

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 2, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on December 2, 2020.

PLEDGE OF ALLEGIANCE
CONTINUED HEARING

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| 1.
Use
Variance;
Variance;
Site Plan | JOHN RADER
Frank A.
Carlet, Esq. | 817-825 Clifton Ave. B-C Site plan approval
Block 35.06, Lot 16 required to remove the
existing MOONEY AUTO
REPAIR GARAGE, to
enlarge the building housing the existing
DUNKIN DONUTS building, to create an additional
store, two vestibule entrances to the two
stores and a drive-in facility. A bulk variance
is required to permit the use of lighting other
than the ordinance required high-pressure sodium
lighting, because it is no longer manufactured.
A use variance is required to permit the drive-in
window. All other nonconformities are
pre-existing and do not require variances. |
| 2.
Use
Variance;
Variances | LEXINGTON
PARTNERS, LLC
Frank A.
Carlet, Esq. | 340 Lexington Ave. RB3 Applicant requests
Block 8.22, Lots 37 the following:
& 39

1. A D.6 (Height Use Variance 3 stories and 35'
Permitted, 4 stories and 52' Proposed) is
required.
2. Bulk variance for minimum lot area per
dwelling unit (2178 square feet required,
456.9' proposed).
3. Minimum lot width (100' required, 69.97'
proposed).
4. Minimum front yard setback (25' required,
1.34' proposed).
5. Minimum rear yard setback (48.5' required,
5.01' proposed).
6. Minimum side yard setback (10' required,
5.56' proposed).
7. Minimum side yard setback for both side
yards (22' required, 11.12' proposed).
8. Minimum street side yard setback
(15' required, 5.56' proposed).
9. Lot coverage (25% permitted, 82.86% proposed).
10. Parking spaces (62 spaces required, 36 spaces
proposed).
11. Off-street parking and loading spaces, parking
aisles and maneuvering areas not to be located in
any required front yard and within ten feet of a
required corner side lot line within 10' of a
rear lot line permitted but encroachments into
each of said setbacks is proposed which require
bulk variances.
(PLANS DATED 11/19/20 SENT TO COMRS.) |

3. **JOHAN KAFIL & TSUNGAS PETROLEUM, INC.** 453-463 Lexington Ave BC Application for Site Use Variance; David C. Dixon, Esq. Plan, Use Variance (N.J.S.A. 40:55D-70(d), and Bulk Variance (Max. Lot Coverage, Max. Building Height, and Off-street Parking (Sec. 461-60.1A) Variances (CONTINUED TO 12/16/2020) approvals, to permit the demolition and removal of an existing gasoline service station and derelict three-family residential structure, and construct thereon a mixed-use, retail & multi-family residential structure, containing up to sixteen (16) residential units, a prohibited use in the BC (General Business) Zone. In addition, this Applicant will request such variances, waivers, permits, approvals, or licenses that the Board deems necessary or appropriate.

NEW HEARINGS

1. **NICHOLAS RODRIGUEZ** 32 Madison Avenue RB1 Applicant proposes to install a new driveway on the left side of the property. Driveway is proposed 1.5' from the left lot line where 5' is required. (PLANS SENT TO COMRS.) Variance Block 12.12, Lot 22

2. **CHARLES PIVIROTTI** 145 Greenlawn Ave. RA2 Applicant proposes to build a roof in the rear yard over the existing patio. The rear lot line is irregular and the roof, at its closest, will be 28.5' to the rear lot line where 35' is permitted. (PLANS SENT TO COMRS.) Variance Block 45.02, Lot 38

RESOLUTIONS

- 1. GRANTED the application of DWAYNE WILLIAMS for variance for a 5-foot-high solid fence with a 1-foot-high lattice on top, for a total of 6 feet, along the street side yard and in the rear and left side yard at 140 Union Avenue, Block 11.13, Lot 9. RA3
- 2. GRANTED the application of TOMMY FIGUEROA for right side yard setback variance to install an air-conditioning condensing unit at 643 Gregory Avenue, Block 21.07, Lot 14. RB2
- 3. GRANTED the application of PHILIP RAGHUNANDAN for rear yard setback and lot coverage variances to build a rear yard deck at 31 Amato Lane, Block 32.08, Lot 28.02. RA3

4. GRANTED the application of DANET IBANEZ for street side yard (left side), front yard, and existing, non-conforming lot width and area variances to build a second floor addition with a short cantilever out the back and front at 3 Ploch Road, Block 27.02, Lot 1. RA2

5. GRANTED the application of LUIS REJANO for variances for existing, non-conforming lot width, depth, area, and lot coverage; front yard; and right side yard variances to build a second floor add-a-level, converting from a one- to a two-family dwelling at 39 Arthur Street, Block 4.08, Lot 37. RB3

6. GRANTED the application of TAMIRA MOBLEY for conditional use variance, use variance, and conditional use bulk requirements for a take-out only ice cream shop and bakery in a mixed use, multiple tenant building, no on-site parking provided at 1066 (1076) Main Avenue, Block 81.02, Lot 1. B-C

APPOINTMENT OF ZONING BOARD PROFESSIONALS

1. Counsel Secretary.
2. Planner.
3. Engineer.
4. Landscape Architect.
5. Traffic Consultant.
6. Cell Tower/Telecommunications.
7. Certified Shorthand Reporters.