

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 6, 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 November 6, 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. D(1) Use
Variance

**CONTINUANCE
REQUESTED TO
12/4/24**

**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. (PLANS SENT TO COMRS)

TONIGHT'S CONTINUED HEARINGS

1. 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. (PLANS SENT TO COMRS)

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| 2. D(1) use variance | DG INVESTMENT LLC

Dominic Iannarella, Esq. | 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) |
| 3. Preliminary and final site plan approval, with D(1) use variance | BMJR REALTY LLC

Dominic Iannarella, Esq. | 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) |

NEW HEARINGS

- | | | |
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| 4. Bulk variances-residential | MICHAEL SIEGEL

Dominic Iannarella, Esq. | 45 Laurel Ave. Bl. 50.11, Lot 5, Zone RA-2
Applicant is proposing an addition to existing single-family home which will require the following bulk variances; front yard setback proposed at 25' where 30' required, side yard setbacks proposed at 4.4' and 5' where 6' required, combined side yard setback proposed at 9.4' where 16' required, rear yard setback proposed at 30.2' where 35' required, and lot coverage proposed at 37% where 30% required. (PLANS SENT TO COMRS). |
| 5. D(1) use variance and C bulk variance (parking) | TIMOTHY WISNIEWSKI

Dominic Iannarella, Esq. | 625 Van Houten Ave., Bl. 43.01, Lot 23, Zone B-C
Applicant is requesting a use variance to expand the residential portion of an existing non-conforming mixed used building. The current proposal is to convert the first-floor commercial space into an office and apartment while second floor would remain unchanged as two apartments. A parking variance is also being requested since no parking is available on site and any other variances as required or deemed necessary by the board. (PLANS SENT TO COMRS). |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **TFJ HAZEL LLC**, 252 Hazel Street and 237 West 3rd Street; Block 16.11, Lots 1 and 2; Zone: R-B2
Denial of application for preliminary and final major site plan approval, a D(3) conditional use variance, a D(6) height variance, and bulk variance relief to repurpose and modify the existing two- and three-story, vacant, nonconforming manufacturing / industrial building to be utilized as a private charter school.

2. **AMEER SIGNS**, 1240 Main Ave., Bl. 11.16, Lot 2; Zone: BC
Dismissal without prejudice of application for sign variances on property located within the Main Avenue Overlay District.
3. **MITCHELL TISCHLER 35 Lehigh Ave.**, Bl. 70.04, Lot 18; Zone: RA-3
Dismissal without prejudice of application requesting variances from the minimum front yard setback and maximum height (stories) requirements for construction of an addition to a single-family residence.
4. **NEW HOPE SCHOOL**, 76-78 DeMott Ave., Bl. 12.15, Lot 23, Zone: R-B1
Dismissal without prejudice of application for preliminary and final major site plan approval, D(3) conditional use variance and bulk variance relief to relocate a private K-8th grade school to a property containing an existing church and fellowship hall.
5. **VANIA NETTLEFORD**, 27 Althea St., Bl. 43.04, Lot 28, Zone: R-B1
Approval of D(2) variance relief for expansion of pre-existing nonconforming multifamily apartment building and bulk variance relief from the minimum driveway setback requirement to extend existing driveway and construct additional parking in the rear yard.
6. **PB NUTCLIF MASTER LLC**, 10 Metro Blvd/340 Kingsland St., Bl. 80.02, Lot 3, Zone: M-3
Approval of application seeking preliminary and final major site plan approval, a (d)(1) use variance to permit the proposed café/restaurant and private roadway/street, (c) bulk variances, 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.
7. Minutes of the October 23, 2024 Regular Meeting