

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**NOVEMBER 15, 2023**  
**6:45 P.M. EXECUTIVE SESSION**  
**7:00 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications at the Regular Meeting on November 15, 2023.

**PLEDGE OF ALLEGIANCE**

**EXECUTIVE SESSION**

In accordance with Section 8 of the Open Public Meetings Act, Chapter 231, P.L., the Board has the authority to adjourn to closed session to discuss matters pertaining to litigation and attorney – client privilege. Said matters will be made public upon their disposition.

**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 11/15/2023)</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. (PLANS SENT TO COMRS) |
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**CONTINUED HEARINGS**

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| 1.<br>Variances; Use<br>Variance; Site<br>Plan | <b>GEELAND,</b><br><b>LLC</b><br>Michael D.<br>Sullivan, Esq.<br><b>(CONTINUED<br/>TO 12/06/2023)</b> | 811-813 Rt 46, Block 34.03, Lots 75 and 77 – R-A2 –<br>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 |
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seeks such other approvals, variances, waivers or design exceptions that may be deemed necessary.

**NEW HEARINGS**

1. **MO SALMAN** 15 Priscilla St., Block 40.01, Lot 35 – RA2  
Variance The applicant is requesting to expand driveway curb cut which requires the following variance; proposing to expand to 17' where 12' is permitted. (PLANS SENT TO COMRS)
  
2. **MORDECHAI & BLIMA HALBERSTAM** 30 Woodward Ave., Block 50.09, Lot 5 – RA2  
Variance The applicant is proposing an addition and renovations which require the following variances; side yard setback proposed at 4.64' where 6' required, combined yard setback proposed at 11.66' where 16' is required, lot coverage proposed at 33.6% where 30% required, 6' setback required for AC condenser where 3.5' proposed, conversion of part of existing garage as living space, and parking variance for one off street parking space where two spots required. (PLANS SENT TO COMRS)
  
3. **MEIR KANIEL** 174 Rutherford Blvd., Block 60.09, Lot 35 – RA3  
Variance Matthew Trella, Esq. The applicant is proposing a second-floor addition and covered front stoop which requires the following variances: side yard setback proposed at 5.77' where 6' is required, combined side yard setback proposed at 12.17' where 16' is required, lot coverage proposed at 29.3% where 27% is required, front yard setback proposed at 23.13' where 25' is required, conversion of part of an existing garage to living space, and covered front stoop setback proposed at 16.72' where 21' is required and a maximum width of 8' where 9' being proposed. (PLANS SENT TO COMRS)
  
4. **BHARAT RANA** 60 Belmont Ave., Block 70.02, Lot 65 – RA3  
Variance Matthew Trella, Esq. The applicant is proposing addition and alterations to the single family home which require the following variances; rear yard set back proposed at 27.2' where 35' required, side yard setbacks proposed at 4.6' & 5.1' where 6' required, combined side yard setback proposed at 9.7' where 16' required, lot coverage proposed at 32.76% where 27% required, and intersecting gable roofs creating a 3rd story where 2 stories permitted. (PLANS SENT TO COMRS)
  
5. **MARC SCHWAB** 111 South Parkway, Block 60.10, Lot 1 – RA3  
Variance Dominic Iannarella, Esq. The applicant is proposing a two-story addition which requires the following variances; left side yard setback proposed at 4.7' where 6' required, combined yard setback proposed at 14.7' where 16' required, maximum lot coverage proposed at 32.6% where 27% required, 20' curb cut proposed where 12' required, driveway in front of house not serving a garage, 3.5' buffer to driveway where 5' required, outside stairway stoop 9.4' wide where 8' wide required and any other variances that may be required. (PLANS SENT TO COMRS)

6.  
Use Variance;  
Variance;  
Site Plan

**CLIFTON  
RAILROAD  
CORP.**  
Benjamin Wine,  
Esq.

164 Getty Avenue, Block 11.22, Lots 1 & 1.01 16 – M-2 - On February 19, 2020, the Applicant received preliminary and final major site plan approval along with use variance, bulk variance and design waiver/exception relief to construct a second-story addition to the building located at 156 Getty Avenue, Clifton, New Jersey 07011 (Block 11.03, Lot 56) (the “Original Approval”) that included utilizing a portion of the Property for parking ancillary to the said Original Approval. On October 6, 2021, the Applicant received amended preliminary and final major site plan approval along with use variance, bulk variance and design waiver/exception relief to amend the Original Approval to convert the constructed second story of the building to fifteen (15) residential dwelling units in lieu of warehouse and office space (the “Amended Approval”), and to construct related site improvements, including but not limited to parking lot striping and improvements, sidewalks, a trash enclosure, and signage, along with utilizing a portion of the Property for parking ancillary to the said Amended Approval. The Applicant presently proposes to subdivide Block 11.22, Lots 1 & 1.01 through a lot line adjustment which will result in the creation of proposed Block 11.22, Lot 1.10 (“Proposed Lot 1.10”) and proposed Block 11.22, Lot 1.11 (“Proposed Lot 1.11”). The Applicant seeks the following use variance, bulk variance and/or design exception/waiver relief from the City Ordinances: (1) N.J.S.A. 40:55D-70(d)(1) (Residential use is not permitted in the M-2 Zone; residential use previously approved for existing Block 11.22, Lot 1.01/Proposed Lot 1.10 and Proposed Lot 1.11 as associated with Block 11.03, Lot 56); (2) N.J.S.A. 40:55D-70(d)(3) (Conditions for warehouse facility not met with respect to Block 11.03, Lot 56) (if deemed necessary); (3) N.J.S.A. 40:55D-70(d)(2) (Expansion of a non-conforming use) (if deemed necessary); (4) Lot coverage greater than permitted (60% permitted, 80.1% proposed for Proposed Lot 1.11); and (5) Lot width less than required (100 ft. required; 60 ft. proposed for Proposed Lot 1.10 and 62.95 ft. proposed for Proposed Lot 1.11). The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, de minimis exceptions from the New Jersey Residential Site Improvement Standards (“RSIS”), modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. (PLANS SENT TO COMRS)

## **RESOLUTIONS**

1. GRANTED the application of 429 PIAGET LLC for preliminary and final site plan approval, use variance, and bulk variances to restore existing fire damaged building with mixed commercial and residential use for premises located at 429-433 Piaget Ave., Block 19.08, Lots 3&4.

2. GRANTED the application of MARKGOLD LP for preliminary and final site plan approval, use variance, and bulk variances to construct a warehouse and related site improvements for premises located at 1149 Bloomfield Avenue, Block 79.04, Lot 19.