

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 17, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on February 17, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.

340 Lexington Ave. RB3 Applicant requests Block 8.22, Lots 37 & 39 the following:

1. A D.6 (Height Use Variance 3 stories and 35' Permitted, 4 stories and 48' Proposed) is required.
2. Bulk variance for minimum lot area per dwelling unit (2178 square feet required, 558' 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 (56 spaces required, 42 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, high pressure sodium site lighting fixtures required but no longer manufactured. Therefore, the Applicant proposes fluorescent fixtures similar in size, shape and lighting quality to that which is required and all off street parking areas having 10,000 or more square feet of paved area shall provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space with a minimum landscape dimension of 5'x5' which the applicant does not provide and for which it seeks a variance.

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.

03/03/2021)

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
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:

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.

(NOTE: PLANS ARE REVISED)

4.
Use
Variance;
Variances

JOHN PILKIN, 203 & 207 Lakeview Ave. Use variance to remedy
MOHAMMAD Block 2.12, Lots 48 B-C the significant
TAMMOUS, AND and 49 encroachment of the
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

[MINOR SUBDIVISION]

NEW HEARINGS

1.
Use
Variance

BEN AND SARAH 150 South Parkway RA3 Applicant proposes to
COHEN Block 60.04, Lot 2 build a rear entrance
 A. William Sala, to the basement. There
 Jr., Esq. is an existing,permitted
 two fixture "powder
 room" in the basement.
 A use variance is
 required for a basement
 "powder room" with a
 direct access to the
 exterior.
 (PLANS SENT TO COMRS.)

2.
Variances

VINCENT SARACENO 1131 Main Avenue B-C Applicant proposes to
 A. William Sala, Block 12.11, Lot 10 build a two-story
 Jr., Esq. addition to the rear of
 the building for office
 use.

The following variances are requested:

- 1) Rear yard proposed at 0.3' where 10' is required.
- 2) Lot coverage proposed 99.85% where a maximum of 60% is permitted.
- 3) An additional 9 parking spaces are required for the addition and none provided.
- 4) Such other relief that may be deemed necessary by the Board. (PLANS SENT TO COMRS.)

3. Use Variance; Variances	JAI SAI BABA, LLC Bianca P. Pereiras, Esq.	1025 Main Avenue Block 12.26, Lot 19	B-C	Preliminary and final site plan approval and a use variance pursuant to <u>N.J.S.A. 40:55D-70(d)</u> to permit the construction of a new mixed-use building consisting of a liquor store on the ground floor and three residential units on the second floor.
-------------------------------------	--	---	-----	---

Applicant also seeks variance relief pursuant to N.J.S.A. 40:55D-70(c) as to minimum front yard, minimum side yards, and maximum lot coverage. The Applicant is also seeking such additional or other variances, exceptions, approvals, permits, waivers or relief from or pursuant to the Ordinance, including waivers of design standards and/or submission requirements, as may be determined to be necessary to develop the premises in the manner indicated in the application, plans and materials.
(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of 20 SOMERSET PLACE, LLC for use variance, conditional use variance, bulk variances, and preliminary and final major site plan approval to permit the development of the subject property as a flex industrial building with office, warehouse, light manufacturing, machinery, indoor storage, indoor parking, and outdoor storage and parking of vehicles for contractors, machinists, and trades of various types at 20 Somerset Place, Block 49.11, Lot 68. M-2

2. GRANTED the application of PB NUTCLIF MASTER, LLC for use variance, preliminary and final major site plan approval to permit construction of private roadways and variance to permit LED street lights at 340 Kingsland Street, Block 80.02, Lot 1.01, 3, and 4.04. M-3