wanted to know about the operation of the car wash. Angela Shwann of Cloverdale Ave., Clifton appeared. She had no questions. No other members of the public appeared, and the public portion was closed. Vice Chair questioned the 10-foot-wide drive aisle in the rear. Mr. Donohue said that for one way movement it was wide enough for the fire truck. Comr. Welsh questioned the set back from the property line to the second queuing vehicle. Mr. Donohue stated that the set back requirement is to a parking space not a drive aisle. Michael Dick was called and sworn. He was qualified as an acoustical engineer. Mr. Dick prepared a report regarding the sound levels. He evaluated two options for the blowers 30 and 80 hp. And found that they were expected to be 58 and dba and 62 dba respectively at the residential property line. He says this is below the state noise level.

He took sound readings this evening on the corner and said generally levels were between 65 and 70 and at times 86 dba when a car passed. City manager asked if they are using a 30 hp or an 80 hp. Mr. Peterson stated that they would be using an 80 hp blower. The blowers are in the interior of the building. Mr. Dick stated that the vehicle would be dry before the door opens. The sound models presented by Mr. Dick assumes the doors will be closed. Mr. Dick stated that a 10-decibel increase is generally perceived as a doubling of the sound. Mr. Dick says that a window air condition unit is somewhere around 62 dba. Mr. Dick measured sound levels during traffic. Counsel stated how the conditional use criteria is not related to state noise levels. The noise at the boundary of the lot cannot exceed in degree and intensity the noise at the adjoining street or streets. One would need to know the noise level at the street level. Counsel stated that readings should be taken at all hours. Counsel asked Mr. Dick how many locations he measured. The only location was along Clifton Avenue. Mr. Dick stated that was the readings along Clifton Avenue would be higher than those as you go down on Cloverdale.

Mr. Peterson stated that there will be one 80 hp blower. A picture was produced of the blower. Comr. Lataro asked if a type of construction material was assumed for the windows. Mr. Dick stated that the doors and windows will be the weak points. The blowers are 17 feet inside the exit door according to Mr. Dick. Mr. Peterson suggests that the applicant was sent to the Board of Health. City Manager suggested that there will be less noise on the street later in the day. City Manager asked how the applicant can assure that neither the front door or the rear door will be opened when the blowers are activated. City Manager. Mr. Peterson then asked how the applicant should test for noise. Counsel stated that they should take the reading at the property line and the reading from the car wash cannot exceed that. And that readings should be taken from 7 a.m. to 9 a.m. Counsel questioned the frequency of the sound, such as the pitch of the sound.

City manager asked about the noise from the kiosk. Mr. Dick was not aware if there is a proposed exterior kiosk. Mr. Peterson stated that there is no sound emanating from the kiosk.

Comr. Binaso is concerned that either front or back doors are constantly opening.

Counsel again suggested that decibel levels be taken. Counsel suggested every hour on the hour. Comr. Korbanics asked when landscapers begin in the morning and the noise they make. The Chair stated it

was 7 a.m. Mr. Peterson suggested that they measure the corner and the area on Cloverdale adjacent to the residential neighborhood. Mr. Peterson suggested 7 a.m. to 10 p.m. Comr. Lataro stated that at the residential area, the reading will be lowest. City Manager stated that the Board should hire its own consultant. Motion by Mayor Grabowski to adjourn the matter to the next meeting to obtain further readings by the Board's consultant. City Manager wants to compare the street noise against the anticipated site noise. Testing should be between the hours of 7 a.m. to 10 p.m. at the corner and adjacent to the resident on Coverdale. Mr. Dick stated that neither the front nor the back door will ever be open when the blowers are on, and the kiosk has no sound. The applicant will locate the kiosk on the plan. The consultant shall determine the times to take the readings. The Board moved to adjourn on that basis. The applicant waived the time within the Board must acts. The application was carried to the April 27, 2023, meeting of the Board.

ORDINANCE REVIEW: The Board revised ordinances presented by the Mayor and Council and recommended adoption.

There being no further business the meeting was adjourned.

Respectfully submitted.

Robert A. Ferraro

Secretary/Counsel