

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 3, 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 April 3, 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 5/1/24		

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).
CONTINUED TO 4/17/24		

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).
CONTINUED TO 4/17/24		

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

NEW HEARINGS

1. Bulk Variances; addition to single-family residence	DAN WISOTSKY	399 South Parkway BLOCK: 58.06 LOT: 13 Zone: RA3 The applicant is proposing an addition and alterations to his single-family home which requires the following bulk variances; rear yard setback proposed at 27' where 35' required, and lot coverage proposed at 33.98% where 27% required. (PLANS SENT TO COMRS).
2. Bulk Variances; addition to single-family residence	JOSH LOWY	18 Conover Ct. BLOCK: 71.03 LOT: 5 Zone: RA3 The applicant is proposing an addition and alterations to the existing single-family home which requires the following bulk variances; rear yard setback proposed at 28.42' where 35' required, rear intersecting gable is creating a 3rd story where 2 stories are permitted, multiple rooms in basement proposed where one open reception room is permitted. (PLANS SENT TO COMRS).
3. Bulk Variances for construction of a new two- family residence (previously approved on 1/5/22 but approval expired)	LILIANA OTALVARO	610 Gregory Ave. BLOCK: 13.13 LOT: 47 Zone: RB2 Applicant is returning in front of the board and seeking approvals for a second time to demolish an existing single-family home and build a new two-family home. The applicant did not pull permits in the required time limit which made the resolution dated 1/5/22 invalid. The following bulk variances are still being requested; 75' minimum lot width required and 50.14' provided, 7500 Sq. Ft. lot area required and 6267 Sq. Ft. provided, driveway proposed less than 5' from the left side lot line, and basement has more than 50% of its

clear height above grade, which makes the basement a story, therefore the proposed house is three stories where 2 ½ stories are permitted.
(PLANS SENT TO COMRS).

EXECUTIVE SESSION

To review and discuss a settlement agreement of pending litigation to which the Board is a party, and/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.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. STEPHEN & MIRIAM BRICKMAN 43 Garfield Ave. BLOCK: 50.12 LOT: 12; Zone: RA1
Approval of application for a new single family residence, requiring bulk variances from the minimum rear and side yard setbacks (individual and combined); maximum lot coverage; maximum stories; maximum curb cut and driveway width, and minimum lot width
2. CHAIM & ESTHER KOWALSKY 63 Cresthill Ave., BLOCK: 70.01 LOT: 5 Zone: RA3
Approval of application for addition to a single-family home, requiring bulk variances for minimum rear yard setback to deck and maximum lot coverage.
3. ESMELIN FELIZ 259 Vernon Ave., BLOCK: 5.10 LOT: 20 Zone: RB1
Approval of application to legalize two already constructed gazebos, requiring a variance for maximum lot coverage.
4. 270 PARKER AVENUE INC. 59 Durant Ave. BLOCK: 4.18 LOT: 2 Zone: PD1
Approval of application to expand an existing non-conforming two-car garage into a four-car garage which requires an expansion of non-conforming use variance and bulk variances for minimum front and side yard setbacks, and a variance from the setback requirement from the garage to a principal structure.
5. QUICKS REALTY LLC 802 Van Houten Ave., Block 36.10, Lot 16 – BC
Approval of application for use and bulk variance relief to construct a new mixed use retail and residential building, and to maintain two other principal uses (one residential and one retail) on the same property.
6. Minutes of the March 20, 2024 Regular Meeting