

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 17, 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 17, 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, Bl. 34.03, Lots 75 & 77, Zone: RA2
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. Bulk Variances; addition to single-family residence | JOSH LOWY | 18 Conover Ct., Bl. 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). |
| CONTINUED TO 5/15/24 | | |
| 3. Site Plan, Use variance (D1); bulk variances (commercial) | TERESA VARGAS
Glenn Peterson, Esq. | 1084-1088 Main Ave., Bl. 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 6/5/24 | | |
| 4. 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 |
| ADJOURNMENT REQUESTED TO | | |

**NEXT
AVAILABLE
HEARING DATE**

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).

4. Bulk variances:
single-family
residence

**JONATHAN &
NAOMI LEB**

58 Parson Rd., Bl 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
FROM 3/20/24**

NEW HEARINGS

1. Bulk Variance-
residential
addition

HELMUT ANGEL

14 Adams Terrace, Bl. 51.02, Lot 23, Zone: RA1
The applicant is proposing a 2nd floor addition which requires the following bulk variance; combined side yard proposed at 14.6' where 24' required. (PLANS SENT TO COMRS).

2. Bulk Variance-
Deck

**GREGORY
LEWIS**

5 Wester Place, Bl. 75.08, Lot 9, Zone: RA1
The applicant is proposing to construct a deck which requires the following bulk variance; front yard setback proposed at 25' where 35' required. (PLANS SENT TO COMRS).

3. Bulk Variances-
residential
addition

**JOSE PINEDA &
MONICA PYRYT**

45 Sargeant Ave., Bl. 36.12, Lot 6, Zone: RB1
The applicant is proposing a first and second floor addition and renovations to the single-family home which require the following bulk variances; rear yard setback proposed at 34.2' where 35' required, side yard setback proposed at 3.47' where 6' required, and front yard setback proposed at 20.9' where 25' required. (PLANS SENT TO COMRS).

4. Bulk Variances-
residential
addition

**ABED
ABDELRAHMAN**

Dominic Iannarella,
Esq.

269 Union Ave., Bl. 18.16, Lot 11, Zone: RA3
The applicant is proposing a partial first floor addition to a single-family home which requires the following bulk variances; side yard setback proposed at 1.98' where 6' required, combined

side yard setback proposed at 13.7' where 16' required, and lot coverage proposed at 35% where 27% required. (PLANS SENT TO COMRS).

5. Preliminary and final major site plan approval with conditional use variances for a house of worship	PASSAIC CLIFTON COMMUNITY KOLLEL CONGREGATION, INC. Christopher Costa, Esq.	411- 415 Main Ave., Bl. 59.03, Lots 16 & 17, Zone: B-B The applicant is seeking preliminary and final major site plan approval with conditional use variances under N.J.S.A. 40:55D-70d(3) for a house of worship consisting of 5,893 square feet. A house of worship is a permitted conditional use in the zone. The Applicant seeks the following variance relief from Section 461-27.B of the City of Clifton Zoning Ordinance: minimum lot area (20,000 sq. ft. required, 17,992.79 sq. ft. proposed), minimum front yard setback (20 ft. required, 13.66 ft. existing and 13.5 ft. proposed) and minimum front yard setback (20 ft., 5.9 ft. existing and 10 ft. proposed). (PLANS SENT TO COMRS).
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. RICHARD LUO, 190 Beverly Hill Rd, Bl. 55.07, Lot 50, Zone: RA3
Approval of application for bulk variance relief from the minimum front and side yard setback requirements to construct a second-floor dormer addition.
2. DAN WISOTSKY, 399 South Parkway BLOCK: 58.06 LOT: 13 Zone: RA3
Approval of application for bulk variance relief from the minimum rear yard setback and maximum lot coverage requirements to construct an addition to a single-family home.
3. LILIANA OTALVARO, 610 Gregory Ave. BLOCK: 13.13 LOT: 47 Zone: RB2
Re-approval of application for bulk variance relief from the minimum lot width, minimum lot area, minimum driveway setback, and maximum height (stories) requirements to demolish an existing single-family home and build a new two-family home, previously approved on January 5, 2022 but expired due to failure to obtain permits within one year.
4. Minutes of the April 3, 2024 Regular Meeting