

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 4, 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 September 4, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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

***TO BE
CONTINUED AT
9/18/24
REGULAR
MEETING***

**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).

2. 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 BE
CONTINUED AT
SPECIAL
MEETING ON
MONDAY,
9/23/24, 7:00 P.M.***

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).

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

**CONTINUED
FROM 7/17/24**

**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).

4. 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).

NEW HEARINGS

1. Bulk variances –
expansion of
existing
commercial site in
M-2 zone

UNIFOODS, LLC

Alfred Acquaviva,
Esq.

364 East First St., Bl. 5.02, Lot 12; Zone: M2

The applicant is seeking variance approval to modify the interior of the building currently used for cheese manufacturing and processing by adding a reception area and also seeks to add a loading dock and trash 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. Site plan is waived by ordinance. (PLANS SENT TO COMRS)

2. Bulk variances-residential

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).

3. Preliminary and Final Major Site Plan approval, d(1) use variance, and bulk (“c”) relief

**1184 MAIN AVE.
CLIFTON LLC**

Joseph Wenzel,
Esq.

1184 Main Ave., Bl. 11.21, Lot 1, Zone B-C (Main Avenue Overlay Zone)
Applicant seeks preliminary and final site plan approval to construct a new two (2) story building on the lot for mixed use of commercial (1st floor) and residential (2nd floor) of four one-bedroom apartments. Lot will retain bank/office building and certain parking lot renovations are proposed. The applicant requests the following use variances: mixed use commercial and residential and more than one use per lot (current bank/office building and proposed mixed use building). The applicant requests the following bulk variances: (1) minimum side yard setback of 0 ft. where 5 ft. is required; (2) no parking within 10 ft. of side lot line where 5 ft. is proposed; and (3) parking of vehicles limited to rear and side yard where parking on Main Avenue frontage is proposed. The applicant also requests any and all variances that the Board may deem necessary or the applicant may require.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. MOHAMMAD JABER, 42 Prospect St., Bl. 15.09, Lot 23; Zone: RB1

Denial of variances from minimum single and combined side yard setback and driveway setback requirements for expansion and conversion of existing one family home to a two-family home.

2. **KEVIN YORKS & LAUREN POTOCZNIK** 58 Melody Hill Rd., Bl. 44.07, Lot 19,
Zone: RA3

Approval of bulk variance relief from minimum single side yard setback requirement to renovate and reconstruct a single-family home using the existing foundation.

3. Minutes of the August 14, 2024 Regular Meeting