

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

Please take notice that formal action may be taken on the following applications on October 7, 2020.

**PLEDGE OF ALLEGIANCE**

**CONTINUED HEARINGS**

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|--|---|--|
| 1.<br>Use<br>Variance;<br>Variance;<br>Site Plan | <b>JOHN RADER</b><br>Frank A.<br>Carlet, Esq.<br><b>(CONTINUED TO<br/>10/21/20)</b> | 817-825 Clifton Ave. B-C Site plan approval<br>Block 35.06, Lot 16 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. |
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**NEW HEARINGS**

- |                 |                               |  |
|-----------------|-------------------------------|--|
| 1.<br>Variances | <b>CYNTHIA FEIG</b>           | 16 Carol Lane RA3 Applicant proposes to<br>Block 78.06, Lot 25 build a rear yard deck.<br>The following variances<br>are requested:<br>1) Rear yard proposed at 25' where 35' is<br>required.<br>2) Lot coverage proposed at 29.5% where a<br>maximum of 27% is permitted.<br>(PLANS SENT TO COMRS.)                             |
| 2.<br>Variance  | <b>CESAR SANTOS</b>           | 582 Clifton Avenue B-A1 Applicant proposes to<br>Block 20.04, Lot 19 install a driveway in<br>front of the house.<br>The home currently has no driveway. A variance<br>is requested for a driveway in front of the<br>house not serving a garage.<br>(PLANS SENT TO COMRS.)  |
| 3.<br>Variance  | <b>BERLINESA H.<br/>PEREZ</b> | 180 East 6 <sup>th</sup> Street RB1 Applicant proposes to<br>Block 5.24, Lot 24 install a driveway on<br>the left side of the<br>property.<br>The home currently has no driveway. A variance<br>is requested for a driveway 0' from the left<br>side yard where a 5' side yard setback is<br>required.<br>(PLANS SENT TO COMRS.) |

4. **CHRIS & ALLISON** 30 East 9<sup>th</sup> Street RB1 Applicant proposes to  
 Variances **HRICYSHYN** Block 2.02, Lot 36 demo existing garage and  
 construct a new two-car  
 detached garage.  
 The following variances are requested:  
 1) Garage is proposed 3' from the left lot line  
 where 5' minimum is required.  
 2) Garage is proposed 3' from the rear lot line  
 where 5' is required.  
 3) Lot coverage proposed at 35.8% where 25% is  
 permitted.  
 (PLANS SENT TO COMRS.)
5. **BARUCH Z.** 64 Ravona Street RA3 Applicant proposes to  
 Variances **HALBERSTAM** Block 57.04, Lot 14 construct a new home.  
 The following variances  
 are requested:  
 1) Lot coverage proposed at 34.4% where 27% is  
 permitted;  
 2) Basement proposed with multiple finished rooms  
 where one finished room is permitted.  
 (PLANS SENT TO COMRS.)
6. **TOMASZ DYMORA** 37 Bowdoin St. RB1 Applicant proposes to  
 Variance Block 37.01, Lot 36 install and requests a  
 variance for a 6' high  
 solid fence where a  
 5' high fence is  
 permitted in the rear  
 yard and a 4' high, 50%  
 open fence is permitted  
 alongside the home.  
 (PLANS SENT TO COMRS.)
7. **FRED ORCUN** 14 Sperling Road RA3 Applicant proposes to  
 Variance Block 38.02, Lot 6 install and requests  
 a variance for a 5' high  
 solid fence in the rear  
 lot line of the home  
 abutting Valley Rd.  
 where a 4' high, 50%  
 open fence is permitted  
 and a 5' high fence  
 along the left side of  
 the home where a  
 4' high, 50% open fence  
 is permitted.  
 (PLANS SENT TO COMRS.)
8. **FSM ENTERPRISES,** 451 Clifton Ave. BA1 Applicant proposes to  
 Variance **LLC** Block 12.09, Lot 3 install a freestanding  
 monument sign in the  
 front yard. A 25'  
 (twenty five foot)  
 setback is required and  
 a 0' (zero foot)  
 setback is proposed.  
 (PLANS SENT TO COMRS.)  
**(INSUFFICIENT NOTICE)**

## RESOLUTIONS

1. GRANTED the application of MOHAMMED AND WAFI OTHMAN for use variance and site plan approval for a two-story multi-family dwelling containing four residential apartments and a reverse subdivision to merge Lots 22 and 24 onto one lot at 825 Allwood Road, Block 66.01, Lots 22 and 24. RA3

2. GRANTED the application of AVRAHAM SACKTON for variance to expand driveway to 40 feet wide at 410 Dwasline Road, Block 57.06, Lot 6. RA3

3. GRANTED the application of ARI & TOVA MOSKOWITZ for a front yard setback variance for a front deck at 447 Rutherford Boulevard, Block 58.09, Lot 1. RA3

4. GRANTED the application of HUSAM RAMADAN for use variance approval by adding a second floor to the existing two-family dwelling at 14-16 Mt. Washington Avenue, Block 361-6, Lot 9. RA3