

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 19, 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 19, 2025.

CONTINUED HEARINGS

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, 1/22/25,
2/5/25

CONTINUED to
3/5/2025

**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).

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

2. Preliminary and
final site plan
approval, with
D(1) use variance

CONTINUED from
11/6/24 and 1/8/25

CONTINUED to
4/2/2025

**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 April 2, 2025 no further notice is required

3. Bulk variance:
rear yard setback

**Rella and
Yonathan
Eisenbach**

94 Nugent Drive, Bl 69.01, Lot 1.18, Zone R-A3
Applicant is proposing a new two story addition and alterations to a single family home (PLANS SENT TO COMRS)

CONTINUED from
2/5/2025

Dominic
Ianarella, Esq.

Matter adjourned until March 5, 2025 no further notice is required

CONTINUED to
3/5/2025

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)

CONTINUED from
1/8/25

NEW HEARINGS

5. Bulk variances:
rear yard setback,
side yard setback,
combined side yard
setback, and lot
coverage

Dharini Patel

48 Holster Road,
Bl. 63.09, Lot 11; Zone: R-A1
The applicant is proposing a rear addition for an enclosed swimming pool. (PLANS SENT TO COMRS)

6. D(1) Use
Variance

Mark Lasky

Charles Rabolli,
Esq.

822 Passaic Avenue, Bl. 81.01, Lot 6; Zone: PD-HC

The applicant is proposing a private automobile garage where the permitted uses are only retail, services, office, financial, sit down restaurants and indoor recreational facilities. (PLANS SENT TO COMRS)

7. Site plan and D(1) Use Variance	Major Holdings LLC Dominic Iannarella, Esq.	61 Lakeview Avenue, Bl. 7.12, Lot 20; Zone: B-C The applicant is requesting that a portion of an existing building to be used for wholesale warehousing and to continue to conduct a physical therapy and rehabilitation center in another portion.. (PLANS SENT TO COMRS)
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Matthew Babich, 148-150 Sargeant Ave., Bl. 36.01, Lot 15; Zone: R-B1toexpand an existing non-conforming garage.
2. Resolution memorializing the approval of the application by Moshe Yeroshalmi, 101 Patricia Place, Bl. 71.04, Lot 7; Zone: R-A3 to construct a pergola over a pre-existing non-conforming deck in the rear yard.
3. Minutes of the February 5, 2025 Regular Meeting