

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 3, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on February 3, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.
(CONTINUED TO 02/17/2021)

340 Lexington Ave. RB3 Applicant requests Block 8.22, Lots 37 & 39 the following:

1. A D.6 (Height Use Variance 3 stories and 35' Permitted, 4 stories and 48' Proposed) is required.
2. Bulk variance for minimum lot area per dwelling unit (2178 square feet required, 558' proposed).
3. Minimum lot width (100' required, 69.97' proposed).
4. Minimum front yard setback (25' required, 1.34' proposed).
5. Minimum rear yard setback (48.5' required, 5.01' proposed).
6. Minimum side yard setback (10' required, 5.56' proposed).
7. Minimum side yard setback for both side yards (22' required, 11.12' proposed).
8. Minimum street side yard setback (15' required, 5.56' proposed).
9. Lot coverage (25% permitted, 82.86% proposed).
10. Parking spaces (56 spaces required, 42 spaces proposed).
11. Off-street parking and loading spaces, parking aisles and maneuvering areas not to be located in any required front yard and within ten feet of a required corner side lot line within 10' of a rear lot line permitted but encroachments into each of said setbacks is proposed, high pressure sodium site lighting fixtures required but no longer manufactured. Therefore, the Applicant proposes fluorescent fixtures similar in size, shape and lighting quality to that which is required and all off street parking areas having 10,000 or more square feet of paved area shall provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space with a minimum landscape dimension of 5'x5' which the applicant does not provide and for which it seeks a variance.

NOTE: AMENDED NOTICE-CHANGES UNDERLINED.

2. **MICHAEL PONCE** 347 Piaget Avenue RB2 Applicant proposes raze
Use Glenn Peterson,Block 18.02, Lot 6 the existing house and
Variance; Esq. construct a 4 unit
Variance residential building.

A use variance is required for multi-family within an RB-2 zone. The driveway is proposed within the required right side yard setback. Such other relief as may be required by the Board.

3. **QUICKS REALTY** 802 Van Houten Ave. B-C Application to demolish
Use **LLC** Block 36.10, Lot 16 the existing former
Variance; Frank A. Carlet, gas station (last used
Variances Esq. as an automobile part
store) and existing one-
family house and replace
them with a new building
housing a delicatessen
and parking on the first
floor and yard and a
total of eight (8)
apartments on the second
and third floors
requiring the following
variances and approvals:

1. Site Plan approval is required.
2. Use variances required to permit two (2) principal uses on the same lot and to permit residential uses on the lot.
3. Bulk variances required as follows:
 - a. Maximum building height (30' and 2 stories permitted; 3 stories, 36.2" proposed).
 - b. Side yards each one half the height of the building (18'1" required; proposed right side 5'.
 - c. Maximum lot coverage 60% permitted; 94.7% proposed.
 - d. Off street parking or loading spaces or maneuvering areas shall not be located within 10' of any corner side lot line or within 5' of any other lot line required; 7.7' parking spaces proposed for side lot line and 2.5' set back proposed for rear parking and maneuvering.
 - e. Number of parking spaces required 27 spaces; 20 spaces proposed.
 - f. Insufficient parking lot landscaping proposed.

(NOTE: REVISED PLANS SENT TO COMRS.)

4.
Use
Variance;
Variances

JOHN PILKIN, 203 & 207 Lakeview Ave. Use variance to remedy
MOHAMMAD Block 2.12, Lots 48 B-C the significant
TAMMOUS, AND and 49 encroachment of the
SOPHIA DALIA improvement on
 DeMarco & DeMarco, 207 Lakeview Avenue onto
 Esqs. 203 Lakeview Avenue.

(CONTINUED TO 02/17/2021) In addition, the following bulk variances are required:

Requirement	Existing (Lot 48)	Existing (Lot 49)	Proposed (Lot 48.01)	Proposed (Lot 49.01)
Lot Width 50	39.21**	65.10	26.19**	78.12
Min.Frt Yard 5	5.10	0.47**	5.10	0.47*
Side yard (1) 7.5	2.60**	0.00**	1.04*	2.01*
Side yard (both) 15	2.60**	27.80	3.64*	29.81

**Pre-Existing

*Variance

[MINOR SUBDIVISION]

NEW HEARINGS

1.
Use
Variances;
Variances

20 SOMERSET PLACE, LLC 20 Somerset Place M-2 For a special use
 Steven C. Block 49.11, Lot 68 variance and preliminary
 Schepis, Esq. and final major site plan and conditional use approval and/or

conditional use approval and/or conditional use variance in order to permit the development of the subject property for what is commonly known as a "flex industrial" building which provides for office, warehouse, light manufacturing, machinery, indoor storage, indoor parking, outdoor parking of vehicles and equipment for contractors, machinists, and tradesman of various types. The applicant proposes to build such flex-industrial building on the subject property together with related parking lot and drive aisles. This use/structure is not permitted in the zone whereat the property is located and/or it is permitted conditionally and the applicant does not meet all of the conditions required by the ordinance and as such, the applicant petitions the Zoning Board of Adjustment for a use variance in order to construct same.

In addition, the applicant requests preliminary and final major site plan and bulk variances associated with this proposal. The applicant has submitted a plan depicting the manner in which the property will be developed as described herein.

(Continued)

In addition, the applicant request the following variances from the Zoning Ordinance of the City of Clifton:

1. Minimum Lot Area 10,000 s.f. required; 7,848 s.f. proposed. (Existing condition)
2. Minimum Lot Width 100 ft. required; 75 ft. proposed. (Existing condition)
3. Rear Yard 20 feet required; 5 feet proposed.
4. Side Yard left 20 feet required; 5 feet proposed.
5. Side Yard right 20 feet required; 11 feet proposed.
6. Use variance for contractor's warehouse, interior garage, storage, office, flex industrial building, parking/storage of commercial vehicles and equipment.

In addition, the applicant requests any other variance, waiver, or exception as may be deemed necessary by the Zoning Board of Adjustment of the City of Clifton in order to secure approval of all plans, plats, and applications submitted. Please note that the applicant may request additional, or different relief than is listed herein. This application is subject to modification without further notice. (PLANS SENT TO COMRS.)

2. Variances

**PB NUTCLIF
MASTER, LLC**
Meryl A.G.
Gonchar, Esq.
Sills, Cummis
& Gross PC
Associates

340 Kingsland Street M-3 Preliminary and Final
Block 80.02, Lot 1.01, Major Site Plan
3 and 4.04 approval,

A variance pursuant to N.J.S.A. 40:55D-70(d) to permit construction of private roadways at property identified as Block 80.02, Lot 1.01, 3 and 4.04 (the "Premises") and A variance pursuant to N.J.S.A. 40:55D-70(c) to permit LED street lights.

The Premises are a portion of the former **HOFFMAN LA ROCHE** ("HLR") campus comprising approximately 116 acres, now known as "ON3," located in the City of Clifton (Passaic County) and Township of Nutley (Essex County). 340 Kingsland Street was sometimes used as the street address for the HLR campus. The Premises are located wholly within the City of Clifton and in the M-3 (special industrial) zoning district.

The Applicant is seeking a variance from 461-13.1.0. (which references Section 461-13.1.N.) of the Code of the City of Clifton, Chapter 461 - Zoning (the "Ordinance") pursuant to N.J.S.A. 40:55D-70(d), to permit the construction of private roadways, including a portion of Metro Boulevard, Prism Way and Isabella Street, where portions of some roads are the only use on the subject lot, including Lot 3 in Block 80.02, thereby resulting in the private roadway being a principal use thereon where such use is not specifically permitted in the zone. (Continued)

Applicant is also seeking a variance from 461-42.A. pursuant to N.J.S.A. 40:55D-70(c) to permit LED street lights where high pressure sodium vapor lighting fixtures are required. The Applicant is also seeking a variance from N.J.S.A. 40:55D-35 (as authorized pursuant to N.J.S.A. 40:55D-36) to permit approval of the requested site plan for development of private roadway on lots that do not abut a public street giving access thereto.

The Applicant also is seeking such additional or other variances, exceptions, approvals, permits, waivers or relief from or pursuant to the Ordinance, including waivers of design standards and/or submission requirements, as may be determined to be necessary to develop the Premises in the manner indicated in the application, plans and materials.

(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of GIOVANNA INTILI for left side yard setback variance, combined side yard setback variance, and front yard setback variance to erect a second floor addition and rear addition and deck, and variance to allow bar sink and counters in basement at 138 Stanley Street, Block 25.06, Lot 21. RA3

2. GRANTED the application of RAJIV SHAH for variances for driveway in front of house in an area not serving a garage and curb cut width to convert attached garage to a bedroom and widen existing driveway and curb cut at 126 Abbe Lane, Block 33.08, Lot 5. RA2