

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 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 March 5, 2025.

CONTINUED HEARINGS

- | | | |
|---|--|--|
| 1. 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 |
| 2 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 | 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). |
| 3. Preliminary and final site plan approval, with | SPARK CAR WASH LLC | 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 |

D(1) use variance
and bulk variances

John Wyciskala,
Esq.

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 & 2/19/25

4. 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 which requires the following bulk variance; rear yard setback proposed at 16.81' where 35' required. (PLANS SENT TO COMRS)

CONTINUED from
2/5/2025

Dominic
Ianarella, Esq.

NEW HEARINGS

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

Allie Muller

21 Garfield Avenue,
Bl. 50.12, Lot 15; Zone: R-A1
The applicant is proposing a second story addition over an existing non-conforming house which requires the following bulk variances; rear yard setback proposed at 19' where 35' required, side yard setbacks proposed at 9.8' & 9.9' where 10' required, combined yard setback proposed at 19.7' where 24' required. (PLANS SENT TO COMRS)

6. D(1) Use
Variance

**Polanco & Sons
LLC**

Joel Miklacki,
Esq.

85 Center Street,
Bl. 4.16, Lot 2; Zone: PD-HC
The applicant is seeking a use variance to convert an existing mixed use residential/commercial property to multifamily residential use only. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Dharini Patel, 48 Holster Road, Bl. 63.09, Lot 11; Zone: R-A1 to expand current residential structure with an enclosed swimming pool with bulk variances.

2. Resolution memorializing the approval of the application by Mark Lasky, 822 Passaic Avenue, Bl. 81.01, Lot 6; Zone: PD-HC for a use variance to construct a private automobile garage where the permitted uses are only retail, services, office, financial, sit down restaurants and indoor recreational facilities.
3. Resolution memorializing the approval of the application by Major Holdings LLC, 61 Lakeview Avenue, Bl. 7.12, Lot 20; Zone: B-C for site plan and use variance to convert 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.
4. Minutes of the February 19, 2025 Regular Meeting