

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 6, 2024
6:45 P.M. EXECUTIVE SESSION
7:00 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on March 6, 2024.

PLEDGE OF ALLEGIANCE

1. Resolution authorizing the Board to adjourn to closed session in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-12(b)7, to discuss matters pertaining to pending or anticipated litigation to which the Board is, or may become, a party, or matters falling within the attorney-client privilege with regard to ongoing litigation in TJF Hazel, LLC Vs. City of Clifton Zoning Board of Adjustment, Superior Court of New Jersey, Law Division, Passaic County, bearing Docket No. PAS-L-003197- 22, pertaining to property located at 252 Hazel Street and 237 West Third Street, Block 16.11, Lots 1 and 2, which application was denied by the Board on October 19, 2022, for a three story mid-rise 54-unit multi-family residential building . Said matters will be made public upon their disposition.

EXECUTIVE SESSION

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).
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**CONTINUED
TO 4/3/24**

2. 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).
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**CONTINUED
TO 3/20/24**

3. Site Plan, Use variance (D1);	TERESA VARGAS	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
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bulk variances (commercial) CONTINUED TO 4/3/24	Glenn Peterson, Esq.	existing one-story commercial structure with a 2-story mixed commercial and residential use building. (PLANS SENT TO COMRS).
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4. 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).
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5. 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).
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NEW HEARINGS

1. Bulk Variances-existing 2-family	EDDY CORDOVA Gary Cohen, Esq.	12 Milton Ave. Block 37.04, Lot 21- RB-1 Applicant seeks variance relief to construct an 2.5 story 307.22 sq. ft. addition to an existing two-family house, which would contain a one car garage on the ground level, a 219.94 sq. ft. second floor deck to the rear of the existing house; and to add concrete paving. Variances are required for the following: 1] Lot area where 7,500 sq.ft. is required, 5,000.00 sq. ft. exists and is proposed, but this is an existing non-conforming condition. 2] Lot width where 75 ft. is required, 50 ft. exists and is proposed, but this is an existing non-conforming condition. 3] Front yard setback where 25 ft. is required, 9.2 ft. exists and is proposed, but this is an existing non-conforming condition. 4] Side yard setback where 12 ft. for one side yard is required, 2.8 exists and is proposed, but this is an existing non-conforming condition. 5] Both side yard setbacks,
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where 24 ft. is required, 29.1 ft. exists, 14.8 is proposed. (PLANS SENT TO COMRS).

2. Bifurcated D(1) use variance and bulk variances	IVAN CABARCAS Dominic Iannarella, Esq.	66 West 2nd Street Block: 9.07 Lot: 20- Zone: M2 The applicant is requesting a use variance to replace an existing 2 story commercial property with a 3-family house which is an expansion of a nonconforming building/use in the M2 zone. Applicant also requesting bulk variance relief, a variance for a nonconforming driveway width, driveway buffer proposed at 0' where 5' required, and any other relief that may be required. (PLANS SENT TO COMRS).
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

- 1. Jason & Kristen Sadowski, 23 Stanley Street, Block 23.06, Lot 4; Zone: RA2, Approval of application for variance relief from the required minimum front and side yard setbacks to construct an addition to an existing single-family residence in the R-A2 zone.
- 2. Minutes of the February 21, 2024 Regular Meeting