

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF APRIL 27, 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 April 27, 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, Greco, City Manager Villano Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej

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.

The contents of the hearing have been transcribed by the Board reporter, and the transcript is attached hereto and made a part hereof.

New Hearing:

Briad Development LLC

345 Allwood Road

Block 80.01, Lots 11.01 and 11.03

Amended preliminary and final site plan approval and variances.

The site plan is fully conforming, with a variance for signage. This involves the Stu Leonard site. Stu Leonard will be moving and the tenant needs to repurpose the site. They will turn it into a multi tenanted building. There are no changes to the building footprint. As to the signage, there is an existing sign, but the tenant wishes to extend the sign for the expected multi tenants. They will demolish the existing sign and erect a new sign. James Talarico was sworn. He is the senior director of development at Briad. He has appeared before the Board in the past regarding the site. He believes that the site will not attract a single tenant at the site. He plans on leasing to several tenants. The loading zone has been modified and the trash removal site has been changes. Several parking spaces are being removed, but parking is still conforming. In order to accommodate multiple additional tenants, more signs are needed so the applicant wants to make the sign larger, but still in conformance as to overall sq. footage, but a variance is needed for the height of the sign. City Manager Villano wanted to be sure that the new tenants did not create an excess parking demand. Commissioner Binaso questioned reserved parking signs. He said the parking was “community parking”. Mr. Talarico stated that no tenant can reserve parking as its own. Vice Chair asked if there would be charging stations. Mr. Talarico stated that there will be some charging stations installed. The applicant’s engineer and planner, Sean Delany was sworn

and qualified as an engineer and planner. The application is to modify the existing Stu Leonard's building to split it into four tenants. The loading zone will be removed and replaced with a new loading dock and trash enclosure. There is no change to access points to the site. The site driveway was described. Some parking spaces in the front will be reduced for an outdoor seating area. Two more ADA accessible spaces are added. On the west side, the parking is amended. The applicant intends to comply with building mounted sign regulations. With regard to the monument sign on the west side of the property. It is about 212 feet in area but only contains panels for six tenants. Since four tenants are replacing one, the applicant needs more sign space. The existing sign is 29.1 feet high and about 212 feet in area. The proposed sign is will be 400 sq. feet with a max height of 42.9 feet. The location will remain the same. There will be no digital displays on this proposed sign. The only improvement on the Tommy's Tavern site is the sign. The area of the sign is conforming. Only the height requires a variance. Mr. Delany reviewed the Neglia report. dated April 20, 2023. Mr. Delany stated that the applicant will comply with all of the comments of the Neglia report as a condition of approval.

Joseph Wenzel, Esq. appeared on behalf of a neighboring party. Mr. Talarico clarified that there is one existing tenant that does not have a sign, and that tenant's name will be including on this sign. The size of the sign is important so that it may seen by people passing by.

Motion by Comr. Binaso to approve the preliminary and final site plan, subject to the following;

1. All prior approvals not in conflict herewith shall remain in full force and effect.
2. The applicant will comply with all comments of the Neglia report dated April 20, 2023.
3. Confirmation from Neglia that the applicant is in compliance with historical approvals.

Second by Mayor Grabowski.

Those in favor: Comr, Binaso, Greco, Lataro, Welsh, City Manager Villano, Councilman Gibson, Mayor Grabowski, Vice Chair Withers, Chairwoman Kolodziej.

Those opposed:

Mr. Delaney also testified as to the planning aspects and concluded that there would be no negative impact and that there were positive benefits in having the public be able to identify the businesses via the signs. He also concluded that there will be no impairment to the zoning plan. The Board then moved to carry the sign variance application to the May meeting of the Board.

There being no further business the meeting was adjourned.

Respectfully submitted.

Robert A. Ferraro

Secretary/Counsel