

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
August 18, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on August 18, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARING

1. Use Variance; Sub- Division; Variance	CLIFTON IL, LLC Frank A. Carlet, Esq.	782,784,810 & 818 Valley Road, Block 44.01, 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.
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NEW HEARINGS

1. Variance	SHARON KUHL-ROME	161 Day Street Block 9.18, Lot 69	RB1	Applicant proposes to build a two-story rear addition and first floor deck. The following variances are required: 1) Rear yard setback proposed at 20.13' where 35' is required. 2) Right side yard setback proposed at 0' where 6' is required. 3) Combined side yard setback proposed at 10.3' where 16' is required. 4) Lot coverage proposed at 32.8% where 27% is permitted. (PLANS SENT TO COMRS.)
2. Use Variance; Variances	JBK ENTERPRISES, LLC d/b/a THE BARROW HOUSE Angelo Cifelli, Jr., Esq.	1292 VanHouten Ave. Block 34.04, Lot 29	BB	Existing Restaurant is permitted in zone as conditional use but does not meet all required setbacks. The proposed outdoor dining area will not increase the non-conformity of the

use but requires a D-3 Variance. Applicant will also seek all required variances, waivers, or other relief to permit outdoor dining at the Restaurant.
(PLANS SENT TO COMRS.)

3.
Use
Variance;
Variances

MAHA MAROGI 46 South Parkway M-2
Alfred V. Block 60.05, Lot 16
Acquaviva, Esq.

Applicant seeks use variance and bulk variances to convert the existing two-family, three story residential house to a three-family house and to permit construction of a rear addition to expand the existing building and dwelling units.

In addition to the use variance requested, the applicant specifically requests bulk variances for lot area and lot width (both of which are pre-existing), for a left side yard setback and for all other variances and/or waivers that may be required.
(PLANS SENT TO COMRS.)

4.
Use
Variance;
Variances

MAHA MAROGI 52 South Parkway RA3
Alfred V. Block 60.05, Lot 15
Acquaviva, Esq.

Applicant seeks use variance and bulk variances to convert the existing two-family, three story residential house to a three-family house and to permit construction of a rear addition to expand the existing building and dwelling units.

In addition to the use variance requested, the applicant specifically requests bulk variances for lot area and lot width (both of which are pre-existing), for a right side yard setback and for all other variances and/or waivers that may be required.
(PLANS SENT TO COMRS.)

5.
Use
Variance;
Variances

J & I CHIMICHANGA, 1293 Main Avenue BC
LLC a/k/a Block 11.07, Lot 16
EL MEXICANO
CLIFTON
Franklin S.
Montero, Esq.

Variance application for expansion of existing restaurant for covered outdoor dining.

The variances include rear yard proposed at 8' and 10' required. Left side yard proposed at 8" and 7'5" required (half the building height). Lot coverage proposed at 92% and 60% permitted. 46 parking spaces required plus one per employee required and none provided. The restaurant has an existing, nonconforming lot width and area. The Variance application is to permanently extend the

current outdoor dining/drinking area further back into the parking lot area to their home site at 1293 Main Avenue, Clifton, NJ 07011, Block No. 11.07, Lot No. 16, located in the B-C business zone, Main Avenue Overlay District. Relief is requested to seek variance to extend the outdoor dining/drinking area further back into the parking lot area and can be granted without substantial detriment to the public good. The subject property is located within the Business Zone. The subject property is located east of the Main Avenue and Hilton Street intersection. The property is bound by residential properties to the west, by Main Avenue to the east, and by commercial properties to the south and north. The Existing Lot is currently developed with an existing one-story building, an existing enclosed outdoor dining area and a temporary dining area behind the building. There will be noise dampening materials added to the structure to address the noise concerns.
(PLANS SENT TO COMRS.)

RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of LEXINGTON PARTNERS, LLC for a use variance for height and bulk variances for minimum lot area, minimum lot width, front yard setback, rear yard setback, side yard setback, both side yard setbacks, street side yard setback, lot coverage, off-street parking and loading spaces, parking aisles, lighting, and landscaping for a proposed 28 unit, 4-story multi-family residential building over parking at 340 Lexington Avenue, Block 8.22, Lots 37 and 39, FOR LACK OF PROSECUTION. RB3

2. GRANTED the application of STYERTOWNE SHOPPING CENTER LLC for use variance to permit conversion of half of the second floor and all of the third floor of the building in Styertowne along the ramp from Route 3 down to Bloomfield Avenue in what had formerly been the Rowe Manse Emporium Building with a PLANET FITNESS health and fitness club and site plan approval at 1051 Bloomfield Avenue, Block 79.01, Lot 1. B-D

3. GRANTED the application of CANAN BULUT for rear yard setback, right side yard setback, and lot coverage variances for a rear one-story addition and open rear porch at 5 Burgh Avenue, Block 11.12, Lot 15. RB2

4. GRANTED the application of ALFREDO MANCHEGO for variances for distance from pool and rear yard setback to construct an open gazebo attached to the right side of the house at 169 Livingston Street, Block 27.01, Lot 8. RA2

5. GRANTED the application of DEVINDRA LALL for a variance for a driveway in front of the house that does not serve a garage at 36 Sussex Road, Block 68.08, Lot 14. RA3

6. GRANTED the application of MARTIN & DANA GOTTESMAN for side yard setback and combined side yard setback variances to build a two-story addition at 48 Cresthill Avenue, Block 58.13, Lot 58. RA3