

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 7, 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 May 7, 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 | 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. Bulk variances and d(6) height variance | Shimshon Klein | 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 |

CONTINUED from
4/2/25

Dominic
Iannarella, Esq.

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)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Esther Schachner & Efraim Moskowitz, 387 Rutherford Blvd., Bl: 58.10 Lot:9 Zone RA3 to construct a two-story addition to their existing single family home which requires bulk variances.
2. Resolution memorializing the DENIAL of the application by Avrum Friedman, 59 Ravona St., Bl: 57.07 Lot:3 Zone RA3 to keep and finish partially constructed sunroom/ pergola which requires bulk variances.
3. Resolution memorializing the approval of the application by Brett Bar-Eli, 23 Conover Court, Bl: 71.03 Lot:13 Zone RA3 for an addition and alterations to the existing single family home which requires bulk variances.
4. Resolution memorializing the approval of the application by Markgold LP, 1155 Bloomfield Ave., Bl. 79.04, Lot: 26, Zone M1, for the expansion of warehouse, parking, and related site improvements with variances.
5. Resolution memorializing the approval of the application by 144 Huron LLC, 138-152 Huron Ave., Bl. 42.12, Lot: 25 & 36.01, Zone M-2 for a minor subdivision with variances.
6. Minutes of the April 16, 2025 Regular Meeting