

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 16, 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 16, 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 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 |

3. Bulk variances and d(6) height variance

CONTINUED from 4/2/25

CONTINUED TO 5/7/2025

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)

Matter to be continued until May 7, 2025 no further notice is required

NEW HEARINGS

4. Bulk Variances

Esther Schachner & Efraim Moskowitz

Dominic Iannarella, Esq.

387 Rutherford Blvd.,
Bl: 58.10 Lot:9 Zone RA3

The applicant is proposing a two story addition to their existing single family home which requires bulk variances:

- side yard setback proposed at 4.9' where 6' required
- combined side yard setback proposed at 13.5' where 16' required
- rear yard setback proposed at 33.1' where 35' required
- lot coverage proposed at 32.1% where 27% required
- one off street parking space provided where two parking spaces are required
- parking space proposed at 17'10" in length where 19' is required
- driveway in front of house not serving a garage

(PLANS SENT TO COMRS)

5. Bulk Variances

Avrum Friedman

Dominic Iannarella, Esq.

59 Ravona St.,
Bl: 57.07 Lot:3 Zone RA3

The applicant is proposing to keep and finish partially constructed sunroom/pergola which requires bulk variances:

- rear yard setback proposed at 23.6' where 35' required
- distance to pool proposed at 7' where 10' is required
- lot coverage proposed at 32.1% where 27% required

(PLANS SENT TO COMRS)

6. Bulk Variances

Brett Bareli

Dominic Iannarella, Esq.

23 Conover Court,
Bl: 71.03 Lot:13 Zone RA3

The applicant is proposing an addition and alterations to the existing single family home which requires bulk variances:

- front yard setback proposed at 21' where 25' required
- side yard setbacks proposed at 4.7' & 4.9' where 6' required

- combined yard setbacks proposed at 9.6' where 16' required
 - lot coverage proposed at 30.7% where 27% required
 - building height proposed at 31' where 30' required
 - front and rear intersecting gables are creating a 3rd story where 2 stories are permitted
 - garage space depth proposed at 13'10" where 19' required
 - one off street parking space proposed where two off street parking spaces are required
 - driveway proposed in front of a non-compliant garage
 - A.C. condensers proposed within 6' of property line
- (PLANS SENT TO COMRS)

- | | | |
|---|---|--|
| 7. Preliminary and Final Site Plan; Use Variance and Bulk Variances | Markgold LP
John Veteri, Esq. | <p>1155 Bloomfield Ave.
Bl. 79.04, Lot: 26, Zone M1</p> <p>The applicant is seeking expansion of warehouse, parking, and related site improvements with variances for:</p> <ul style="list-style-type: none"> • use variance for expansion of warehouse use which is not permitted in the M-1 zone, • Maximum Lot Coverage of 58.23% where 55.27% is existing and 50% is permitted and • Parking Variance where 93 spaces are required, 8 spaces are existing and 29 are proposed. <p>(PLANS SENT TO COMRS)</p> |
| 8. Subdivision, Use Variance and Bulk Variances | 144 Huron LLC
Michael Piromalli, Esq. | <p>138-152 Huron Ave.
Bl. 42.12, Lot: 25 & 36.01, Zone M-2</p> <p>The applicant is seeking a minor subdivision with variances:</p> <ul style="list-style-type: none"> • Use d(2) variance to permit expansion of pre-existing nonconforming use, and • Minimum required parking spaces. <p>(PLANS SENT TO COMRS)</p> |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Fowzi Mustafa, 70 Grant Ave., Bl.: 17.04, Lot: 97, Zone RA3 for first and second floor addition and alterations with bulk variances.
2. Resolution memorializing the approval of the application by Daniel Norman, 35 Laurel Ave., Bl. 50.11, Lot: 7, Zone RA2 for new single family residence with bulk variances.
3. Resolution memorializing the approval of the application by New Hope School, 806 Clifton Ave., Bl. 35.04, Lot: 9, Zone(s) RB1, BC, & M1, for a two uses on one lot to continue using the existing Boys & Girls Club of Clifton as a private K-8 School.

4. Resolution memorializing the approval of the application by Alex Milich, 263 Parker Ave., Bl. 4.11, Lot: 14, Zone PD-1 for expansion of an existing non-conforming mixed-use building in the form of a 3rd story where 2 stories are permitted.
5. Minutes of the April 2, 2025 Regular Meeting