

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**JANUARY 3, 2024**  
**6:30 PM REORGANIZATION MEETING**  
**7:00 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications at the Regular Meeting on January 3, 2024.

**PLEDGE OF ALLEGIANCE**

**CONTINUED HEARINGS**

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| 1.<br>Variances; Use<br>Variance; Site<br>Plan | <b>GEELAND,<br/>LLC<br/>Michael D.<br/>Sullivan, Esq.<br/>(CONTINUED<br/>TO 02/07/2024)</b> | 811-813 Rt 46, Block 34.03, Lots 75 and 77 – R-A2 –<br>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. The applicant seeks relief as follows: 1. A variance pursuant to N.J.S.A. 40:55D-70d(1) to permit a self-storage facility use which is not a permitted use in the R-A2 Zone District contrary to Section 461-13.1.C. 2. A variance pursuant to N.J.S.A. 40:55D-70d(6) to permit building height of 39.8 feet where a maximum of 30 feet is allowed pursuant to Section 461 Attachment 1. 3. A variance pursuant to N.J.S.A. 40:55D-70c to permit a 4-story building where a maximum of 2 stories is allowed pursuant to Section 461 Attachment 1. 4. A variance pursuant to N.J.S.A. 40:55D-70c to permit 14 parking spaces where a minimum of 67 parking spaces are required pursuant to Section 461-60.1.A. 5. A variance pursuant to N.J.S.A. 40:55D-70c to permit 2 loading spaces where a minimum of 13 loading spaces are required pursuant to Section 461-60.1B. 6. A variance pursuant to N.J.S.A. 40:55D-70c to permit a ground sign 2 feet from the right-of-way line where a minimum of 30 feet is required pursuant to Section 461-55.C. The applicant seeks such other approvals, variances, waivers or design exceptions that may be deemed necessary. |
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**NEW HEARINGS**

1. **VIDAL RODRIGUEZ** 56 Myrtle Ave., Block 84.02, Lot 1 – RB – The applicant is proposing to convert single family home into a two-family home which would require the following variances; rear yard setback proposed at 8.46' where 35' required, existing lot width is 67.62' where 75' required, and lot coverage proposed at 25.7% where 25% required. (PLANS SENT TO COMRS).

Variances
  
2. **BRAD PERNA & MAYRA MUNOZ** 7 Clifton Terrace., Block 30.10, Lot 6 – RB2 – The applicant is proposing to convert single family home into a two-family home which would require the following variances; lot area existing at 5,000 sq. ft. where 7,500 sq. ft required, side yard setback existing at 10' where 12' required, front yard setback existing at 13.2' where 25' required. (PLANS SENT TO COMRS).

Variances
  
3. **ASHER & ALIZA WITTY** 20 Parson Rd., Block 57.01, Lot 11 – RA3 – The applicant is proposing to expand an existing one story home to include a second floor as well as a rear addition and front porch which require the following variances; lot coverage proposed at 34.10% where 27% required, side yard setback proposed at 5.44' where 6' required, front yard setback proposed at 18.10' where 25' required, and proposing two offices and a playroom in the basement where one open recreation room is permitted. A. (PLANS SENT TO COMRS).

Variances
  
4. **NEIL & MERYL HILLSBERG** Alan Tembulak, Esq. 54 Witherspoon Rd., Block 74.07, Lot 5 – RA1 – . The Applicants have requested a variance from Clifton City Code Section 461-13 to permit the new dwelling to be set back 5.43 feet from the southerly property line whereas the Ordinance requires a minimum side yard setback of 10 feet. (PLANS SENT TO COMRS).

Variances

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| 5.<br>Site Plan,<br>Variances                  | <b>PETER<br/>MASTRIANO<br/>C/O<br/>MADELINE<br/>AVE<br/>INVESTMENTS<br/>LLC</b><br>Dominic<br>Iannarella, Esq. | 125 Madeline Ave., Block 42.04, Lot 12 – RB2 – The applicant received a use variance on September 20, 2023 to convert an existing mixed use building to 4 residential apartments where two apartments were permitted. Applicant is now seeking site plan approval and the following variances; 8 parking spaces are required and 5 are being proposed, 0 ft. setbacks are proposed on 6th Avenue and along the rear property line, parking within 5' of any other lot line and numerous pre-existing “c” variances not impacted by this application. (PLANS SENT TO COMRS). |
| 6.<br>Site Plan, Use<br>Variance;<br>Variances | <b>CALL THE<br/>BALL<br/>BILLIARDS,<br/>INC.</b><br>Robert Hess, Esq.  | 1142 Rt 46, Block 44.04, Lot 25 – B-D – The Applicant proposes a minor expansion of its existing premises to add a kitchen and to add a bar area to the existing space to provide food and beverage options for its patrons. The existing non-conforming use (billiard hall) has existed for thirty (30) years in the current space and the proposed expansion will not change the use nor expand the existing floor space for the billiards or add additional billiard tables or other amusement activities that would increase foot traffic. (PLANS SENT TO COMRS).       |

### RESOLUTIONS

1. GRANTED the application of EDGAR TORRES for rear yard setback variance for one story addition within 20 feet of lot line where 35 feet is required for premises located at 20 Spencer Ave., Block 42.04, Lot 12.
2. APPROVED the 2022 Annual Report of the Clifton Zoning Board of Adjustment dated December 8, 2023 prepared by GRAVIANO & GILLIS ARCHITECTS & PLANNERS LLC.
3. APPOINTED JESSICA SWEET, ESQ., of SWEET BENNETT LLC as Counsel Secretary to the Clifton Zoning Board of Adjustment for the calendar year 2024.
4. APPOINTED JOHN D. POGORELEC, ESQ., of LAW OFFICES OF JOHN D. POGORELEC, LLC as Special Counsel for Litigation to the Clifton Zoning Board of Adjustment for the calendar year 2024.