

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
July 21, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on July 21, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1.
Use
Variance;
Variances

LEXINGTON
PARTNERS, LLC
Frank A.
Carlet, Esq.

340 Lexington Ave. RB3 Applicant requests
Block 8.22, Lots 37 the following:
& 39

1. A D.6 (Height Use Variance 3 stories and 35' Permitted, 4 stories and 48' Proposed) is required.
2. Bulk variance for minimum lot area per dwelling unit (2178 square feet required, 558' proposed).
3. Minimum lot width (100' required, 69.97' proposed).
4. Minimum front yard setback (25' required, 1.34' proposed).
5. Minimum rear yard setback (48.5' required, 5.01' proposed).
6. Minimum side yard setback (10' required, 5.56' proposed).
7. Minimum side yard setback for both side yards (22' required, 11.12' proposed).
8. Minimum street side yard setback (15' required, 5.56' proposed).
9. Lot coverage (25% permitted, 82.86% proposed).
10. Parking spaces (56 spaces required, 42 spaces proposed).
11. Off-street parking and loading spaces, parking aisles and maneuvering areas not to be located in any required front yard and within ten feet of a required corner side lot line within 10' of a rear lot line permitted but encroachments into each of said setbacks is proposed, high pressure sodium site lighting fixtures required but no longer manufactured. Therefore, the Applicant proposes fluorescent fixtures similar in size, shape and lighting quality to that which is required and all off street parking areas having 10,000 or more square feet of paved area shall provide landscaping for the interior parking lot areas at a minimum of 20 square feet of interior lot landscaping for each parking space with a minimum landscape dimension of 5'x5' which the applicant does not provide and for which it seeks a variance.

NOTE: AMENDED NOTICE-CHANGES UNDERLINED.

2.
Use
Variance

STYERTOWNE 1051 Bloomfield Ave. B-D
SHOPPING Block 79.01, Lot 1
CENTER LLC
Frank A. Carlet,
Esq.

A Use Variance to permit the conversion of half of the second floor and all of the third floor of the building existing in Styertowne Shopping Center along the ramp from Route 3 down to Bloomfield Avenue in what had formerly been the Rowe Manse Emporium building and which has since been occupied by Dress Barn and Jembro and is now completely vacant to **PLANET FITNESS** a health and fitness club, which is not a permitted use in the zone, together with site plan approval.

NEW HEARINGS

1.
Variances

CANAN BULUT

5 Burgh Avenue RB2
Block 11.12, Lot 15

Applicant proposes to build a rear one story addition and open rear porch. The following variances are requested:

- 1) Rear yard proposed at 30.25' where 35' is required.
- 2) Right side yard proposed at 2.8' where a minimum of 12' is required.
- 3) Lot coverage proposed at 34% where a maximum of 25% is permitted. (PLANS SENT TO COMRS.)

2.
Variances

ALFREDO
MANCHEGO

169 Livingston St. RA2
Block 27.01, Lot 8

Applicant proposes to build an open "gazebo" attached to the right side of their home. The following variances are requested:

- 1) Gazebo is 2' from the pool where a minimum of 10' is required.
- 2) Gazebo is 11' from the rear lot line where 35' is required. (PLANS SENT TO COMRS.)

3.
Variance

DEVINDRA LALL

36 Sussex Road RA3
Block 68.08, Lot 14

Applicant proposes to convert a portion of their attached garage to a pantry. A car will no longer fit within the garage. A variance is requested for a driveway in front of the house that does not serve a garage. (PLANS SENT TO COMRS.)

4.
Variances

MARTIN & DANA 48 Cresthill Ave. RA3 Applicant proposes to
GOTTESMAN Block 58.13, Lot 58 build a two-story
addition. The following
variances are required:
1) Right side yard proposed at 3.96' where 6'
minimum is required.
2) Combined side yards are 13.7' where 16' is
required.
3) Please note*applicant was previously granted
a variance for combined side yard setback for a
small rear addition on 12/18/2019.
(PLANS SENT TO COMRS.)

5.
Use
Variance;
Sub-
Division;
Variance

CLIFTON IL, LLC 782,784,810 & 818 Valley For a subdivision to
Frank A. Road, Block 44.01, subdivide parts of Lot
Carlet, Esq. Lots 11,14,15 & 18 R-A1 15 and 18 in Block 24.01
(**ST. GEORGE'S GREEK**
ORTHODOX CHURCH
property) and merge the
subdivided portions with existing Lot 14 in said
block which was previously approved for a
thirty-one (31) unit senior citizen apartment
development; a Use Variance for fifty (50) senior
citizen apartment units, eliminating the prior
approval given to Lot 14, and create a new senior
citizen independent living facility connected to
the new assisted living facility; and a use
variance given to said Lot 11 permitting
residents and users who stay at the assisted
living facility to utilize part of the excessive
parking provided for the said fifty (50) unit
senior citizen independent living facility; and
bulk variance to permit construction of part of
the parking area for the new fifty (50) unit
facility to be constructed on part of the steep
slope zone area. (PLANS IN BINS AT CITY HALL)

RESOLUTIONS

1. GRANTED the application of PERLA RODRIGUEZ for bulk variances for right side yard setback, combined side yard setback, rear yard setback, and lot coverage for a second floor rear addition at 723 Allwood Road, Block 67.07, Lot 3. RA3

2. GRANTED the application of JAYESHKUMAR GANDHI for bulk variances for lot coverage, left side yard setback, and combined side yard setback for a two-story rear addition and a rear deck at 47 Sipp Avenue, Block 42.08, Lot 43. RB1

3. GRANTED the application of 458 CLIFTON LLC for bulk variances for front yard setback, right side yard setback, street side yard setback, combined side yard setback, parking variance, and existing, non-conforming mixed use property to expand an existing doctor's space at 458 Clifton Avenue, Block 12.02, Lot 24. B-C