

NEW HEARINGS

1. **DWAYNE WILLIAMS** 140 Union Ave. RA3 Applicant proposes a
Variances Block 11.13, Lot 9 6' high fence along the
street side yard where
a 4' high, 50% open fence
is permitted, and a 6'
high fence in the rear
and left side where a
5' high fence is
permitted. Variances are
required for both.
(PLANS SENT TO COMRS.)
2. **TOMMY FIGUEROA** 643 Gregory Ave. RB2 Applicant would like to
Variance Block 21.07, Lot 14 install an A/C unit in
the right side yard
setback area. 6' setback
required and 3.5'
proposed.
(PLANS SENT TO COMRS.)
3. **PHILIP** 31 Amato Lane RA3 Applicant proposes to
Variances **RAGHUNANDAN** Block 32.08, Lot 28.02 build a rear yard deck.
The following variances
are requested:
1) Rear yard setback proposed at 19' where 35'
is required.
2) Lot coverage proposed at 34.7% where a maximum
of 27% is permitted. (PLANS SENT TO COMRS.)
4. **DANET IBANEZ** 3 Ploch Road RA2 Applicant proposes to
Variances Block 27.02, Lot 1 build a second floor
addition with a short
cantilever out the back
and front. The following
variances are requested:
1) Street side yard (left side) is at 13.6' where
a minimum of 20' is required.
2) Front yard second floor cantilever proposed at
23.76' where 25' is required.
3) The lot width and area are both existing
nonconforming. (PLANS SENT TO COMRS.)
5. **LUIS REJANO** 39 Arthur Street RB3 Applicant proposes to
Variances Block 4.08, Lot 37 build a second floor
add-a-level. The
following variances are
required:
1) Existing, nonconforming lot width, depth,
area, and lot coverage (lot coverage will be
reduced to conform by removing the existing
garage and covered patio).
2) Front yard proposed at 2.34' where 25' is
required.
3) Right side yard proposed at 2.03' where 12'
is required.
4) Applicant was previously granted a variance by
the Board of Adjustment on 9/21/2011 for
variances relating to a proposed dormer. That
project was never started and the resolution
expired. (PLANS SENT TO COMRS.)

6. **JOHAN KAFIL & TSUNGAS PETROLEUM, INC.** 453-463 Lexington Ave BC Application for Site Use Variance; David C. Dixon, Esq. Block 7.15, Lots 10 & 11 Plan, Use Variance (N.J.S.A. 40:55D-70(d), and Bulk Variance (Max. Lot Coverage, Max. Building Height, and Off-street Parking (Sec. 461-60.1A) approvals,

to permit the demolition and removal of an existing gasoline service station and derelict three-family residential structure, and construct thereon a mixed-use, retail & multi-family residential structure, containing up to sixteen (16) residential units, a prohibited use in the BC (General Business) Zone. In addition, this Applicant will request such variances, waivers, permits, approvals, or licenses that the Board deems necessary or appropriate. (PLANS SENT TO COMRS.)

7. **TAMIRA MOBLEY** 1066(1076) Main Ave. B-C Variance; Block 8.02, Lot 1 a take-out only ice cream shop and bakery: Variance

- 1) Conditional use variance required.
- 2) Use variance required for mixed use, multiple tenant building.
- 3) On-site parking not provided.
- 4) Conditional use bulk requirements not met.
- 5) Any other relief deemed necessary by the Board. (PLANS SENT TO COMRS.)

RESOLUTIONS

1. DENIED the application of ANNABELLE TELEBRICO for variances to expand existing driveway to left side lot line, width of driveway, and length of curb cut at 159 Abbe Lane, Block 33.09, Lot 19. RA3

2. GRANTED the application of ALI & KHOLOOD SALEM for use variance for expansion of an existing, non-conforming single-family residential dwelling, including attic dormers and a second floor addition at 75 West 2nd Street, Block 9.10, Lot 4. B-C

3. GRANTED the application of RYAN & CHRISTINE TAIT for variances for rear yard, lot coverage, left side yard, and combined side yards to build a two-story addition to the rear of the single-family home at 23 New Brier Lane, Block 67.07, Lot 41. RA3

4. DENIED the application of JORGE JOVER for variances for third floor addition that has already been built, including three stories, left side yard setback, front yard setback, and use variance for an attic bathroom at 127 Ackerman Avenue, Block 4.10, Lot 11. RB3

5. GRANTED application of HR MANAGING GROUP, LLC for use variance to permit conversion of three existing offices to five residential units, for a total of 8 residential units, and removal of Board restriction from February 18, 2009 Resolution concerning no restaurant or cooking establishments at the site at 207-211 Parker Avenue, Block 4.22, Lot 19. PD1

ZOOM LINK:

City of Clifton is inviting you to a scheduled Zoom meeting.

Topic: BOA Meeting

Time: Nov 18, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83896365196?pwd=NUVFMHJ1aS83emQzdXowZmFXOHd6dz09>

Meeting ID: 838 9636 5196

Passcode: 842316

One tap mobile

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You can also call in to the meeting at 1-646-558-8656 US (New York). If the public has any questions regarding these applications or individuals lacking the resources or know-how for technology access, please contact the Zoning Officer/Board Secretary at 973-470-5808 or email the Zoning Officer at dhowell@cliftonnj.org.