

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
MAY 11, 2022
COMMENCING AT 7 P.M.

SPECIAL MEETING

Please take notice that formal action may be taken on the following application on May 11, 2022.

PLEDGE OF ALLEGIANCE

NEW HEARING

1. **TFJ HAZEL LLC** 252 Hazel Street & RB2 Preliminary and Final
Use Meryl A. G. 237 West 3rd Street Major Site Plan approval,
Variance; Gonchar, Esq. Block 16.11, Lots 1 & Minor Subdivision (lot
Variances consolidation) approval,
d(1) use variance, d(5) density variance, d(6)
height variance, and bulk ("c") relief to construct
a four (4)-story mid-rise (three (3) stories over
parking), multi-family residential building
containing sixty (60) dwelling units (currently
proposed to contain 15, 1-bedroom units;
12, 1-bedroom with a den units; 27, 2-bedroom
units; and 6, 2-bedroom with a den units) and
resident amenities (the "Proposed Building"),
along with on-site parking (covered / under the
Proposed Building and surface parking), and
related site improvements (all proposed improve-
ments collectively referenced as the "Project")
on the "Property."
Lot 1 (+/- 71,752 square feet) is currently improved
with a vacant, nonconforming manufacturing/
industrial building that was formerly
operated as a textile dyeing and finishing
facility (International Veiling Corp.).
Lot 2 (+/- 3,500 square feet) is improved with a
vacant, one-family residential dwelling.
As part of the application, the existing lots will
be consolidated (combined) to form a new lot
consisting of +/- 75,252 square feet and the
existing improvements will be removed.
The Project is proposed to be accessed by a full-
movement driveway along 7th Avenue and a full-
movement driveway at the intersection of 7th
Avenue and West 4th Street. Emergency (vehicle)
access is proposed from Hazel Street (CR702).
A loading zone is proposed next to the entrance
of the covered parking area. Proposed site
improvements include, but are not necessarily
limited to, a refuse enclosure, an electrical
transformer and associated concrete pad, grading
and drainage, stormwater management, underground
utilities, lighting, landscaping, directional/
wayfinding signage, building identification
signage, electric vehicle charging stations, paving
and striping, curbing, and walkways/sidewalks.
The Property is in the R-B2 (Residential, One- and

Two-Family and Garden Apartments) Zone District (the "R-B2 Zone"), which does not permit mid-rise, multi-family residential buildings.

In connection with the preliminary and final major site plan approval related to the Project, the Applicant is seeking the following variances pursuant to N.J.S.A. 40:55D-70(d), from the City of Clifton Zoning Ordinance (the "Ordinance"), as follows:

1. From Section 461-13.1.E "Use Regulations" for the R-B2 Zone To permit a mid-rise, multi-family residential building in the R-B2 Zone, where mid-rise, multi-family residential buildings are not permitted.

2. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Minimum Lot Area per Dwelling Unit - To permit a lot area per dwelling unit of 1,254.2 square feet, where a minimum lot area per dwelling unit of 3,351 square feet is required.

3. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Maximum Building Height (Feet) To permit a building height of 44.2 feet, where a maximum building height of 35 feet is permitted.

In connection with the preliminary and final major site plan approval related to the Project, the Applicant is seeking the following variances pursuant to N.J.S.A. 40:55D-70(c), from the Ordinance, and/or waivers / exceptions from the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21-4.14, as follows:

1. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Minimum Rear Yard Setback To permit a rear yard setback (measured to the Garden State Parkway right-of-way) of 4.5 feet, where a minimum rear yard setback of 40 feet is required.

2. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Minimum Side Yard Setback To permit a side yard setback of 12.2 feet (along Hazel Street (CR702)), where a minimum side yard setback of 20 feet is required.

3. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Minimum Combined Side Yard Setback To permit a combined side yard setback of 33.2 feet (12.2' as measured from Hazel Street (CR702) and 21.0' as measured from the property line adjoining Block 16.11, Lot 17), where a minimum combined side yard setback of 40 feet is required.

4. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Maximum Lot Coverage To permit a maximum lot coverage of 29.3%, where a maximum lot coverage of 25% is permitted.

5. From Section 461-13, Attachment 1 "Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone" Maximum Building Height (Stories) To permit a building of 4 stories (3 stories of residential over parking), where a maximum of 3 stories is permitted.

6. From Section 461-60.1.A, "Requirements for off-street parking and loading spaces" - To permit 93 parking spaces to be provided, and where 150 parking spaces are required under the Ordinance.

7. From Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21-4.14, "Parking: number of spaces" To permit 93 parking spaces (including 5 ADA spaces) to be provided, where 104 parking spaces are required.

While the Applicant believes that except as stated above, the application is in conformance with the Ordinance, the Applicant recognizes that the Property has multiple street frontages along Hazel Street, West Third Street, Seventh Avenue, West Fourth Street, and the Garden State Parkway, and it may be determined during the review and processing of the application and/or based upon an analysis of the plans and testimony at the public hearing, that the Property has multiple front yards. In the event that it is determined that the Property has multiple front yards, the application may require additional variances from the Ordinance for minimum front yard setback (minimum of 25 feet required), minimum rear yard setback (minimum of 40 feet required), and/or minimum side yard setback (each, minimum of 20 feet required; combined/both, minimum of 40 feet required). If it is determined that the application requires such additional minimum front yard setback(s), minimum rear yard setback(s), and/or minimum side yard setback(s) the Applicant is hereby requesting same as part of the application.

The Applicant also requests any other approvals, waivers, variances, deviations and/or exceptions from the Ordinance, the City of Clifton General Ordinances, and/or RSIS as may be determined to be required for the Project during the review and processing of the application and/or based upon an analysis of the plans and testimony at the public hearing.