

**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**

- |  |   |  |   |
|--|---|--|---|
| 1.<br>Use<br>Variance;<br>Variances              | <b>MOHAMMED AND<br/>WAFI OTHMAN</b><br>Douglas J.<br>Kinz, Esq. | 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.<br><u>NOTE: REVISED PLANS 9/4/20 - 4 townhouse duplex<br/>units. (PLANS SENT TO COMRS.)</u> |
| 2.<br>Use<br>Variance;<br>Variance;<br>Site Plan | <b>JOHN RADER</b><br>Frank A.<br>Carlet, Esq.                   | 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>Variance | <b>AVRAHAM SACKTON</b> | 410 Dwasline Rd. RA3<br>Block 57.06, Lot 6 | Applicant proposes to<br>widen the existing<br>driveway to create a<br>turn around area so that<br>cars will not back out<br>onto Dwasline Rd. At the<br>proposed turn around<br>area, the driveway will<br>be 40' wide where a<br>maximum of 30' is<br>permitted.<br>(PLANS SENT TO COMRS.) |
|----------------|------------------------|--|--|

- |                                     |                                     |  |  |
|-------------------------------------|-------------------------------------|--|--|
| 2.<br>Variance                      | <b>ARI &amp; TOVA<br/>MOSKOWITZ</b> | 447 Rutherford Blvd.<br>Block 58.09, Lot 1                         | RA3 Applicant proposes to 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.<br>Use<br>Variance;<br>Variances | <b>HUSAM RAMADAN</b>                | 14-16 Mt. Washington<br>Alfred V. Avenue,<br>Acquaviva, Esq. Lot 9 | RA3 Applicant seeks to 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