

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
OCTOBER 26, 2022
COMMENCING AT 7 P.M.

SPECIAL MEETING

Please take notice that formal action may be taken on the following application on October 26, 2022.

PLEDGE OF ALLEGIANCE
NEW HEARING

1. **STEW LEONARD'S** 467 Allwood Road B-D Preliminary and Final
Use Andrew S. Block 79.01, Lot 1 Site Plan, Use Variance,
Variance; Kohut, Esq. Variance, Waiver and
Variances Soil Moving Permit
- Approvals for Stew Leonard's supermarket to Occupy existing tenant space occupied by SEASON'S supermarket. The Property is located in the B-D zone where supermarkets are a permitted use. The modifications being made are to the interior fit-up and exterior facades of the building where Stew Leonard's will be located.
- Part of the interior modifications will be a 6,253 square foot mezzanine. The mezzanine will only be used to provide office space, conference room area and lounge areas for employees already on-site. The mezzanine will not be used for retail purposes.
- The applicant is also proposing two-1,609 square foot rooftop signs. There are also minor modifications to the existing site plan. The Applicant is also proposing permanent outdoor sales storage located on the sidewalk against Stew Leonard's portion of the building as shown on the plans (796 sf) as well as a 3,012 square foot seasonal outdoor sales area. The seasonal sales will be used during the following times of the year:
Spring - April 1st until June 30th;
Fall - September 1st until November 10th; and
Winter - November 16th until December 23rd.
The seasonal outdoor sales area will be located in the 23-space parking area just north of the supermarket. As such, the variance, waivers and/or exceptions requested by the Applicant are as following:
1) A use variance in accordance with N.J.S.A. 40:55D-70(d)(1) for the outdoor sales/storage areas which are not permitted by Clifton's Zoning Ordinances;
2) Applicant proposes a building height of 41.9 feet where 40 feet is permitted; and

3) Applicant proposed two 1,609 square foot roof signs making the total amount of signage at the property 7,826 square feet where 4,700 square feet was previously approved and 3,322 square feet is permitted.

This Notice shall also be deemed to include such other and further relief including any and all variances, waivers, exceptions, non-conforming conditions, or other relief from the Clifton Zoning Ordinances as the Zoning Board of Adjustment shall deem necessary throughout the public hearings on this Application.

(PLANS GIVEN OUT AT MEETING OF 10/19/2022)