

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 17, 2020
7 P.M. REGULAR VIRTUAL MEETING

Please take notice that formal action may be taken on the following applications on June 17, 2020.

PLEDGE OF ALLEGIANCE
NEW HEARINGS - VIRTUAL MEETING

1.
Variances

EVELYN MENDEZ

95 Haussler Terrace RA1
Block 75.05, Lot 3

Applicant proposes a rear yard addition and deck to create a wheelchair accessible area within the home. The following variances are requested:

- 1) Rear yard proposed at 30.7' where 35' is permitted.
- 2) Right side yard proposed at 9.9' where 10' is required.
- 3) Combined side yards proposed at 22.9' where 24' is required. (SENT PLANS)

2.
Variance

**ORLANDO
FELICIANO**

18 Myron Street RB1
Block 59.08, Lot 29

Homeowner proposes to build a deck from the house to the swimming pool. The following variances are requested:

- 1) Rear yard proposed at 20' where 35' is required.
- 2) Right side proposed at 4.9' where 6' is required (existing condition).
- 3) Lot coverage proposed at 29.6% where 27% is permitted.
- 4) Deck proposed 0' from the swimming pool where 10' is required. (SENT PLANS)

3.
Variances

ELAZAR GUTTMAN

41 Woodward Avenue RA2
Block 50.11, Lot 25

Applicant proposes to remove the existing detached garage and build an attached garage addition to the home.

A second story addition is also proposed over the previously approved single story on the right side and over the entire existing home.

The following variances are requested:

- 1) Rear yard setback proposed at 25' at the proposed addition over the existing home.
- 2) Proposed attached garage is 12'6" from the rear yard lot line where 35' is required.
- 3) Existing driveway to be removed and replaced in front of attached garage and shall conform with Zoning regulations. (SENT PLANS)

4.
Use
Variance

**RAYMOND
NOWICKI
(DEFECTIVE
NOTICE)**

1037 Rt. 46, Suite G5 B-D
Block 39, Lot 21
Qualifier CCG05

Applicant proposes to add a small (320 square foot) coffee bar within the office building to

serve the employees of the building.

The use would be accessory to office use. The coffee bar is not intended for the general public. A conditional use variance is required for the use (takeout restaurant) as the use does not meet the conditional use requirements. A site plan waiver is requested as there are no proposed changes to the exterior of the building.

CONTINUED HEARING

1. Re-Sub-division; Use Variance; Variances

UKRAINIAN CULTURAL CENTER OF CLIFTON, INC.
Frank A. Carlet, Esq.
(CARRIED WITHOUT DATE)

110 Vincent Drive
Block 63.01, Lots
24.01 and 24.02

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).

RESOLUTIONS

1. GRANTED the application of MOHAMMAD KARITI AND ALHAG ESSA for use variance to permit the expansion of the existing two-family dwelling at 10 Van Orden Place, Block 17.01, Lot 22. RA3

2. GRANTED the application of DALCO & GHAGHOIL ENTERPRISES LLC for conditional use variances, use variance, and bulk variance to expand the outdoor eating area by 1,260 square feet in the rear of the existing restaurant at 247 Piaget Avenue & 1330 Main Avenue, Blocks 11.01 and 10.16, Lots 15 and 18. B-C

3. GRANTED the application of M & C FIT FOREVER, INC. for a use variance and conditional use variance for an Herb-A-Life store with a commercial kitchen to prepare shakes at 130 Lakeview Avenue, Block 7.05, Lot 11. B-C

4. GRANTED the application of ROSARIO RIZZO for use variance for a towing yard, towing office area, and indoor storage of vehicles at 620 Broad Street, Block 34.02, Lot 2. M-2

ZOOM LINK:

<https://us02web.zoom.us/j/89730338078?pwd=dndGMitUUXJXelpiMnlFdmRUczVBZz09>

Meeting ID: 897 3033 8078, Password: 649761;

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.