

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 1, 2024
7:00 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on May 1, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

- | | | |
|--|--|---|
| 1. Bulk Variances; addition to single-family residence

CONTINUED TO 5/15/24 | JOSH LOWY | 18 Conover Ct., Bl. 71.03, Lot 5, Zone: RA3
The applicant is proposing an addition and alterations to the existing single-family home which requires the following bulk variances; rear yard setback proposed at 28.42' where 35' required, rear intersecting gable is creating a 3rd story where 2 stories are permitted, multiple rooms in basement proposed where one open reception room is permitted. (PLANS SENT TO COMRS). |
| 2. Site Plan, Use variance (D1); bulk variances (commercial)

CONTINUED TO 6/5/24 | TERESA VARGAS

Glenn Peterson, Esq. | 1084-1088 Main Ave., Bl. 8.01, Lot 29; Zone: BC
The applicant is seeking a use variance, parking variance, and various bulk variances to replace an existing one-story commercial structure with a 2-story mixed commercial and residential use building. (PLANS SENT TO COMRS). |
| 3. Preliminary & Final Site Plan with Use & Bulk Variances

CONTINUED FROM 2/7/24 | GEELAND, LLC
Michael D. Sullivan, Esq. | 811-813 Rt 46, Bl. 34.03, Lots 75 & 77, Zone: RA2
The applicant proposes to raze the existing commercial building and construct a 4-story 125,200 sq ft self-storage facility, parking, lighting, landscaping, stormwater management, and related site improvements.
D Variances requested are as follows: <ul style="list-style-type: none">• D(1) to permit a self-storage facility in the RA2 zone;• D(6) to permit a building height of 39.8' where 30' is the max permitted; C Variances are as follows: <ul style="list-style-type: none">• To permit a 4-story building where 2 stories is the max permitted; |

- To permit 18 parking spaces where 67 parking spaces are required;
- To permit a 20-foot wide drive aisle where 24 feet is required;
- To permit a parking setback of 1.5 feet to the property line where 5 feet is required;
- To permit 2 loading spaces where 13 is the minimum number of loading spaces required;
- To permit a ground sign 2 feet from the ROW line where a minimum of 30 feet is required;
- To permit parking in the front yard;
- To permit freestanding and wall-mounted signs where none are permitted in the RA2 zone (PLANS SENT TO COMRS).

4. Bifurcated D(1)
use variance and
bulk variances

**IVAN
CABARCAS**
Dominic
Iannarella, Esq.

66 West 2nd Street Block: 9.07 Lot: 20- Zone: M2
The applicant is requesting a use variance to replace an existing 2 story commercial property with a 3-family house which is an expansion of a nonconforming building/use in the M2 zone. Applicant also requesting bulk variance relief, a variance for a nonconforming driveway width, driveway buffer proposed at 0' where 5' required, and any other relief that may be required. (PLANS SENT TO COMRS).

NEW HEARINGS

1. Preliminary &
Final Site Plan with
Use Variances

**TRIMBLE
AUTO BODY**
Dominic
Iannarella, Esq

204/214/217 Trimble Ave.; Block 6.16, Lots: 5 & 11; Block 6.19, Lot: 1; Zone: RB1 & BC
The applicant is requesting a use variance to expand the existing auto body shop which currently is located on three separate lots within two different zones. The new use would include a towing yard, towing office area, and indoor storage of vehicles. Variances requested are for two uses on each lot, parking, expansion of a nonconforming use and any other variance relief as deemed necessary. (PLANS SENT TO COMRS)

2. Preliminary &
Final Site Plan with
Use Variances

**STEMMACH
AUTO CARE**
Dominic
Iannarella, Esq

1 Grove St. & 1425 Broad St.; Block: 27.13 & 76.02, Lot: 1; Zone: RA2 & BA
The applicant is requesting a use variance to expand the existing auto repair shop to include a towing yard, towing office area, and indoor storage

of vehicles across two lots. The variances requested for the Grove Street lot include an expansion of a nonconforming use, two uses on one lot, any other variances as may be required or deemed necessary. The variances requested for the Broad Street lot include a use variance, two uses on one lot, and outside storage of vehicles, including any and all other variance relief as deemed necessary. (PLANS SENT TO COMRS).

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. JONATHAN & NAOMI LEB, 58 Parson Road, BLOCK: 57.01 LOT: 22 Zone: RB1
Approval of application for variances from the required minimum rear yard setback, maximum lot coverage, and maximum height (2.5 stories proposed where 2 stories is permitted) to convert an existing two-family home to a single-family home, and to construct a rear and second floor addition
2. HELMUT ANGEL 14 Adams Terrace, Bl. 51.02, Lot 23, Zone: RA1
Approval of application for combined side yard setback variance to construct a second-floor addition to an existing single-family residence.
3. GREGORY LEWIS 5 Wester Place, Bl. 75.08, Lot 9, Zone: RA1
Approval of application for front yard setback variance to construct a deck at an existing single-family residence located on a corner lot.
4. JOSE PINEDA & MONICA PYRYT 45 Sargeant Ave., Bl. 36.12, Lot 6, Zone: RB1
Approval of application for rear, side, and front yard setback variances to construct a first and second floor addition and renovations to an existing single-family home.
5. ABED ABDELRAHMAN, 269 Union Ave., Bl. 18.16, Lot 11, Zone: RA3
Approval of application for side yard setback variances (single and combined) and a variance from the maximum lot coverage requirement to construct a partial first floor addition to a single-family home.
6. PASSAIC CLIFTON COMMUNITY KOLLEL CONGREGATION, INC., 411- 415 Main Ave., Bl. 59.03, Lots 16 & 17, Zone: B-B
Approval of application preliminary and final major site plan approval with conditional use variances from the minimum lot area and minimum front yard setback requirements, together with bulk variances for parking layout and design to construct a new house of worship.
7. Minutes of the April 17, 2024 Regular Meeting