

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF SEPTEMBER 28, 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 August 24, 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, Greco Trella, Korbanics, Lataro, Welsh, City Manager Villano Mayor Grabowski, Chairwoman Kolodziej

Those absent: Councilman Gibson, Vice Chair Withers

The minutes of the August 24, 2023 meeting were approved.

Resolutions

1. PB Nutclif Master, LLC
340 Kingsland Street
Block 80.02; Lots 1.08, 1.09, 1.10 & 4.13
Application for Preliminary and Final Site Major Site Plan

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

Miscellaneous:

The Board approved the holding of a special meeting to hear the application of International Delights. The Board set the hearing date as November 1, 2023 at 7:00 p.m. in Conference 1A.

New Hearings:

1. Matthew Miazga
22 Mt. Washington Drive
Block 32.09, Lot 32.09; Lot 2 for minor subdivision approval

John Kopp, Esq. represents the applicant who is seeking a minor subdivision with no variances. There is currently a single-family home with a garden shed. It is expected that those structures would be removed at some point in order to construct two single family residences without any bulk variances needed. At this point, only the subdivision is requested. The applicant will comply with the Neglia report. Commissioner Binaso asked if there would be duplex homes and the applicant said there would be two separate homes on individual lots. Comr. Binaso also

asked about the three huge pine trees. The applicant said that the tree in the left rear can be saved. The tree that is about 40 feet back is not an issue. The tree that is toward the front may need to be removed; however, the applicant has stated that they will attempt to save trees not in the building envelope. Motion by Comr. Binaso to approve the application. There will be full compliance with Neglia's report of Sept. 20, 2023. The applicant will save the large pine tree in the rear and the one about 30 feet back. The applicant will attempt to save the third tree in the front. Those in favor: All. None opposed.

Continued Hearings:

PB Nutclif Master, LLC

340 Kingsland Street, Block 80.02, Lot 4.10 and 4.11

Minor Subdivision and amended preliminary and final major site plan approval.

The Board attorney recused himself and Jaime Placek, Esq. took the dais to represent the Board.

Meryl Gonchar, Esq. represents the applicant. This is an amended preliminary and final site plan application and a subdivision application. This is a portion of the former Hoffman LaRoche campus. The applicant was before the board previously seeking approval for a medical office building and parking deck which was approved in 2022. At that time a subdivision which created a number of lots. The applicant seeks to adjust the lot line which will relocate the driveway coming off Route 3 from the medical office lot to the lot to the east. This is to align the road with future roads and to avoid conflicts with utility structures. In addition, the applicant is making adjustments to the location of the driveway where it comes off Metro Blvd. and seeks approval of signs for the medical building and for the parking garage. The applicant also seeks relief under Section 35 and 36 of the MLUL because the roads accessed are private roads and therefore seeks to be able to develop where there is no public street abutting the project. The applicant also seeks approval for signs. The applicant called as its witness Jack Paruta who was sworn and qualified as an architect. Sign details were marked on A2. Six signs are proposed for the medical office building. They are in compliance with the redevelopment plan. The applicant then called Kurt Kalafsky, who was sworn and qualified as an architect. He described the signage in the garage which is all in compliance with the redevelopment plan. He then described the proposed fencing. The signs are not illuminated. The meeting was opened to the public and no members of the public appeared. James Mauer, the applicant's engineer was recalled. Mr. Mauer testified about the changes in the components of the stormwater collection system. The applicant then called its planner, David Novak who was sworn and qualified. Mr. Novak reviewed the applicant's proposal. He states that the district in which the lots are located are designed for the uses proposed. He states that all of the proposed improvements are in line with the zone requirements. The applicant's relief from the requirement that the improvement be adjacent to a street. Mr. Novak states that Metro Blvd is a private road, and that cannot find where the approval for it came, so they request the relief. There is no change in trip generation, and they can adequately accommodate emergency vehicles. The meeting was opened to the public and no members of the public appeared.

Motion by Comr. Binaso to approve the application. All of Neglia's comments have been addressed. A variance for the impervious surface coverage for lot 4.10. Neglia shall confirm that all of their comments have been addressed. Ms. Gonchar stated that the identified variance was a typographical notation on the plan. The applicant meets the impervious coverage requirements of the zone. So the motion was amended to remove any reference to a variance for that purpose. Second by Mayor Grabowski. All in favor: All present. None opposed.

There being no further business, the meeting was adjourned

Respectfully submitted,

Robert A. Ferraro

Secretary/Counsel.