Minutes of a special meeting of the Board of Adjustment of the City of Clifton, New Jersey, held on Wednesday, September 28, 2022. Chrmn Mark Zecchino led the entire assembly in the Pledge of Allegiance to the Flag of the United States of America. Pursuant to the "Open Public Meeting Law" all notice requirements were satisfied. Chrmn Zecchino announced the time, place, and form of notice as well as advising all applicants that formal action may be taken on the matters set forth on the Agenda. Said opening statement is incorporated herein by reference and made a part hereof.

PRESENT: COMRS URI JASKIEL, GEORGE SILVA, SCOTT SOCHON, MICHAEL MOLNER, LOUIS DE STEFANO, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

ABSENT: COMR ZALMAN GURKOV AND GEORGE FOUKAS.

Chrmn Zecchino advised all applicants that the testimony given before the Board was being tape recorded. The applicants were further advised of the right of appeal and the procedure to obtain a stenographic record of the Board.

NEW HEARING

1.	**HACI BABA BAKERY LLC,**
Use Variance; Variances	1639 Main Avenue, Block 9.06, Lot 6 -- B-C – Variances needed: parking for 28 spaces required where 21 provided, dual use variance for one lot, conditional use variance required for a restaurant in a B-C zone and various bulk variances pertaining to the conditional use.

Matthew J. Trella, Esq., with offices at 1135 Broad Street, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn on behalf of the applicant were the following: Frank D. Mileto, 14 Beaver Brook Drive, Long Valley, New Jersey, architect and planner; and Sinan Gegre, 65 Main Street, Clifton, New Jersey, owner and operator of the applicant. There were no objectors.

The Board acknowledged receipt of report from its planner, Graviano & Gillis Architects & Planners, LLC, dated September 26, 2022.

Mr. Mileto testified as a planner that the applicant requests conditional use variance approval with associated “c” variances to occupy the majority of an existing warehouse/commercial building with a 53 seat bakery establishment; that a d(3) conditional use variance is required; that variances are required for: minimum lot area of 25,000 square feet required and a lot size of 18,932 square feet is existing and proposed; minimum lot depth of 150 feet required and a lot depth of less than 150 feet is existing and proposed; that rear yard setback of 50 feet is required and a rear yard setback of 3.2 feet is existing and proposed; maximum lot coverage of 25% is required and a lot coverage of 42.2% is existing and proposed; and maximum building height of 1 story or 20 feet is required and two stories are existing and proposed; that the applicant wants to open up an establishment serving coffee and bakery products; he testified as to the positive and negative criteria; and no outdoor tables.

Mr. Gegre testified that he will have 30 employees, with six working at one time; that the hours of operation will be from 6 AM to 11 PM Sunday through Thursday and 6 AM to 12 Midnight Friday and Saturday; that he will comply with the Board's engineer, Neglia Engineering Associates', recommendations, including, but not limited to, lighting and enclosed dumpster area.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution with the following stipulation: 1. That the applicant will comply with the Board's engineer, Neglia Engineering Associates', recommendations including, but not limited to, lighting and enclosed dumpster area; and 2. The applicant will comply with the regulations of the Main Avenue Overlay District. The motion was seconded by Comr George Silva. Voting in the affirmative were Comrs Uri Jaskiel, George Silva, Scott Sochon, Michael Molner, Louis DeStefano, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete
testimony presented to the Board and
upon which this decision is based.

There being no further business before the Board, Comr George Silva moved to adjourn. The motion was seconded by Comr Michael Molner with the unanimous approval of the entire Board.

Respectfully submitted,

JOHN D. POGORELEC
COUNSEL SECRETARY