

MINUTES

CLIFTON PLANNING BOARD MEETING OF March 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 March 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, Lataro, Korbanics Deghetto, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej

Those absent Councilman Eagler, Mayor Anzaldi, Comrs. Welsh and Greco

Minutes of February 24, 2022, regular meeting was approved, with Comr. Binaso opposing.

Resolutions:

Meridia Regency on Valley, Clifton LLC;

**1091-1175 Valley Road; Block 62.04, Lots 28, 31, 32, 33, 36 & 37;
subdivision, site plan and variances.**

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

New Hearings:

- 1. Vista at Vincent LLC.
110 Vincent Drive ad 96 Fairfield Road
Block 63.01, Lots 24.01 and 24.02 Major subdivision/ site plan approvals**

Upon the request by the applicant, the matter was carried to the April 28, 2022 meeting of the Board.

- 2 Target
30 (50) Kingsland Road, Block 83.01; Lot 1.02
Amended site plan and variances**

This is an application for amended site plan and variances. The applicant is represented by Amy Farrell, Esq. This is a limited request to use LED fixtures in place of high-pressure sodium vapor fixtures on two light poles in the Target parking lot. The applicant received a request to moderate the temperature color and the applicant will conform. Richard Porcanik, the applicants' engineer was sworn and qualified. The high-pressure sodium is being phased out and difficult to purchase. He says that LED fixtures are energy efficient. The style of the LED will be

similar to the high-pressure sodium on site. There will be enhanced lighting for a drive up/ pick up area. The two fixtures are identified on the amended site plan. Comr Binaso questioned about trailers on the site and asked when they will be removed. The proposal is to have LED lights with 8.4-foot candles. The intent of the lights is for the drive up / pick up program, which the witness described. The additional lights are proposed for safety. The parking count will still meet the requirement for the site. Vice Chair suggested that the applicant show on the plan that the illumination level does not go beyond the property. The witness stated that the lights will be in the 3000 Kelvin range. Vice Chair says that the lighting should go down to zero at the property border. As part of the pickup program, the illumination increase will serve the employees with better lighting conditions for this program. No materials will be stored outside. The meeting was opened to the public. A member of the public, Mr. Burg at 70 River Road, Clifton, appeared. Mr. Burg wanted to be sure that there was no other request by the change to the two lights, and that there are no changes to access or egress to or from the site. The applicant stated that there is no change to the driveways.

Motion by Comr. Binaso, which was duly seconded.

1. No inventory, external to the store, shall be stored anywhere in the parking lot.
2. The LED lighting is approved for the two light poles for between 2700 to 3000 Kelvin, but not to exceed 3000 Kelvin.
3. The applicant will submit a document stating when the 15 trailers on the site will be removed.
4. No other relief is being granted or considered.
5. There are no changes to ingress and egress.
6. The applicant shall present a diagram showing the foot candles on the site, as amended by this approval and that the lighting does not extend beyond the property.

Those in favor: Comrs. Binaso, Lataro, Korbanics, DeGhetto, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej. Those opposed: None.

Miscellaneous:

1. 220 Clifton Blvd. Melar Associates: City Manager Villano discussed the fact that the applicant still blocks the roadway. Pending permits will be stopped if there is no compliance with the approval.
2. Vice Chair announced a sub committee meeting on Master Plan re-exam and asked for the Board to submit any comments.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel

