

DATE 12/20/23

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Edaine Palumbo
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 A2 Mt. Washington Drive, Clifton, NJ Block 32.08 Lot 7

1. Name of Applicant: HAMDAN HOME BUILDERS LLC
Address: A2 Mt. Washington Drive, Clifton, NJ 07013 Telephone: _____
Relation to Owner if not same as Owner: _____

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

3. The applicant is Corporation A Partnership Individual
Other (please specify): 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 Robert Cigol, N.J.P.L.S.
Address: 211 Main Street, Butler, NJ Telephone: 973-838-9187

5. Name of Attorney: Sean R. McGowan; Greenbaum, Rowe, Smith & Davis, LLP
Address: 75 Livingston Ave., Roseland, NJ 07068 Telephone: 973-577-1852
smcgowan@greenbaumlaw.com

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-3A Lot Size 10,612

9. Lot Dimensions: Front 113.82 Rear 100 R. Side _____ L. Side _____

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 10 Rear 65.51 R. Side 8.07 L. Side 50.82

11. Proposed: Front 25 Rear 35 R. Side 6 L. Side 10

Present Use: Single Family Residential

Proposed Use: 2 Lot Subdivision with conforming lots for the construction of a Single Family Residence on each Lot.

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)

X Subdivision (conforming)

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 No variances requested

Applicant is requesting a minor subdivision to create two residential lots from one existing residential lot.

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. HAMDAN HOME BUILDERS LLC


Abdul Hamdan APPLICANT

State of New Jersey

County of: Essex

Sworn to and subscribed before me

this 5th day of September 20 23.


SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

Sean R. McGowan, Esq.

Attorney at Law
TITLE OF SUCH OFFICER
State of New Jersey

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 ____.

Applicant is Owner

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: _____

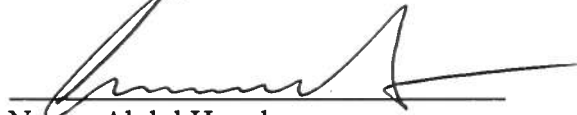
DISCLOSURE OF OWNERSHIP

The following individuals own 10% or more of Hamdan Home Builders LLC

Name	Address
Abdul Hamdan	1010 Main Street Suite 206 Paterson, NJ 07503

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed this ___th day of June, 2023.

HAMDAN HOME BUILDERS LLC



Name: Abdul Hamdan
Title: Managing Member