

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 5, 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 February 5, 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, 1/8/25, and 1/22/25 | 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
2/19/2025

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 19, 2025 no further notice is required

NEW HEARINGS

- | | | |
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| 4. Bulk variances | Matthew Babich | 148-150 Sargeant Ave.,
Bl. 36.01, Lot 15; Zone: R-B1
The applicant is proposing a minor expansion of an existing non-conforming garage. (PLANS SENT TO COMRS) |
| 5. Bulk variances | Moshe Yeroshalmi | 101 Patricia Place, Bl. 71.04, Lot 7; Zone: R-A3
The applicant is proposing to keep a pergola that was already constructed over a pre-existing non-conforming deck. (PLANS SENT TO COMRS) |
| 6. Bulk variances | Rella and Yonathan Eisenbach

Dominic Iannarella, Esq. | 94 Nugent Drive, Bl. 69.01, Lot 1.18; Zone: R-A3
The applicant is proposing a new 2 story addition and alterations to the existing single-family home. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by BYA Avenue B, LLC, 1132 Route 46, Bl. 44.04, Lot 22; Zone: B-D to change an existing retail use to a restaurant for a coffee shop.
2. Resolution memorializing the approval of the application by Applicant Specialty Infusion Inc., 646-648 Van Houten Ave. Bl. 37.01, Lot 20; Zone: PD-2 to utilize an existing, vacant commercial building as offices for a pharmaceutical company not open to the

general public with a bulk variance for parking as 12 parking spaces are required and only 5 parking spaces are provided.

3. Resolution memorializing the denial of the application by MAJR Holdings LLC, 61 Lakeview Ave. Bl. 7.12, Lot 20; Zone: B-C, to obtain amend site plan and seek a use variance for an existing building as both a retail use (new) and a physical therapy and rehabilitation center (current).
4. Minutes of the January 22, 2025 Regular Meeting