

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**OCTOBER 4, 2023**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications at the Regular Meeting on October 4, 2023.

**PLEDGE OF ALLEGIANCE**

**REMANDED HEARING**

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| 1.<br>Use Variance;<br>Variance;<br>Site Plan | <b>JOHN RADER</b><br>Ira E. Weiner, Esq.<br><b>(CONTINUED<br/>TO 10/04/2023)</b> | 817-825 Clifton Ave., Block 35.06, Lot 16 – B-C<br>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. DENIED DECEMBER 2, 2021 – COURT-ORDERED REMAND. (PLANS SENT TO COMRS.) |
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**CONTINUED HEARINGS**

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| 1.<br>Variances; Use<br>Variance; Site<br>Plan | <b>MAIN FOOT<br/>AND ANKLE<br/>LLC</b><br>Glenn Peterson,<br>Esq.<br><b>(CONTINUED<br/>TO 10/04/2023)</b> | 1610 Main St. & 80 W. 2 <sup>nd</sup> St., Block 9.07, Lots 25 and 36 – B-C (Lot 26) and M-2 (Lot 25) – The applicant is proposing a consolidated subdivision of 1610 Main Avenue and 80 West 2 <sup>nd</sup> Street. The applicant further proposes a 3-story mixed use building for medical offices and a retail pharmacy. A D1 use variance is requested in addition to any and all other variances as may be required. |
| 2.<br>Variances                                | <b>HASAN<br/>FERDOUS</b><br><b>(CONTINUED<br/>TO 10/04/2023)</b>  | 4 Gillies St., Block 14.23, Lot 8 – RB2 – The applicant is proposing to relocate front door and steps to add a driveway to the right side of the home which requires the following variance; side yard setback proposed at 0' where 5' is required, driveway proposed in front of the home where not permitted, and proposed length of driveway is approximately 12' where 19' is required.                                |

**NEW HEARINGS**

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| 1.<br>Variances | <b>JOSIAH DAVIS</b> | 150 6 <sup>th</sup> Ave, Block 9.05, Lot 1 – RB1 – Applicant requesting to construct two car detached garage which requires the following variances; lot coverage proposed at 37.3% where 25% is required, rear yard coverage proposed at 32.2% where 30% required, rear yard setback proposed at 3.10' where 6' is required, side yard setback proposed at 3' where 5' is required and street side yard proposed at 19.92' where 25 is required. (PLANS SENT TO COMRS.) |
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2. **SOHEL KHAN** 712 Grove St., Block 62.06, Lot 12 – RA1 – The applicant is requesting to keep partially constructed shed which requires the following variances; proposed at 5' from side street lot line where 25' required, 1' from rear property line where 3' required, 5' from house where 10' required. (PLANS SENT TO COMRS.)
3. **ZAHER ABDALJAWWAD** 148 (150) W 1<sup>st</sup> St., Block 16.05, Lot 23 – RB1 – The applicant is requesting to convert existing one family house into a two-family house by constructing a two-story addition which requires the following variances; lot area proposed at 7,000 sq. ft where 7,500 sq. ft required, lot width proposed at 70' where 75' required and a variance for the driveway being too close to the property line is also being requested. (PLANS SENT TO COMRS.)
4. **JOSELINE HELENA** 100 Vreeland Ave., Block 9.17, Lot 28– RB1 – The applicant is requesting to keep already constructed gazebo which requires the following variances; rear yard setback proposed at 2' where 3' required, side yard setback proposed at 1.5' where 3' required, and lot coverage proposed at 36.8% where 27% is permitted. (PLANS SENT TO COMRS.)
5. **RICHARD VANBLARCOM** 165 Union Ave., Block 18.18, Lot 17 – RB1 – The applicant is requesting to build a deck in the rear of the house which requires the following variance, proposed lot coverage is 37.5% where 27% is permitted. (PLANS SENT TO COMRS.)
6. **ROSANNA ROSARIO** 13 Hilton St., Block 11.11, Lot 11 – RB2 – The applicant is requesting approval to complete attic dormer which requires the following variances; dormer creating 3rd story where 2 stories permitted, side yard to dormer proposed at 3.53' where 6' required, and front yard setback to proposed dormer proposed at 20.7' where 25' required. (PLANS SENT TO COMRS.)
7. **LOURDES NUNEZ** Alfred Acquaviva, Esq. 528 Piaget Ave., Block 17.09, Lot 30 – R-A3 – The applicant is seeking approval for a use variance to convert the property from a single-family home to a two-family home. The applicant is seeking two new bulk variances, one for the amount of square feet per dwelling unit. The ordinance requires 5,000 per dwelling unit and the applicant is providing 4,000 per dwelling unit. The applicant is also seeking a variance for one parking space as two parking spaces are required and the applicant is providing one parking space. The applicant will be seeking any and all other reviews and/or other variances or waivers that the Board may deem applicable. (PLANS SENT TO COMRS.)
8. **GEELAND, LLC** Michael Sullivan, Esq. D. 811-813 Rt 46, Block 34.03, Lots 75 and 77 – R-A2 – The applicant proposes to raze the existing commercial building and construct a 4-story 125,200 sq ft self storage facility, parking, lighting, landscaping, stormwater management, and related site improvements. The applicant seeks relief as follows: 1. A variance pursuant to N.J.S.A. 40:55D-70d(1) to permit a self-storage facility use which is not a permitted use in the R-A2 Zone District contrary to Section 461-

13.1.C. 2. A variance pursuant to N.J.S.A. 40:55D-70d(6) to permit building height of 39.8 feet where a maximum of 30 feet is allowed pursuant to Section 461 Attachment 1. 3. A variance pursuant to N.J.S.A. 40:55D-70c to permit a 4-story building where a maximum of 2 stories is allowed pursuant to Section 461 Attachment 1. 4. A variance pursuant to N.J.S.A. 40:55D-70c to permit 14 parking spaces where a minimum of 67 parking spaces are required pursuant to Section 461-60.1.A. 5. A variance pursuant to N.J.S.A. 40:55D-70c to permit 2 loading spaces where a minimum of 13 loading spaces are required pursuant to Section 461-60.1B. 6. A variance pursuant to N.J.S.A. 40:55D-70c to permit a ground sign 2 feet from the right-of-way line where a minimum of 30 feet is required pursuant to Section 461-55.C. The applicant seeks such other approvals, variances, waivers or design exceptions that may be deemed necessary.

### **RESOLUTIONS**

1. GRANTED the application of CLIFTON CHEDER INC for preliminary and final site plan approval, use variance, and bulk variances to convert the existing house of worship and day care center to a house of worship with private school for premises located at 213-224 Barkley Ave., Block 19.10, Lot 1 and Block 19.08 Lot 13.
2. DENIED the application of MEMET TOY for a use variance and parking variance to convert commercial property into mixed use building with one residential unit for premises located at 489 Clifton Ave., Block 12.08, Lot 7.
3. GRANTED the application of MANUEL ACOSTA for variances to construct a platform with steps for a new house entrance for premises located at 177 Christie Ave., Block 6.15, Lot 23.
4. GRANTED the application of YAZAN ALBAJES for variances to construct a detached garage in place of old sheds for premises located at 99 Arlington Ave., Block 14.23, Lot 8.
5. GRANTED the application of DAVID & MIRIAM SHERIL for variances necessary for a front porch addition for premises located at 386 Rutherford Blvd., Block 58.07, Lot 38.
6. GRANTED the application of MARLON & ESTEFANIA MORA for variances to convert the existing attached garage into living space for premises located at 119 Rutgers Pl., Block 27.10, Lot 58.
7. GRANTED the application of MAHMOUD ALHAJ for variances to construct a second floor addition for premises located 21 Hillman St., Block 11.08, Lot 10.
8. GRANTED the application of SHUMEL & FRAYDA GRUNBERGER for variances to construct a second story addition and convert the attached garage into living space for premises located at 146 Rutherford Blvd., Block 60.09, Lot 28.
9. GRANTED the application of PETER MASTRIANO for a use variance to convert an existing mixed use building to 4 residential apartments where 2 are permitted for premises located at 125 Madeline Ave., Block 16.16, Lot 7.