

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 16, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on June 2, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.
(CONTINUED TO 07/21/2021)

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.

NEW HEARINGS

1. **PERLA RODRIGUEZ** 723 Allwood Road RA3 Applicant proposes a
Variances Block 67.07, Lot 3 2ND floor rear addition.
The following variances
are required:
1) Right side yard is 3.93' where 6' is required.
2) Combined side yards are 13.84' where 16' is
required.
3) Rear yard is 26.54' where 35' is required;
4) Lot coverage proposed at 30.23% where a
maximum of 27% is permitted.
(PLANS SENT TO COMRS.)
2. **JAYESHKUMAR** 47 Sipp Avenue RB1 Proposal is to build a
Variances **GANDHI** Block 42.08, Lot 43 two-story rear addition
and a rear yard deck.
The following variances
are requested:
1) Lot coverage proposed at 39% where 27% is
permitted.
2) Left side yard proposed at 3.3' where 6' is
required.
3) Combined side yards are 13.85' where 16' is
required (existing condition).
(PLANS SENT TO COMRS.)
3. **STYERTOWNE** 1051 Bloomfield Ave. B-D A Use Variance to permit
Use **SHOPPING** Block 79.01, Lot 1 the conversion of half
Variance **CENTER LLC** Frank A. Carlet, of the second floor and
Esq. all of the third floor
of the building existing
in Styertowne Shopping
Center along the ramp
from Route 3 down to
Bloomfield Avenue in
what had formerly been
the Rowe Manse Emporium
building and which has
since been occupied by
Dress Barn and Jembro
and is now completely
vacant to **PLANET FITNESS**
a health and fitness
club, which is not a
permitted use in the
zone, together with site
plan approval.
(PLANS SENT TO COMRS.)
4. **458 CLIFTON LLC** 458 Clifton Avenue B-C Applicant proposes to
Variances Block 12.02, Lot 24 expand the existing
Doctor's office space.
The following variances
are requested:
1) Front yard proposed at 6.25' where 25' is
required.
2) Right side yard is 6.33' where 10' is
required. (Continued...)

- 3) Street side yard is proposed at 5.25' where 15' is required.
- 4) Combined side yards proposed at 11.58' where 20' is required.
- 5) 11 parking spaces required, 9 for the office, and two for the second floor residential and 5 parking spaces provided;
- 6) Existing, nonconforming mixed use property.
(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of JOSEPH AND MARIE HERTILUS for variance to install a 5-foot-high solid fence behind the house along Churchill Drive at 171 Charles Street, Block 62.05, Lot 9. RA1

2. GRANTED the application of NENA DIMAANO for variance to install a 5-foot-high solid fence along the house and in the yard on the Parson Road side at 739 Bloomfield Avenue, Block 57.01, Lot 3. RA3

3. GRANTED the application of LILLIAN BARNHART & CHARLIE VELEHRADSKY for variance approval to install a 6-foot-high solid fence along the right side of the house and a 6-foot-high solid fence in the rear yard, right side at 70 Christie Avenue, Block 2.10, Lot 69. RB1

4. GRANTED the application of LEOAN MENDEZ for bulk variances for right side yard setback and existing, non-conforming lot width for a rear two-story addition at 403 Highland Avenue, Block 21.08, Lot 10. RB2

5. GRANTED the application of DAWN BARTOLOZZI for right side yard setback, combined side yards, lot coverage, and front yard setback variances for a second story addition and rear deck at 21 Emma Place, Block 43.11, Lot 09. RB1

6. GRANTED the application of AVRAHAM KATZ for variances for street side yard setback, lot coverage, reduction of the height of garage, and variance for a driveway leading to the house not serving a garage to build a two-story rear addition and renovate the existing home at 119 South Parkway, Block 60.09, Lot 23. RA3

7. GRANTED the application of MIGUEL RODRIGUEZ for bulk variances for front yard setback, rear yard setback, right side yard setback, and lot coverage to build a second floor addition, rear deck, and roof over front stoop at 46 East Clifton Avenue, Block 7.04, Lot 39. RB2

8. GRANTED the application of AARON YOUNGER for variances for left side yard setback, front yard setback, combined side yards, and lot coverage to erect a two-story rear addition and a second floor addition over the existing attached garage at 94 Rutherford Boulevard, Block 60.10, Lot 20. RA3

9. GRANTED the application of STEVEN BAHO - 750 VAN HOUTEN, LLC for a D3 conditional use variance to operate a sit-down Gong Cha "Bubble Tea" restaurant at 750 Van Houten Avenue, Block 36.13, Lots 27 and 29. B-C