

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 6, 2021
6:30 P.M. REORGANIZATION MEETING
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on January 6, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

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| 1.
Use
Variance;
Variances | LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.
(CONTINUED TO 01/20/21) | 340 Lexington Ave. RB3
Block 8.22, Lots 37 & 39 | Applicant requests the following:

1. A D.6 (Height Use Variance 3 stories and 35' Permitted, 4 stories and 52' Proposed) is required.
2. Bulk variance for minimum lot area per dwelling unit (2178 square feet required, 456.9' proposed).
3. Minimum lot width (100' required, 69.97' proposed).
4. Minimum front yard setback (25' required, 1.34' proposed).
5. Minimum rear yard setback (48.5' required, 5.01' proposed).
6. Minimum side yard setback (10' required, 5.56' proposed).
7. Minimum side yard setback for both side yards (22' required, 11.12' proposed).
8. Minimum street side yard setback (15' required, 5.56' proposed).
9. Lot coverage (25% permitted, 82.86% proposed).
10. Parking spaces (62 spaces required, 36 spaces proposed).
11. Off-street parking and loading spaces, parking aisles and maneuvering areas not to be located in any required front yard and within ten feet of a required corner side lot line within 10' of a rear lot line permitted but encroachments into each of said setbacks is proposed which require bulk variances.
(REVISED PLANS DATED 11/19/20) |
| 2.
Use
Variance;
Variance | MICHAEL PONCE
Glenn Peterson, Esq.
(CONTINUED TO 02/03/21) | 347 Piaget Avenue RB2
Block 18.02, Lot 6 | Applicant proposes raze the existing house and construct a 4 unit residential building.

A use variance is required for multi-family within an RB-2 zone. The driveway is proposed within the required right side yard setback. Such other relief as may be required by the Board. |

NEW HEARINGS

1. **KENNETH VARGAS** 272 Urma Avenue RA3 Applicant proposes to
Variances Block 46.12, Lot 14 expand their existing
driveway to allow two
cars to park side by
side. The following
variances are requested:
1) Driveway is proposed 0' from the left side lot
line where 5' is required.
2) Right side of driveway is proposed in front of
the house by 3' where a driveway is not
permitted. (PLANS SENT TO COMRS)

2. **SUSAN STEPLER** 15 Nugent Drive RA1 Variance requested for
Variance Block 69.01, Lot 1.01 a six foot high fence
along the cemetery where
a 4' high, 50% open
fence is permitted.
(PLANS SENT TO COMRS)

3. **DOV KREITZMAN** 354 Rutherford Blvd. RA3 Applicant proposes to
Variance Block 58.07, Lot 25 create office space
within the existing
attached garage.
The garage door will remain and the first 7.4'
of the garage will become storage space with the
office behind. A variance is required for a
driveway in front of the home not serving a
garage. (PLANS SENT TO COMRS)

4. **ALI MUSA** 7 East 2nd Street RB-1 Applicant proposes to
Use Block 5.15, Lot 14 rebuild existing third
floor apartment and
reframe the roof to
create better space
within the existing
apartment. The following
variances are requested:
1) Use variance for the expansion of an existing,
non-conforming use. (three family within an RB-1
zone. One and two families permitted)
2) Right side yard at 2.92' where 12' is required
3) Combined side yards is 16' where 24' is
required.
4) Front yard proposed at 11.7' where 25' is
required.
5) Existing, nonconforming lot area and width.
(PLANS SENT TO COMRS)

5. **AVDI KRASNIQI** 173 Clinton Avenue RB1 Applicant proposes to
 Variances Block 21.02, Lot 20 construct a second floor
 addition to the front of
 the home. No new lot
 coverage is proposed.
 Variances are requested
 for the following
 existing conditions:
 1) Front yard at addition proposed at 8.9' where
 25' is required.
 2) Left side yard at 5.6' where 6' is required.
 3) Right side yard at 2.2' where 6' is required.
 4) Combined side yards at 7.8' where 16' is
 required. (PLANS SENT TO COMRS)
6. **AVROHOM CHEMTOB** 133 South Parkway RA3 Applicant proposes a
 Variances Block 60.09, Lot 15 rear two-story addition
 and second floor
 over the existing home.
 The following variances
 are requested:
 1) Left side yard proposed at 4'5" where 6' is
 required.
 2) Right side yard proposed at 5'11" where 6' is
 required.
 3) Combined side yards are 10.3' where 16' is
 required.
 4) Lot coverage proposed at 30.1% where 27% is
 permitted. (PLANS SENT TO COMRS)
7. **ALCENIA VALDEZ** 729 Van Houten Ave. B-C Applicant proposes a
 Use Block 42.04, Lot 1 sit-down "Juice Bar"
 Variance; type restaurant.
 Variance A conditional use is required as the existing
 building does not meet bulk requirements.
 Please note**parking is not required per Code
 section 461-13 T. (restaurants under 2000sf.)
 (PLANS SENT TO COMRS)
8. **QUICKS REALTY** 802 Van Houten Ave. B-C Application to demolish
 Use **LLC** Block 36.10, Lot 16 the existing former
 Variance; Frank A. Carlet, gas station (last used
 Variances Esq. as an automobile part
 store) and existing one-
 family house and replace
 them with a new building
 housing a delicatessen
 and parking on the first
 floor and yard and a
 total of eight (8)
 apartments on the second
 and third floors
 requiring the following
 variances and approvals:
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1. Site Plan approval is required.
2. Use variances required to permit two (2) principal uses on the same lot and to permit residential uses on the lot.
3. Bulk variances required as follows:
 - a. Maximum building height (30' and 2 stories permitted; 3 stories, 36.2" proposed).
 - b. Side yards each one half the height of the building (18'1" required; proposed right side 5'.
 - c. Maximum lot coverage 60% permitted; 94.7% proposed.
 - d. Off street parking or loading spaces or maneuvering areas shall not be located within 10' of any corner side lot line or within 5' of any other lot line required; 7.7' parking spaces proposed for side lot line and 2.5' set back proposed for rear parking and maneuvering.
 - e. Number of parking spaces required 27 spaces; 20 spaces proposed.
 - f. Insufficient parking lot landscaping proposed. (PLANS SENT TO COMRS)

RESOLUTIONS

1. DENIED the application of JOHAN KAFIL & TSUNGAS PETROLEUM, INC., for site plan, a D(1) use variance, D(6) height variance, and C variances for maximum lot coverage, maximum height of building in stories, number of parking spaces, screening required for uses in business districts, fencing, and rear and side yard parking setback to demolish existing gasoline service station and three family residential structure and construct a 3-story mixed use building with 12 residential units over retail use and parking on the ground floor at 453-463 Lexington Avenue, Block 7.15, Lots 10 and 11. BC

2. GRANTED the application of AVRUM FRIEDMAN for front yard setback variance and lot coverage variance to construct a two-story addition to the existing single-family residence at 59 Ravona Street, Block 57.07, Lot 3. RA3

3. GRANTED the application of SCAFAR CONTRACTING INC. for conditional use variance for indoor storage of contractor's material and equipment at 750 Bloomfield Avenue, Block 49.11, Lot 30. M-2

4. GRANTED the application of PROGRESSIVE TRAILER REPAIR/MIDAN DIESEL TRUCK REPAIR for use variance for storage and repair of trucks and trailers of others on site at 431 Allwood Road, Block 79.03, Lot 2. M-3