

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**January 20, 2021**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on January 20, 2021.

**PLEDGE OF ALLEGIANCE**  
**CONTINUED HEARINGS**

- |                                     |  |   |   |
|-------------------------------------|--|---|---|
| 1.<br>Use<br>Variance;<br>Variances | <b>LEXINGTON<br/>PARTNERS, LLC</b><br>Frank A.<br>Carlet, Esq. | 340 Lexington Ave. RB3<br>Block 8.22, Lots 37<br>& 39 | Applicant requests<br>the following:<br><br>1. A D.6 (Height Use Variance 3 stories and 35'<br>Permitted, 4 stories and <u>48'</u> Proposed) is<br>required.<br>2. Bulk variance for minimum lot area per<br>dwelling unit (2178 square feet required,<br><u>558'</u> proposed).<br>3. Minimum lot width (100' required, 69.97'<br>proposed).<br>4. Minimum front yard setback (25' required,<br>1.34' proposed).<br>5. Minimum rear yard setback (48.5' required,<br>5.01' proposed).<br>6. Minimum side yard setback (10' required,<br>5.56' proposed).<br>7. Minimum side yard setback for both side<br>yards (22' required, 11.12' proposed).<br>8. Minimum street side yard setback<br>(15' required, 5.56' proposed).<br>9. Lot coverage (25% permitted, 82.86% proposed).<br>10. Parking spaces ( <u>56</u> spaces required, <u>42</u> spaces<br>proposed).<br>11. Off-street parking and loading spaces, parking<br>aisles and maneuvering areas not to be located in<br>any required front yard and within ten feet of a<br>required corner side lot line within 10' of a<br>rear lot line permitted but encroachments into<br>each of said setbacks is proposed, <u>high pressure<br/>sodium site lighting fixtures required but no<br/>longer manufactured. Therefore, the Applicant<br/>proposes fluorescent fixtures similar in size,<br/>shape and lighting quality to that which is<br/>required and all off street parking areas having<br/>10,000 or more square feet of paved area shall<br/>provide landscaping for the interior parking lot<br/>areas at a minimum of 20 square feet of interior<br/>lot landscaping for each parking space with a<br/>minimum landscape dimension of 5'x5' which the<br/>applicant does not provide and for which it seeks<br/>a variance.</u> |
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NOTE: AMENDED NOTICE-CHANGES UNDERLINED.

2. **MICHAEL PONCE** 347 Piaget Avenue RB2 Applicant proposes raze  
Use Glenn Peterson,Block 18.02, Lot 6 the existing house and  
Variance; Esq. construct a 4 unit  
Variance **(CONTINUED TO** residential building.

**02/03/21)**

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.

3. **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  
**(CONTINUED TO** store) and existing one-  
**02/03/21)** 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:

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.

**NEW HEARINGS**

1. **JOHN PILKIN,** 203 & 207 Lakeview Ave. Use variance to remedy  
 Use **MOHAMMAD** Block 2.12, Lots 48 B-C the significant  
 Variance; **TAMMOUS, AND** and 49 encroachment of the  
 Variances **SOPHIA DALIA** improvement on  
 DeMarco & DeMarco, 207 Lakeview Avenue onto  
 Esqs. 203 Lakeview Avenue.

In addition, the following bulk variances are required:

Requirement	Existing (Lot 48)	Existing (Lot 49)	Proposed (Lot 48.01)	Proposed (Lot 49.01)
Lot Width 50	39.21**	65.10	26.19**	78.12
Min.Frt Yard 5	5.10	0.47**	5.10	0.47*
Side yard (1) 7.5	2.60**	0.00**	1.04*	2.01*
Side yard (both) 15	2.60**	27.80	3.64*	29.81

\*\*Pre-Existing  
 \*Variance  
 (PLANS SENT TO COMRS)

2. **GIOVANNA INTILI** 138 Stanley Street RA3 Applicant proposes a  
 Variance Block 25.06, Lot 21 second floor addition  
 and a rear addition and  
 deck. The following  
 variances are requested:

- 1) Left side yard proposed at 5' where 6' is required.
- 2) Combined side yards proposed at 15.7' where 16' is required.
- 3) Front yard proposed at 22.7' where 25' is required.
- 4) Bar sink and counters (considered kitchen) proposed in the basement where kitchens are not permitted. (PLANS SENT TO COMRS)

3. **RAJIV SHAH** 126 Abbe Lane RA2 Applicant proposes to  
 Variances Block 33.08, Lot 5 convert the attached  
 garage to a bedroom and  
 widen the existing  
 driveway and curb cut.  
 The following variances  
 are requested:

- 1) Driveway proposed in front of the house in an area not serving a garage.
- 2) Curb cut proposed at 20' in width where a maximum of 12' is permitted.  
 (PLANS SENT TO COMRS)

## RESOLUTIONS

1. GRANTED the application of KENNETH VARGAS for variances for left side lot line and driveway proposed in front of the house where not permitted to widen the existing driveway to allow two cars to park side-by-side at 272 Urma Avenue, Block 46.12, Lot 14. RA3

2. GRANTED the application of SUSAN STEPLER for variance for a 5-foot-high solid PVC fence with a 1-foot-high lattice, for a total of 6 feet, along the cemetery line at 15 Nugent Drive, Block 69.01, Lot 1.01. RA1

3. GRANTED the application of DOV KREITZMAN for variance for driveway in front of home not serving a garage after conversion of attached garage to home office space in rear and storage in front at 354 Rutherford Boulevard, Block 58.07, Lot 25. RA3

4. GRANTED the application of ALI MUSA for use variance for expansion of an existing, non-conforming use and bulk variances for right side yard setback, combined side yard setback, front yard setback, and existing, non-conforming lot area and width to rebuild existing third floor apartment and reframe the roof at 7 East 2<sup>nd</sup> Street, Block 5.15, Lot 14. RB1

5. GRANTED the application of AVDI KRASNIQI for variances for front yard setback, left side yard setback, right side yard setback, and combined side yard setback to construct a second floor addition to the front of the home at 173 Clinton Avenue, Block 21.02, Lot 20. RB1

6. GRANTED the application of AVROHOM CHEMTOB for variances for left side yard, right side yard, combined side yards, and lot coverage to erect a rear two-story addition and second floor over the existing home at 133 South Parkway, Block 60.09, Lot 15. RA3

7. GRANTED the application of ALCENIA VALDEZ for conditional use variance for a sit-down "Juice Bar" type restaurant less than 2,000 square feet at 729 Van Houten Avenue, Block 42.04, Lot 1. B-C