

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 15, 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 15, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 1. Site Plan, Use variance (D1); bulk variances (commercial) | 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). |
| CONTINUED TO 6/5/24 | | |
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| 2. Preliminary & Final Site Plan with Use & Bulk Variances | 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. The applicant is requesting a D(1) use variance to permit a self-storage facility in the RA2 zone; and a D(6) height variance to permit a building height of 39.8' where 30' is the max permitted, together with C Variances from the maximum story requirement; from the required minimum parking and loading spaces, drive aisle width, parking setback, minimum setback for a ground sign, to permit parking in the front yard, and to permit freestanding and wall-mounted signs in the RA2 zone
(PLANS SENT TO COMRS). |
| CONTINUED TO 6/19/24 | | |
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| 3. Preliminary & Final Site Plan with Use Variances | STELMACH 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 |
| CONTINUED TO 6/5/24 | | |

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).

4. Bulk Variances;
addition to single-
family residence

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).

**CONTINUED
FROM 4/3/24**

NEW HEARINGS

1. Bulk Variances;
residential addition

**HIMANSHU
PRAJAPATI**

15 Runyon Rd., Bl. 41.07, Lot 23; Zone: RA3
The applicant is proposing a second-floor addition and renovations which require the following bulk variances; side yard setback proposed at 4.91' where 6' is required and front yard setback proposed at 24.73' where 25' required both of which are existing non-conforming. (PLANS SENT TO COMRS).

2. Preliminary &
Final Site Plan;
D(1) use variance;
D(5) density
variance; and bulk
variance relief

**TJF HAZEL
LLC**

**Meryl Gonchar,
Esq./ Joshua
Koodray, Esq.**

252 Hazel St. & 237 West 3rd St.; Bl. 16.11, Lots 1 & 2; Zone: RB-2
The Applicant is seeking Preliminary and Final Major Site Plan approval, Minor Subdivision (lot consolidation) approval, d(1) use variance, d(5) density variance, and bulk ("c") relief to construct a three (3)-story mid-rise (two (2) stories of residential use over one (1) level of parking), multi-family residential building containing forty (40) dwelling units (currently proposed to contain twenty (20), one (1)-bedroom units and twenty (20), two (2)-bedroom units) and resident amenities (the "Proposed Building"), along with ninety-three (93) on-site parking spaces forty (40) covered/

**TO BE
RENOTICED &
RESCHEDULED
TO 6/5/24**

under the Proposed Building and fifty-three (53) surface parking spaces), and related site improvements.

The subject application is being brought before the Board pursuant to the terms of a written settlement agreement and Consent Order between the Applicant and the Board, which remanded the matter to the Board for further proceedings to be conducted in accordance with *Whispering Woods v. Middletown Township*, 220 N.J. Super. 161 (Law Div. 1987). The Settlement follows a November 16, 2022 vote of denial by the Board in connection with a development application to construct a multi-family residential building consisting of fifty-four (54) residential units on the Property, which was memorialized by way of a written resolution adopted on December 7, 2022, denying the Applicant's prior proposal/ application. The Applicant appealed the Board's denial by filing a Complaint in Lieu of Prerogative Writs against the Board in the Superior Court of New Jersey, Law Division, Passaic County under Docket Number PAS-L-003197-22 and entitled "TFJ Hazel LLC v. City of Clifton Zoning Board of Adjustment." The Settlement has resulted in modifications to the previously submitted development application, including but not limited to the reduction in proposed residential dwelling units and an increase in the number of off-street parking spaces. If the proposed Application, as revised, and the Settlement are approved by the Board, it will resolve the Litigation.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **IVAN CABARCAS**, 66 West 2nd Street Block: 9.07 Lot: 20- Zone: M2
Approval of application for preliminary and final site plan and D(1) use variance to replace an existing 2 story commercial property with a 3-family multifamily residential apartment building in the M2 zone, together with bulk variance relief for a nonconforming driveway width and minimum driveway buffer proposed at 0' where 5' required.

2. **TRIMBLE AUTO BODY**, 204/214/217 Trimble Ave.; Block 6.16, Lots: 5 & 11; Block 6.19, Lot: 1; Zone: RB1 & BC
Approval of D(1) and D(3) use variance relief to expand the existing nonconforming auto body shop to include a towing yard, towing office area, and indoor storage of vehicles, including a D(1) variance for two principal uses on the property, and bulk variance relief from the minimum parking requirement.
3. Minutes of the May 1, 2024 Regular Meeting