

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 18, 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 18, 2024.

PLEDGE OF ALLEGIANCE

UPCOMING CONTINUED HEARINGS

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

**CONTINUED TO
9/23/24 (Special)**

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).

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

**CONTINUED TO
10/23/24**

**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).

3. Sign Variances

**CONTINUED TO
10/23/24**

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-
residential

**CONTINUED TO
10/9/24**

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).

TONIGHT'S CONTINUED HEARINGS

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

**CONTINUED
FROM 8/14/24**

**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).

NEW HEARINGS

2. Bulk variance-
residential

PREETI RANA

**Anthony
DiSalvo, Esq.**

101 Brighton Rd., Bl. 56.03, Lot 7; Zone RA-3
Applicant requests a bulk "C" variance to deviate and increase lot coverage of the existing structure to accommodate an extension of the kitchen. The existing coverage is 1,499 sf/ 30% (existing, non-conforming); proposed coverage is 1,617sf/ 32.3%, where 1,350sf/ 27% is the maximum permitted. (PLANS SENT TO COMRS).

3. Bulk variances-
residential

**MITCHELL
TISCHLER**

35 Lehigh Ave., Bl. 70.04, Lot 18; Zone: RA-3
The applicant is proposing a 5' by 12' enclosed vestibule 19.9' from the front property line which requires a front yard setback variance since the city ordinance states an open roof structure 8' wide by 4' deep is permitted no closer than 21'

	Dominic Iannarella, Esq.	from front property line. Applicant also constructed a cross-gable style roof in front and rear of house where only decorative style gables were approved. This modification (as well as the second-floor roof deck) is creating a 3rd story where 2 stories are permitted. (PLANS SENT TO COMRS)
4. Preliminary/ Final Site Plan with D(3) conditional use variance	DAMASCO CAFÉ Dominic Iannarella, Esq.	600 Getty Ave. Bl. 9.04, Lot 22; Zone: PD-O2 The applicant is proposing to utilize an empty store front as a café/ice cream shop. Restaurants are a conditional use in the zone however we are seeking a parking variance and any other variances that may be deemed necessary. (PLANS SENT TO COMRS)
5. D(1) Use Variance	DUA GREENS, LLC Alfred Acquaviva, Esq.	77 Wabash Ave., Bl. 5.07, Lot 14; Zone: M-2 The applicant is seeking approval for a use variance to convert the existing vacant office space for use as a proposed area for the growing of herbs. The said herbs are to be sold wholesale as food garnishments for restaurants. The remainder of the said floor space is in conjunction with the ground floor automobile repair business. The existing building is currently partially occupied by the automobile repair business. The remainder of the second floor is vacant, which the occupant intends to operate the proposed business. The applicant is not seeking any additions to the building and is not requesting any new variances. Any and all variances (front yard, side yard, and rear yard) are all pre-existing and the applicant is not seeking to increase the existing variances. Almost all of the construction is to occur in the interior of the building. The applicant is not expanding upon the building envelope. The applicant also requests that the Board consider any other variances and/or waivers and/or reviews that the Board may deem applicable to this application, including, but not limited to any use variance that may be applicable. (PLANS SENT TO COMRS)
6. Preliminary/ Final Site Plan with D(1) Use and bulk variances	1607-1617 MAIN AVE, LLC Matthew Trella, Esq.	1607-1617 Main Ave., Bl. 9.09, Lots 9 & 11; Zone: B-C 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)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

- 1. UNIFOODS, LLC, 364 East First St., Bl. 5.02, Lot 12; Zone: M2**
Approval of bulk variance relief from the maximum lot coverage and minimum single side yard setback requirements to expand the interior of a building currently used for cheese manufacturing and processing by adding a reception area, a loading dock and trash area, where site plan approval is waived by ordinance.

- 2. 1184 MAIN AVE. CLIFTON LLC**, 1184 Main Ave., Bl. 11.21, Lot 1, Zone B-C
Approval of preliminary and final site plan with D(1) use and bulk variances to construct a new two-story mixed-use building with commercial use on the first floor and four one-bedroom residential apartments on the second floor.
- 3. Minutes of the September 4, 2024 Regular Meeting**