**MINUTES OF THE CLIFFSIDE PARK**
**PLANNING BOARD MEETING**
**April 2, 2025**

**Opening:** Salute to the flag

**ROLL CALL:**

**MEMBERS PRESENT:** Stella Nicolich, Eurice Rojas, Michael Kappmeier, Dean Nikaj, Sean Firat, Kleidon Ndreu & Ertunc Jim Oran (Alternate requested from Zoning Board of Adjustment)

**MEMBERS ABSENT:** Mayor Thomas Calabrese

**ADVISORS PRESENT:** Lyndsay Knight, Eileen Boland

**ATTORNEY PRESENT:** John Schettino, Esq.

**COURT REPORTER:** Celeste Galbo.

The meeting was called to order at 5:58 P.M.

**APPROVAL OF PLANNING BOARD MINUTES FEBRUARY 5, 2025**
A motion to approve the minutes of the February 5, 2025, Planning Board minutes was made by Chairwoman Stella Nicolich and seconded by Vice Chairman Eurice Rojas.

**RESOLUTIONS:**

**Docket # 2024-1**
**211 Delia Lane, Delia Lane Partners LLC**

The first resolution to be heard by the Board pertained to Delia Lane Partners LLC, located at 211 Delia Lane. This applicant sought a variance for seventeen (17) units in the R-4 Zone. The Board originally heard this application on January 8, 2025. They were carried to the February 5, 2025, meeting, where a variance for fifteen units (15) was granted. The following stipulations were placed upon the applicant for approval: the applicant must submit a revised plan to the Board Engineer and Board Planner, the parking variance has been eliminated, and the units are reduced to fifteen (15) units. The Board vote was unanimous. Stella Nicolich, Mike Kappmeier, Eurice Rojas, Kleidon Ndreu and Ertunc Jim Oran. Nays, None.

**Docket # 2025-1**
**140 Palisade Avenue, Mercedes Diaz**

The second resolution to be heard by the Board pertained to Mercedes Diaz, located at 140 Palisade Avenue. This applicant sought a variance to operate a Daycare in the C-2

General Commercial Zone, where Daycares are permitted, and also requested a parking variance. This applicant was approved to operate a Daycare with the following stipulations attached to the approval: the applicant must relocate the existing fence on Palisade Avenue and Prospect Avenue to be off the public right-of-way and on their own property, and drop-off and pick-up must be done exclusively on Prospect Avenue. The Board vote was unanimous. Stella Nicolich, Mike Kappmeier, Eurice Rojas, Kleidon Ndreu and Ertunc Jim Oran. Nays, None.

A motion to adjourn the meeting at 6:01 P.M. was made by Chairwoman Stella Nicolich and seconded by Board Member Kleidon Ndreu.