

DATE \_\_\_\_\_

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

\_\_\_\_\_  
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 453-463 Lexington Avenue Block 7.15 Lot 10 & 11

1. Name of Applicant: Johan Kafil

Address: PO Box 184, Butler, NJ 07405 Telephone: \_\_\_\_\_

Relation to Owner if not same as Owner: Principal of Tsungas Petroleum, Inc.

2. Name of Owner (if other than Applicant): Johan Kafil (lot 10) & Tsungas Petroleum, Inc. (lot 11)

Address: PO Box 184, Butler, NJ 07405 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: Bertin Engineering Associates, Calisto Bertin, PE

Address: 66 Glen Avenue, Glen Rock, NJ 07452 Telephone: T: 201.670.6688  
David C. Dixon, Esq., Feeney & Dixon, LLC

5. Name of Attorney: 620 Newark Pompton Turnpike, Ste. 2, Pompton Plains, NJ 07444 T: 973-839-5100

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 BC (General Business) Lot Size 0.3444 ac. (lot 11)

9. Lot Dimensions: Front 131.49+ Rear 147.21 R. Side 100 L. Side 100 IRR 0.1148 ac. (lot 10)  
See Plans

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front 2' Rear 11.4' R. Side 4' L. Side 4'/<20'

11. Proposed: Front 5' Rear 15' R. Side 10' L. Side 16/5'  
See plans & bulk schedule (summary)

Present Use: Lot 11: Gasoline Service Station; Lot 10: 3-family house

Proposed Use: Multi-unit residential dwelling (7 2-bedroom & 2 1-bedroom), with retail/commercial & parking on first floor

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 The variance sought, to permit mixed use residential & retail development, satisfies the negative criteria and is not inconsistent with the intent and purpose of the zone plan and zoning ordinance, in that the subject property represents a transitional area between the business zone, wherein it is located, the residential zone to the south of the subject, and the preexisting residential uses in the neighborhood, and eliminates a permitted, albeit, onerous and problematic use in the zone (service station). The variance sought will also satisfy the special reasons criteria, by advancing the purposes of zoning by: encourag[ing] municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare; provid[ing] adequate light, air and open space; provid[ing] sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; promot[ing] free flow of traffic by improving traffic situation; promot[ing] a desirable visual environment; and, encourag[ing] coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land (See summary annexed).

**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.


  
\_\_\_\_\_  
APPLICANT

State of New Jersey

County of: NEW JERSEY

Sworn to and subscribed before me

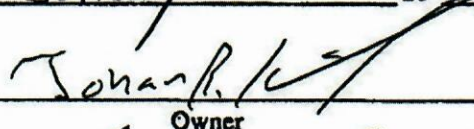
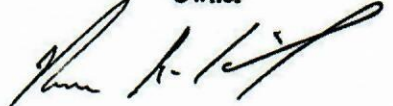
this 27th day of JANUARY 20 21

  
\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

David C. Dixon, Esq.  
An Attorney at Law  
of the State of New Jersey  
TITLE OF SUCH OFFICER  
N.J. Attorney ID#: 017211986

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 27th day of January 20 21

  
\_\_\_\_\_  
Owner  


Sworn and subscribes before me

this 27th day of JANUARY 20 21

  
\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

David C. Dixon, Esq.  
An Attorney at Law  
of the State of New Jersey  
TITLE OF SUCH OFFICER  
N.J. Attorney ID#: 017211986

State of New Jersey

County of: WINDSOR