

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
July 17, 2019
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on July 17, 2019.

PLEDGE OF ALLEGIANCE

CONTINUED HEARING

1. Use Variance; Variances

CLIFTON IL, LLC 782 & 784 Valley Road R-A1 Use and Bulk
Frank A.Carlet, Block 44.01, Lots 14 & 11 Variances and Site
Esq. Plan Approval
required for the
construction of a
31 unit garden
apartment develop-
ment limited to
residents 55 years
of age and older.

The bulk variances required are for minimum side yard (10' proposed, 8.5' provided and 24' total proposed and 18.5' provided), maximum building height (30' required, 35' proposed), maximum density (7 dwelling units permitted per acre, 25 units per acre proposed) and parking space size (9' x 9' required, 9' x 18' proposed). Bulk variances from steep slope district required as follows:

	Average Slope	Maximum Building Coverage	Maximum Impervious Surface in Addition to <u>Buildings</u>	Minimum Open Space
	_____	_____	_____	_____
Permitted:	0-15%	25%	30%	30%
	15.1-25%	15%	25%	
	25.1-30%	10%	25%	
	Over 30%	0%	0%	100%
Proposed:	0-15%	51%	80%	20%
	15.1-25%	27%	43%	
	25.1-30%	31%	42%	
	Over 30%	9%	16%	84%

Soil shall be excavated, removed, deposited, or disturbed within an area of slope in excess of 30%, which is not permitted. The uppermost point of a cut slope shall be higher than the top of the nearest downhill structure or building and the vertical cut shall be greater than 15' which is not permitted. Such other variances or waivers as may be determined to be required in the course of hearing the application.

NEW HEARINGS

1. **STEVEN D'ANTHONY** 27 Wester Place RA1 Applicant proposes
Variance Block 75.08, Lot 12 a 5' high fence
along both sides
of the home where a
4' high, 50% open
fence is permitted.
(PLANS SENT TO
COMRS.)
2. **HILDA PEREZ** 49/51 Lotz Hill Rd. RA3 Applicant proposes
Variances Block 38.08, Lot 5 a rear addition
and second story
addition. The
following variances
are requested:
1) Front yard proposed at 23.75' where 25' is
required.
2) Left side yard proposed at 5.8' where 6' is
required. (PLANS SENT TO COMRS.)
3. **ZACHERY GROSS** 22 Virginia Avenue R-1A Applicant proposes
Variances Glenn Peterson, Block 50.12, Lot 6 to rebuild existing
Esq. dwelling. The
following relief
is requested:
1) Left side yard proposed at 5.12' where 10' is
required.
2) Combined side yards proposed at 15.12' where
24' is required.
3) Such other relief as may be deemed necessary
by the Board. (PLANS SENT TO COMRS.)
4. **TERESA ORTEGA** 90 E.3rd Street RB1 Applicant requests
Variances Block 5.14, Lot 34 the following
variances for a
"Gazebo" already
built in the
back yard:
1) Building lot coverage proposed at 34% where
27% is permitted.
2) Rear yard setback proposed at 1.5' where 5'
is required. (PLANS SENT TO COMRS.)
5. **GABRELLIAN** Route 3 West/ Pd- Seeking a permit
Variance **ASSOCIATES** 225-259 Allwood Road HC for **OLD NAVY** who is
(Clifton Towne Block 80.01, Lots 23 and 30 currently
Square) renovating space
Bruce R. within the Center
Rosenberg, Esq. to install
identification
signage along the
Route 3 façade
which is permitted,
and to install one
single façade sign
on the easterly
side of the

building which requires a C variance, and any variances or waivers that may be required by the Board during the course of the hearing. (PLANS SENT TO COMRS.)

6. **SAI GROUP** 30 Kingsland Road P-MU A use "d" variance
Use **(Target Corp.)** Block 83.01, Lot 1.02 and amended
Variance; Duncan M. preliminary and
Variance Prime, Esq. final major site

plan approval, together with bulk "c" variance relief (in the event same is determined to be necessary by the Board and/or its professional staff), to permit the installation of six (6) electric vehicle charging stations, together with related site improvements, including, but not limited to, a utility transformer and a screened equipment area on property having a street address of 50 Kingsland Road. Pursuant to City of Clifton's Zoning Ordinance at 461-13.1X et seq., Applicant's proposed use of the property for electric vehicle charging is not permitted within the P-MU Zone. Accordingly, as part of the application, applicant is seeking a use "d" variance pursuant to N.J.S.A. 40:55D-70d(1). As part of the application, in the event the Board and/or its professional staff determines same to be necessary, applicant is seeking a bulk "c" variance pursuant to N.J.S.A. 40:55D-70c to permit the elimination of eight (8) existing parking spaces on the property. Applicant is seeking all additional exceptions, waivers, design waivers, variances, interpretations, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions, and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff. (PLANS IN BINS.)

7. **TUFF SHED, INC.** 552 NJ-Route 3 B-D Preliminary and
Use Stephen F. Block 82.01, Lot 43 Final Site Plan,
Variances; Hehl, Esq. D(1) Use Variance
Variances and Bulk Variance
Approvals:

The property is improved with a one-story block and stucco commercial building (the "Existing Building") which will remain. The property is currently leased to a month-to-month tenant, which operates an automotive upholstery shop and is owned by James R. Stafford. The Applicant's business involves the manufacture, sale and installation of storage buildings, garages and cabin sheds. The Applicant proposes to convert the Existing Building into a Tuff Shed branded Retail facility. The building conversion will

involve exterior aesthetic improvements and interior renovations. The proposed retail use is permitted in the B-D zone. As part of the proposal, the Applicant also seeks to create four outdoor shed display areas on the Property to display its products. The outdoor storage of inventory and/or finished products is prohibited in the B-D zone. Therefore, a D(1) Use Variance is required. The Applicant requires the following Preliminary and Final Site Plan, D(1) Use Variance and Bulk Variance Approvals:

-Site Plan: The conversion of the Existing Building into a Tuff Shed branded retail facility, including Outdoor display areas as described above;

-D(1)Use Variance: Outdoor Storage: The outdoor storage of inventory and finished products is not permitted in the B-D Zone and the outdoor storage/display of the Applicant's products is proposed (461.16.A):

-Bulk Variances:

Front Yard Setback - Detached Accessory Structure: No detached accessory structure shall be located within 60 feet of the front lot line, 30' x 10' proposed shed display area located with required front yard setback (461-46.D(2));

Front Yard Setback - Detached Accessory Structure: No detached accessory structure shall be located within 60 feet of the front lot line, 60'-x 10' proposed shed display area located Within required front yard setback (461-46.D(2));

Distance from Main Building - Detached Accessory Structure: Minimum of 10 feet required, 30' x 10' proposed shed display area located less than 10 feet from main building (461-46.D(5));

Distance from Main Building - Detached Accessory Structure: Minimum of 10 feet required, 10' x 10' proposed shed display area located less than 10 feet from main building (461-46.D(5));

-Off-Street Parking: 7 off-street parking spaces required, 6 off-street parking spaces proposed (461-60.1):

-Parking Space Dimensions: 9' x 19' required, 9' x 18' proposed (461-60.P);

-Screening: The Property's rear lot line abuts the R-B1 Zone District and therefore it is required to be screened with evergreens or a fence within a 6-foot-wide buffer area, no buffer area is proposed (461-52);

-Minimum Front Yard Setback - Principal Building: 60 feet required, 33 feet existing and proposed (461-13);

-Minimum Side Yard Setback - Principal Building: 10 feet required, 5.8 feet existing and proposed (461-13);

-Minimum Rear Yard Setback - Principal Building: 20 feet required, 4.9 feet existing and proposed (461-13);

-and for such other variances, exemptions, relief, deviations and/or waivers that may be required upon an analysis of the plans and testimony.

(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of KMG DEVELOPMENT, LLC for use variance and bulk variances to permit paving of seven (7) parking spaces at 596 Clifton Avenue (6th Street), Block 20.04, Lot 24. B-A1

2. GRANTED the application of STEVEN GRONOWITZ for proposal to build a small addition to the right side and enclose the existing porch and add a compressor at 519 Mt. Prospect Avenue, Block 55.05, Lot 49. RA2

3. GRANTED the application of ARON & RONIT GOTTESMAN for variance to install a 6-foot-high back yard fence at 78 Patricia Place, Block 71.01, Lot 18. RA3

4. GRANTED the application of KETAN KUMAR PATEL for front yard setback variance to build a front yard, rear yard, and second floor additions at 14 Broadale Avenue, Block 45.05, Lot 12. RA2