

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**February 19, 2020**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on February 19, 2020.

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

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|-----------------------|--|--|------------------|---|
| 1.<br>Use<br>Variance | <b>MEADOWLANDS</b><br><b>ATHLETIC CENTER</b><br><b>(CONTINUED</b><br><b>TO 03/04/20)</b> | 316 Colfax Ave.-Rear M1<br>Block 28.02, Lot 20<br>314 Colfax Ave.(Easement<br>Area) Block 29.04, Lot 1 | M1<br>B-C<br>RA2 | Applicant proposes to use an industrial space for manufacturing of 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.   |
| 2.<br>Use<br>Variance | <b>RALPH TRAVELLIN</b><br><b>(CONTINUED</b><br><b>TO 03/04/20)</b>                       | 956 Van Houten Ave.<br>Block 35.10, Lot 1  | B-C              | Application was approved by the Board on October 16, 2019, for two uses on one lot, service station and used car license. Car disposal or sales was not addressed in the resolution. Applicant is requesting changes to the approved resolution, allowing for the sale and/or disposal of the cars purchased for parts. Applicant intends on purchasing vehicles at auction to use for parts. |

**NEW HEARINGS**

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|----------------|-----------------------|---|-----|--|
| 1.<br>Variance | <b>HASSAN ZEIDIEN</b> | 10 Oak Ridge Road<br>Block 41.14, Lot 2 | RA2 | Applicant proposes to install a 6' high fence on the sides of the rear yard where a 5' high fence is permitted. A 6' high fence is permitted along the rear lot line bordering the commercial property.<br>(SURVEY SENT TO COMRS.) |
|----------------|-----------------------|---|-----|--|

2. Use Variance; Variances	<b>152-164 GETTY AVE CORPORATION</b>	156 Getty Ave.& 164 Getty Ave. Jason R. Tuvel, Esq.	Block 11.03, Lot 56 & Block 11.22, Lot 1.01	M-2	Applicant seeks preliminary and final major site plan approval, use variance, bulk variance and design waiver/exception relief.
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Applicant seeks approval to construct a second story addition to the existing warehouse and office building, along with related site improvements.

In connection with the Application, the Applicant seeks use variance approval pursuant to N.J.S.A. 40:55D-70(d)(2) for expansion of a non-conforming use. To the extent that a conditional use variance pursuant to N.J.S.A. 40:55D-70(d)(3) is required, the Applicant seeks same for not complying with the following conditions for a warehouse facility:

- (1) Use located on a lot within 100 ft. of a residence district boundary where same is not permitted; and
- (2) Use does not meet the area, height, bulk, off-street parking, loading, unloading and buffer requirements for industrial plants in an M-2 District where same is required.

The Applicant also seeks the following bulk variance and design waiver/exception relief:

- (1) Front yard setback less than required (20 ft. required; 1.36 ft. existing/proposed);
- (2) Rear yard setback less than required (15 ft. required; 0 ft. existing/proposed);
- (3) Side yard setback less than required (15 ft. required; 0 ft. existing/proposed);
- (4) Size of parking spaces less than required (9 ft. x 19 ft. (171 sq.ft.) required; 9 ft. x 18 ft. (162 sq.ft.) proposed); and
- (5) Parking area setback less than required (5 ft. from lot lines required; 0 ft. existing; 2.05 ft. proposed).

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.  
(PLANS IN BINS)

<p>3. Re-Sub- division; Use Variance; Variances</p>	<p><b>UKRAINIAN CULTURAL CENTER OF CLIFTON, INC.</b> Frank A. Carlet, Esq.</p>	<p>110 Vincent Drive Block 63.01, Lots 24.01 and 24.02</p>	<p>RA-1 Re-subdivision of the property into one single lot, use variances for the proposed use as a cultural, educational, and social center and for having more than one principal use on the same lot and bulk variances for building height (30' permitted 32.89' proposed), and size of parking spaces (9'x19'permitted,8'x18' proposed). (PLANS IN BINS)</p>
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**COMMUNICATIONS**

1. Correspondence from Steven C. Schepis, Esq., regarding request for extension OF VARIANCE for DANIEL & MARGARITA KATZEVICH, 13 Somerset Place, Block 56.07, Lot 11.02, variance dated March 20, 2019.

**RESOLUTIONS**

1. GRANTED the application of ESTATE OF RAYMOND SIKORSKY for use variance to permit a commercial cleaning business use for general office purposes and for parking of commercial vehicles in the operation of the business at 872 Grove Street, Block 74.10, Lot 21. RA4

2. GRANTED the application of JULIO & ALICIA MUNOZ for rear yard setback and street side yard setback variances for a second floor addition and a second floor deck at 198 Mt. View Drive, Block 27.03, Lot 45. RA2

3. GRANTED the application of DOVID LISKER for lot coverage, combined side yards, right side yard, and front yard setback variances for a two-story addition at 55 Ravona Street, Block 58.13, Lot 58. RA3