

**MINUTES
CLIFTON PLANNING BOARD
MEETING OF AUGUST 25, 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 August 25, 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: Councilman Eagler, Mayor Anzaldi , Comr. Welsh.

Minutes of July28, 2022, regular meeting was approved.

New Business: Ordinance Review re Clifton Hoffman-LaRoche Amended Phase III Redevelopment Plan Dated July 2022:

The Board considered the proposed ordinance for conformance with the master plan. The Board recommended that the size of the building may be expanded as proposed but recommended that the parking standards be maintained as is.

Continued Hearings:

1. Vista at Vincent LLC.
110Vincent Drive ad 96 Fairfield Road

Block 63.01, Lots 24.01 and 24.02; 14 lot Major subdivision/ site plan approvals

This is a continued application for a 14-lot subdivision without variances. At the last meeting there were comments and recommendations from the Board. There was also commentary from objectors and objectors’ counsel regarding drainage and stormwater management. Mr. Sinnisi stated that there was a meeting amongst the several engineers involved. Revised plans were submitted which includes a subsequent review letter from Neglia. Mr. Sinnisi states that he had just that day received a letter from the Environmental Commission dated August 25, 2022. William Page, the applicant’s engineer testified.

Mr. Dusinberre, who represents neighbors, says that from his clients’ point of view that they are substantially satisfied, with a few exceptions, to the changes to the plan. A9 was marked as the new plans submitted, dated August 10, 2022, consisting of 17 sheets. Sheet 1 has no change except for the date. Page 2 is the property map plan, with no change. Sheet 3 is existing condition with no change. Sheet 4 is the subdivision plan with a change to the cul-de-sac with a 40-foot radius which modified

three of the lots. The 14 lots remain conforming. Sheet 5 shows the change to the cul-de-sac, and the change in the deed metes and bounds descriptions. Sheet 6 is soil and erosion plan which did not change, but it shows the trees that are to be removed. A 10 is a reprint of the tree schedule shown on Sheet 6. Sheet 7 is the proposed site plan and the change to the cul de sac and the three lots surrounding it. All 14 lots remain variance free. A 4-foot-wide sidewalk was also provided around the project. The applicant will add the sidewalk up the access easement up toward the monastery. Sheet 8 is the grading plan which shows a 20-foot easement along the sanitary line. Some of the grades around the cul de sac have been slightly modified. The revised drainage design was described and addresses any concerns for overflow. There is an underground pipe system on the south side with a berm behind it. A grassy swale was put in on east side of the property. The retaining wall on the east side is about 5-6 inches higher than the grade. The grassy swale will take all the water. The wall is a safety factor. Patios in the back of the houses were eliminated. Home detention systems are in the front yards. Mr. Page stated that the design will accommodate the projected drainage for the site. Sheet 10 shows the sanitary and water lines. Vice Chair Withers questioned putting the easement right up against the structure. City Manager said that the homeowner would just be restricted from putting structures over the easement. Board's engineer says there is more room on the right side and the applicant will move the easement to split that difference. Sheet 11 is an enlargement of other drawings showing the cul de sac and the sidewalk. Sheet 12 is unchanged. Sheet 13 is the soil erosion plan. An application was submitted to the district. Comments were received from the district and the comments were addressed on Sheet 13. Comr. DeGhetto asked about soil being generated. There were mild detections of contamination. Comr. asked if there were any concerns. Mr. Page stated that during excavation the soil will be resampled. Sheet 14 is lighting/landscape plan. A few notes were added as requested. The trees have not changed. 9 street trees are being planted with the expectation that homeowners will also add trees. Comr Binaso suggested that more street trees be planted at 35-foot distance. Mr. Page stated that a few more trees could be added. Sheet 15 is a cut/fill plan. Some excavated material will remain on site, mostly on east side of the property. The sanitary manhole detail will be added to the plan. The main change to the plan is the routing of the stormwater. Stormwater coming off the site is being reduced and the plan complies with stormwater management requirements for the project. In the drainage report submitted on August 10 shows how stormwater flows and how it affects drainage calculations. The report is marked as A 11. (Site Drainage and Stormwater Management Report updated to August 10, 2022). There are six drainage areas under existing conditions. Directions of the water is shown. In the report. This is all surface water as shown on A 12. The applicant is collecting the water and directing it to an underground retention system. The proposed system is shown in the report and marked as A 13. Mr. Page states that the plan addresses stormwater run off and detection. Mr. Page stated that there is a stormwater maintenance and management plan that is required. Mr. Page had submitted that report to the Board and states that the conclusions remain unchanged. The stormwater maintenance and operations report was marked as A 14. An environmental impact statement had been previously filed with the Board. The statement is dated February 14, 2022 last revised July 11, 2022 and marked as A 15. None of the conclusions are changed. The report was updated to show 14 lots. The applicant states that it will comply with the Neglia report last revised August 24. Mr. Page believes he has already complied. Mr. Kurus stated that remaining items are done post approval. Mr. Kurus stated that the latest design will comply with the NJDEP and the City's ordinance. Comr. Binaso raised the Environmental Commission letter. Mr. Page stated that he just received the letter and will prepare a response. Vice Chair Withers states that the plan appears to meet current regulations. He asks if

existing impervious surface is located on the plan. He states that the major increases are the roadway and the sidewalk. His concern is if the proposed impervious surface for the entire project and the net increase will be addressed. Mr. Page addressed what is required for drainage and he says he meets the requirements. Vice Chair asked who will maintain the system. He asked about reducing the number of homes to 10 to minimize the impacts. Mr. Sinnisi stated that the City has undertaken the responsibility in the past. He further states that land use law does not permit imposing on the application burdensome expenses related to offsite improvements for a permitted use. The meeting was opened to the public. Ms. Dusinberre asked about the height of the wall by lot 14. He asked if the top of the wall is consistently higher than the highest grade on the same lot. Mr. Page stated that is about the same. Mr. Dusinberre asked if it would be better to raise the height of the wall by 5 feet. Mr. Page will amend the plan so that the wall will catch surface water and send it to the catch basin. Mr. Page agreed to make other changes to the plan relative to this location. Mr. Dusinberre also questioned the plantings on the berm. Mr. Page was asked if the system contemplated patios and if not how this will impact the system and how will homeowners know that increases may affect the system. Mr. Page stated that if there are changes then the lot retention systems would have to be modified. Mr. Page will make a note on the plan. Mr. Dusinberre suggested a deed notice. Mr. Sinnisi said he will look at it, as it may be part of the code. Mr. Dusinberre asked if during the construction, individual siltation basins will be established to prevent runoff during a severe storm. Mr. Page stated that the applicant will comply. No other members of the public came forward and the public portion was closed. The application was then carried to the next regularly scheduled meeting of the Board.

New Application:

- A. Igbara Ziad 164-166 Hamilton Avenue, Block 2.13, Lot 6, Preliminary and final minor site plan approval, subdivision and variances.

The applicant seeks a subdivision for two total lots. The applicant's architect, Anwar Alkhitv, was qualified and sworn. The property is oversized with a two family lot facing. The applicant proposes to subdivide the property to keep the two family home and to create a one family lot on the opposite side. The witness stated that the neighborhood is consistent with this proposal. He says most houses average 80 feet in length and 50 feet wide. He states there would be about 88 feet in length and 50 feet width for the new lot. This lot would be 4500 sq. feet and a variance is needed. The lot with the existing home would also be undersized in area and lot width. The meeting was opened to the public. The existing garage and deck is being removed so that there will be no issues for lot coverage for the new lot, but the existing lot will have a need for a minor lot coverage variance. The bulk schedule violations were set forth on the record. Vice Chair questioned the location of the proposed lot line. He suggested lining up the line with one of the adjacent lots, or to make some adjustment. The witness stated that moving the line would increase the lot area. The survey needs to be provided as required. The plans will comply with the drainage and runoff requirements. The Board took a vote; however, the applicant's attorney was under the impression that there would be adjournment so that applicant could provide additional information. The Board then withdrew its vote and adjourned the application to the next meeting.

Miscellaneous:

1. Route 3-NJ Transit ROW Billboard Replacement, Block 84.03, Lot 1

The Board reviewed the Highway sign proposal and voted unanimously to approve.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robert A. Ferraro, Esq, Secretary/Counsel