AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 3, 2020
7 P.M. REGULAR VIRTUAL MEETING

Please take notice that formal action may be taken on the following applications on June 3, 2020.

PLEDGE OF ALLEGIANCE

NEW HEARINGS – VIRTUAL MEETING

1. MOHAMMAD KARITI 10 Van Orden Place RA3 Use Variance AND ALHAG ESSA Block 17.01, Lot 22 Use variance is required to permit the expansion of the existing two-family house (2,791 square feet to 4,549 square feet) together with site plan approval. No additional bulk variances are required. The existing rear yard setback will not be expanded. (From 3/18/20 Agenda.)

Frank A. Carlet, Esq.

2. DALCO & GHAGHOIL ENTERPRISES LLC 247 Piaget Ave.& B-C Use Variance; 1330 Main Ave. Variances; Frank A. Carlet, Blocks 11.01 & 10.16, Esq. Lots 15 and 18 This is an application to expand the outdoor eating area by adding a 1260 square foot al fresco dining terrace in the rear of the building to go along with the previously approved dining area in the former driveway servicing the building. To replace the lost parking which will occur if the variance is granted, the Applicant has entered into a lease agreement to provide off-site valet parking at the existing Welsh Farms diagonally across Main Avenue from the Applicant’s restaurant for 27 valet stacked parking spaces. Three (3) conditional use variances are required.

1. The first will be to expand the existing conditional restaurant use on the subject property which does not meet the conditions required for the conditional use.
2. The second conditional use variance is required to permit stacked parking.
3. A third conditional use variance is required to permit valet parking because, again, conditions for both uses are not met.
4. A bulk variance is required because the parking spaces on Block 10.16, Lot 18 do not meet the required side, front and rear yard setback requirements. (From 3/18/20 Agenda)
3. Use
   Variances
   M & C FIT FOREVER, INC.
   Variances required for Herb-A-Life store with a commercial kitchen to prepare shakes:
   1) Use variance requested for mixed use building.
   2) Conditional use variance requested for fast food (bulk requirements and parking not met).
   3) Waiver requested for Site Plan Approval.

4. Use
   Variances
   ROSARIO RIZZO
   Applicant proposes to use the rear yard of the auto body shop as a towing yard. A portion of the building will also be used for a towing office area and indoor storage of vehicles. A use variance is requested as a towing yard is not a listed permitted use and for two uses on one lot. Any other relief as deemed necessary by the Board. (From 3/18/20 Agenda)

CONTINUED HEARING

1. Re-Sub-
   division;
   UKRAINIAN CULTURAL CENTER OF
   Re
   RA-1
   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).

RESOLUTIONS

1. GRANTED the application of LINDA SILUK for left side yard setback variance for a rear two-story addition and a second floor add-a-level at 93 Sherwood Street, Block 25.06, Lot 5.

2. GRANTED the application of MARIA PLUMMER for rear yard setback variance for a rear addition at 18 Brantwood Place, Block 63.01, Lot 43. RA1
3. GRANTED the application of JOHAN NUNEZ for rear yard setback and lot coverage variances for a rear yard deck at 58 Hilltop Court, Block 48.02, Lot 4. RA3

4. GRANTED the application of 48 BELMONT AVE LLC C/O HERSCHEL BLAUSTEIN for variances for left side yard, right side yard, combined side yards, and lot coverage for a second floor add-a-level over the existing footprint and a new rear deck at 48 Belmont Avenue, Block 70.02, Lot 59. RA3

5. GRANTED the application of DOV & ORA BANACH for right side yard, combined side yards, and front yard setback variances for a rear two-story addition at 26 Lenox Avenue, Block 70.01, Lot 50. RA3

6. Resolution ADOPTING the 2019 ANNUAL REPORT of the Clifton Zoning Board of Adjustment prepared by Gregory Associates, LLC.

ZOOM LINK: https://us02web.zoom.us/j/84011258139?pwd=cW9hZ0NlUGNjTnlDcDdjN1RiaEt4UT09.
Meeting ID: 840 1125 8139, Password: 540369;
Call in Telephone No. 1-646-558-8656 (New York)
or as listed on the City of Clifton website, https://www.cliftonnj.org.
All documentation for new applications can be found via PDF on the City of Clifton website (bottom of main page) at https://www.cliftonnj.org.
If the public has any questions regarding these applications or individuals lacking the resources or know-how for technology access please contact the Zoning Officer at (973)470-5808 or e-mail the Zoning Officer at dhowell@cliftonnj.org.