

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF June 23, 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 June 23, 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, Greco, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej

Those absent: Comr. Welsh, Councilman Eagler, Mayor Anzaldi

Minutes of May 26, 2022, regular meeting was approved.

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

At the request of the applicant, this matter was carried to the July 28, 2022, meeting of the Board at 7 p.m. Notice was announced to the public.

2. The Islamic Center of Passaic County

259 Pershing Road : Block 47.02; Lot 37.01

Minor site plan approval

The applicant is represented by Reggie Jenkins, Esq. Mr. Jenkins stated that this is an application for minor site plan review to expand the building to provide an area for the Imam to stand while leading services. It is a second-floor small addition. The addition is not intended to increase the congregation. The applicant presented a trustee to testify as to how the addition would function. He stated that the addition is only for the Imam to stand in. The applicant further presented an architect who explained the location of the addition on the site. There are no variances needed. City Manager Villano stated that he is concerned with parking issues, mostly on a Friday. Mr. Villano stated that he does not want the police to have to issue tickets because of parking violations. He sought a way to address the parking issues. There are about 88 parking spaces currently.

Members of the public appeared with the focus of discussing parking problems at the site. One member complained about illegal parking and cars speeding up the street and asked for more respect for the neighborhood. The trustee advised that he sympathizes with the neighbor and has addressed this with the congregation. Another member of the public was concerned with growth of the congregation. He also has addressed the use of speakers at the site which was an issue for him. He asked how the trustee

could address this. The trustee stated that they are looking to expand parking spaces. Mr. Jenkins stated that there is no current plan to expand the congregation. The trustee has invited neighbors to come to the Center to address their concerns. He said that they do not intend to increase the congregation with the current space.

The architect confirmed that the site coverage is less than 8% and the height is below that which is permitted. He stated that there are 88 parking spaces. Vice Chair asked if there is new access to get to the area proposed. The architect stated that there is no additional access. That this is just an alcove on the second floor.

Ms. Hartmann stated that the application does not change the parking requirement and the applicant does not require a use variance.

Motion by Comr. Binaso to approve the application as the applicant has confirmed that they meet the height, and lot coverage requirements and that the application does not create the need for additional parking or seating. Seconded by Comr. Greco.

Those in favor: Comrs Binaso, Lataro, Korbanics, Deghetto, Greco, City Manager Villano, Vice Chair Withers, Chairwoman Kolodziej

Those opposed: none

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

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel