

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
DECEMBER 20, 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 20, 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

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| 1.
Variances | EDGAR
TORRES | 20 Spencer Ave., Block 42.04, Lot 12 – RB2 – The applicant is proposing a rear yard single story addition. Addition is proposed 20’ from rear lot line where 35’ is required. (PLANS SENT TO COMRS). |
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RESOLUTIONS

1. GRANTED the application of NELI RIVERA for bulk variances to construct a 1 story, 2 bedroom apartment on first floor where 1 bedroom apartment exists for premises located at 100 Belgrade Ave., Block 14.12, Lot 24.
2. GRANTED the application of SKENDER KOKAJ for site plan approval and bulk variances add a two story addition to the rear of the existing one story one family house for premises located at 55 Mountainside Terrace, Block 22.02, Lot 21.
3. GRANTED the application of MOHAMMAD JUBRAN seeking variances and approvals to use of the attic by the first floor apartment for premises located at 435 Lakeview Avenue- Block 1.10, Lot 35.
4. GRANTED the application of S&J SUNNY REALTY IV LLC for site plan approval and variance relief in connection with the use of outdoor storage racks for premises located at 2 Broad Street, Block 14.06, Lot 2.
5. GRANTED the application of AMERICAN ANALYTICAL ASSOCIATION INC. for amended preliminary and final site plan approval and variance relief in connection with as built conditions for an eighteen (18) unit residential building with three (3) stories and three (3) commercial retail spaces for premises located at 245-247 Parker Ave., Block 14.06, Lot 2.
6. GRANTED the application of MJG-MAR REALTY, LLC. for 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 and associated site improvements for premises located at 42 Lakeview Ave., Block 14.06, Lot 2.
7. APPOINTED NICHOLAS A. GRAVIANO, PP, AICP, JD of GRAVIANO & GILLIS ARCHITECTS & PLANNERS LLC as Planner to the Clifton Zoning Board of Adjustment for the calendar year 2024.
8. APPOINTED NEGLIA ENGINEERING ASSOCIATES as Engineer to the Clifton Zoning Board of Adjustment for the calendar year 2024.
9. APPOINTED NEGLIA ENGINEERING ASSOCIATES as Landscape Architect to the Clifton Zoning Board of Adjustment for the calendar year 2024.

10. APPOINTED NEGLIA ENGINEERING ASSOCIATES as Traffic Consultant to the Clifton Zoning Board of Adjustment for the calendar year 2024.

11. APPOINTED LAURA A. CARUCCI, C.S.R., R.P.R., LLC as Certified Shorthand Reporter to the Clifton Zoning Board of Adjustment for the calendar year 2024.

ADOPTION OF 2022 ANNUAL REPORT

1. 2022 Annual Report dated December 8, 2023 of Graviano & Gillis Architects & Planners, LLC.

APPOINTMENT OF 2023 ZONING BOARD PROFESSIONALS

1. Counsel Secretary.
2. Special Counsel for Litigation