

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
MARCH 1, 2023
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on March 1, 2023.

PLEDGE OF ALLEGIANCE

REMANDED HEARING

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| 1. Use Variance; Variance; Site Plan | JOHN RADER Ira E. Weiner, Esq. (CONTINUED WITHOUT DATE) | 817-825 Clifton Ave., Block 35.06, Lot 16 – B-C Site plan approval required to remove the existing MOONEY AUTO REPAIR GARAGE, to enlarge the building housing the existing DUNKIN DONUTS building, to create an additional store, two vestibule entrances to the two stores and a drive-in facility. A bulk variance is required to permit the use of lighting other than the ordinance required high-pressure sodium lighting, because it is no longer manufactured. A use variance is required to permit the drive-in window. All other nonconformities are pre-existing and do not required variances. DENIED DECEMBER 2, 2021 – COURT-ORDERED REMAND. |
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CONTINUED HEARINGS

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| 1. Variances; Use Variance | 522 VALLEY ESTATES LLC Jason R. Tuvel, Esq. (CONTINUED TO 03/15/2023) | 522 Valley Road, Block 32.01, Lot 12 – Steep Slope Dist Preliminary and final major site plan approval, use variance, bulk variance and design waiver/exception relief(the “Application”) by 522 Valley Estates LLC (the “Applicant”) with respect to property having a street address of 522 Valley Road, Clifton, New Jersey 07013, and being designated as Block 32.01, Lot 12 on the City of Clifton Tax Map (the “Property”). The Property is located in the Steep Slope Zoning District. The Applicant seeks approval to demolish the existing building and raze the Property and construct a new residential complex consisting of 21 townhouse dwelling units within three (3) separate buildings, along with related site improvements, including but not limited to parking, landscaping and lighting. The Applicant seeks use variance relief pursuant to N.J.S.A. 40:55D-70(d)(6)for building height greater than permitted (35 ft. permitted;4 2.75 feet proposed). The Applicant also seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c), including: (1) Number of stories greater than permitted (3 stories permitted; 4 stories proposed). The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. |
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2. **EMB 561 LLC** 561 Van Houten Ave., Block 43.04, Lot 8 – BC
 Variances; John A. Conte, Preliminary and Final site plan approval; use variance
 Use Variance Jr., Esq. approval; bulk variances from Section 461-13 for pre-
(CONTINUED existing non-conformities consisting of minimum front
TO 03/01/2023) yard and minimum side yard/each, which none of the
 pre-existing non-conformities are being increased or
 changed; and any other variance, waiver, or other relief,
 if necessary, from the requirements of the Clifton
 Zoning code to permit the Applicant to convert the
 existing mixed use building into a multi-family
 apartment dwelling consisting of 2 one-bedroom
 apartments on the first floor and 4 two-bedroom
 apartments on the second floor. (PLANS SENT TO
 COMRS).
3. **833 CLIFTON** 833 Clifton Avenue, Block 35.07, Lot 1 - BC
 Variances; **AVE** Preliminary and final site plan approval, use variance,
 Use Variance **PARTNERS,** bulk variances and exterior LED lighting. The applicant
LLC seeks approval to construct a 3-story residential
 Glenn Peterson, apartment building containing 26 one-bedroom units.
 Esq. Any and all additional variances that may be required.
(CONTINUED (PLANS SENT TO COMRS).
TO 03/01/2023)
5. **MAIN FOOT** 1610 Main St. & 80 W. 2nd St., Block 9.07, Lots 25 and
 Variances; Use **AND ANKLE** 36 – B-C (Lot 26) and M-2 (Lot 25) – The applicant is
 Variance; Site **LLC** proposing a consolidated subdivision of 1610 Main
 Plan Glenn Peterson, Avenue and 80 West 2nd Street. The applicant further
 Esq. proposes a 3-story mixed use building for medical
(CONTINUED offices and a retail pharmacy. A D1 use variance is
TO 3/15/2023) requested in addition to any and all other variances as
 may be required.

NEW HEARINGS

1. **JOSHUA &** 31 Heights Rd., Block 50.10, Lot 12 – RA2 – The
 Variances **Yael FOGEL** applicant is proposing a rear 2 story addition and new
 front porch which requires the following variance; front
 yard setback proposed at 28.08' where 30' is required.
 (PLANS SENT TO COMRS).
2. **AVI & SURI** 74 Heights Rd., Block 50.07, Lot 6 – RA2 – e applicant
 Variances **WALLES** is proposing a rear and 2nd story addition with a new
 covered front porch which requires the following
 variances; front yard setback proposed at 23.1' where 30'
 is required, combined side yard setbacks proposed at
 15.8' where 16' is permitted, and lot coverage proposed
 at 32.30% where 30% is required.(PLANS SENT TO
 COMRS).
3. **ELI &** 370 South Parkway, Block 58.02, Lot 29 – RA3 – The
 Variances **AMANDA** applicant is proposing two story rear addition and attic
KAUFMAN dormer which requires a variance for lot coverage. 27%
 is required where 29.58% is being proposed. Also attic
 stairwell dormer is creating a 3rd story. (PLANS SENT
 TO COMRS).

4. **ELVIS OSPINA** 31 Homer St., Block 59.10, Lot 13 – RB1 –The applicant is proposing an addition and side porch with roof which requires the following variances; side yard setback proposed at 5' where 6' is required, front yard setback proposed at 18.8' where 25' is required, side entrance porch with roof proposed at 1.5' where 3' is permitted on a side entrance porch. (PLANS SENT TO COMRS).
5. **RANDALL BERMAN** 495 River Rd., Block 61.03, Lot 56 – M-2 – The applicant is proposing to enclose existing loading dock which requires the following variances, rear yard setback proposed at 5.42' where 15' is required and side yard setback proposed at 6.31' where 15' is required. (PLANS SENT TO COMRS).

RESOLUTIONS

1. GRANTED the revised application of WALBRI PROPERTIES, LLC for the development of the property and to combine the use of lots located in Clifton, to demolish the old pavement on the properties, and to construct a new 6,850 square foot 1 story commercial flex multi-tenant warehouse building on what is currently identified as Lot 9 and part of Lot 13, with 9 parking spaces, including 1 handicapped space on the remaining part of Lot 13 and on Lot 10, on the properties and to construct a new one story building for 1 & 9 Walnut Street, Block 37.04, Lots 9 and 13.
2. GRANTED, the application of MAUREEN HUBY for a second-floor addition which requires the following variances, front yard setback proposed at 20.35' where 25' is required, rear yard setback proposed at 29.65' where 35' is required, side yard setback proposed at 4.54' and 12.46' where 6' and 16' is required for 8 Sargeant Avenue, Block 36.05, Lot 17.
3. GRANTED the application of CARLOS SOLER for a variance for a section of 5' solid fencing on the Milosh Street side of the home from the back of the house to the garage where 4' 50% open fencing is required for 243 Ackerman Avenue, Block 8.18, Lot 1.
4. GRANTED the application of FRANK JEFFREY HAHOFER for an expansion of the driveway and curb cut on the right-hand side all the way to the property line which requires the following variance; 0' setback proposed where 5' is required for 68 Avondale Avenue, Block 46.01, Lot 45.
5. GRANTED the application of NICHOLAS BUSH to replace an existing 1 car garage with a 2-car garage which requires the following variances, maximum accessory structure permitted is 300 sq. ft where 576 sq. ft is proposed, garages must be between 10' and 20' from the house where 37'7" from house is proposed and lot coverage proposed at 29.31% where 27% is permitted for 55 Maple Place, Block 11.09, Lot 6.
6. GRANTED the application of KEN LOWY for an expansion of previously approved side yard setbacks 4.5' & 5.5' with an 18" cantilever and intersecting gable roof on rear of house where 6' combined 16' is required, previously approved lot coverage for 28.74% and proposed is now 29.94%, previously approved front yard setback of 23.8' is still required for 60 Lehigh Avenue, Block 70.03, Lot 54.