

**AGENDA**  
**PLANNING BOARD**  
**CITY OF CLIFTON**

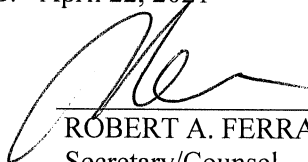
**March 25, 2021 - 8:00 p.m. - Regular Meeting**

Pursuant to the declaration by the Governor of the State of New Jersey that the current COVID-19 (also known as Coronavirus) outbreak constitutes an emergency, and given the recent attention to the potential impacts of COVID-19, and as a general precaution to remind local governmental units of options available to ensure the regular operation of local government [Executive Order 103 (Governor Murphy 3/9/2020) and Executive Order 107 (Governor Murphy 3/20/2020)], and the mechanisms that have been used by local governments during emergencies that render in-person meetings less than optimal, pursuant to the provisions of N.J.S.A. 40:55D-11 and 12 and the most recent guidelines provided by the New Jersey Department of Community Affairs (Division of Local Government Services), the public hearing will be held by **online/virtual means and telephonically only**. During the public hearing, any interested party will have an opportunity to view the hearing in its entirety, be heard (ask questions, provide comments or offer evidence) by visiting <https://us02web.zoom.us/j/81516157978?pwd=bzJSM0FsbIVublp3MnJDcUtlb1o2QT09> and following the instructions provided to join the online/virtual meeting by virtual means, or by participating telephonically by calling 1 (646) 558-8656 and entering meeting ID 815 1615 7978 and access code 272761 . Participating via online/virtual means or telephonically is free of charge to the public.

**PLEASE TAKE NOTICE that** formal action may be taken on the matters set forth herein:

1. FLAG SALUTE
2. OPEN PUBLIC MEETING ACT COMPLIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
5. RESOLUTIONS
  - A. 215-217 Trimble Ave, LLC  
231 Barkley Ave.  
Block 19.09, Lot 8  
3 lot subdivision
  - B. Summit Medical Group  
1255 Broad Street  
Block 64.06, Lot 1  
preliminary and final site plan and variances
6. CONTINUED HEARINGS
  - A. PB Nutcliff Master, LLC  
ON3 (Hoffman LaRoche Campus)  
Block 80.02, Lot 4.04  
Dual brand hotel – total 266 rooms  
preliminary and final site plan approval and bulk variances  
carried to the April 22, 2021 meeting
7. NEW HEARINGS
  - A. Clifton Station Developers  
691 Clifton Avenue  
839 Paulison Avenue  
Block 30.01, Lots 7 & 8  
preliminary and final site plan approval

8. ORDINANCE REVIEW
9. COMMISSIONER'S REPORTS
10. CITY PLANNER'S REPORTS
11. NEXT REGULAR MEETING: April 22, 2021



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ROBERT A. FERRARO  
Secretary/Counsel