

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 20, 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 20, 2024.

PLEDGE OF ALLEGIANCE

UPCOMING CONTINUED HEARINGS

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| 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

CONTINUED 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) |
| 3. Preliminary and final site plan approval, with D(1) use variance

CONTINUED TO 12/4/24 | 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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| 1. Bulk variances-
single-family
residential | ADAM
HERSCH | 11 Rosemawr Pl.; Block 50.09, Lot: 2; Zone RA-2

Applicant is proposing an addition and alterations to an existing single-family home which will require the following bulk variances; front yard setback proposed at 22.9' where 35' required, side yard setback proposed at 5.1' where 6' required, combined yard setback proposed at 12.1' where 16' required and rear yard setback proposed at 34.6' where 35' required. The applicant shall also seek any other variance(s) that are required as it pertains to this application. (PLANS SENT TO COMRS). |
| 2. Bulk variance-
single-family
residential | GARY
HUGHES | 128 Harrington Rd., Bl. 55.09, Lot: 47; Zone: RA-3

Applicant is proposing a driveway extension which will require the following bulk variance; proposed at 1' from property line where a 5' buffer is required. (PLANS SENT TO COMRS). |
| 3. Bulk variances-
single-family
residential | STEVEN &
JODY
COLUCCI | 28 Grant Ave., Bl. 17.05, Lot: 24; Zone: RA-3

Applicant is proposing a one-story rear addition to an existing single-family dwelling which will require the following bulk variances; side yard setback proposed at 4.33' where 6' required, combined side yard setback proposed at 9.16' where 16' required, rear yard setback proposed at 30.1' where 35' required, lot coverage proposed at 29.6% where 27% required, and driveway proposed at 4.83' where 5' required. (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. **VICTOR WEISS**, 52 Lorraine Drive, Bl. 50.05, Lot 20, Zone:RA-3
Approval of application for bulk variances from the minimum rear yard setback, minimum combined side yard setback, and maximum lot coverage requirements to construct a new two-story addition to a single-family residence.

3. **DG INVESTMENT LLC**, 155 Sargeant Ave., Bl: 36.07, Lot 1; Zone M-2
Approval of application for D(1) use variance for the expansion and conversion of an existing commercial building to be used as a 3-family residence.
4. **MICHAEL SIEGEL**; 45 Laurel Ave. Bl. 50.11, Lot 5, Zone RA-2
Approval of application for bulk variances from the minimum front yard setback, side yard setbacks (individual and combined), rear yard setback, and maximum lot coverage requirements to construct an addition to existing single-family home.
5. **TIMOTHY WISNIEWSKI**, 625 Van Houten Ave., Bl. 43.01, Lot 23, Zone B-C
Approval of application for D(1) use variance and bulk variance relief from the minimum parking space requirement to expand the residential portion of an existing non-conforming mixed used building, in order to convert the first-floor commercial space into an office and apartment, and to maintain the two existing second floor apartments.
6. Minutes of the November 6, 2024 Regular Meeting