

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 4, 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 December 4, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 1. Preliminary & Final Site Plan with Use & Bulk Variances | 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 | 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 | 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. Preliminary and final site plan approval, with D(1) use variance | CORRADOS
REAL ESTATE
LP

Dominic
Iannarella, Esq. | 1578 Main Ave. Bl. 9.10, Lot: 7,8,9,10 & 15
Zone: B-C

Applicant is seeking a use variance for a proposed fitness center in a B-C zone, site plan approval for an addition and alterations to the existing building, and any other variances as required or deemed necessary by the board. (PLANS SENT TO COMRS) |
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **ADAM HERSCH**, 11 Rosemawr Pl.; Block 50.09, Lot: 2; Zone RA-2

APPROVAL of application for bulk variances from the minimum required front yard, side yard (single and combined), and rear yard setback requirements to construct an addition and alterations to an existing single-family home.

2. **GARY HUGHES**, 128 Harrington Rd., Bl. 55.09, Lot: 47; Zone: RA-3

APPROVAL of application for bulk variance from the minimum driveway setback requirements to extend an existing driveway at a single-family home.

3. **STEVEN & JODY COLUCCI**, 28 Grant Ave., Bl. 17.05, Lot: 24; Zone: RA-3

APPROVAL of application for bulk variances from the minimum side yard (individual and combined), rear yard, and driveway setback requirements, and maximum lot coverage requirement to construct a one-story rear addition to an existing single-family dwelling.

4. Minutes of the November 20, 2024 Regular Meeting

LEGAL NOTICE OF 2025 MEETING SCHEDULE

1. Legal Notice listing Zoning Board of Adjustment meetings for calendar year 2025.

APPOINTMENT OF ZONING BOARD PROFESSIONALS

1. Counsel Secretary
2. Planner
3. Engineer
4. Landscape Architect
5. Traffic Consultant
6. Certified Shorthand Reporter

LEGAL NOTICE
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON, NEW JERSEY

IN ACCORDANCE with the “Open Public Meetings Law,” N.J.S.A. 10:4-6, et seq., the City of Clifton Zoning Board of Adjustment files public notice of its regular meetings and the same shall be posted with the Office of the City Clerk, Nancy Ferrigno, and published in The Herald News and The Record.

The regular meetings of the Zoning Board of Adjustment of the City of Clifton will be held on the following dates at 7:00 p.m. at the Council Chambers, City Hall, 900 Clifton Avenue, Clifton, New Jersey:

Wednesday, January 8, 2025
Wednesday, January 22, 2025
Wednesday, February 5, 2025
Wednesday, February 19, 2025
Wednesday, March 5, 2025
Wednesday, March 19, 2025
Wednesday, April 2, 2025
Wednesday, April 16, 2025
Wednesday, May 7, 2025
Wednesday, May 21, 2025
Wednesday, June 4, 2025
Wednesday, June 18, 2025
Wednesday, July 16, 2025
Wednesday, August 20, 2025
Wednesday, September 3, 2025
Wednesday, September 17, 2025
Wednesday, October 22, 2025
Wednesday, October 29, 2025
Wednesday, November 5, 2025
Wednesday, November 19, 2025
Wednesday, December 3, 2025
Wednesday, December 17, 2025

Any modifications shall be publicized as provided by law. Notice of Special Meetings will be posted at the above locations and published in the official newspapers for the City of Clifton. The public and all interested parties are invited to participate.

JESSICA L. SWEET, ESQ.,
BOARD COUNSEL SECRETARY

Dated: November 25, 2024