

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 22, 2024
7:00 P.M. SPECIAL MEETING

Please take notice that formal action may be taken on the following applications/matters at the Special Meeting of May 22, 2024.

PLEDGE OF ALLEGIANCE

Pursuant to the “Open Public Meeting Law” public notice of this Special Meeting was published in the Record and Herald News on May 15, 2024. All notice requirements were satisfied.

NEW HEARINGS

1. Amended Preliminary and Final Site Plan Approval; use variances, and associated bulk variances

**COSTCO
WHOLESALE
CORPORATION**

**John Marmora,
Esq.**

168 and 202 Main Avenue & 20 Bridewell Place,
Block 72.06, Lots 36, 38, 42; Zone: M-2

The Applicant is seeking variances in accordance with N.J.S.A. 40:55D-70(d)(2) for expansion of a pre-existing nonconforming use, a variance in accordance with N.J.S.A. 40:55D-70d(3) for deviation from a conditional use standard, preliminary and final major site plan approval with certain bulk variances to demolish the existing vacant building on Lot 36 and construct a parking lot for use by customers of the existing Costco Warehouse and to relocate the fueling station on Lot 38 further away from the Costco Warehouse and expand the fueling station from 8 to 12 fuel dispensers. The Applicant seeks all variances, waivers, exceptions and other relief that the Board may determine to be appropriate or necessary. This relief includes but may not necessarily be limited to: (i) a (d)(2) variance for the expansion of an existing non-conforming use of the Property as Costco food store; (ii) a variance for an accessory structure front lot line setback of 54.2 ft. where the Ordinance requires a minimum of 60 ft.; (iii) a (d)(3) conditional use variance for a fueling station to be located within 1,000 feet of a public playground or athletic field; and (iv) a variance for parking located in the front yard. (PLANS SENT TO COMRS).