

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 3, 2020
7 P.M. REGULAR VIRTUAL MEETING

Please take notice that formal action may be taken on the following applications on June 3, 2020.

PLEDGE OF ALLEGIANCE

NEW HEARINGS - VIRTUAL MEETING

1. **MOHAMMAD KARITI** 10 Van Orden Place RA3 Use variance is required
Use **AND ALHAG ESSA** Block 17.01, Lot 22 to permit the expansion
Variance Frank A. Carlet, of the existing two-
Esq. family house
(2,791 square feet to
4,549 square feet)
together with site plan
approval. No additional
bulk variances are
required. The existing
rear yard setback will
not be expanded. (From
3/18/20 Agenda.)

2. **DALCO & GHAGHOIL** 247 Piaget Ave.& B-C This is an application
Use **ENTERPRISES LLC** 1330 Main Ave. to expand the outdoor
Variances; Frank A. Carlet, Blocks 11.01 & 10.16, eating area by adding
Variances Esq. Lots 15 and 18 a 1260 square foot
al fresco dining terrace
in the rear of the
building to go along
with the previously
approved dining area in
the former driveway
servicing the building.

To replace the lost parking which will occur if
the variance is granted, the Applicant has
entered into a lease agreement to provide
off-site valet parking at the existing Welsh
Farms diagonally across Main Avenue from the
Applicant's restaurant for 27 valet stacked
parking spaces. Three (3) conditional use
variances are required.
1. The first will be to expand the existing
conditional restaurant use on the subject
property which does not meet the conditions
required for the conditional use.
2. The second conditional use variance is
required to permit stacked parking.
3. A third conditional use variance is required
to permit valet parking because, again,
conditions for both uses are not met.
4. A bulk variance is required because the
parking spaces on Block 10.16, Lot 18 do not
meet the required side, front and rear yard
setback requirements. (From 3/18/20 Agenda)

3. **M & C FIT** 130 Lakeview Ave. B-C Variances required for
 Use **FOREVER, INC.** Block 7.05, Lot 11 Herb-A-Life store with a
 Variances Glenn Peterson, commercial kitchen to
 Esq. prepare shakes:
 1) Use variance requested for mixed use building.
 2) Conditional use variance requested for fast
 food (bulk requirements and parking not met).
 3) Waiver requested for Site Plan Approval.
4. **ROSARIO RIZZO** 620 Broad Street M-2 Applicant proposes to
 Use Dominic Block 34.02, Lot 2 use the rear yard of the
 Variance Iannarella, Esq. auto body shop as a
 towing yard. A portion
 of the building will
 also be used for a
 towing office area and
 indoor storage of
 vehicles. A use variance
 is requested as a towing
 yard is not a listed
 permitted use and for
 two uses on one lot.
 Any other relief as
 deemed necessary by the
 Board. (From 3/18/20
 Agenda)

CONTINUED HEARING

1. **UKRAINIAN** 110 Vincent Drive RA-1 Re-subdivision of the
 Re-Sub- **CULTURAL** Block 63.01, Lots property into one single
 division; **CENTER OF** 24.01 and 24.02 lot, use variances for
 Use **CLIFTON, INC.** the proposed use as a
 Variance; Frank A. Carlet, cultural, educational,
 Variances Esq. and social center and
 for having more than one
 principal use on the
 same lot and bulk
 variances for building
 height (30' permitted
 32.89' proposed), and
 size of parking spaces
 (9'x19'permitted, 8'x18'
 proposed).

RESOLUTIONS

1. GRANTED the application of LINDA SILUK for left side
 yard setback variance for a rear two-story addition and a second
 floor add-a-level at 93 Sherwood Street, Block 25.06, Lot 5.
 RA3
2. GRANTED the application of MARIA PLUMMER for rear yard
 setback variance for a rear addition at 18 Brantwood Place,
 Block 63.01, Lot 43. RA1

3. GRANTED the application of JOHAN NUNEZ for rear yard setback and lot coverage variances for a rear yard deck at 58 Hilltop Court, Block 48.02, Lot 4. RA3

4. GRANTED the application of 48 BELMONT AVE LLC C/O HERSCHEL BLAUSTEIN for variances for left side yard, right side yard, combined side yards, and lot coverage for a second floor add-a-level over the existing footprint and a new rear deck at 48 Belmont Avenue, Block 70.02, Lot 59. RA3

5. GRANTED the application of DOV & ORA BANACH for right side yard, combined side yards, and front yard setback variances for a rear two-story addition at 26 Lenox Avenue, Block 70.01, Lot 50. RA3

6. Resolution ADOPTING the 2019 ANNUAL REPORT of the Clifton Zoning Board of Adjustment prepared by Gregory Associates, LLC.

ZOOM LINK:

<https://us02web.zoom.us/j/84011258139?pwd=cW9hZ0N1UGNjTn1DcDdjNlRiaEt4UT09>,

Meeting ID: 840 1125 8139, Password: 540369;

Call in Telephone No. 1-646-558-8656 (New York)

or as listed on the City of Clifton website,

<https://www.cliftonnj.org>.

All documentation for new 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 these applications or individuals lacking the resources or know-how for technology access please contact the Zoning Officer at (973)470-5808 or e-mail the Zoning Officer at dhowell@cliftonnj.org.