

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 23, 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 23, 2024.

PLEDGE OF ALLEGIANCE

UPCOMING CONTINUED HEARINGS

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

**CONTINUED TO
12/4/24**

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

**CONTINUED TO
11/6/24**

**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).

3. D(1) Use
Variance

**DUA GREENS,
LLC**

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

CONTINUED TO 11/6/24	Alfred Acquaviva, Esq.	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. (PLANS SENT TO COMRS)
---------------------------------------	---------------------------	--

4. Bulk variances- residential CONTINUED TO 11/6/24	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. (PLANS SENT TO COMRS)
--	-------------------------------	---

NEW HEARINGS

1. D(2) variance to expand a nonconforming use and bulk variances	VANIA NETTLEFORD	27 Althea St., Bl. 43.04, Lot 28, Zone: R-B1 Applicant is requesting to extend existing driveway and reduce backyard size to allow for additional parking at an existing four-family apartment building. A variance for an expansion of a non-conforming use is being requested as well as a variance for a 5' buffer requirement where 0' proposed on right side and 4' proposed at rear property line. (PLANS SENT TO COMRS)
---	-----------------------------------	---

2. Preliminary and final site plan approval, D(1) use variance, and bulk variances	PB NUTCLIF MASTER LLC Meryl Gonchar, Esq.	10 Metro Blvd/340 Kingsland St., Bl. 80.02, Lot 3, Zone: M-3 Applicant is seeking preliminary and final major site plan approval, a (d)(1) use variance to permit the proposed cafe/restaurant and private roadway/street, (c) bulk variances to permit a lot size of 0.6658 acres where the minimum lot size is 2.5 acres (preexisting non-conforming condition), and to permit a lot width of 25 feet where the minimum lot width is 250 feet (preexisting non-conforming condition), and a variance from N.J.S.A. 40:55D-35 to permit approval of the proposed development on lots that do not abut a street giving access thereto, for improvements conditionally approved on adjoining lots for (i) a proposed approximately 2,814-square-foot café/restaurant, with the initial tenant proposed to be a Starbucks, and (ii) a private roadway/street, along with related site improvements. (PLANS SENT TO COMRS)
---	---	--

3. D(1) use variance	DG INVESTMENT LLC Dominic Iannarella	155 Sargeant Ave., Bl: 36.07, Lot 1; Zone M2 Applicant is requesting a use variance for the expansion and conversion of an existing commercial building to be used as a 3-family residence as well as any other variances as required or deemed necessary. (PLANS SENT TO COMRS)
-------------------------	--	---

4. Preliminary and final site plan approval, with D(1) use variance	BMJR REALTY LLC Dominic Iannarella	423 Lakeview Ave., Bl. 1.16, Lot 1; Zone BC Applicant is requesting a D1 use variance for the proposal of a two-story mixed-use building featuring five residential units on the second floor and a parking garage, retail space, utility rooms and main entrance lobby on the first floor. (PLANS SENT TO COMRS)
---	--	--

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **SHERIF HABIB**, 27 Sixth Ave., Bl. 16.16; Lot 17, Zone: R-B1
Denial of bulk variance relief for minimum lot area per dwelling unit, minimum lot area, minimum lot width, minimum front yard setback and minimum side yard setback to convert an existing one-family dwelling to a two-family dwelling on an undersized lot in the R-B1 zone.
2. **JOHN & JOANNE VARRIANO**, 77 Rutgers Place, Bl. 27.10, Lot 66, Zone: RA-2
Approval of bulk variance relief from the minimum driveway setback requirement to widen an existing driveway at a single-family residence in the RA-2 zone.
3. **ATARA COHEN**, 97 Patricia Place, Bl. 71.04, Lot 6, Zone: RA-3
Approval of bulk variance relief from the minimum side yard setback (single and combined) and maximum lot coverage requirements to construct a covered front portico and first and second-floor addition to an existing single-family home in the RA-3 zone.
4. **JULIAN NAZARIO**, 53 Greglawn Drive, Bl. 40.04, Lot 5, Zone: RA-2
Approval of bulk variance relief from the minimum front yard setback, minimum combined side yard setback, minimum driveway setback, and maximum lot coverage requirements to construct an addition to an existing single-family home.
5. Minutes of the October 9, 2024 Regular Meeting