

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

Patricia Palerstein  
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 59 Durant Avenue Block 4.18 Lot 2

1. Name of Applicant: 270 Parker Avenue, Inc.  
Address: 270 Parker Avenue, Clifton, NJ 07013 Telephone: 917-494-7459  
Relation to Owner if not same as Owner: owner

2. Name of Owner (if other than Applicant): same  
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 Todd L. Koenig Architect, P.C.  
Address: 175 N. Main St., Wharton, NJ 07885 Telephone: 973-366-9733

5. Name of Attorney: Michael T. Halkias, Esq.  
Address: 1300 Van Houten Ave. Clifton, NJ 07013 Telephone: 973-777-0948

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 PD-1 Lot Size 5,000 sq. ft.

9. Lot Dimensions: Front 50 ft. Rear 50 ft. R. Side 100 ft. L. Side 100 ft.

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front 0.34 ft. Rear 76.75 ft. R. Side 30.47 ft. L. Side 2.10 ft.

11. Proposed: Front 0.34 ft. Rear 59.35 ft. R. Side 30.47 ft. L. Side 2.10 ft.

**CLIFTON ZONING OFFICES • PHONE: 470-5800 • FAX: 470-0617**

Present Use: Four Family residential building and 2 car garage  
Proposed Use: Four Family residential building and 4 car garage

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 1) Front Yard Setback Variance required  
2) Side Yard Setback Variance required  
3) Variance for garage being within 10 feet of main structure

**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.

*SARA DAMIANO*

APPLICANT  
SARA DAMIANO  
President

State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 16<sup>th</sup> day of November 20 23

*Michael T. Halkias*

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

MICHAEL T. HALKIAS

AN ATTORNEY AT LAW OF N.J.  
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: \_\_\_\_\_