

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

CONTINUED HEARINGS

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| 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 |
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| 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, 3/5/25

CONTINUED TO 5/7/2025 | 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 May 7, 2025 no further notice is required |

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

CONTINUED from 1/8/25, 2/19/25, & 3/5/25

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)

NEW HEARINGS

4. Bulk variance for location of driveway

Mohammad Qadadha

282 Ackerman Avenue,
Bl. 8.13 Lot: 18 Zone RB3

The applicant is proposing to add a 15' wide driveway and a 12' wide curb cut to their single-family home which requires the following variance: driveways are not permitted to be placed in front of the home not serving a garage. (PLANS SENT TO COMRS)

5. Bulk variance for rear yard setback

Michael Laidlaw

126 Rutgers Place,
Bl. 27.11 Lot: 2 Zone RA2

The applicant is proposing a new one story addition which requires the following bulk variance; rear yard setback proposed at 22.2' where 35' required. (PLANS SENT TO COMRS)

6. Use variance

Burger Experience LLC

Gary Cohen, Esq.

74 Lakeview Avenue,
Bl. 7.05, Lot 55; Zone: M-2

The applicant is to open and operate an 1800 square foot restaurant for the sale of prepared fast foods on site, with limited interior seating and primarily customer take out. The application in question requires use variance for a restaurant in the M-2 Zoning District. (PLANS SENT TO COMRS)

7. Site Plan, use
variance and bulk
variance (sign)

**Stew Leonard III
Water Safety
Foundation Inc.**

Andrew Kohut,
Esq.

1075 Bloomfield Avenue
Bl. 79.01, Lot 1; Zone: B-D

The applicant is seeking approvals for the Stewie the Duck Swim School to occupy existing vacant tenant space (formerly occupied by Lucille Roberts Fitness Center) at the Styertowne Shopping Center, requiring a use variance for the swim school/facility which is not permitted and bulk variance for a wall sign of 192.5 sf where 72 sf exists and total signage for the shopping center is in excess of the standard. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Rella and Yonathan Eisenbach, 94 Nugent Drive, Bl 69.01, Lot 1.18, Zone R-A3 to construct a new two story addition and alterations to a single family home with a rear yard setback variance of 16.81'.
2. Resolution memorializing the denial of the application by Polanco & Sons, LLC, 85 Center Street, Bl. 4.16, Lot 2; Zone: PD-HC requesting a use variance to convert existing commercial space on first floor to two (2) double bedroom units.
3. Resolution memorializing the approval of the application by Allie Muller, 21 Garfield Avenue, Bl. 50.12, Lot 15; Zone: R-A1 to construct a second story addition over an existing non-conforming house with variances for a rear yard setback of 19', side yard setbacks at 9.8' & 9.9', and combined yard setback at 19.7'.
4. Minutes of the March 5, 2025 Regular Meeting