

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**OCTOBER 18, 2023**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications at the Regular Meeting on October 18, 2023.

**PLEDGE OF ALLEGIANCE**

**REMANDED HEARING**

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| 1.<br>Use Variance;<br>Variance;<br>Site Plan | <b>JOHN RADER</b><br>Ira E. Weiner, Esq.<br><b>(CONTINUED<br/>TO 11/01/2023)</b> | 817-825 Clifton Ave., Block 35.06, Lot 16 – B-C<br>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 required variances. DENIED DECEMBER 2, 2021 – COURT-ORDERED REMAND. |
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**CONTINUED HEARINGS**

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| 1.<br>Variances; Use<br>Variance; Site<br>Plan | <b>MAIN FOOT<br/>AND ANKLE<br/>LLC</b><br>Glenn Peterson,<br>Esq.<br><b>(CONTINUED<br/>TO 10/18/2023)</b> | 1610 Main St. & 80 W. 2 <sup>nd</sup> 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 <sup>nd</sup> 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. (PLANS SENT TO COMRS.) |
| 2.<br>Variances                                | <b>HASAN<br/>FERDOUS</b><br><b>(CONTINUED<br/>TO 10/18/2023)</b>  | 4 Gillies St., Block 14.23, Lot 8 – RB2 – The applicant is proposing to relocate front door and steps to add a driveway to the right side of the home which requires the following variance; side yard setback proposed at 0' where 5' is required, driveway proposed in front of the home where not permitted, and proposed length of driveway is approximately 12' where 19' is required. (PLANS SENT TO COMRS.)                                |

3. **LOURDES NUNEZ**  
 Alfred Acquaviva, Esq.  
**(CONTINUED TO 10/18/2023)**
- 528 Piaget Ave., Block 17.09, Lot 30 – R-A3 – The applicant is seeking approval for a use variance to convert the property from a single-family home to a two-family home. The applicant is seeking two new bulk variances, one for the amount of square feet per dwelling unit. The ordinance requires 5,000 per dwelling unit and the applicant is providing 4,000 per dwelling unit. The applicant is also seeking a variance for one parking space as two parking spaces are required and the applicant is providing one parking space. The applicant will be seeking any and all other reviews and/or other variances or waivers that the Board may deem applicable. (PLANS SENT TO COMRS.)
4. **GEELAND, LLC**  
 Michael Sullivan, Esq. D.  
**(CONTINUED TO 12/06/2023)**
- 811-813 Rt 46, Block 34.03, Lots 75 and 77 – R-A2 – The applicant proposes to raze the existing commercial building and construct a 4-story 125,200 sq ft self storage facility, parking, lighting, landscaping, stormwater management, and related site improvements. The applicant seeks relief as follows: 1. A variance pursuant to N.J.S.A. 40:55D-70d(1) to permit a self-storage facility use which is not a permitted use in the R-A2 Zone District contrary to Section 461-13.1.C. 2. A variance pursuant to N.J.S.A. 40:55D-70d(6) to permit building height of 39.8 feet where a maximum of 30 feet is allowed pursuant to Section 461 Attachment 1. 3. A variance pursuant to N.J.S.A. 40:55D-70c to permit a 4-story building where a maximum of 2 stories is allowed pursuant to Section 461 Attachment 1. 4. A variance pursuant to N.J.S.A. 40:55D-70c to permit 14 parking spaces where a minimum of 67 parking spaces are required pursuant to Section 461-60.1.A. 5. A variance pursuant to N.J.S.A. 40:55D-70c to permit 2 loading spaces where a minimum of 13 loading spaces are required pursuant to Section 461-60.1B. 6. A variance pursuant to N.J.S.A. 40:55D-70c to permit a ground sign 2 feet from the right-of-way line where a minimum of 30 feet is required pursuant to Section 461-55.C. The applicant seeks such other approvals, variances, waivers or design exceptions that may be deemed necessary.

**NEW HEARINGS**

1.                   **PATRICK**                    30 Weeks Ct., Block 53.02, Lot 43 – RA2 – The applicant is proposing a deck which requires the following variances; rear yard setback proposed at 2.4' where 25' is required and lot coverage proposed at 45.4% where 30% is required. (PLANS SENT TO COMRS.)  
Variances           **MEDLOCK-**  
                          **TURECK**
  
2.                   **YITZCHOK**                    10 Lehigh Ave., Block 70.03, Lot 34 – RA3 – The applicant is proposing an addition and alterations to an existing single-family home which requires the following variances; rear yard setback proposed at 29.74' where 35' is required, side yard setback proposed at 5.11' where 6' required, combined yard setback proposed at 9.9' where 16' required, lot coverage proposed at 32.5% where 27% required, 3 stories proposed where 2 stories required and conversion of a portion of the existing attached garage into living space. The garage door will remain and a variance is required for a driveway in front of the home not serving a garage. (PLANS SENT TO COMRS.)  
Variances           **ZANZIPER &**  
                          **SHOSHANA**  
                          **WEISS**
  
3.                   **YITZCHOK &**                    30 Annabelle Ave., Block 71.02, Lot 8– RA3 – Applicant proposing new two-story rear facing addition, a new small front facing two story addition and a new second story over the entire existing main level and garage which requires the following variances; front yard setback proposed at 23.88' where 25' required, side yard setback proposed at 5.47' where 6' required, combined yard setback proposed at 13.53' where 16' required, rear yard setback proposed at 25.2' where 35' required, lot coverage proposed at 32.31% where 27% required, conversion of portion of garage into living space which is eliminating a parking space, and proposing one parking space where two are required under our ordinance. (PLANS SENT TO COMRS.)  
Variances           **YAFFA**  
                          **WAGNER**

4. **KENNETH DICKERSON JR. & JOSEPHINE LIZ** 137 Valley Rd., Block 14.20, Lot 10 – B-B – The applicant is proposing an accessory structure (car port) in the front yard of an existing non-conforming 2 family house in a B-B Zone. The following variances are being requested, 49.5" to front lot line where 60' required, 52" to street side where 25' required, 72.5" to the main building where 10' is required, and carport and parking a vehicle within the sight triangle. (PLANS SENT TO COMRS.)
5. **YITZCHOK BUCHLER** 88 Virginia Ave., Block 50.11, Lot 21 – RA2 – The applicant is requesting an addition on the home which will also include a new covered rear patio and requires the following variances; rear yard setback proposed at 32.9' where 35' required, side yard setback proposed at 4.49' where 6' required, lot coverage proposed at 32.4% where 30% is required, and intersecting gables are creating a 3rd story where 2 stories are permitted. (PLANS SENT TO COMRS.)
6. **429 PIAGET LLC** 429-433 Piaget Ave., Block 19.08, Lots 3&4 – B-D – The applicant is requesting a use variance with preliminary and final site plan approval to restore existing fire damaged building to keep four existing commercial units on the first floor and replace 2nd floor offices with six one-bedroom residential units. Applicant is also proposing as part of the site plan the removal of a non-conforming single-family home on an adjacent lot for the use of additional parking. (PLANS SENT TO COMRS.)
7. **BMJR REALTY, LLC** 162 Van Riper Ave., Block 7.09, Lot 4 - RB2 – The applicant is requesting a use variance to construct a 3-story apartment building to include 20 units plus a roof top terrace. A parking variance along with any and all other variances that may be needed is also being requested. (PLANS SENT TO COMRS.)

**RESOLUTIONS**

1. GRANTED the application of JOSIAH DAVIS for variances to construct two car detached garage for premises located at 150 6<sup>th</sup> Ave, Block 9.05, Lot 1.
2. DENIED the application of SOHEL KHAN for variances to keep partially constructed shed for premises located at 712 Grove St., Block 62.06, Lot 12.

3. GRANTED the application of ZAHER ABDALJAWWAD for variances to construct a two story addition to convert existing home into two family house for premises located at 148 (150) W 1st St., Block 16.05, Lot 23.

4. GRANTED the application of JOSELINE HELENA for variances to keep already constructed gazebo for premises located at 100 Vreeland Ave., Block 9.17, Lot 28.

5. GRANTED the application of RICHARD VANBLARCOM for variances to build a rear deck for premises located at 165 Union Ave., Block 18.18, Lot 17.

6. GRANTED the application of ROSANNA ROSARIO for variances to complete attic dormer for premises located at 13 Hilton St., Block 11.11, Lot 11.