

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**AUGUST 16, 2023**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications at the Regular Meeting on July 16, 2023.

**PLEDGE OF ALLEGIANCE**

**REMANDED HEARING**

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| 1.<br>Use Variance;<br>Variance;<br>Site Plan | <b>JOHN RADER</b><br>Ira E. Weiner, Esq.<br><b>(CONTINUED<br/>TO 09/06/2023)</b> | 817-825 Clifton Ave., Block 35.06, Lot 16 – B-C<br>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 required variances. DENIED DECEMBER 2, 2021 – COURT-ORDERED REMAND. |
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**CONTINUED HEARINGS**

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| 1.<br>Variances;<br>Use Variance | <b>522 VALLEY<br/>ESTATES LLC</b><br>Jason R. Tuvel,<br>Esq.<br><b>(CONTINUED<br/>TO 08/16/2023)</b> | 522 Valley Road, Block 32.01, Lot 12 – Steep Slope Dist<br>The Applicant seeks approval to demolish the existing building and construct a new residential complex consisting of six (6) townhouse/multifamily dwelling units, 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; 39.38 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) Building coverage for over 30% slope area greater than permitted (0% permitted; 1.7% proposed); (5) Impervious surface (lot) coverage for 0-15% slope area greater than permitted (30% permitted; 31% proposed); (6) Open space for over 30% slope area less than required (100% required; 98% proposed); (7) Ground sign proposed where same is not permitted; and (8) Ground sign setback from Valley Road less than required (40 ft. required; 17.4 ft. proposed). The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use 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 |
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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. (PLANS SENT TO COMRS.)

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| 2.<br>Variances; Use<br>Variance; Site<br>Plan | <b>MAIN FOOT<br/>AND ANKLE<br/>LLC</b><br>Glenn Peterson,<br>Esq.<br><b>(CONTINUED<br/>TO 08/16/2023)</b> | 1610 Main St. & 80 W. 2 <sup>nd</sup> 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 <sup>nd</sup> 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. (PLANS SENT TO COMRS.) |
| 3.<br>Variances                                | <b>SASAN IMANI<br/>(CONTINUED<br/>TO 08/16/2023)</b>  | 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.  |

**NEW HEARINGS**

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| 1.<br>Variances | <b>GAMAL AL-<br/>AMRANY</b> | 306 East 4 <sup>th</sup> Street, Block 5.17, Lot 15 – RB1 – Applicant is proposing one family renovation and second floor addition which requires the following variances; side yard setbacks proposed at 3' and 9.2' where 6' and 10' is required, combined yard proposed at 12.2' where 16' is required, front yard proposed at 11.4' where 25' is required, and lot coverage proposed at 30% where 27% max is permitted. (PLANS SENT TO COMRS.) |
| 2.<br>Variances | <b>KENNETH<br/>KLABOUCH</b> | 64 Lyall Road, Block 56.02, Lot 23 – RA3 – Applicant is proposing rear dormer addition and new front covered entryway which requires the following variances; side yard setback remaining at 3.5' and 5.2' where minimum of 6' and 10' is permitted, front yard setback proposed at 23.3' where 25' is permitted. (PLANS SENT TO COMRS.)   |
| 3.<br>Variances | <b>ZORAYA<br/>DICKSON</b>   | 316 Maplewood Ave, Block 25.06, Lot 12 – RB3 - Applicant is requesting 5' solid with 1' lattice on top totaling 6' where only 4' 50% open is permitted surrounding deck on corner lot located within the site triangle. (PLANS SENT TO COMRS.)   |
| 4.<br>Variances | <b>OLGA<br/>DELGADO</b>     | 38 Lincoln Place, Block 4.10, Lot 58 – RB3 – Applicant requesting new canopy over front stairs and new enclosure for basement stairs that require the following variances; roof structure over front stoop proposed at 0' where 21' is required and enclosure for basement stairs proposed at 3.5' where 12' is required. (PLANS SENT TO COMRS.)   |

5. **Wael Ihmaid** 119 E 5<sup>th</sup> St., Block 5.22, Lot 6 – RB1 – Applicant is  
 Variances Dominic requesting a variance for an already build expansion,  
 Iannarella, Esq. roof & enclosure of a previously existing, non-  
 conforming 9'x24' open deck. Rear yard setback  
 proposed at 23' where 35' is required, side yard setback  
 proposed at 0' where 6' is required, and combined side  
 yard setback proposed at 12.82 where 16' is required  
 (PLANS SENT TO COMRS.)
6. **KANOON** 349 Hazel Street, Block 15.13, Lot 7 – RB1 – Applicant  
 Variances; Use **RESTAURANT** is proposing a fully enclosed covered patio to be used  
 variance Dominic for year round seating, a covered walkway as well as a  
 Iannarella, Esq. 160 sq. ft shipping container which are all an expansion  
 of a non-conforming use and require a use variance. A  
 parking variance as well as any other variances, waivers,  
 exceptions, or other relief that may be necessary are also  
 being requested. (PLANS SENT TO COMRS.)

**RESOLUTIONS**

1. DENIED the application of MOHAMMAD JUBRAN for variances to maintain the previously constructed basement bathroom and finish the attic for purposes of storage for premises located at 435 Lakeview Avenue, Block 1.10, Lot 35.
2. GRANTED the application of LIHUA ZHOU for a conditional use variance to change the present use from a salsa studio to a health spa for premises located at 605 Van Houten Avenue, Block 43.02, Lot 5.
3. GRANTED the application of 10 JAMES ST LLC for a variance to keep an already installed 6' electric fence in the front yard where 4' 50% open is permitted for premises located at 10 James St., Block 4, Lot 11.
4. GRANTED the application of ALEX MILICH variances to construct a 3 story mixed use building containing a bakery, administrative office, and residential apartment for premises located at 243 Parker Avenue, Block 4.16, Lot 34.
5. GRANTED a 90-day extension of time for the Resolution GRANTING the application of AVI & BAYLA GELLER for front yard setback and number of stories variance to expand an existing one-family dwelling at 15 East Parkway, Block 58.05, Lot 8.