AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 16, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on September 16, 2020.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

<table>
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<tr>
<th></th>
<th>MOHAMMED AND WAFA OTHMAN</th>
<th>825 Allwood Road, Block 66.01, Lots 22 &amp; 24</th>
<th>Site plan and use variance pursuant to N.J.S.A. 40:55D-70(d); specifically, to demolish an existing office building on lot 22 and replace it with a two-story multi-family dwelling containing six residential apartments. As part of the application, the small storage building on lot 24 would also be demolished, and that lot would be converted to a parking lot containing 12 spaces for use by occupants of the dwelling. Pursuant to N.J.S.A. 40:55D-70(c), application 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. NOTE: REVISED PLANS 9/4/20 – 4 townhouse duplex units. (PLANS SENT TO COMRS.)</th>
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<td>2.</td>
<td>JOHN RADER</td>
<td>817-825 Clifton Ave., Block 35.06, Lot 16</td>
<td>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 require variances.</td>
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NEW HEARINGS

|   | AVRAHAM SACKTON | 410 Dwasline Rd., Block 57.06, Lot 6 | Applicant proposes to widen the existing driveway to create a turn around area so that cars will not back out onto Dwasline Rd. At the proposed turn around area, the driveway will be 40’ wide where a maximum of 30’ is permitted. (PLANS SENT TO COMRS.) |

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2. Applicant proposes to
Variance
ARI & TOVA
447 Rutherford Blvd. RA3
MOSKOWITZ
Block 58.09, Lot 1
build a deck in the
front of the home.
A variance is requested
for the front yard
setback proposed at 22’
where 25’ is required.
(PLANS SENT TO COMRS.)

3. Applicant seeks to
Use
HUSSAM RAMADAN
14-16 Mt. Washington RA3
Variance;
Alfred V. Avenue, Block 361-6,
Variances
Acquaviva,Esq. Lot 9
continue and to expand
the pre-existing use of
the improvement as a
two-family home by
adding a second floor
to the home. Applicant
further seeks any and
all bulk variance relief
and/or other reviews
that the Board may deem
appropriate.
(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of DANIEL AND RACHEL GUTLOVE
for rear yard setback and lot coverage variances for a rear two-
story addition at 419 South Parkway, Block 58.06, Lot 3. RA3

2. GRANTED the application of ZEV AND SHELLY LOB for front
yard, left side yard, combined side yards, and lot coverage
variances for a second story addition and new covered front
porch at 420 South Parkway, Block 58.02, Lot 5. RA3

3. GRANTED the application of LORI AND CHRIS DIAZ for
variances to locate a driveway in front of the house in an area
not serving a garage and enlargement of curb cut at 226 Broad
Street, Block 23.01, Lot 13. RA3

4. GRANTED the application of 31 SILLECK ST. LLC for front
yard setback and combined side yard setback variances for a
second story addition over the existing attached garage at 31
Silleck Street, Block 23.01, Lot 5. RA3

5. GRANTED the application of STEVEN HELMREICH for a 5-
foot-high solid fence with a 1-foot lattice for a total of 6
feet along the side and rear street side lot lines and 5-foot-
high solid fence along the northwest lot line at 199 Rutherford
Boulevard, Block 60.11, Lot 7. RA3

6. GRANTED the application of RICARDO AND DORA KOHLHAUF
for a 5-foot-high solid fence with a 1-foot lattice for a total
of 6 feet along the right side and a 5-foot-high solid fence in
the rear of the home at 76 Christie Avenue, Block 2.10, Lot 71.
RB1

7. DENIED the application of AVRUM FRIEDMAN for a second
story addition along with a two-story rear addition at 59 Ravona
Street, Block 57.07, Lot 3. RA3

8. GRANTED the application of WILL BISHOP for variances
for front yard, right side yard, combined side yards for a
second floor addition with a front and rear cantilever at 44
Sperling Road, Block 38.03, Lot 3. RA3