

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

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

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.
(CONTINUED TO 04/07/2021)

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. **(REVISED PLANS DTD 1/28/21 SENT TO COMRS.)**

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
**(CONTINUED TO store) and existing one-
03/17/2021)** 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: PLANS ARE REVISED)

4.
Use
Variance;
Variances

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

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]
(REVISED PLANS DTD 02/05/21 SENT TO COMRS.)

5.
Use
Variance

BEN AND SARAH COHEN 150 South Parkway RA3 Applicant proposes to build a rear entrance to the basement. There is an existing,permitted two fixture "powder room" in the basement. A use variance is required for a basement "powder room" with a direct access to the exterior.
Block 60.04, Lot 2
A. William Sala, Jr., Esq.
(CONTINUED TO 03/17/2021)

NEW HEARINGS

1.
Variances

DANIEL MAYER 33 Belmont Ave. RA3 Applicant proposes to build a second floor addition. The following variances are requested:
Glenn Peterson,Block 70.03, Lot 21 Esq.
1) Front yard setback proposed at 25.2' where 25' is required (at walkout bay window).
2) Right side yard is 4.6' where 6' is required.
3) Combined side yards are 9.4' where 16' is required.
4) Lot coverage proposed at 28.8% where 27% is permitted. (PLANS SENT TO COMRS.)

2. Variance	GUIDO PAPA	20 Lincoln Ave. Block 18.12, Lot 16	RA3	A variance is requested for a back yard fence. Proposed is a 6' high, solid fence in the rear yard where a 5' fence is permitted. A 6' high, solid fence is also proposed partially along both sides of the house where a 4' high, 50% open fence is permitted. (PLANS SENT TO COMRS.)
3. Variance	WILL BISHOP	44 Sperling Road Block 38.03, Lot 3	RA3	Applicant proposes to install a 6' high solid fence along the rear of the property abutting Van Houten Ave where a 4' high, 50% open fence is permitted. (PLANS SENT TO COMRS.)
4. Use Variance; Variances	ERCIHAN OZCAN	253 Vernon Ave. Block 5.14, Lot 18	RB1	Applicant proposes to convert an existing business space that was previously used as a daycare center to a retail grocery and gift store. The property is located in an RB-1 zone which permits residential use. A "Use" variance is required for mixed use (second floor is residential) and for a retail store in a residential zone. Bulk variances are required, existing parking, lot width, area, and building bulks. (PLANS SENT TO COMRS.)
5. Variances	ATIT D. RAVAL	106 Pershing Road Block 40.10, Lot 14	RA3	Applicant proposes to build a second story addition and an enclosed front entry. The following variances are requested: 1) Front yard proposed at 20.7' where 25' is required. 2) Left side yard is 4.48' where 6' minimum is required. 3) Right side yard is 5.2' where 6' minimum is required. 4) Combined side yards are 9.5' where 16' is required. (PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of VINCENT SARACENO for use variance for expansion of a two-story addition to the rear of the building for office use and storage at 1131 Main Avenue, Block 12.11, Lot 10. B-C

2. GRANTED the application of JAI SAI BABA, LLC for use variance, bulk variance, preliminary and final site plan approval to construct a new mixed-use building consisting of a liquor store on the ground floor and three residential units on the second floor at 1025 Main Avenue, Block 12.26, Lot 19. B-C