

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 5, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on May 5, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variance; Variances

LEXINGTON PARTNERS, LLC
Frank A. Carlet, Esq.
(CONTINUED TO 05/19/2021)

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 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.

(NOTE: PLANS ARE REVISED)

(SITE PLAN REVISED 3/29/21 SENT TO COMRS.)

3. **PALESTINIAN** 386 & 390 Lakeview Ave. For conditional use
Use **AMERICAN** Block 5.24, Lots 12 & 15 variances and
Variance; **COMMUNITY** B-C preliminary and final
Variances **CENTER** major site plan
Dominic approval.
Iannarella,
Esq.

**(CONTINUED TO
05/19/2021)**

The existing building at 386 Lakeview Avenue will be utilized for a social organization. The existing building on 390 Lakeview Avenue will be demolished and the site will be utilized for a new art gallery associated with the social organization as well as off-street parking. The applicant requests the following variances from Section 469-29C the Zoning Ordinance of the City of Clifton:

1. Minimum lot area of one acre is required and less than one acre is proposed;
2. Minimum lot width of 200 feet is required and less than 200 feet is proposed;
3. Minimum lot depth of 200 feet is required and less than 200 feet is proposed;
4. Minimum front yard of 25 feet is required and less than 25 feet is proposed;
5. Minimum rear yard of 50 feet is required and less than 50 feet is proposed;
6. Minimum side yard 20 feet is required and less than 20 feet is proposed;
7. Minimum combined side yard of 55 feet is required and less than 55 feet is proposed;
8. Minimum street side setback of 25 feet is required and less than 25 feet is proposed;
9. Maximum lot coverage of 25% is required and more than 25% is proposed;
10. Minimum off-street parking of one space for each 50 square feet of assembly room area is required and less than one space for each 50 square feet is proposed.

In addition, the applicant requests any other variance, waiver, or exception as may be deemed necessary by the Zoning Board of Adjustment of the City of Clifton in order to secure approval of all plans, plats, and applications submitted. Please note that the applicant may request additional, or different relief than is listed herein. This application is subject to modification without further notice.

NEW HEARINGS

1. **MAIN TROAST** 1368 Main Ave., M-2 Applicant proposes to
Variance **PROPERTIES, LLC** 363 Getty Ave a/k/a enclose a 282 square
Glenn 1378 Main Ave. foot section of the
Peterson, Esq. Block 10.11, Lots 1 & 25 front of the building.
The following variances
are requested:
1) Front yard setback proposed at 0.47' where 20'
is required.
2) Right side yard proposed at 1.3' where 15' is
required.
3) Two additional parking spaces required, not
provided, building previously granted a parking
variance.
(PLANS SENT TO COMRS.)
2. **BRADLEY &** 50 East Normal Ave. RA1 Variances requested a
Variances **JENNIFER** Block 74.09, Lot 15 second floor addition
COLWELL over the existing first
floor (front yard):
1) Front yard proposed at 27.8' where 35' is
permitted.
2) Right side yard is 11.06' where 12' is
required;
3) Combined side yards are 23.54' where 24' is
required.
(PLANS SENT TO COMRS.)
3. **GEORGE** 3 Canterbury Court RA1 Applicant proposes to
Variance **PETROPOULAKIS** Block 51.03, Lot 7 build a roof over the
patio in the rear yard.
A variance is required
for rear yard setback at
17.5' where 35' is
required.
(PLANS SENT TO COMRS.)
4. **VERONICA &** 182 Patricia Place RA3 Variances requested for
Variance **RICHARD AMATI** Block 71.01, Lot 39 the construction of a
second floor addition
over the existing first
floor structure in the
rear: 1) Rear yard
proposed at 18' where
35' is required
(existing condition).
(PLANS SENT TO COMRS.)

5. **ELIZABETH MORONTA** 2 Nash Avenue RB1 Variances requested for a one story, rear addition:
 Block 2.06, Lot 31
- 1) Lot coverage proposed at 34.8% where 27% is permitted;
 - 2) Right side yard proposed at 0.5' where 6' is required;
 - 3) Rear yard proposed at 10'3" where 35' is required;
 - 4) Combined side yards proposed at 11.16' where 16' is required;
 - 5) Existing, nonconforming lot width and area. (PLANS SENT TO COMRS.)
6. **JOHAN KAFIL & TSUNGAS PETROLEUM, INC.** 453-463 Lexington Ave. BC For Amended Preliminary Block 7.15, Lots 10 & 11 & Final Site Plan, and Use Variance (N.J.S.A. 40:55d-70(d)) approvals, Feeney & Dixon, LLC to permit the demolition and removal of an existing gasoline service station & derelict three-family residential structure and construct thereon a mixed-use, retail & multi-family residential structure, containing up to nine (9) residential units, a prohibited use. In addition, this Applicant will request such variances, waivers, permits, approvals, or licenses that the Board deems necessary or appropriate. (PLANS SENT TO COMRS.)
 David C. Dixon, Esq.

RESOLUTION

1. DISMISSED WITHOUT PREJUDICE the application of UKRAINIAN CULTURAL CENTER OF CLIFTON, INC. to re-subdivide the property and use variance and bulk variances for a cultural, educational, and social center at 110 Vincent Drive, Block 63.01, Lots 24.01 and 24.02, Lots 23 and 26. RA1