

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
August 14, 2024
7:00 P.M. REGULAR MEETING (RESCHEDULED DATE)

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on August 14, 2024.

PLEDGE OF ALLEGIANCE

Pursuant to the “Open Public Meeting Law” public notice of this rescheduled Regular Meeting date was published in the Record and Herald News on June 30, 2024. All notice requirements were satisfied.

CONTINUED HEARINGS

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| 1. Preliminary and Final Major Site Plan approval, Minor Subdivision (lot consolidation) approval, a d(3) conditional use variance, a d(6) height variance, and bulk (“c”) relief | TFJ Hazel LLC

Meryl A. G. Gonchar, Esq.
Joshua J. Koodray, Esq. | 252 Hazel Street and 237 West 3rd Street; Block 16.11, Lots 1 and 2; Zone: R-B2

Applicant is seeking Preliminary and Final Major Site Plan approval, Minor Subdivision (lot consolidation) approval, a d(3) conditional use variance, a d(6) height variance, and bulk (“c”) relief to repurpose and modify the existing two- and three-story, vacant, nonconforming manufacturing / industrial building to be utilized as a private charter school (consisting of approximately 55,226 square feet) to be operated by iLearn Schools (the “Proposed School”), along with the installation of an outdoor athletic field, ninety (90) surface parking spaces, a bus staging lane along Seventh Avenue and within the public right-of-way, and related site improvements.

(PLANS SENT TO COMRS). |
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| 2. 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). |
- Carried from July 31, 2024 Special Meeting for scheduling purposes only- new hearing date to be announced*
- Carried from July 17, 2024 Regular Meeting; to be rescheduled to September 4, 2024 as per Applicant’s request*

NEW HEARINGS

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| 1. Bulk variances-residential

<i>Notice defect, to be rescheduled and renoticed.</i> | SHERIF HABIB

Joseph Wenzel, Esq. | 27 Sixth Ave., Bl. 16.16; Lot 17, Zone: R-B1
Applicant seeks preliminary and final site plan approval to convert an existing one (1) family home to a two (2) family home. The applicant requests the following variances: (1) minimum lot area per dwelling unit of 3,645 sq. ft. where 3,750 sq. ft. is required; (2) minimum lot area of 3,645 sq. ft. where 7,500 sq. ft. is required; (3) minimum lot width of 33.5 ft. where 75 ft. is required; (4) minimum front yard setback of 13.5 ft. where 25 ft. is required; (5) minimum side yard setback for each side of 2.6 ft. (right) and 8.5 ft. (left) where 12 ft. per side is required and both sides of 11 ft. where 24 ft. is required; and (2) off-street parking of zero (0) spaces where four (4) spaces are required. (PLANS SENT TO COMRS). |
| 2. Bulk variances-residential | MOHAMMAD JABER | 42 Prospect St., Bl. 15.09, Lot 23; Zone: RB1
The applicant is proposing an addition and conversion of existing one family home to a two-family home which requires the following variances; side yard setback proposed at 6.56' where 12' required, combined yard setback proposed at 18.56' where 24' required, and driveway proposed at 0' where 5' required. (PLANS SENT TO COMRS). |
| 3. Bulk variance-residential | KEVIN YORKS & LAUREN POTOCZNIK | 58 Melody Hill Rd., Bl. 44.07, Lot 19, Zone: RA3
The applicants are proposing an addition to their single-family home which requires the following bulk variance; side yard setback proposed at 4.78' where 6' required. (PLANS SENT TO COMRS). |
| 4. Amended preliminary and final site plan approval with bulk | UNIFOODS, LLC

Alfred Acquaviva, Esq. | 364 East First St., Bl. 5.02, Lot 12; Zone: M2
The applicant is seeking approval to modify the interior of the building by adding a reception area and also seeks to add a loading dock and trash |

variances – existing
commercial site

area. The loading dock area would include a wall to buffer the area from the adjacent neighbor. The applicant is requesting two (2) variances. A variance for maximum lot coverage where 94.1% (8,939 square feet) is the maximum permitted and the applicant proposes 96.6 % (9,175.4 square feet) of coverage, and a minimum side yard setback variance where 4.75 square feet is required, and the applicant is proposing zero (0) square feet. (PLANS SENT TO COMRS).

5. Preliminary and
final site plan, with
D(1) use variance
and bulk variance
relief

**1607-1617 MAIN
AVE, LLC**

**Matthew Trella,
Esq.**

1607-1617 Main Ave., Bl. 9.09, Lots 9 & 11;
Zone: BC

The applicant is proposing to construct a two-story retail and residential mixed-use building with parking and other site improvements. A use variance is being requested since mixed residence and business in the same structure is specifically prohibited in the BC district as well as bulk variances for front yard setback, side yard setback, number of parking spaces and any other variances as required or deemed necessary. (PLANS SENT TO COMRS).

6. Preliminary and
final site plan, with
D(1) use variance;
D(3) conditional
use variance and
bulk variance relief

**NEW HOPE
SCHOOL**

**The Durkin Firm
LLC**

76-78 DeMott Ave., Bl. 12.15, Lot 23,
Zone: R-B1

Applicant is a non-denominational religious school, located in Clifton, serving students from K-8th grade, and is requesting Preliminary and Final Major Site Plan approval, "d(3)" conditional use variance and Bulk ("c") relief to relocate the school to the subject Property, which is presently improved with a church that also includes a nursery school and fellowship hall attached thereto. The Applicant will occupy the space previously used as a nursery school, without having to make any exterior structural changes. The Applicant proposes to construct six (6) parking spaces on the Property, and is requesting certain variances and waivers, including "C", "D" and Conditional Use variances, from the requirements pertaining to minimum lot size, minimum lot width, maximum lot coverage, minimum front yard setback, minimum rear yard setback, minimum side yard setback, and minimum number of parking spaces, as well as

D(1) use variance relief for more than one principal use at the property. (PLANS SENT TO COMRS).

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **DAVID ABRAMCHIK**, 80 Nugent Dr., Block 69.01, Lot 1.21; Zone: R-A3
Approval of bulk variance relief from the minimum combined side yard and rear yard setback, maximum height (stories) and lot coverage requirements to construct an addition to an existing single-family home.
2. **ZALMAN & NURIT GURKOV** 87 Virginia Ave.; Block 50.09, Lot 19; Zone: RA2
Approval of bulk variances from minimum individual and combined side yard setback, rear yard setback, and maximum lot coverage requirements to construct a first- and second-floor addition to a single-family home.
3. **JASON FRIEDMAN** 367 Rutherford Blvd., Bl. 58.10, Lot 18; Zone: RA3
Approval of bulk variance relief from requirements pertaining to driveway serving a garage, and minimum number of parking spaces to convert existing garage at a single-family home into living space.
4. **62 LAKE AVENUE, LLC**, 62 Lake Ave., Bl. 4.16, Lot 42; Zone: RB3
Approval of bulk variance relief from the minimum requirements pertaining to lot area, lot width, front yard setback, side yard setback (individual and combined), rear yard setback, and driveway setback, as well as maximum lot coverage, to tear down existing single family home and erect a new single family home.
5. **CATHOLIC CHARITIES, DIOCESE OF PATERSON**, 23 Vincent Dr., Bl. 63.04, Lot 3; Zone: R-A1
Approval of application for preliminary and final site plan approval to construct new handicap accessibility ramps from the entry points to new group home, with bulk variance relief from the minimum lot width, front and side yard setback requirements.
6. **PSE&G**, 121 St. Andrews Blvd & Mt. Prospect Ave., Block 41.08, Lots 1 & 2; Zones: M-2 & RA-2
Approval of conditional use variance relief to permit the permanent installation of a 20' x 56' sound wall along the southeast edge of the Athenia Switching Station, together with the temporary installation of a 18' sound wall, pending construction of the permanent sound wall.
7. Minutes of the July 17, 2024 Regular Meeting.
8. Minutes of the July 31, 2024 Special Meeting.