

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 146 Rutherford Blvd Block 60.09 Lot 28

1. Name of Applicant: Shmuel Grunberger

Address: 146 Rutherford Blvd Telephone: \_\_\_\_\_

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: MF Design Architecture

Address: 820 Ridge Ave Suite 202, Lakewood NJ Telephone: \_\_\_\_\_

5. Name of Attorney: Dominic Iannarella, Esq.

Address: 139 Lakeview Avenue, Clifton, NJ 07011 Telephone: 973-772-8900

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 R-A3 Lot Size 50x110

9. Lot Dimensions: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front 20.61 ft Rear 50.2 ft R. Side 5.12 ft L. Side 5.3 ft

11. Proposed: Front 17.2 ft Rear 39.5 ft R. Side 5.12 ft L. Side 5.3 ft

Present Use: Two Story Single Family Home  
Proposed Use: Expanded two story single family home

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  
Applicant is proposing to expand an existing single family home which would require the

following variances: 1. Variance for front yard setback where 25 ft is required and 20.61 ft is existing while 17.2 ft is proposed. 2. Side yard setbacks where 6 ft is required and 5.3 ft on the left and 5.12 ft on the right are existing and proposed. 3. Combined side yard setback where 16 ft is required and 10.36 is existing and proposed. 4. Maximum lot coverage where 27% is required and 21.9% is existing while 35.3% is proposed. 5. Applicant proposes additional variances to use the garage as living space, a variance to have a driveway in front of the home that does not serve the garage, and a variance for parking where two spots are required and existing, while one is proposed.

**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.

[Signature]  
APPLICANT

State of New Jersey

County of: BASSAC

Sworn to and subscribed before me

this 5th day of September 2023

[Signature]  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

CHERYL R. IANNARELLA

Notary Public of New Jersey  
TITLE OF SUCH OFFICER  
My Commission Expires 06/29/25

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: \_\_\_\_\_