

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 5, 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 June 5, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

1. 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**

2. 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
FROM 4/3/24**

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
FROM 5/1/24**

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).

NEW HEARINGS

1. D(3) Conditional Use Variance	DURANGO SISTERS LLC Glenn Peterson, Esq.	363 Lakeview Ave., Block 1.27, Lot 9, Zone: B-C The applicant is proposing to renovate and expand the existing bar and restaurant use due to a kitchen and storage remodel in the lower level so they can operate a Mediterranean restaurant. A conditional use variance is being requested as well as all other variance relief as deemed necessary. (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 3 rd 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/ 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. **JOSH LOWY, 18 Conover Ct., Bl. 71.03, Lot 5, Zone: RA3**
Approval of application for addition and alterations to a single-family home, requiring the following bulk variances: rear yard setback proposed at 28.42' where 35' required, rear intersecting gable is creating an additional ½ story where 2 stories is the maximum permitted.
2. **HIMANSHU PRAJAPATI 15 Runyon Rd., Bl. 41.07, Lot 23; Zone: RA3**
Approval of application for construction of 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 pre-existing non-conforming.
3. Minutes of the May 15, 2024 Regular Meeting.