

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 8, 2025

6:30 P.M. REORGANIZATION MEETING

PLEDGE OF ALLEGIANCE

Pursuant to the “Open Public Meeting Law” public notice of the Board’s 2025 regular meeting schedule and of the special 6:30 p.m. start time of tonight’s Reorganization Meeting was published in the Record/Herald News on December 11, 2024.

1. Nominations for Chairman

2. Nominations for Vice Chairman

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 January 8, 2025.

CONTINUED 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)

2. 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: R-A2

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).

CONTINUED from
2/7/24; 5/1/24;
6/19/24; and 7/17/24

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)
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CONTINUED from 11/6/24

NEW HEARINGS

4. Preliminary and final site plan approval, with D(1) use variance and bulk variances	SPARK CAR WASH LLC John Wyciskala, Esq.	25 Allwood Rd., Bl. 82.01, Lot 18.02; Zone: R-B1 Applicant is seeking preliminary and final site plan approval with use and bulk variance relief for the development of a car wash consisting of one (1) building of approximately 4,883 total square feet and associated concrete sidewalks, curbs, asphalt parking areas, utilities, and signage. The Applicant is seeking use variance relief (a car wash is not a permitted use in the R-B1 zone), as well as Bulk Variances from the following requirements: • Minimum Lot Width • Minimum Rear Yard setback • Maximum Building Height • Parking Requirements regarding minimum parking stall dimensions, minimum number of parking spaces • Minimum driveway width & setback to side lot line • Parking in the front and side yards; • Minimum parking setback; • Minimum side yard setback (Accessory Building) • Signage (area and dimension) (PLANS SENT TO COMRS)
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing adoption of 2023 Annual Planning Report prepared by Nicholas Graviano, PP, AICP, JD of Graviano & Gillis, Architects & Planners LLC
2. Resolution memorializing adoption of 2024 Annual Planning Report prepared by Nicholas Graviano, PP, AICP, JD of Graviano & Gillis, Architects & Planners LLC.
3. Resolution memorializing appointment of Joseph M. Wenzel, Esq., of the firm of Friend & Wenzel, LLC as Counsel Secretary to the Board for Calendar Year 2025
4. Resolution memorializing appointment of John D. Pogorelec, Esq. of the Law Offices of John D. Pogorelec, L.L.C., as Special Counsel for Litigation to the Board for Calendar Year 2025
5. Minutes of the December 18, 2024 Regular Meeting