

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 2, 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 April 2, 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 6/4/2025 | 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 June 4, 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, 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 |

NEW HEARINGS

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| 4. Bulk variances and d(6) height variance | Shimshon Klein

Dominic Iannarella, Esq. | 90 Rutherford Blvd.,
Bl.: 60.10, Lot: 19, Zone RA3
The applicant is proposing to a new two story addition to enlarge the first and second floor of the existing single family home which will require the following bulk variances; side yard setbacks proposed at 5.2' and 5.3' where 6' is required, combined side yard setbacks proposed at 10.5' where 16' required, lot coverage proposed at 38.5% where 27% required, 2 ½ stories proposed where 2 stories are required, maximum height proposed at 34'8" where 30' required, driveway in front of house not serving a garage, and one off street parking space where 2 are required. (PLANS SENT TO COMRS) |
| 5. Bulk variances | Fowzi Mustafa

Dominic Iannarella, Esq. | 70 Grant Ave.,
Bl.: 17.04, Lot: 97, Zone RA3
The applicant is proposing to first and second floor addition and alterations which require the following variances; rear yard setback proposed at 33.7' where 35' required, side yard setback proposed at 4.9' where 6' required, combined side yard setback proposed at 11.9' where 16' required, lot coverage proposed at 28.8% where 27% required, driveway in front of house not serving a garage, and one off street parking space where two spaces are required. (PLANS SENT TO COMRS) |
| 6. Bulk variances | Daniel Norman

Dominic Iannarella, Esq. | 35 Laurel Ave.,
Bl. 50.11, Lot: 7, Zone RA2
The applicant is proposing a new single family residence which requires the following bulk variances; rear yard setback proposed at 24.83' where 35' required, lot coverage proposed at 36.15% where 30% required, distance from property line to proposed A.C. condensers proposed at 4' where 6' is required, proposed new non-conforming driveway to replace existing non-conforming driveway 0' to property line where 5' buffer is required, and multiple rooms proposed in basement where one open rec room is permitted. (PLANS SENT TO COMRS) |
| 7. Use variance d(1) (two uses on one lot) | New Hope School

Dominic Iannarella, Esq. | 806 Clifton Ave.
Bl. 35.04, Lot: 9, Zone(s) RB1, BC, & M1
The applicant is seeking a use variance for two uses on one lot to continue using the existing Boys & Girls Club of Clifton as a private K-8 School. (PLANS SENT TO COMRS) |

8. Use variance d(2) (pre-existing nonconforming expansion)	Alex Milich Dominic Iannarella, Esq.	263 Parker Ave. Bl. 4.11, Lot: 14, Zone PD-1 The applicant is seeking an expansion of an existing non- conforming mixed-use building in the form of a 3rd story where 2 stories are permitted. (PLANS SENT TO COMRS)
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the denial of the application by Spark Car Wash, 25 Allwood Rd., Bl. 82.01, Lot 18.02; Zone: R-B1 for preliminary and final site plan, d(1) use variance, and associated (c) bulk variances to construct a new car wash facility.
2. Resolution memorializing the approval of the application by Mohammad Qadadha, 282 Ackerman Avenue, Bl. 8.13 Lot: 18 Zone RB3 requesting a bulk variance to construct a driveway in the front of the residence.
3. Resolution memorializing the approval of the application by Michael Laidlaw, 126 Rutgers Place, Bl. 27.11 Lot: 2 Zone RA2 to construct an addition at an existing non-conforming house with bulk variances.
4. Resolution memorializing the approval of the application by Burger Experience LLC, 74 Lakeview Avenue, Bl. 7.05, Lot 55; Zone: M-2 for a use variance to operate a restaurant.
5. Resolution memorializing the approval of the application by Stew Leonard III Water Safety Foundation Inc., 1075 Bloomfield Avenue, Bl. 79.01, Lot 1; Zone: B-D for a site plan, d(1) use variance and bulk variances to renovate commercial site into swim school facility.
6. Minutes of the March 19, 2025 Regular Meeting