

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
DECEMBER 6, 2023
7:00 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on December 6, 2023.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 1.
Variances; Use
Variance; Site
Plan | GEELAND,
LLC
Michael D.
Sullivan, Esq.
(CONTINUED
TO 02/07/2024) | 811-813 Rt 46, Block 34.03, Lots 75 and 77 – 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 seeks relief as follows: 1.
A variance pursuant to N.J.S.A. 40:55D-70d(1) to
permit a self-storage facility use which is not a permitted
use in the R-A2 Zone District contrary to Section 461-
13.1.C. 2. A variance pursuant to N.J.S.A. 40:55D-
70d(6) to permit building height of 39.8 feet where a
maximum of 30 feet is allowed pursuant to Section 461
Attachment 1. 3. A variance pursuant to N.J.S.A.
40:55D-70c to permit a 4-story building where a
maximum of 2 stories is allowed pursuant to Section 461
Attachment 1. 4. A variance pursuant to N.J.S.A.
40:55D-70c to permit 14 parking spaces where a
minimum of 67 parking spaces are required pursuant to
Section 461-60.1.A. 5. A variance pursuant to N.J.S.A.
40:55D-70c to permit 2 loading spaces where a
minimum of 13 loading spaces are required pursuant to
Section 461-60.1B. 6. A variance pursuant to N.J.S.A.
40:55D-70c to permit a ground sign 2 feet from the
right-of-way line where a minimum of 30 feet is
required pursuant to Section 461-55.C. The applicant
seeks such other approvals, variances, waivers or design
exceptions that may be deemed necessary. |
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NEW HEARINGS

2. **NELI RIVERA** 100 Belgrade Ave., Block 14.12, Lot 24 – RA3 – The
Variances; Use **Dominic** applicant is proposing a 1 story, 2-bedroom apartment
Variance **Iannarella, Esq.** and deck on 1st floor where currently a 1-bedroom
apartment exists which is an expansion of an existing
nonconforming 2 Family house in an RA3 zone.
Applicant also seeking variances for lot coverage
proposed at 29% where 27% required, front yard setback
proposed at 17' where 25' required, and any other
variances that may be required. (PLANS SENT TO
COMRS).
3. **SKENDER** 55 Mountainside Terrace, Block 22.02, Lot 21 – RA3 –
Variances; Site **KOKAJ** The applicant seeks approval to add a two story addition
Plan **Gary Cohen, Esq.** to the rear of the existing one story one family house.
The addition will contain a crawl space on the ground
level; the first level will be reconstructed to contain a
kitchen, dining room, living room, and two fixture
bathroom; and the new second level of the addition
constructed over the existing house will contain three
bedrooms, two full bathrooms, and a laundry room.
Variances are required for the following: (1) lot area of
5,000 sqft is required, and 3,750 sqft exists and is
proposed; (2) lot frontage of 50 ft is required, and 37.5
ft exists and is proposed; (3) front yard setback of 25 ft
is required, and 7.91 ft exists and is proposed; (4) side
yard setback of 6 ft is required, and 3.97 ft exists and is
proposed; (5) combined yard setback of 16 ft is required,
and 14.76 exists and is proposed; (6) maximum lot
coverage of 27% is permitted, and 27.3 exists and
32.05% is proposed; (7) for any additional parking or
modified parking arrangements that the Board of
Adjustment may require; (8) for site plan approval; and
(9) granting all other relief, waivers, variances, and
approvals that may be required or that may be raised at
the time of the hearing. (PLANS SENT TO COMRS).

4. Variances; Use Variance	MOHAMMAD JUBRAN Gary Cohen, Esq.	435 Lakeview Avenue- Block 1.10, Lot 35 – B-C – This application was previously heard before the Board during its July 19, 2023 regular meeting. The applicant has made changes to the application which will be presented to the Board. The purpose of the Application is to allow the two-fixture bathroom, containing a sink and toilet, located in the basement of this two-family residential house to remain and be maintained, and for the issuance of all permits and approvals that may be required, for use of this bathroom by the occupants of the house, the Applicant's father and mother who occupy the first floor apartment because the father suffers from a confirmed disability and the said bathroom is necessary for his medical condition. This Application also seeks an approval to allow the attic, which is part of this two-family house, connected to the house by way of a hallway, but not directly connected to the second floor apartment, and not used for sleeping, cooking, sanitary facilities, nor everyday living, to be sheet rocked and to be used for purposes of necessary storage. In addition this Application also seeks the above approvals in order to allow the issuance of the Certificate of Occupancy for the first floor apartment and for the second floor apartment. The application in question requires the following approval/relief from the City of Clifton Zoning Board of Adjustment as per the Clifton Zoning Ordinance: 1] Approving a variance as to Clifton Ordinance, Zoning Law, Article IV, Section 461-13.1 and allowing in this two family house a two-fixture bathroom in the basement, containing a sink and toilet, in conjunction with an existing exterior entrance that the Applicant shall be permanently closing, a rear common hallway to remain, where said Ordinance does not permit same. 2] To allow the existing entrance via the rear common hallway to the basement to remain. 3] To allow several rooms in the basement to remain where only one open recreation room is permitted. 4] Approving a variance as to Clifton Ordinance, Zoning Law, Article IV, Section 461-64, in order to allow the attic, which is part of this two-family house, connected to the house by way of a hallway, but not directly connected to the second floor apartment, and not used for sleeping, cooking, sanitary facilities, nor everyday living, to be sheet rocked to be used for purposes of necessary storage. The attic will not be connected to any
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heating and cooling systems, nor will the attic have any kitchen, bathroom or electrical system. 5] To allow the used of the attic in conjunction with the first floor apartment where such use is only permitted with the floor below it. 6] Allowing the issuance of the Certificate of Occupancy for the first floor apartment and for the second floor apartment. 7] Granting all other relief, waivers, variances, and approvals that may be required or may be raised during the course of the hearing. (PLANS SENT TO COMRS).

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| 5. | | S&J SUNNY | 2 Broad Street, Block 14.06, Lot 2 – M-2 – The |
| Variance; | Use | REALTY IV | application seeks site plan approval with variance relief |
| Variance; | Site | LLC | in connection with the use of outdoor storage racks on |
| Plan | | Brian | the property. The applicant seeks relief as follows: A use |
| | | Chewcaskie, Esq. | variance pursuant to <u>N.J.S.A.</u> 40:55D-70d(1) and/or |
| | | | <u>N.J.S.A.</u> 40:55D-70d(3) to permit outdoor storage racks |
| | | | for lumber and building materials to be located in the |
| | | | yard area, as such outdoor storage area shall not be |
| | | | located in yard area pursuant to Section 461-16(a). The |
| | | | applicant seeks such other approvals, variances, waivers |
| | | | or design exceptions that may be deemed necessary. |
| | | | (PLANS SENT TO COMRS). |
| 6. | | AMERICAN | 245-247 Parker Ave., Block 14.06, Lot 2 – PD-1 – The |
| Variance; | Use | ANALYTICAL | application seeks amended preliminary and final site |
| Variance; | Site | ASSOCIATION | plan approval with variance relief in connection with as |
| Plan | | INC. | built conditions for an eighteen (18) unit residential |
| | | Brian | building with three (3) stories and three (3) commercial |
| | | Chewcaskie, Esq. | retail spaces. The Property was originally granted |
| | | | preliminary and final site plan approval with variance |
| | | | relief on February 7, 2018, which resolution was |
| | | | adopted on April 4, 2018. The Applicant seeks relief as |
| | | | follows: Amended Preliminary and Final Site Plan |
| | | | Approval with Variance(s) pursuant to N.J.S.A. 40:55D- |
| | | | 70d(1) and/or N.J.S.A. 40:55D-70d(2) with respect to |
| | | | the increase in nonconforming residential use of the |
| | | | building. The Applicant seeks such other approvals, |
| | | | variances, waivers or design exceptions that may be |
| | | | deemed necessary. (PLANS SENT TO COMRS). |

7. Variance; Use Variance; Site Plan	MJG-MAR REALTY, LLC Mark Leibman, Esq.	42 Lakeview Ave., Block 14.06, Lot 2 – B-C – The Property is presently developed with a vacant one (1) story building, which was the former Garden Palace Bowling Alley building. By this Application, the Applicant is seeking Preliminary and Final Site Plan approval to change the use of the Property from a bowling alley business use to the proposed wholesale distribution center for motor vehicle parts. The Applicant is also proposing associated site improvements, which will include improvements to the landscaping and lighting on the Property. The Applicant is respectfully requesting a use variance from the B-C Zone pursuant to N.J.S.A. 40:55D-70(d)(1) with respect to the proposed wholesale distribution center for motor vehicle parts. The Applicant is also requesting the following variances from the B-C Zone pursuant to N.J.S.A. 40:55D-70(c): (i) front yard setback - 5 feet is required; 0 feet is existing and proposed; (ii) rear yard setback - 10 feet is required; 0.5 feet is existing and proposed; and (iii) lot coverage - 60% permitted; 70.9% is existing and proposed. The Applicant further reserves the right to seek any and all variances, variations, waivers and interpretations as the Zoning Board and/or its professionals may determine to be required. (PLANS SENT TO COMRS).
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RESOLUTIONS

1. DENIED the application of JOHN RADER for site plan approval, use variance, and bulk variances to remove the existing repair garage, enlarge the existing Dunkin Donuts store and drive-in facility for premises located at 817-825 Clifton Ave., Block 35.06, Lot 16.

2. GRANTED the application of MO SALMAN for variances to expand driveway curbcut for premises located at 15 Priscilla St., Block 40.01, Lot 35.

3. GRANTED the application of MORDECHAI & BLIMA HALBERSTAM for variances to construct an addition and complete renovations for premises located at 30 Woodward Ave., Block 50.09, Lot 5.

4. GRANTED the application of MEIR KANIEL for variances to construct a second floor addition and covered front stoop for premises located at 174 Rutherford Blvd., Block 60.09, Lot 35.

5. GRANTED the application of BHARAT RANA for variances to construct an addition and alterations to a single family home for premises located at 60 Belmont Ave., Block 70.02, Lot 65.

6. GRANTED the application of MARC SCHWAB for variances to construct a two-story addition for premises located at 111 South Parkway, Block 60.10, Lot 1.

7. GRANTED the application of CLIFTON RAILROAD CORP. to subdivide the property as well as use and bulk variances to move the lot line of the property for premises located at 164 Getty Avenue, Block 11.22, Lots 1 & 1.01.

LEGAL NOTICE FOR 2024 MEETINGS

1. Legal Notice listing Zoning Board of Adjustment meetings for the calendar year 2024.

APPOINTMENT OF ZONING BOARD PROFESSIONALS

1. Counsel Secretary.
2. Planner.
3. Engineer.
4. Landscape Architect.
5. Traffic Consultant.
6. Certified Shorthand Reporter.