

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 5, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on February 5, 2020.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

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| 1.
Use
Variance | ESTATE OF
RAYMOND
SIKORSKY
Gregory Mascera,
Esq. | 872 Grove Street RA4
Block 74.10, Lot 21 | The Applicant seeks a D-1 use variance for permission to change the non-conforming permitted use on the Property (Zoning Board approval granted February, 1997 to allow auto repair and Ryder Truck Rental) to allow a commercial use whereby the property can be used by a commercial cleaning business for general office purposes and for parking commercial vehicles used in the operation of the business. The Applicant is the current owner of the Property. The Applicant has executed a contract to sell the Property to a third-party purchaser who intends, upon approval from the Zoning Board, to use the Property as an office in conjunction with an off-site commercial cleaning business. The business will utilize the site for parking of up to seven commercial vehicles and for automobile parking during normal business hours. There is no cleaning work performed on the Property. The commercial cleaning business does not store cleaning products on site, nor does it carry or dispose waste or hazardous materials. Applicant shall apply for those variances and waivers from the Clifton Zoning Ordinance as such variances and waivers are deemed necessary during the course of the hearing of the Application. Applicant reserves the right to amend the Application if deemed necessary by the Board during the course of the hearing of the Application and to seek any other variances deemed necessary by the Board. |
| 2.
Use
Variance | MEADOWLANDS
ATHLETIC CENTER
(CONTINUED
TO 03/04/20) | 316 Colfax Ave.-Rear M1
Block 28.02, Lot 20
314 Colfax Ave. (Easement
Area) Block 29.04, Lot 1 | Applicant proposes to use an industrial space for manufacturing of floor equipment, DJ rentals for cheer competitions, and 1 on 1 and group/team instruction of tumbling/cheerleading. A use variance is required for the instruction of tumbling/cheerleading. Any other relief deemed necessary by the Board. |

NEW HEARINGS

1. **JULIO & ALICIA** 198 Mt. View Dr. RA2 Applicant proposes to
Variances **MUNOZ** Block 27.03, Lot 45 build a second floor
addition over the
existing garage and add
a second floor deck.
Variances are requested
for rear yard setback,
21' proposed and 35'
required. Street side
yard setback proposed
at 16.5' and 20'
required. (PLANS SENT
TO COMRS.)
2. **DOVID LISKER** 55 Ravona Street RA3 Applicant proposes a
Variances Block 58.13, Lot 58 two-story addition. The
following variances are
requested:
1. Lot coverage proposed at 34.4% where 27% is
permitted.
2. Combined side yards proposed at 11.8' where
16' is required.
3. Right side yard proposed at 4.5' where 6' is
required.
4. Variance was granted 6/20/12 for a 20' front
yard and 19.7' is now proposed.
(PLANS SENT TO COMRS.)
3. **RALPH TRAVELLIN** 956 Van Houten Ave. B-C Application was approved
Use Block 35.10, Lot 1 by the Board on October
Variance 16, 2019, for two uses
on one lot, service
station and used car
license. Car disposal or
sales was not addressed
in the resolution.
Applicant is requesting
changes to the approved
resolution, allowing for
the sale and/or disposal
of the cars purchased
for parts. Applicant
intends on purchasing
vehicles at auction to
use for parts.

RESOLUTIONS

1. GRANTED the application of LOUIS REYNOLDS for side yard setback variance for a chimney for a fireplace and a side yard setback variance for the erection of a detached garage at 32 Fordham Road, Block 26.05, Lot 24. RA3
2. GRANTED the application of GHOST HAWK BREWING COMPANY LLC for use variance approval for an expansion of the existing microbrewery and retail uses consisting of sales of beer and tasting bar together with expansion of public hours at 321 River Road, Unit 6, Block 73.03, Lot 54. B-C