

DATE March 12, 2021

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Virginia M. Sisco 3.15.21
Tax Collector

FEE Variance _____

Site Plan _____

Conditional use _____

Subdivision _____

**CITY OF CLIFTON
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 2 Nash Avenue Clifton, NJ 07011 Block 2.06 Lot 31

1. Name of Applicant: Elizabeth Moronta
Address: 2 Nash Avenue Clifton, N.J. 07011 Telephone: 973-641-2500
Relation to Owner if not same as Owner: _____

2. Name of Owner (if other than Applicant): _____
Address: _____ Telephone: _____

3. The applicant is Corporation A Partnership Individual
Other (please specify): _____

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect or Engineer Michael J. Romanik
Address: 291 Crooks Ave Paterson, N.J. 07503 Telephone: 973-684-8975

5. Name of Attorney: _____
Address: _____ Telephone: _____

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board
 Yes No Disposition

7. Deed restrictions that apply or are contemplated: YES NO
(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Interior Zone District _____ Lot Size 2.06

9. Lot Dimensions: Front 24.78' Rear 34.9' R. Side 0 L. Side 10.66'

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 24.78' Rear 34.9' R. Side 0 L. Side 10.66'

11. Proposed: Front 24.98' Rear 10'3" R. Side 0.5' L. Side 11.6'

Present Use: Residential
Proposed Use: Residential

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

TYPE OF APPLICATION

- Site Plan
- Conditional Use
- "A" Variance
- "B" Variance
- "C" Variance
- "D" Variance (Use)

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone

Plan Please see Attached

OFFICE USE ONLY

- BOARD OF ADJUSTMENT
- PLANNING BOARD

Date of Hearing _____

Board action required by _____
Date

Application declared complete on _____
Date

Final Decision Rendered on _____
Date

- APPROVED
- APPROVED WITH CONDITIONS
- DENIED
- WITHDRAWN OR DISMISSED
- DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true.

Elizabeth Moronta
APPLICANT

State of New Jersey

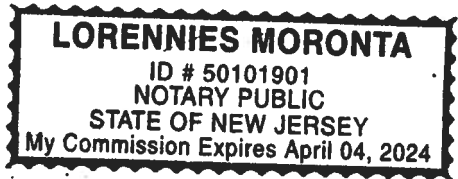
County of: Passaic

Sworn to and subscribed before me

this 12th day of March 20 21.

Lorennies Moronta
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

Notary Public
TITLE OF SUCH OFFICER



If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____ 20 ____.

Owner

Sworn and subscribes before me

this _____ day of _____ 20 ____.

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

TITLE OF SUCH OFFICER

State of New Jersey

County of: _____

March 9, 2021

City of Clifton
Board of Adjustment
900 Clifton Avenue
Clifton, NJ 07013

Dear Board of Adjustment:

I am respectfully requesting a rear yard setback variance and proposing to build a single-story addition. This addition is proposed 24' - 8" from the rear lot line where 35' is required, for property located at 2 Nash Avenue Clifton, NJ 07011, R-B1 residential single family, Block 2.06, Lot 31.

The purpose of this addition is to add a bedroom, a bathroom, including extending my kitchen to accommodate my growing family, which consist of three adults and two children, one 9-year-old boy and a 3-year-old girl. My daughter and grandchildren have been living with me since the COVID-19 Pandemic. This home is very tiny, it was built in 1947 and I believe I am grandfathered since the living standards have change.

When I bought this property, we were a family of 3, myself and my two daughters, and despite the home being so tiny we made it work. Our household size has increased ever since, we are now a family of 5.

If this variance is approved, I will be using the first-floor bedroom and bathroom, since as a diabetic I frequently need to use the bathroom and my medical condition is affecting my nerves, making it painful to go up and down the stairs. (My house has one bathroom and is upstairs). A first-floor bedroom with a bathroom will allow us to spend our golden years in this home, where my four grandchildren were born, and we have precious memories. We love our neighborhood.

I believe that the variance desired will not, block light and air, or cause a safety problem for any of the adjacent properties nor will it adversely affect the public health, safety, morals, order, convenience, prosperity, general welfare, or Clifton's Zone. The granting of the permit for the variance will not negatively affect the rights of the adjacent property owners or residents. This is a corner lot; the side yard is facing Route 46 and no houses are in front of the side yard.

There is an existing shed, which will be remove and I anticipate that this will not cause any harm to my neighbor, because this shed has not caused any harm or inconvenience to them. This shed faces their driveway. My next-door neighbor has no objection nor will they face any harm or inconvenience if this variance is approved.

I thank you before hand and hope that the board takes into consideration the above stated and renders an approval.

Respectfully submitted:



Elizabeth Moronta