

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**September 2, 2020**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on September 2, 2020.

**PLEDGE OF ALLEGIANCE**

**CONTINUED HEARINGS**

- |  |   |  |   |
|--|---|--|---|
| 1.<br>Use<br>Variance;<br>Variances              | <b>MOHAMMED AND<br/>WAFI OTHMAN</b><br>Douglas J.<br>Kinz, Esq.<br><b>(CONTINUED TO<br/>09/16/20)</b> | 825 Allwood Road RA3<br>Block 66.01, Lots 22 &<br>24 | Site plan and use<br>variance pursuant to<br><u>N.J.S.A. 40:55D-70(d)</u> ;<br>Specifically, to<br>demolish the existing<br>office building on lot 22 and replace it with a<br>two-story multi-family dwelling containing six<br>residential apartments. As part of the<br>application, the small storage building on<br>lot 24 would also be demolished, and that lot<br>would be converted to a parking lot containing<br>12 spaces for use by occupants of the dwelling.<br>Pursuant to <u>N.J.S.A. 40:55D-70(c)</u> , application<br>for several bulk variances including variances<br>for lot width, lot depth and rear setback for<br>lot 22, and any other variances that may be<br>necessary.<br>Application also involves a request for a reverse<br>subdivision approval to merge lots 22 and 24 onto<br>one lot. |
| 2.<br>Use<br>Variance;<br>Variance;<br>Site Plan | <b>JOHN RADER</b><br>Frank A.<br>Carlet, Esq.<br><b>(CONTINUED TO<br/>09/16/20)</b>                   | 817-825 Clifton Ave. B-C<br>Block 35.06, Lot 16      | Site plan approval<br>required to remove the<br>existing MOONEY AUTO<br>REPAIR GARAGE, to<br>enlarge the building housing the existing<br>DUNKIN DONUTS building, to create an additional<br>store, two vestibule entrances to the two<br>stores and a drive-in facility. A bulk variance<br>is required to permit the use of lighting other<br>than the ordinance required high-pressure sodium<br>lighting, because it is no longer manufactured.<br>A use variance is required to permit the drive-in<br>window. All other nonconformities are<br>pre-existing and do not require variances.   |

**NEW HEARINGS**

- |                 |                                      |   |   |
|-----------------|--------------------------------------|---|---|
| 1.<br>Variances | <b>DANIEL AND<br/>RACHEL GUTLOVE</b> | 419 South Parkway RA3<br>Block 58.06, Lot 3 | Applicant proposed to<br>construct a rear two<br>story addition. The<br>following variances are<br>requested:<br>1) Rear yard proposed at 26.67' where 35' is<br>required.<br>2) Lot coverage proposed at 27.44% where 27% is<br>permitted. |
|-----------------|--------------------------------------|---|---|

2. **ZEV AND SHELLY** 420 South Parkway RA3 Applicant proposes to  
 Variances **LOB** Block 58.02, Lot 5 build a second story  
 addition and new, covered  
 front porch. The  
 following variances are  
 requested:
- 1) Front yard proposed at 23.67' to new front porch where 25' is required.
  - 2) Left side yard is 5.2' where 6' is required.
  - 3) Combined side yards are 15.1' where 16' is required.
  - 4) Lot coverage proposed at 31.72% where 27% is permitted.
  - 5) Basement proposed with multiple finished rooms where one finished area is permitted.
3. **LORI AND CHRIS** 226 Broad Street RA3 Applicant proposes to  
 Variances **DIAZ** Block 23.01, Lot 13 remove the rear driveway  
 and place a new driveway  
 in the front of the  
 house.
- The following variances are required:
- 1) Proposed driveway is located in front of the house in an area not serving a garage.
  - 2) Proposed curb cut is 34'8" where a maximum width of 12' is permitted.
  - 3) Existing garage will no longer have access to the public street.
4. **31 SILLECK ST.** 31 Silleck Street RA3 Applicant proposes a  
 Variances **LLC** Block 23.01, Lot 5 second story addition  
 over the existing  
 attached garage. The  
 following variances are  
 requested:
- 1) Front yard proposed at 19.94' where 25' is required;
  - 2) Combined side yards proposed at 10.51' where 16' is required.
5. **STEVEN HELMREICH** 199 Rutherford Blvd. RA3 Applicant proposes a  
 Variance Block 60.11, Lot 7 fence in the rear yard  
 at six (6') high where  
 a 4' high 50% open  
 fence is permitted  
 along the side and rear  
 street side lot lines  
 and 5' high along the  
 north west lot line.
6. **RICARDO AND** 76 Christie Avenue RB1 Applicant proposes to  
 Variances **DORA KOHLHAUF** Block 2.10, Lot 71 replace the existing  
 chain link fence on the  
 right side of the home  
 with a 6' high, solid  
 fence. A 4' high, 50%  
 open fence is permitted  
 alongside the house and  
 a 5' high fence is  
 permitted in the rear.

7. **AVRUM FRIEDMAN** 59 Ravona Street RA3 Applicant proposes to  
Variances Block 57.07, Lot 3 build a second story  
addition along with a  
two story rear addition.  
The following variances  
are requested:  
1) Front yard setback is proposed at 20' to the  
roof over the porch where 21' is minimum required.  
2) Lot coverage is proposed at 32% where 27% is  
permitted.

8. **WILL BISHOP** 44 Sperling Road RA3 Applicant proposes to  
Variances Block 38.03, Lot 3 build a second floor  
addition with a front  
and rear cantilever. The  
following variances are  
requested:  
1) Front yard proposed at 22.5' where 25' is  
required to the second floor cantilever and  
20.64' where 21' is required to the roof over the  
front porch.  
2) Right side yard is 5.7' where 6' is required.  
3) Combined side yards are 11.3' where 16' is  
required.  
4) Rear shed is not 10' as required from the  
second floor rear cantilever.

#### **RESOLUTIONS**

1. DISMISSED WITHOUT PREJUDICE the application of  
UKRAINIAN CULTURAL CENTER OF CLIFTON, INC. to re-subdivide the  
property into one single lot and proposed use as a cultural,  
educational, and social center at 110 Vincent Drive, Block  
63.01, Lots 24.01 and 24.02, for defective service. RA1

2. GRANTED the application of MARSHA AND THERESA KELLEY  
for rear yard setback variance and lot coverage variance for a  
rear yard addition and deck at 124 Cresthill Avenue, Block  
57.09, Lot 27. RA3