

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**October 21, 2020**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on October 21, 2020.

**PLEDGE OF ALLEGIANCE**  
**CONTINUED HEARINGS**

1.           **JOHN RADER**           817-825 Clifton Ave. B-C   Site plan approval  
Use           Frank A.           Block 35.06, Lot 16       required to remove the  
Variance;    Carlet, Esq.                               existing MOONEY AUTO  
Variance;   REPAIR GARAGE, to  
Site Plan   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.  
  **(REVISED PLANS DATED 9/24/20 SENT TO COMRS.)**
  
2.           **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.
  
3.           **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.
  
4.           **FSM ENTERPRISES, LLC**   451 Clifton Ave.       BA1   Applicant proposes to  
Variance   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.  
  Franklin S.  
  Montero, Esq.

**NEW HEARING**

- |                       |  |   |  |
|-----------------------|--|---|--|
| 1.<br>Use<br>Variance | <b>MARK DANIEL</b><br><b>YGARZA</b><br>Bruce R.<br>Rosenberg, Esq. | 294 Parker Avenue<br>Block 4.12, Lot 22 | PD-1 Use variance and such<br>other relief and<br>and approvals as may be<br>required in order to<br>convert a two-family<br>home to a three-family<br>dwelling.<br>(PLANS SENT TO COMRS.) |
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**RESOLUTIONS**

1. GRANTED the application of CYNTHIA FEIG for rear yard setback and lot coverage variances for a rear yard deck at 16 Carol Lane, Block 78.06, Lot 25. RA3

2. GRANTED the application of CESAR SANTOS for a driveway in front of the house not serving a garage at 582 Clifton Avenue, Block 20.04, Lot 19. B-A1

3. GRANTED the application of BERLINESEA H. PEREZ for a left side yard setback variance for a driveway at 180 East Sixth Street, Block 5.24, Lot 24. RB1

4. GRANTED the application of CHRIS & ALLISON HRYCYSHYN for variances for the left lot line, rear lot line, and lot coverage to construct a new two-car garage at 30 East Ninth Street, Block 2.02, Lot 36. RB1

5. GRANTED the application of BARUCH Z. HALBERSTAM for lot coverage and multiple finished rooms in the basement to construct a new home at 64 Ravona Street, Block 57.04, Lot 14. RA3