

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 19, 2021
7 P.M. VIRTUAL (ZOOM) REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the VIRTUAL ZOOM Regular Meeting on May 19, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.

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.
Use
Variance;
Variances

**PALESTINIAN
AMERICAN
COMMUNITY
CENTER**
Dominic
Iannarella,
Esq.

386 & 390 Lakeview Ave. For conditional use
Block 5.24, Lots 12 & 15 variances and
B-C preliminary and final
major site plan
approval.

The existing building at 386 Lakeview Avenue
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.

(REVISED SITE PLAN 05/01/21 SENT TO COMRS)

NEW HEARINGS

1.
Variance

ANDREW CARELL

80 Warren Street RA3
Block 22.12, Lot 11

Applicant proposes to
install a 12.5" driveway
on the right side of the
property. A variance is
requested for a 0' (zero
foot) setback between
the driveway and the
side lot line where 5'
(five foot) is required.
(PLANS SENT TO COMRS)

2. **MELANA MALLAH** 34 Oak Ridge Road RA2 Applicant requests a
 Variance Block 41.14, Lot 7 variance for the
 installation of a six
 foot (6') high solid
 fence in the rear yard
 as pool barrier where a
 five foot (5') maximum
 height fence is
 permitted.
 (PLANS SENT TO COMRS)
3. **JAMIE LYNNE** 1239 Valley Road RA1 Applicant proposes to
 Variance **SALEK** Block 74.06, Lot 17 replace an existing
 garage with a two-story
 "barn" accessory
 structure. Proposed barn
 is 16' x 24'. Variances
 are requested for a two-
 story accessory
 structure where one
 story is permitted and
 15.3' high where 14'
 maximum is permitted.
 (PLANS SENT TO COMRS)
4. **MAIN AVENUE** 16 Main Avenue PMU For preliminary and
 Use **CHICKEN LLC** Block 82.06, final major site plan
 Variance; **(POPEYE'S)** Lots 7 & 14 approval, use variance,
 Variances Jason R. Tuvel, conditional use variance,
 Esq. bulk variance and design
 waiver/exception relief.

The property currently consists of two (2)
 commercial buildings and ancillary site
 improvements.

The Applicant seeks preliminary and final major
 site plan approval to utilize a portion of one
 (1) of the existing commercial buildings on the
 Property for a proposed restaurant use with
 counter space.

The Applicant also seeks use variance approval
 pursuant to N.J.S.A. 40:55D-70(d)(1) for the
 proposed restaurant use (with counter space)
 where same is not permitted.

The Applicant also seeks conditional use variance
 approval pursuant to N.J.S.A. 40:55D-70(d)(3) to
 permit off-street parking spaces to be located
 elsewhere than on the same lot with the use to
 which it is appurtenant where the Applicant does
 not provide the required number of parking
 spaces.

The Applicant also seeks bulk variance and design
 waiver/exception relief in connection with the
 Application for the following:

(1) Number of parking spaces less than required (602 parking spaces required for the entire Property (45 parking spaces required for the proposed restaurant use; 432 parking spaces existing/proposed for the entire Property);

(2) Number of façade signs greater than permitted (1 façade sign permitted; 10 façade signs existing; 12 façade signs proposed); and

(3) Façade sign projection proposed where same is not permitted.

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, use variances, 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. (PLANS SENT TO COMRS)

RESOLUTIONS

1. DENIED the application of MICHAEL PONCE for a use variance to construct a 4-unit residential building within an RB2 zone at 347 Piaget Avenue, Block 18.02, Lot 6. RB2

2. GRANTED the application of MAIN TROAST PROPERTIES, LLC for front yard and right side yard setback variances to enclose a 282 square foot section of the front of the building at 1368 Main Avenue, 363 Getty Avenue a/k/a 1378 Main Avenue, Block 10.11, Lot 1 and 25. M-2

3. GRANTED the application of BRADLEY JENNIFER COLWELL for front yard, right side yard, and combined side yard setback variances for a second floor addition at 50 East Normal Avenue, Block 74.09, Lot 15. RA1

4. GRANTED the application of GEORGE PETROPOULAKIS for a rear yard setback variance to build a roof over the patio in the rear yard at 3 Canterbury Court, Block 51.03, Lot 7. RA1

5. GRANTED the application of VERONICA & RICHARD AMATI for rear yard setback variance for a second floor addition at 182 Patricia Place, Block 71.01, Lot 39. RA3

6. GRANTED the application of ELIZABETH MORONTA for lot coverage, right side yard setback, rear yard setback, and combined side yard setbacks for a one-story rear addition at 2 Nash Avenue, Block 2.06, Lot 31. RB1

7. GRANTED the application of JOHAN KAFIL & TSUNGAS PETROLEUM, INC., for use variance for a mixed use retail and a multi-family residential structure containing 9 residential units at 453-463 Lexington Avenue, Block 7.15, Lots 10 and 11, SUBJECT TO SITE PLAN APPROVAL. BC

Topic: Zoning Board Meeting

Time: May 19, 2021 07:00 PM Eastern Time (US and Canada)

The virtual Zoom link for this meeting is:

<https://us02web.zoom.us/j/85866577209?pwd=T05UNlBadkUrYkZqSXB3Nz1VS0FpQT09>

Meeting ID: 858 6657 7209

Passcode: 034158

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Find your local number: <https://us02web.zoom.us/u/kbtOutXDYo>

All documentation for these applications 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.