

DATE \_\_\_\_\_

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

Colin Plummer  
Tax Collector

FEE Variance \_\_\_\_\_

Site Plan 1250

Conditional use \_\_\_\_\_

Subdivision \_\_\_\_\_

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

Site Location 1051 Bloomfield Avenue Block 79.01 Lot 1

1. Name of Applicant: Styertowne Shopping Center LLC

Address: 1051 Bloomfield Avenue, Clifton, NJ 07012 Telephone: 973-591-5222

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): A Limited Liability Company

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 Langan Engineering

Address: 300 Kimball Drive, Parsippany, NJ 07054 Telephone: 973-560-4900

5. Name of Attorney: Frank A. Carlet, Esq.

Address: 1135 Clifton Avenue, Suite 104, Clifton, NJ 07013 Telephone: (973) 777-6200

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board

Yes  No  Disposition Variance for construction of shopping center granted several years ago; Variance for various tenants granted through the years

7. Deed restrictions that apply or are contemplated:  YES  NO

(If yes, attach copy)

**DESCRIPTION OF PREMISES**

8. Corner  Interior  Zone District B-D Lot Size 14.607 acres

9. Lot Dimensions: Front 68.185' Rear 830.58' R. Side 844.86' L. Side 597.26'

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front 145.9' Rear 35' R. Side 29.9' L. Side 54.2'

11. Proposed: Front 145.9' Rear 35' R. Side 29.9' L. Side 54.2'

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. Styertowne Shopping Center LLC

By: George Jacobs  
APPLICANT  
George Jacobs, Managing Member

State of New Jersey  
County of: Passaic

Sworn to and subscribed before me  
this 12 day of May 20 21.

R Hopkins  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)  
NOTARY Public  
TITLE OF SUCH OFFICER

Rosemary Hopkins  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES Nov. 30 2025

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 \_\_\_\_.

By: \_\_\_\_\_  
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: Passaic

Present Use: Retail

Proposed Use: Health and Fitness Club

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)

Preliminary and Final

**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 See Rider Attached.

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**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

**RIDER TO APPLICATION  
FOR DEVELOPMENT AND/OR APPEAL  
Styertowne Shopping Center LLC  
1051 Bloomfield Avenue  
Block 79.01, Lot 1**

This is an application for a Use Variance to permit the conversion of half of the second floor and all of the third floor of the building in Styertowne along the ramp from Route 3 down to Bloomfield Avenue from what had formerly been the former Rowe Manse Emporium building and which had been occupied by Dress Barn and Jembro and now completely vacant because Dress Barn has gone out of business and Jembro has moved to another space in the shopping center. The application is for a use variance to replace those tenants with Planet Fitness, a health and fitness club which is not a permitted use in the zone. Site plan approval is required for every use variance application.

Nothing is proposed to be done to the site other than underground for expanded sewerage, water service and electrical service. The only above ground improvement will be the construction of a concrete transformer pad along side of the Route 3 ramp which would be 10' by 10' in order to provide the additional electrical service required for the proposed use.

The interior changes which are proposed are those normal to a health and fitness club including the locker rooms and showers, treadmills, stationary bicycles and other similar physical fitness activities. The variance can be granted without any substantial detriment to the public good and Clifton Zone Plan because it has been granted in so many other applications for health and fitness uses in the City and because it is a popular use in this day and age. The granting of the variance would meet the following purposes of the Land Use Act: a., d., and g.