

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
July 15, 2020
7 P.M. REGULAR VIRTUAL MEETING

Please take notice that formal action may be taken on the following applications on July 15, 2020.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

- | | | | | |
|---|---|---|------|---|
| 1.
Re-Sub-
division;
Use
Variance;
Variances | UKRAINIAN
CULTURAL
CENTER OF
CLIFTON, INC.
Frank A. Carlet,
Esq. | 110 Vincent Drive
Block 63.01, Lots
24.01 and 24.02 | RA-1 | Re-subdivision of the property into one single lot, use variances for the proposed use as a cultural, educational, 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). |
| 2.
Use
Variance | RAYMOND
NOWICKI | 1037 Rt. 46, Suite G5 B-D
Block 39.04, Lot 21
Qualifier CCG05 | | Applicant proposes to add a small (320 square foot) coffee bar within the office building to serve the employees of the building.

The use would be accessory to office use. The coffee bar is not intended for the general public. A conditional use variance is required for the use (takeout restaurant) as the use does not meet the conditional use requirements. A site plan waiver is requested as there are no proposed changes to the exterior of the building. (PLANS SENT TO COMRS.) |

NEW HEARINGS

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|-------------------------------------|---|--|-----|---|
| 1.
Variance | LORIANN BURKE | 60 Sperling Road
Block 38.03, Lot 7 | RA3 | Applicant proposes to install a six foot (6') high solid fence along the rear lot line against Van Houten Ave. where a four foot (4') high, 50% open fence is permitted. (PLANS SENT TO COMRS.) |
| 2.
Use
Variance;
Variances | MOHAMMED AND
WAFI OTHMAN
Douglas J.
Kinz, Esq. | 825 Allwood Road
Block 66.01, Lots 22 &
24 | RA3 | Site plan and use variance pursuant to <u>N.J.S.A. 40:55D-70(d)</u> ; Specifically, to |

demolish the existing office building on lot 22 and replace it with a two-story multi-family dwelling containing six residential apartments. As part of the application, the small storage building on lot 24 would also be demolished, and that lot would be converted to a parking lot containing 12 spaces for use by occupants of the dwelling. Pursuant to N.J.S.A. 40:55D-70(c), application for several bulk variances including variances for lot width, lot depth and rear setback for lot 22, and any other variances that may be necessary.

Application also involves a request for a reverse subdivision approval to merge lots 22 and 24 onto one lot. (PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of EVELYN MENDEZ for rear yard, right side yard, and combined side yard variances to erect a rear addition and deck to create a wheelchair accessible area within the home at 95 Haussler Terrace, Block 75.05, Lot 3. RA1

2. GRANTED the application of ORLANDO FELICIANO for rear yard, right side yard, lot coverage, and distance from deck to swimming pool variances to build a deck from the house to the above-ground swimming pool at 18 Myron Street, Block 59.08, Lot 29. RB1

3. GRANTED the application of ELAZAR GUTTMAN for rear yard setback and rear yard lot line variances to erect an attached garage addition and build a second story addition over the previously approved single story on the right side and over the entire existing home at 41 Woodward Avenue, Block 50.11, Lot 25. RA2

ZOOM LINK:

<https://us02web.zoom.us/j/83917369514?pwd=MUdNNzdFNXhzNldJRDA4VGFKZlo4QT09>

Meeting ID: 839 1736 9514, **Password:** 125789;

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.