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. MOHAMED AND WAFA OTHMAN
   Use: 825 Allwood Road RA3 Site plan and use
   Variance: Block 66.01, Lots 22 & 24
   Variances: N.J.S.A. 40:55D-70(d)
   (CONTINUED TO 09/16/20)
   Applications for several bulk variances including variances for lot width, lot depth and rear setback for lot 22, and any other variances that may be necessary.
   Application also involves a request for a reverse subdivision approval to merge lots 22 and 24 onto one lot.

2. JOHN RADER
   Use: 817-825 Clifton Ave. B-C Site plan approval
   Variance: Block 35.06, Lot 16
   Variances: 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 require variances.

NEW HEARINGS

1. DANIEL AND RACHEL GUTLOVE
   Variances: 419 South Parkway RA3 Applicant proposed to construct a rear two story addition. The following variances are requested:
   1) Rear yard proposed at 26.67’ where 35’ is required.
   2) Lot coverage proposed at 27.44% where 27% is permitted.
2. ZEV AND SHELLY  420 South Parkway  RA3 Applicant proposes to 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 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 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 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 DORA KOHLHAUF  76 Christie Avenue  RB1 Applicant proposes to 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 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 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