

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 22, 2025

7:00 P.M. REGULAR MEETING

PLEDGE OF ALLEGIANCE

Pursuant to the “Open Public Meeting Law” public notice of the Board’s 2025 regular meeting schedule was published in the Record/Herald News on December 11, 2024.

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on January 22, 2025.

CONTINUED HEARINGS

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

CONTINUED from 2/7/24; 5/1/24; 6/19/24; 7/17/24, and 1/8/25 | 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). |
| 2. Preliminary and final site plan approval, with D(1) use variance

CONTINUED to 2/19/2025 | 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)

Matter to be continued until February 19, 2025 no further notice is required |
| 3. 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 |

CONTINUED to
2/05/2025

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)

Matter to be continued until February 5, 2025 no further notice is required

NEW HEARINGS

4. Conditional
(D)(3) Use
Variance

**BYA Avenue B,
LLC**

Dominic
Iannarella, Esq.

1132 Route 46, Bl. 44.04, Lot 22; Zone: B-D
The applicant is requesting a conditional use variance to change an existing retail use to a restaurant for a coffee shop.
(PLANS SENT TO COMRS)

5. Preliminary and
final site plan
approval, with
D(1) use variance
and bulk variances

**Applicant
Specialty
Infusion Inc.**

Dominic
Iannarella, Esq.

646-648 Van Houten Ave. Bl. 37.01, Lot 20; Zone:
PD-2

The applicant is proposing a use variance and site plan approval to utilize an existing, vacant commercial building as offices for a pharmaceutical company not open to the general public. No exterior improvements are being proposed but a bulk variance for parking is also being requested since 12 parking spaces are required and only 5 parking spaces are provided. (PLANS SENT TO COMRS)

6. Amended final
site plan approval,
with D(1) use
variance

**MAJR Holdings
LLC**

Dominic
Iannarella, Esq.

61 Lakeview Ave. Bl. 7.12, Lot 20; Zone: B-C
The applicant is requesting an amended site plan approval and a use variance for an existing building to be used for retail use and to continue to conduct a physical therapy and rehabilitation center. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Amer Aburomi, 67 Rutgers Pl., Block: 27.10, Lot: 68 Zone R-A2 to expand the existing curb cut to 19' wide where 12' wide is required to accommodate a pre-existing non-conforming driveway.
2. Minutes of the January 8, 2025 Reorganization Meeting
3. Minutes of the January 8, 2025 Regular Meeting