

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 19, 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 19, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

1. Preliminary &
Final Site Plan
with Use & Bulk
Variances

**CONTINUED
FROM 5/1/24**

**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. 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).

2. Amended
Preliminary &
Final Site Plan
with D(3)
Conditional Use
Variance

**CONTINUED
FROM 6/5/24**

**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).

NEW HEARINGS

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| 1. Bulk Variances-
Single-family
residence | YEHOSHUA
ALLSWANG | 464 South Parkway, Block 58.01, Lot 6; Zone:RA1

The applicant is proposing a new two-story addition to the single-family home which requires the following variances; side yard setback proposed at 6.5' where 10' required; rear yard setback proposed at 18.3' where 35' required, combined side yard setback proposed at 14.25' where 24' required and driveway in front of proposed addition not serving a garage. (PLANS SENT TO COMRS). |
| 2. Bulk variances-
accessory structure
to a single-family
residence | CARLOS
LANGE

Glenn Peterson,
Esq. | 473 Highland Ave., Block 21.04, Lot 5, Zone: RB2

The applicant was previously denied at the board 4/5/2023 and is coming back with an amended plan requesting to keep already built two car garage requiring the following variances, garage located at 2' from rear and side property lines where 5' is required, and 440 sq. ft garage not permitted in the zone. (PLANS SENT TO COMRS). |
| 3. Sign Variances | AMEER SIGNS

Mahdey Salhab,
Esq. | 1240 Main Ave., Block 11.16, Lot 2; Zone: BC

The applicant is proposing signage in the Main Ave Overlay District which requires the following variances; proposing face lit signage where not permitted, and proposed sign is greater than two feet in height. (PLANS SENT TO COMRS). |
| 4. Bulk Variances-
Single-family
residence | DAVID
ABRAMCHIK

Dominic
Iannarella, Esq. | 80 Nugent Dr., Block 69.01, Lot 1.21; Zone: R-A3

The applicant is proposing an addition to expand and existing single family home which requires the following bulk variances; rear yard setback proposed at 34.9' where 35' is permitted, the proposed dormer is creating a third story where 2 stories are permitted, combined yard setback proposed at 15.16' where 16' is permitted, and lot coverage proposed at 32.52% where 27% is permitted. (PLANS SENT TO COMRS). |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **COSTCO WHOLESALE CORPORATION**, 168 and 202 Main Avenue & 20 Bridewell Place, Block 72.06, Lots 36, 38, 42; Zone: M-2
Approval of D(1) use variance to demolish the existing fueling station on Lot 36 in order to expand the parking lot, relocate the gas station within lot 38 and add 4 additional pumps, requiring a D3 conditional use variance in that the relocated gas station will be within 200 feet of a public park.
2. **TERESA VARGAS** 1084-1088 Main Ave., Bl. 8.01, Lot 29; Zone: BC
Denial of 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.
3. **STELMACH AUTO CARE** 1 Grove St. & 1425 Broad St.; Block: 27.13 & 76.02, Lot: 1; Zone: RA2 & BA
Approval of use variance to expand the existing auto repair shop to include a towing yard, towing office area, and indoor storage of vehicles.
4. **TJF HAZEL LLC**
Approval of 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.
5. Minutes of the May 22, 2024 Special Meeting.
6. Minutes of the June 5, 2024 Regular Meeting