

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 21, 2021
7 P.M. VIRTUAL (ZOOM) REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Virtual Meeting on April 21, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.
(CONTINUED TO 05/19/2021)

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 (CONTINUED TO residential building.
05/05/2021) 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.
 (NOTE: PLANS ARE REVISED)

NEW HEARINGS

1. **PALESTINIAN** 386 & 390 Lakeview Ave. For conditional use
 Use **AMERICAN** Block 5.24, Lots 12 & 15 variances and
 Variance; **COMMUNITY** B-C preliminary and final
 Variances **CENTER** major site plan
 Dominic approval.
 Iannarella, The existing building at 386 Lakeview Avenue
 Esq. will be utilized for a social organization.
 The existing building on 390 Lakeview Avenue
 will be demolished and the site will be utilized
 for a new art gallery associated with the social
 organization as well as off-street parking. The
 applicant requests the following variances from
 Section 469-29C the Zoning Ordinance of the City
 of Clifton:
 1. Minimum lot area of one acre is required and
 less than one acre is proposed;
 2. Minimum lot width of 200 feet is required and
 less than 200 feet is proposed;
 3. Minimum lot depth of 200 feet is required and
 less than 200 feet is proposed;
 4. Minimum front yard of 25 feet is required and
 less than 25 feet is proposed;
 5. Minimum rear yard of 50 feet is required and
 less than 50 feet is proposed;
 6. Minimum side yard 20 feet is required and less
 than 20 feet is proposed;
 7. Minimum combined side yard of 55 feet is
 required and less than 55 feet is proposed;
 8. Minimum street side setback of 25 feet is
 required and less than 25 feet is proposed;
 9. Maximum lot coverage of 25% is required and
 more than 25% is proposed;
 10. Minimum off-street parking of one space for
 each 50 square feet of assembly room area is
 required and less than one space for each 50
 square feet is proposed.

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.

2. **UKRAINIAN** 110 Vincent Drive RA-1 Re-Subdivision of the
 Re- **CULTURAL CENTER** Block 63.01, Lots property into one single
 Subdivision; **OF CLIFTON, INC.** 24.01 & 24.02 and lot, use variances for
 Use Frank Carlet, Lots 23 & 26 the proposed use as a
 Variances; Esq. cultural, educational
 Variances and social center and for having more than one
 principal use on the same lot (the two existing
 houses will remain as residential homes) and bulk
 variances for building height (30' permitted
 32.89' proposed), and size of parking spaces
 (9' x 19' permitted, 8' x 18' proposed). The
 proposed primary access will be through the
 easement held by the Owner on the Holy Face
 Monastery property (Lots 23 & 26).

RESOLUTIONS

1. GRANTED the application of ANDREW ZURAWSKI for front yard setback, right and left side yard setbacks, combined side yard setbacks, and lot coverage variances for a second floor addition at 91 Ridgewood Road, Block 55.07, Lot 6. RA3
2. GRANTED the application of STEVEN YOUSSEF for a 5 foot setback variance from the existing deck where 10 feet is required to install an above-ground pool in the rear yard at 26 Rosedale Avenue, Block 40.15, Lot 19. RA3
3. GRANTED the application of NILESH RAGHA for a rear yard setback variance for a rear sunroom at 80 Luisser Street, Block 65.05, Lot 30.03. RA2
4. GRANTED the application of B.I.J.I. HOLDINGS, LLC for left side yard setback and front yard setback variances to erect a second floor addition to the existing dwelling at 473 Highland Avenue, Block 21.04, Lot 05. RB2
5. ADOPTED Resolution approving 2020 Annual Report, Clifton Zoning Board of Adjustment, Clifton, New Jersey, prepared by Gregory Associates, LLC.

The virtual (Zoom) link for this meeting is:
<https://us02web.zoom.us/j/81852237369?pwd=MjMveHR6VXg4dUQzZkwwTVpld1lIUU09> Meeting ID: 818 5223 7369 Passcode: 703700. You can also call in to the meeting at: + 1 646 558 8656 US (New York). All documentation for this application can be found via PDF on the City of Clifton website (bottom of main page) at <https://www.cliftonnj.org>. If the public has any questions regarding this application or individuals lacking the resources or know-how for technology access please contact the Zoning officer/Board Secretary at (973) 470-5808 or email the Zoning Officer at dhowell@cliftonnj.org.