

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 4, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on March 4, 2020.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

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| 1.
Use
Variance;
Site Plan
Approval | MEADOWLANDS
ATHLETIC CENTER | 316 Colfax Ave.,
Unit C
Block 28.02 & 29.04,
Lot 20 | M1 | Applicant proposes to use an industrial space for individual/group/team instruction of cheerleading/tumbling, manufacturing of floor equipment, and office for sales/rental of cheerleading related equipment/clothing/parties/DJ services, etc. A use variance is required for the instruction of cheerleading/tumbling. Applicant will also seek site plan approval with waivers and any other variances that the board may require.
(NEW NOTICE SENT TO COMRS.) |
| 2.
Use
Variance | RALPH TRAVELLIN | 956 Van Houten Ave.
Block 35.10, Lot 1 | B-C | Application was approved by the Board on October 16, 2019, for two uses on one lot, service station and used car license. Car disposal or sales was not addressed in the resolution. Applicant is requesting changes to the approved resolution, allowing for the sale and/or disposal of the cars purchased for parts. Applicant intends on purchasing vehicles at auction to use for parts. |
| 3.
Re-Sub-
division;
Use
Variance;
Variances | UKRAINIAN
CULTURAL
CENTER OF
CLIFTON, INC. | 110 Vincent Drive
Block 63.01, Lots
24.01 and 24.02
Frank A. Carlet,
Esq.
(CONTINUED TO
03/18/20) | RA-1 | Re-subdivision of the property into one single lot, use variances for the proposed use as a cultural, educational, and social center and for having more than one principal use on the same lot and bulk variances for building height (30' permitted 32.89' proposed), and size of parking spaces (9'x19' permitted, 8'x18' proposed). |

NEW HEARINGS

1. **JUAHA E. GONZALEZ** 215 East 9th Street RB1 Applicant proposes to
Variance Block 6.09, Lot 1 build a roof over the front stoop. The front yard is proposed at 9.4' where 21' is required (existing setback is 13.4').
(PLANS SENT TO COMRS.)
2. **RACHEL & DAVID SNYDER** 11 Belmont Avenue RA3 Applicant proposes to
Variance Block 70.03, Lot 30 build a two-story addition on the right side of the house. A variance is requested for rear yard setback, 26.1' proposed and 35' required.
(PLANS SENT TO COMRS.)
3. **AHMAD DUQMAQ** 12 Chestnut Street RB1 Applicant proposes to
Variance Block 15.12, Lot 10 install a driveway on the right side of home. The driveway is proposed 0' from the right side yard where 5' is required.
(PLANS SENT TO COMRS.)
4. **CUENCA CORONEL REALTY, LLC** 87-109 Wabash Ave. M-2 Applicant seeks to extend
Block 5.07, Lot 9 & 11 its permitted hours of operation 5 AM to 7 PM. The 5 AM departure would be limited to no more than 10 vehicles.
Glenn Peterson, Esq.
5. **HECTOR LEDEZMA** 319 Lexington Ave. RB3 Applicant proposes to
Use Block 8.21, Lot 15 convert a building that currently contains a single first floor apartment and 7 single room occupancy units
Variances; (rooming house) on the second floor to a professional office on the first floor and two apartments on the second floor. A use variance is required for an office in an RB-3 zone and for two uses on one lot. The rooming house use will be eliminated. A parking variance is requested, 9 spaces required for office and 4 spaces for the dwelling units, total 13 parking spaces and 6 parking spaces proposed. Parking area is proposed at 0' from the right side and rear lot lines where a 5' setback is required. Parking area (driveway) is proposed at 44.6' wide where a maximum of 20' is permitted.
Variances

RESOLUTIONS

1. GRANTED a 90-day extension of time for the Resolution GRANTING the application of DANIEL & MARGARITA KATZEVICH for a flex-industrial building with warehousing distribution, contractor storage, and manufacturing and office use at 13 Somerset Place, Block 56.07, Lot 11.02, to June 18, 2020. M-2

2. GRANTED the application of HASSAN ZEIDIEN for a 5-foot-high solid fence with a 1-foot-high lattice on top for a total of 6 feet on the sides of the rear yard at 10 Oak Ridge Road, Block 41.14, Lot 2. RA2

3. GRANTED the application of 152-164 GETTY AVE CORPORATION for preliminary and final major site plan approval, use variance, bulk variance, and design waiver/exception relief to construct a second story addition to the existing warehouse and office building at 156-164 Getty Avenue, Block 11.02, Lot 56 and Block 11.22, Lot 1.01. M-2