

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
NOVEMBER 1, 2023
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on November 1, 2023.

PLEDGE OF ALLEGIANCE

REMANDED HEARING

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| 1.
Use Variance;
Variance;
Site Plan | JOHN RADER
Ira E. Weiner, Esq.
(CONTINUED
TO 11/01/2023) | 817-825 Clifton Ave., Block 35.06, Lot 16 – B-C
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.
Variances; Use
Variance; Site
Plan | GEELAND,
LLC
Michael Sullivan, Esq.
(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 |
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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.

2. **429 PIAGET** 429-433 Piaget Ave., Block 19.08, Lots 3&4 – B-D –
 Use Variance; **LLC** The applicant is requesting a use variance with
 Site Plan Glenn Peterson, preliminary and final site plan approval to restore
 Esq. existing fire damaged building to keep four existing
(CONTINUED commercial units on the first floor and replace 2nd floor
TO 11/01/2023) 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.)

NEW HEARINGS

1. **MARKGOLD LP** 1149 Bloomfield Avenue, Block 79.04, Lot 19 – M-1
 Site Plan; Use John J. Veteri, Jr., The applicant seeks a Use Variance, c-variances as
 Variance; Esq. noted herein and preliminary and final site plan
 Variance approval to construct a warehouse, parking, lighting,
 and related site improvements. he property is located in
 the M-1 (Industrial) Zone District. The applicant seeks
 relief as follows: 1. A variance pursuant to N.J.S.A.
 40:55D-70d(1) to permit a warehouse to be constructed
 on the property, which is not a permitted use in the M-
 1 Zone. 2. A Variance pursuant to N.J.S.A. 40:55D-70c
 to permit Lot Coverage of 55.63% where 50% is the
 maximum lot coverage permitted. 3. A variance
 pursuant to N.J.S.A. 40:55D-70c to permit 11 parking
 spaces where a minimum of 12 parking spaces are
 required. The applicant seeks such other approvals,
 variances, waivers or design exceptions that may be
 deemed necessary. (PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of MAIN FOOT AND ANKLE LLC for site plan approval and variances for a consolidated subdivision containing a 2 story mixed use building for medical offices for premises located at 1610 Main St. & 80 W. 2nd St., Block 9.07, Lots 25 and 36.

2. DISMISSED WITHOUT PREJUDICE the application of HASAN FERDOUS for variances to relocate the front door and add a driveway for premises located at 4 Gillies St., Block 14.23, Lot 8.

3. DENIED the application of LOURDES NUNEZ for use and bulk variances to convert existing single home into two family home for premises located at 528 Piaget Ave., Block 17.09, Lot 30.

4. GRANTED the application of PATRICK MEDLOCK-TURECK for variances to construct a deck at premises located at 30 Weeks Ct., Block 53.02, Lot 43.

5. GRANTED the application of YITZCHOK ZANZIPER & SHOSHANA WEISS for variances to construct an addition and alterations on a single family home for premises located at 10 Lehigh Ave., Block 70.03, Lot 34.

6. GRANTED the application of YITZCHOK & YAFFA WAGNER for variances construct a new two story rear facing addition, two story front facing addition and second story over existing main level and garage and for premises located at 30 Annabelle Ave., Block 71.02, Lot 8.

7. DENIED the application of KENNETH DICKERSON JR. & JOSEPHINE LIZ for variances to construct an accessory structure in the front yard of an existing, non-conforming 2 family house for premises located at 137 Valley Rd., Block 14.20, Lot 10.

8. GRANTED the application of YITZCHOK BUCHLER for variances to construct an addition and rear covered patio at premises located 88 Virginia Ave., Block 50.11, Lot 21.

9. GRANTED the application of BMJR REALTY, LLC for a use variance and bulk variances to construct 3 story apartment building with 14 units and a rooftop terrace for premises located at 162 Van Riper Ave., Block 7.09, Lot 4.