

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
July 17, 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 July 17, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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

**CONTINUED
FROM 6/19/24**

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).

NEW HEARINGS

1. Bulk variances-
residential

**ZALMAN &
NURIT GURKOV**

87 Virginia Ave.; Block 50.09, Lot 19; Zone: RA2
The applicant is proposing a first-floor expansion and second floor addition which requires the following bulk variances; side yard setback proposed at 4' where 6' required, combined side yard setback proposed at 13.3' where 16' required, rear yard setback proposed at 26.6' where 35' required, and lot coverage proposed at 33.1% where 30% required. (PLANS SENT TO COMRS).

2. Bulk variances-residential	JASON FRIEDMAN	367 Rutherford Blvd., Bl. 58.10, Lot 18; Zone: RA3 The applicant is requesting to convert existing garage into living space which would require the following variances; driveway in front of the house not serving a garage, and a parking variance for one off street parking space where two are required. (PLANS SENT TO COMRS).
3. Sign Variances	AMEER SIGNS Mahdey Salhab, Esq.	1240 Main Ave., Bl. 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-new single-family home	62 LAKE AVENUE, LLC Glenn Peterson, Esq.	62 Lake Ave., Bl. 4.16, Lot 42; Zone: RB3 The applicant is proposing to tear down existing single family home and erect a new single family home which will require the following bulk variances; front yard setback proposed at 18' where 25' required, side yard setback proposed at 3.1' where 6' required, combined yard setback proposed at 6.2' where 16' required, rear yard setback proposed at 34' where 35' required, lot coverage proposed at 35% where 27% required, and driveway proposed at 3' off property line where 5' required. (PLANS SENT TO COMRS).
5. Preliminary & Final Site Plan Approval with bulk variances for group home	CATHOLIC CHARITIES, DIOCESE OF PATERSON Joseph Wenzel , Esq.	23 Vincent Dr., Bl. 63.04, Lot 3; Zone: R-A1 Applicant seeks preliminary and final site plan approval to construct new handicap accessibility ramps from the entry points to new group home. The applicant requests the following variances: (1) front yard setback due to new ramp from front door will be 29 feet where 35 feet is required; (2) front yard setback due to new ramp from side door will be 14.1 ft where 35 ft is required; (3) side yard setback due to new ramp from side door to left of property will be 5.7 feet where 10 feet is required (4) front yard width of 64.30 feet where 75 feet is required this is a pre-existing condition; and (5) any and all variances that the Board may deem necessary or the applicant may require. (PLANS SENT TO COMRS).

6. D(3) Conditional Use Variances **PSE&G**

Jennifer Porter,
Esq.

121 St. Andrews Blvd & Mt. Prospect Ave.,
Block 41.08, Lots 1 & 2; Zones: M-2 & RA-2

The Property is presently developed with the Athenia Switching Station; the Applicant is proposing to install a 20' tall and approximately 56' long sound wall along the southeast edge of the fenced, gravel station near Frost Court, along the boundary line between Lots 1 & 2. An 18' temporary sound wall has been constructed on Lot 1 pursuant to issuance of a construction permit while the new sound wall is being constructed. Applicant seeks conditional use variance relief for both the temporary sound wall and the permanent sound wall, in that both temporary structures and walls in excess of 2' in height are permitted conditional uses provided all bulk requirements are met, and neither wall meets the rear yard setback requirement. (PLANS SENT TO COMRS).

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **DURANGO SISTERS LLC**, 363 Lakeview Ave., Block 1.27, Lot 9, Zone: B-C
Approval of preliminary and final site plan with conditional use and bulk variances to renovate and reuse an existing site formerly used as a bar/restaurant as a new restaurant/bar.
2. **YEHOSHUA ALLSWANG**, 464 South Parkway, Block 58.01, Lot 6; Zone:RA1
Approval of bulk variances from the minimum side (single & combined) and rear yard setback requirements, and from the requirement that a driveway face a garage, for the construction of an addition to a single-family home.
3. **CARLOS LANGE**, 473 Highland Ave., Block 21.04, Lot 5, Zone: RB2
Approval of bulk variances from the required minimum rear yard setback and maximum floor area of an accessory structure to allow the Applicant to maintain and complete a partially-constructed detached two-car garage in the rear yard of an existing single-family residence.
4. Minutes of the June 19, 2024 Regular Meeting