

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 18, 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 18, 2024.

PLEDGE OF ALLEGIANCE

UPCOMING CONTINUED HEARINGS

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

**CONTINUED TO
1/8/25**

**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
approval, with
D(1) use variance

**CONTINUED TO
1/8/25**

**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

1. Bulk variance-
residential

**AMER
ABUROMI**

67 Rutgers Pl., Block: 27.10, Lot: 68 Zone R-A2

The applicant is proposing to expand the existing curb cut to 19' wide where 12' wide is required to accommodate a pre-existing non-conforming driveway. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **DUA GREENS, LLC**, 77 Wabash Ave., Bl. 5.07, Lot 14; Zone: M-2
Approval of application for D(1) use variance relief to utilize existing office space on second floor of an existing automobile repair business for the growing of herbs and wholesale distribution to area restaurants, and for two principal uses on one lot.
2. **CORRADOS REAL ESTATE LP**, 1578 Main Ave. Bl. 9.10, Lot: 7,8,9,10 & 15, Zone: B-C
Approval of application for preliminary and final site plan approval, with D(1) use variance and associated bulk variance relief to construct an addition to an existing shopping center building and to relocate an existing Planet Fitness gym/fitness center from a nearby site to the subject property.
3. Adoption of 2025 Meeting Schedule.
4. Appointment of Nicholas Graviano, PP, AICP, JD of Graviano & Gillis, Architects & Planners LLC as Professional Planning Consultant to the Board of Adjustment for calendar year 2025.
5. Appointment of Neglia Engineering Associates as Professional Engineering Consultant to the Board of Adjustment for calendar year 2025.
6. Appointment of Neglia Engineering Associates as Professional Traffic Engineering Consultant to the Board of Adjustment for calendar year 2025.
7. Appointment of Neglia Engineering Associates as Landscape Architectural Consultant to the Board of Adjustment for calendar year 2025.
8. Appointment of Laura Carucci, C.S.R., R.P.R., LLC as Certified Shorthand Reporter to the Board of Adjustment for calendar year 2025.
9. Minutes of the December 4, 2024 Regular Meeting.

ADOPTION OF ANNUAL REPORTS

1. Adoption of 2023 Annual Planning Report prepared by Nicholas Graviano, PP, AICP, JD of Graviano & Gillis, Architects & Planners LLC.
2. Adoption of 2024 Annual Planning Report prepared by Nicholas Graviano, PP, AICP, JD of Graviano & Gillis, Architects & Planners LLC.

APPOINTMENT OF 2025 ZONING BOARD PROFESSIONALS

1. Counsel Secretary
2. Special Counsel for Litigation