

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 15, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on January 15, 2020.

PLEDGE OF ALLEGIANCE
CONTINUED HEARING

- | | | | | |
|-----------------|-----------------------|---------------------------------------|-----|---|
| 1. Variances | LOUIS REYNOLDS | 32 Fordham Rd. Block 26.05, Lot 24 | RA3 | Applicant proposes to install a fireplace within the house and the chimney would be 5.2' from the right side lot line where 6' is required. A new detached garage is proposed on an existing concrete slab. Garage will be 2.9' from the left side lot line where 5' is required. |
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NEW HEARINGS

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| 1. Use Variance | ESTATE OF RAYMOND SIKORSKY Gregory Mascera, Esq. | 872 Grove Street Block 74.10, Lot 21 | RA4 | The Applicant seeks a D-1 use variance for permission to change the non-conforming permitted use on the Property (Zoning Board approval granted February, 1997 to allow auto repair and Ryder Truck Rental) to allow a commercial use whereby the property can be used by a commercial cleaning business for general office purposes and for parking commercial vehicles used in the operation of the business. The Applicant is the current owner of the Property. The Applicant has executed a contract to sell the Property to a third-party purchaser who intends, upon approval from the Zoning Board, to use the Property as an office in conjunction with an off-site commercial cleaning business. The business will utilize the site for parking of up to seven commercial vehicles and for automobile parking during normal business hours. There is no cleaning work performed on the Property. The commercial cleaning business does not store cleaning products on site, nor does it carry or dispose waste or hazardous materials. Applicant shall apply for those variances and waivers from the Clifton Zoning Ordinance as such variances and waivers are deemed necessary during the course of the hearing of the Application. Applicant reserves the right to amend the Application if deemed necessary by the Board during the course of the hearing of the Application and to seek any other variances deemed necessary by the Board. (PLANS HANDED OUT AT MEETING 01/09/20) |
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2. **GHOST HAWK** 321 River Road, Unit 6 B-C Applicant seeks
 Use **BREWING COMPANY** Block 73.03, Lot 54 approval to allow the
 Variances; **LLC** continuation of the
 Variance Anthony Giambrone, existing microbrewery
 Jr., Esq. and related retail uses
 (sales of beer, tasting bar and beer garden)
 along with the proposed addition of live music,
 expansion of the beer garden, expansion of public
 hours (Wednesday through Friday, 4:00 PM to 10:00
 PM; Saturday, noon to 10:00 PM; and Sunday, noon
 to 6 PM) and installation of additional signage.
 The applicant is seeking the following approval/
 relief from the City of Clifton Zoning Board of
 Adjustment:
 a. Preliminary and Final Site Plan Approval;
 b. Use/D variance(s) to permit the expansion of
 existing nonconforming use(s);
 c. Use/D variance to permit more than one (1)
 principal use on a lot;
 d. Variance from the requirements of the sign
 ordinance;
 e. All other required waivers, variances,
 approvals and relief.
 (PLANS HANDED OUT AT MEETING 01/09/20)

3. **MEADOWLANDS** 316 Colfax Ave.-Rear M1 Applicant proposes to
 Use **ATHLETIC CENTER** Block 28.02, Lot 20 use an industrial space
 Variance 314 Colfax Ave. (Easement for manufacturing of
 Area) Block 29.04, Lot 1 floor equipment, DJ
 rentals for cheer
 competitions, and 1 on 1
 and group/team
 instruction of tumbling/
 cheerleading. A use
 variance is required for
 the instruction of
 tumbling/cheerleading.
 Any other relief deemed
 necessary by the Board.
 (PLANS HANDED OUT AT
 MEETING 01/09/20)

RESOLUTIONS

1. GRANTED the application of MICHAEL MOLNER for a front yard setback variance for a roof over the front stoop at 288 Delawanna Avenue, Block 59.11, Lot 29. RB2
2. GRANTED the application of MARC LEILI for a variance for a 4-foot-high solid fence with a 1-foot-high lattice on top, for a total of 5 feet, in the front of the home at 27 Charles Street, Block 62.01, Lot 4. RA1
3. GRANTED the application of DARNELL BAEZ for a rear yard setback variance for a deck at 53 Forest Way, Block 40.15, Lot 3. RA3