

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 20, 2024
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 20, 2024.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 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 5/1/24 | | |
| 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). |
| CONTINUED TO 4/3/24 | | |
| 3. 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). |
| CONTINUED TO 4/17/24 | | |
| 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). |

NEW HEARINGS

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| 1. Bulk
Variances; new
single-family
residence | STEPHEN &
MIRIAM
BRICKMAN | 43 Garfield Ave. BLOCK: 50.12 LOT: 12; Zone: RA1
The applicant is proposing a new single family residence which requires the following bulk variances; rear yard setback proposed at 32.2' where 35' required, side yard setbacks proposed at 6' & 7' where 10' required, combined yard setback proposed at 13' where 24' required, lot coverage proposed at 31.3% where 30% required, 2 ½ stories proposed where 2 stories required, curb cut proposed at 15' wide where 12' permitted, circular driveway proposed at 14' wide where 10' wide permitted, and lot width proposed at 60.12' where 75' required. (PLANS SENT TO COMRS). |
| 2. Bulk
variances:
single-family
residence | CHAIM &
ESTHER
KOWALSKY | 63 Cresthill Ave., BLOCK: 70.01 LOT: 5 Zone: RA3
The applicant is proposing a first-floor rear addition, second floor rear addition and new deck which requires the following variances: rear yard setback to deck proposed at 23' where 25' required and lot coverage proposed at 34.9% where 27% required. (PLANS SENT TO COMRS). |
| 3. Bulk
variances:
single-family
residence | JONATHAN &
NAOMI LEB | 58 Parson Road, BLOCK: 57.01 LOT: 22 Zone: RB1
The applicant is proposing to convert an existing two family home to a single family home as well as a rear and second floor addition which requires the following bulk variances; lot coverage proposed at 32.53% where 27% permitted, rear yard setback proposed at 24.75' where 35' required, and 3 stories proposed where 2 stories permitted. (PLANS SENT TO COMRS). |
| 4. Bulk
variance-
accessory
structure on
residential lot | ESMELIN
FELIZ | 259 Vernon Ave., BLOCK: 5.10 LOT: 20 Zone: RB1
The applicant is proposing to keep two already constructed gazebos which require the following bulk variance; lot coverage proposed at 30% where 25% required. (PLANS SENT TO COMRS). |
| 5. Bulk
variances | RICHARD LUO | 190 Beverly Hill Rd, BLOCK: 55.07 LOT: 50, Zone: RA3
The applicant is proposing a second-floor dormer addition which requires the following bulk variances; front yard setback proposed at 23.9' where 25' required, side yard setback proposed at 5.1 where 6' required and |

combined yard setback proposed at 9.7' where 16' required. (PLANS SENT TO COMRS).

6. D(2) expansion of nonconforming use; bulk variances; preliminary and final site plan approval	270 PARKER AVENUE INC. Attorney: Michael Halkias	59 Durant Ave. BLOCK: 4.18 LOT: 2 Zone: PD1 Applicant proposing to expand an existing non- conforming two-car garage into a four-car garage which requires an expansion of non-conforming use variance as well as the following bulk variances: 1. Front yard setback variance. 2. Side yard setback variance. 3. Variance for the existing garage being within 10 feet of the main structure. (PLANS SENT TO COMRS).
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. **DATA DELAY DEVICES, INC.**, 11 Penobscot Street., Block 30.11 Lot 30,50,60 – M2 - Approval of application for amended preliminary and final site plan approval, with D(1) use variance approval for expansion of a private recreational use in the M-2 District, and more than one principal use on the site; with bulk variances for minimum front, side, and rear yard setback, maximum lot coverage, and parking (minimum spaces, setbacks, and landscaping).
2. **I.R. PROPERTY MANAGEMENT LLC**, 5 Milton Ave., Block 37.05, Lot 15, RB-1 Zone. Approval of application for preliminary and final site plan approval, D(1) use variance approval, D(5) density variance approval, and bulk variances to construct a four-unit apartment building in the RB-1 zone on a lot partially located in the City of Clifton and partially located in the City of Passaic.
3. **EDDY CORDOVA**, 12 Milton Ave. Block 37.04, Lot 21- RB-1 Approval of application for variance relief for minimum side yard setback (combined) to construct an addition to an existing two-family home on an undersized lot.
4. Minutes of the March 6, 2024 Regular Meeting