

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
JUNE 7, 2023
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on June 7, 2023.

PLEDGE OF ALLEGIANCE

REMANDED HEARING

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| 1.
Use Variance;
Variance;
Site Plan | JOHN RADER
Ira E. Weiner, Esq.
(CONTINUED
TO 06/07/2023) | 817-825 Clifton Ave., Block 35.06, Lot 16 – B-C
Site plan approval required to remove the existing MOONEY AUTO REPAIR GARAGE, to enlarge the building housing the existing DUNKIN DONUTS building, to create an additional store, two vestibule entrances to the two stores and a drive-in facility. A bulk variance is required to permit the use of lighting other than the ordinance required high-pressure sodium lighting, because it is no longer manufactured. A use variance is required to permit the drive-in window. All other nonconformities are pre-existing and do not require variances. DENIED DECEMBER 2, 2021 – COURT-ORDERED REMAND. (PLANS SENT TO COMRS.) |
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CONTINUED HEARINGS

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| 1.
Variances;
Use Variance | 522 VALLEY ESTATES LLC
Jason R. Tuvel, Esq.
(CONTINUED
TO 06/21/2023) | 522 Valley Road, Block 32.01, Lot 12 – Steep Slope Dist
The Applicant seeks approval to demolish the existing building and construct a new residential complex consisting of 20 townhouse/multifamily dwelling units within three (3) separate buildings, along with related site improvements, including but not limited to parking, landscaping and lighting. The Applicant seeks use variance relief pursuant to N.J.S.A. 40:55D-70(d)(6) for building height greater than permitted (35 ft. permitted; 44.99 ft. proposed). The Applicant also seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) and design waiver/exception relief, including: (1) Number of stories greater than permitted (3 stories permitted; 4 stories proposed); (2) Open space consisting of less than 25 ft. and located within 10 ft. of side or rear Property lines proposed where same is not permitted; (3) Soil proposed to be excavated in excess of 30% and on the cliff face where same is not permitted; (4) Vertical cut greater than permitted (15 ft. permitted; 56 ft. proposed); (5) Building coverage for over 30% slope area greater than permitted (0% permitted; 1.8% proposed); (6) Impervious surface (lot) coverage for over 30% slope area greater than permitted (0% permitted; 4.5% proposed); (7) Open space for 25.1-30% slope area less than required (50% required; 46.9% proposed); (8) Open space for over 30% slope area less than required (100% required; 79.9% proposed); (9) Number of trees replaced less than required (87 trees required; 48 trees proposed); and (10) Ground sign proposed where same is not permitted. The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use |
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variances, interpretations, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, 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.

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| 2.
Variances;
Use Variance | 833 CLIFTON AVE PARTNERS, LLC
Glenn Peterson, Esq.
(CONTINUED TO 06/21/2023) | 833 Clifton Avenue, Block 35.07, Lot 1 - BC Preliminary and final site plan approval, use variance, bulk variances and exterior LED lighting. The applicant seeks approval to construct a 3-story residential apartment building containing 26 one-bedroom units. Any and all additional variances that may be required. |
| 3.
Variances; Use Variance; Site Plan | MAIN FOOT AND ANKLE LLC
Glenn Peterson, Esq.
(CONTINUED TO 06/21/2023) | 1610 Main St. & 80 W. 2 nd St., Block 9.07, Lots 25 and 36 – B-C (Lot 26) and M-2 (Lot 25) – The applicant is proposing a consolidated subdivision of 1610 Main Avenue and 80 West 2 nd Street. The applicant further proposes a 3-story mixed use building for medical offices and a retail pharmacy. A D1 use variance is requested in addition to any and all other variances as may be required. |
| 4.
Variances | SASAN IMANI | 32 Lorrie Lane, Block 71.03, Lot 24 – RA3 – The applicant is proposing a second-floor expansion and 3rd story addition which requires the following variances, side yard setbacks proposed at 4.9' and 4.5' where 6' is required, combined side yard setback proposed at 9.4' where 16' is required, proposing conversion of attic to 3rd story where 2 stories are permitted. (PLANS SENT TO COMRS.) |

NEW HEARINGS

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| 1.
Variances | KEVIN & KAREN URENA | 30 MacArthur Drive, Block 63.01, Lot 1 – RA1 – The applicant is requesting to keep already existing 4' solid fence along MacArthur Drive and 5' solid fence where 4' 50% open is required. (PLANS SENT TO COMRS.) |
| 2.
Variances | NANCY ASMAD | 146 6 th Avenue, Block 9.05, Lot 2- RB1 – The applicant is requesting to keep already constructed 6'solid fence in rear yard where 5' solid and 1' lattice is permitted and along a portion of the right side of the home where 5' solid is permitted. (PLANS SENT TO COMRS.) |
| 3.
Variances | ATEF HOUWAYEK | 678 Bloomfield Ave, Block 50.05, Lot 44 – RA3 - The applicant is proposing rear addition which requires the following variance; rear yard setback proposed at 30' where 35' is required.. (PLANS SENT TO COMRS.) |
| 4.
Variances | CLIFTON ELKS LODGE 1569
Glenn Peterson, Esq. | 775 Clifton Avenue, Block 30.09, Lot 14 & 15 – RB2 – The applicant is requesting to keep an already constructed metal ramp to provide ADA accessibility which requires a variance for violating the front yard setback requirement (proposed at 21' where 25' is required) as well as extending into the side parking lot area. (PLANS SENT TO COMRS.) |

5. **DHF REALTY** 618-630 Rte 46, Block 24.05, Lot 1 - M-2 with PDO-1
 Variances; Use **LLC** Overlay-. (PLANS SENT TO COMRS.) The applicant
 Variance; Site Glenn Peterson, is requesting a use variance and site plan approval to
 Plan Esq. store 148 unregistered new and used motor vehicles in
 connection with an offsite automobile dealership as well
 as on site fleet maintenance. Applicant is also looking
 for relief from the following variances, parking in front
 yard where not permitted, parking areas no closer than
 5' side lot line where 0.5' is being proposed, and any
 other variances, waivers, exceptions, or other relief that
 may be necessary.

RESOLUTIONS

1. DENIED the application of MEIR KANIEL for variances to permit construction of a second floor addition and covered porch for premises located at 174 Rutherford Blvd., Block 60.09, Lot 35.

2. GRANTED the application of YUNUS ERDURAN for a front yard setback to enclose an existing porch for premises located at 96 Mountainview Drive, Block 27.06, Lot 9.

3. GRANTED the application of ALEX MUNOZ for a side yard setback variance to construct a second floor addition for premises located at 58 Warren Street, Block 22.13, Lot 36.

4. GRANTED the application of STEINMAN FAMILY RESIDENCE TRUST for a lot coverage variance to add a rear deck for premises located at 43 Rowland Ave., Block 50.04, Lot 18.

5. DENIED the application of LUIS AND JESSICA COLLI for variances related to lot area, lot area per dwelling unit, and parking in order to convert the single family home to a two family home for premises located at 22 Burgh Avenue, Block 11.11, Lot 26.

6. GRANTED the application of ZEKI YESILYURT for a d1 use variance to convert a multitenant office building to a mixed use office and residential building for premises located at 223 (225) Lakeview Ave., Block 2.11, Lot 66.

7. GRANTED the application of ANTHONYS TOWING for a use variance and a site plan waiver to use existing warehouse space as a towing yard for indoor storage of vehicles for premises located at 454 Allwood Road, Block 69.01, Lot 31.

8. GRANTED the application of MEHUL ADHVARYU for a use variance and a conditional use variance to convert existing retail store into a sit-down restaurant and bar for premises located at 50 Market Street, Block 68.03, Lot 26.

9. DISMISSED WITHOUT PREJUDICE the application of GALLERY HOUSE PUB LLC for an outdoor café license and D1 variances for premises located at 312 Clifton Avenue, Block 12.05, Lot 22.