

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
FEBRUARY 21, 2024
7:00 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on February 21, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

1. Preliminary & Final Site Plan with Use & Bulk Variances	GEELAND, LLC Michael D. Sullivan, Esq.	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. (PLANS SENT TO COMRS).
CONTINUED TO 4/3/24		

2. Preliminary & Final Site Plan w/ Use and Bulk Variances	DATA DELAY DEVICES, INC. John Pogorelec Esq.	11 Penobscot Street., Block 30.11 Lot 30,50,60 – M2 - Applicant is seeking preliminary and final site plan approval as well as "d(l)" use variance approval for a recreational use in the M-2 District and "c" variances for front yard setback, side yard setback, rear yard setback, maximum lot coverage, and parking (minimum spaces, setbacks, and landscaping). (PLANS SENT TO COMRS).
CONTINUED TO 3/6/24		

3. Preliminary & Final Site Plan w/ Use and Bulk Variances	I.R. PROPERTY MANAGEMENT LLC Gary Cohen, Esq.	5 Milton Ave., Block 37.05, Lot 15 – RB1 – . Applicant is seeking to combine the use of the 2 lots (one lot in Passaic and one lot in Clifton), and to construct a new 3,241 square foot 2 story 26.75 foot height 6 unit residential apartment building, with each apartment to have 2 bedrooms, with 12 parking spaces including 1 handicapped parking space. The Passaic lot would only contain the parking lot portion of the development. (PLANS SENT TO COMRS).
CONTINUED TO 3/6/24		

4. Bifurcated Use Variance; Bulk Variances	QUICKS REALTY LLC Peter G. Aziz, Esq.	802 Van Houten Ave., Block 36.10, Lot 16 – BC – The applicant is seeking approval to convert the property presently used a shop/one family residence to a shop/ two family residence. (PLANS SENT TO COMRS).
CONTINUED TO 3/20/24		

NEW HEARINGS

- | | | |
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| 1. Bulk
Variances
(single-family
addition) | JASON &
KRISTEN
SADOWSKI | 23 Stanley Street, Block 23.06, Lot 4; Zone: RA2

The applicant is proposing an addition over the existing single-family home which requires the following bulk variances; side yard setback proposed at 5.2' where 6' required, front yard setback proposed at 24.75' where 30' required, roof structure over existing non-conforming front stoop proposed at 18.5' where 21' required, and roof proposed is 7'x6' where 8'x4' is permitted. (PLANS SENT TO COMRS). |
| 2. Site Plan, Use
variance (D1);
bulk variances
(commercial) | TERESA
VARGAS

Glenn Peterson,
Esq. | 1084-1088 Main Ave., Block 8.01, Lot 29; Zone: BC

The applicant is seeking a use variance, parking variance, and various bulk variances to replace an existing one-story commercial structure with a 2-story mixed commercial and residential use building. (PLANS SENT TO COMRS). |

ADOPTION OF RESOLUTIONS/MINUTES

1. Asher & Aliza Witty, 20 Parson Rd., Block 57.01, Lot 11, Approval of application for variance relief (minimum front yard setback, minimum side yard setback, and maximum lot coverage) to construct an addition to an existing single-family residence in the R-A3 zone.
2. Elidia Perez, 147 Huron Ave., Block 49.02, Lot 19, Approval of application for minor subdivision, D(2) Variance to expand a nonconforming use, and bulk variance relief to construct a two-family residence on the new lot.
3. Minutes of the February7, 2024 Regular Meeting