

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 9, 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 October 9, 2024.

PLEDGE OF ALLEGIANCE

UPCOMING CONTINUED HEARINGS

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| 1. 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). |
| 2. Sign Variances

WITHDRAWN; to be dismissed without prejudice | AMEER SIGNS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). |
| 3. Bulk variances-residential

WITHDRAWN; to be dismissed without prejudice | MITCHELL TISCHLER

Dominic Iannarella, Esq. | 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' 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 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 |

**CONTINUED TO
11/6/24**

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).

TONIGHT'S 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). |
| 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. 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)

NEW HEARINGS

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| 4. Bulk variance-residential | JOHN &
JOANNE
VARRIANO | 77 Rutgers Place, Bl. 27.10, Lot 66, Zone: RA-2
Applicant is requesting to expand existing driveway which will require the following bulk variance; driveway proposed at 0' off property line where 5' required. |
| 5. Bulk variances-residential | ATARA COHEN | 97 Patricia Place, Bl. 71.04, Lot 6, Zone: RA-3
Applicant is proposing a first and second floor addition to an existing single-family home and covered front portico which require the following bulk variances; side yard setback proposed at 4.7' where 6' required, combined yard setback proposed at 9.5' where 16' required, and lot coverage proposed at 29.77% where 27% required. |
| 6. Bulk variances-residential | VICTOR WEISS | 52 Lorraine Drive, Bl. 50.05, Lot 20, Zone: RA-3
Applicant is proposing a new two-story addition which requires the following bulk variances; rear yard setback proposed at 25.8' where 32.5' is required, combined side yard setback proposed at 13.55' where 16' required, lot coverage proposed at 33.4% where 27% required, and rear intersecting gable is creating a 3rd story where only 2 stories are permitted. |
| 7. Bulk variances-residential | JULIAN
NAZARIO | 53 Greglawn Drive, Bl. 40.04, Lot 5, Zone: RA-2
Applicant is proposing additions and alterations to the existing one family home which will require the following bulk variances; front yard setback proposed at 24' where 30' is required, combined side yard setback proposed at 15.6' where 16' required, lot coverage proposed at 33.2% where 30% is required, and driveway expansion proposed at 1' where 5' required. |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **PREETI RANA**, 101 Brighton Rd., Bl. 56.03, Lot 7; Zone RA-3
Approval of bulk variance relief from the maximum lot coverage requirement to construct an addition to a single-family home.
2. **DAMASCO CAFÉ**, 600 Getty Ave. Bl. 9.04, Lot 22; Zone: PD-O2
Approval of D(3) conditional use variance relief for a change of use of an existing storefront in a shopping center to a café/ice cream shop where the minimum parking requirement for all existing and proposed uses at the center is 444 spaces and 439 spaces currently exist.
3. **1607-1617 MAIN AVE, LLC**, 1607-1617 Main Ave., Bl. 9.09, Lots 9 & 11; 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 12 residential apartments on the second floor.
4. Minutes of the September 18, 2024 Regular Meeting
5. Minutes of the September 23, 2024 Special Meeting