

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
MAY 3, 2023
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on May 3, 2023.

PLEDGE OF ALLEGIANCE

REMANDED HEARING

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| 1.
Use Variance;
Variance;
Site Plan | JOHN RADER
Ira E. Weiner, Esq.
(CONTINUED
TO 05/03/2023) | 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 require variances. DENIED DECEMBER 2, 2021 – COURT-ORDERED REMAND. (PLANS SENT TO COMRS.) |
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CONTINUED HEARINGS

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| 1.
Variances;
Use Variance | 522 VALLEY ESTATES LLC
Jason R. Tuvel, Esq.
(CONTINUED
TO 05/03/2023) | 522 Valley Road, Block 32.01, Lot 12 – Steep Slope Dist
The Applicant seeks approval to demolish the existing building and construct a new residential complex consisting of 20 townhouse/multifamily 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; 44.99 ft. proposed). The Applicant also seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) and design waiver/exception relief, including: (1) Number of stories greater than permitted (3 stories permitted; 4 stories proposed); (2) Open space consisting of less than 25 ft. and located within 10 ft. of side or rear Property lines proposed where same is not permitted; (3) Soil proposed to be excavated in excess of 30% and on the cliff face where same is not permitted; (4) Vertical cut greater than permitted (15 ft. permitted; 56 ft. proposed); (5) Building coverage for over 30% slope area greater than permitted (0% permitted; 1.8% proposed); (6) Impervious surface (lot) coverage for over 30% slope area greater than permitted (0% permitted; 4.5% proposed); (7) Open space for 25.1-30% slope area less than required (50% required; 46.9% proposed); (8) Open space for over 30% slope area less than required (100% required; 79.9% proposed); (9) Number of trees replaced less than required (87 trees required; 48 trees proposed); and (10) Ground sign proposed where same is not permitted. The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use |
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variances, interpretations, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, 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. (PLANS SENT TO COMRS.)

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| 2.
Variances;
Use Variance | 833 CLIFTON AVE PARTNERS, LLC
Glenn Peterson,
Esq.
(CONTINUED TO 05/03/2023) | 833 Clifton Avenue, Block 35.07, Lot 1 - BC Preliminary and final site plan approval, use variance, bulk variances and exterior LED lighting. The applicant seeks approval to construct a 3-story residential apartment building containing 26 one-bedroom units. Any and all additional variances that may be required. |
| 3.
Variances; Use Variance; Site Plan | MAIN FOOT AND ANKLE LLC
Glenn Peterson,
Esq.
(CONTINUED TO 05/03/2023) | 1610 Main St. & 80 W. 2 nd St., Block 9.07, Lots 25 and 36 – B-C (Lot 26) and M-2 (Lot 25) – The applicant is proposing a consolidated subdivision of 1610 Main Avenue and 80 West 2 nd Street. The applicant further proposes a 3-story mixed use building for medical offices and a retail pharmacy. A D1 use variance is requested in addition to any and all other variances as may be required. |

RESOLUTIONS

1. GRANTED the application of BANK OF AMERICA, NATIONAL ASSOCIATION for variance approval for signage improvements at the bank branch, which include the replacing of two existing signs and the construction of a new monument sign for premises located at 1045 Clifton Avenue, Block 41.04, Lot 2.
2. DENIED the application of KLEBER MOLINA for request for variances to complete construction on an attic dormer which would create a third story where only two stories are allowed for premises located at 143 Valley Road, Block 14.20, Lot 8.
3. GRANTED the application of MENDEL & MENUCHA NOROWITZ for approval for front yard and lot coverage variances to construct a second floor addition for premises located at 122 Patricia Place, Block 71.01, Lot 28.
4. GRANTED the application of KELI TEICHMAN for approval for front yard setback, rear yard setback, and maximum lot coverage variances to construct a rear addition and new covered front porch for premises located at 409-411 South Parkway, Block 58.60, Lot 7.
5. GRANTED the application of ZACKARY WILDER for a variance for a driveway in front of a home not serving a garage in order to convert the existing garage into living space for premises located at 74 Patricia Place, Block 71.07, Lot 17.
6. GRANTED the application of MIGUEL CABRERA for a lot coverage variance to modify an existing detached back yard pergola for premises located at 72 Arthur Street, Block 4.02, Lot 14.
7. GRANTED the application of ARISEB PROP. LLC for a use variance and various bulk variances to modify the existing use to a first floor mixed use for an apartment and community laundromat for premises located at 88 Center Street, Block 4.07, Lot 28.

8. GRANTED the application of CRP / CHI CLIFTON OWNER, LLC for request for multiple C-variances and a D-3 conditional use variance to construct a new warehouse facility for premises located 558-600 Getty Avenue, Block 9.04, Lot 22.

EXECUTIVE SESSION

Upon a Motion and a Second, the Zoning Board of Adjustment of the City of Clifton, that in accordance with Section 8 of the Open Public Meetings Act, Chapter 231, P.L., has the authority to adjourn to closed session to discuss matters pertaining to litigation and attorney–client privilege, and/or student matters. Said matters will be made public upon their disposition.