

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 1, 2021
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications at the Regular Meeting on September 1, 2021.

PLEDGE OF ALLEGIANCE
CONTINUED HEARING

1. Use Variance; Variances	J & I CHIMICHANGA, LLC a/k/a EL MEXICANO CLIFTON Franklin S. Montero, Esq. (CONT'D. TO 10/20/21)	1293 Main Avenue BC Block 11.07, Lot 16	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. 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.
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NEW HEARINGS

1. Variances	JIM BEIRNE	35 Englewood Road Block 68.11, Lot 18	RA3 Applicant proposes to build a second floor addition over the existing attached garage and a rear addition and deck. The following variances are requested: 1) Right side yard is 5.8' and the left side yard is 5.7' where a minimum of 6' each is required. 2) Combined side yards are 11.3' where a minimum of 16' is required. 3) Rear yard setback proposed at 30'6" where 35' is required. (PLANS SENT TO COMRS)
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2. **THOMAS GORDON** 32 Livingston St. RA2 Applicant proposes to
 Variance Block 23.06, Lot 20 install a 5' high partially solid fence along the right side yard (along John St.) where a 4' high, 50% open fence is permitted. A variance is requested. (PLANS SENT TO COMRS)
3. **RYAN CARROLL & JORDAN MERA** 130 Abbe Lane RA2 Applicant proposes to
 Variance Block 33.08, Lot 4 expand their curb cut to a width of 20' to match the width of the driveway. A variance is requested for a 20' curb cut where a maximum of 12' is permitted. (PLANS SENT TO COMRS)
4. **DOMINGO MARTINEZ** 41 Sussex Road RA3 Applicant proposes to
 Variance Block 68.09, Lot 27 convert the attached garage into living space. A variance is requested for a driveway in front of the house no longer serving a garage. (PLANS SENT TO COMRS)
5. **N MURILLO MEDICAL CENTER LLC** 463 Clifton Avenue B-C Applicant proposes to
 Variance Block 12.08, Lot 14 enclose the existing front porch to create additional office space. The following variance is requested:
 1) 9 parking spaces required and 4 parking spaces proposed. (PLANS SENT TO COMRS)
6. **CORE DEVELOPMENT GROUP** 100 Delawanna Ave. M3 Applicant requests
 Use Block 61.03, Lot 27 minor site plan for the
 Variance Dana Hall, Esq. purpose of installing solar carport facilities at the premises.
 The property was granted a prior use variance for exterior modifications in 2013 as the use of the building as a Data Center is not a permitted use in the M-3 zone. The construction of accessory structures for the solar arrays is an expansion of a nonconforming use requiring a use variance. The applicant also requests any and all other variances/relief the Board may deem necessary. (PLANS SENT TO COMRS)

7. Use Variance; Variances	EMPIRE REALTY MANAGEMENT CORP. 94-96 Market Street BC Block 68.03, Lot 43 Frank A. Carlet, Esq.	An application to demolish the ALLWOOD THEATER and replace it with three additional new retail stores abutting the existing retail stores on Allwood Road and, in the rear and over the retail units, to construct a four story apartment building containing 42 senior citizen housing units restricted to tenants aged 55 and older.
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This will require variances to permit more than two principal uses on the same lot; to permit housing in a BC zone where no housing is permitted; to exceed the permitted height of the building which is 35' by 13' or more than 10% of the maximum permitted height; and number of permitted stories (3 stories permitted; 4 stories proposed). (PLANS SENT TO COMRS)

RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of CLIFTON IL, LLC to subdivide and merge property and construct a 50-unit independent living facility with new parking layout at 782, 784, 810 and 818 Valley Road, Block 44.01, Lots 11, 14, 15, and 18. RA1
2. GRANTED the application of SHARON KUHL-ROME for rear yard setback, right side yard setback, combined side yard setback, and lot coverage variances for a rear two-story addition and first floor deck at 161 Day Street, Block 9.18, Lot 69. RB1
3. GRANTED the application of JBK ENTERPRISES, LLC d/b/a THE BARROW HOUSE for a conditional use variance to construct a raised outdoor seating area with a roof structure at 1292 Van Houten Avenue, Block 34.04, Lot 29. BB
4. DISMISSED WITHOUT PREJUDICE the application of MAHA MAROGI to convert a two- to a three-family dwelling with rear addition at 46 South Parkway, Block 60.05, Lot 16. M-2
5. DISMISSED WITHOUT PREJUDICE the application of MAHA MAROGI to convert a two- to a three-family dwelling with rear addition at 52 South Parkway, Block 60.05, Lot 15. RA3