

DATE _____

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Debbie Silverman
Tax Collector

FEE Variance _____

Site Plan _____

Conditional use _____

Subdivision _____

**CITY OF CLIFTON
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 802 Van Houten Avenue Block 36.10 Lot 16

1. Name of Applicant: Quicks Realty LLC

Address: 295 West Milton Avenue, Rahway, NJ 07065 Telephone: 201-707-3242

Relation to Owner if not same as Owner: N/A

2. Name of Owner (if other than Applicant): N/A

Address: _____ Telephone: _____

3. The applicant is Corporation A Partnership Individual

Other (please specify): Limited Liability Company

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect or Engineer: Stonefield Engineering & Design

Address: 92 Park Avenue, Rutherford, NJ 07070 Telephone: 201-340-4468

5. Name of Attorney: Frank A. Carlet, Esq.

Address: 1135 Clifton Avenue, Suite 104, Clifton, NJ 07013 Telephone: (973) 777-6200

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board

Yes No Disposition

7. Deed restrictions that apply or are contemplated: YES NO
(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Interior Zone District B-C Lot Size 12,500 square feet

9. Lot Dimensions: Front 100' Rear 100' R. Side 125' L. Side 125'

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front 3.5' Rear 6' R. Side 6' L. Side 2.5'

11. Proposed: Front 13.2' Rear 5.9' R. Side 15' L. Side 24'

Vacant. Building formerly used as a gas station and then an auto parts store and a residential one family

Present Use: _____
Proposed Use: Mixed residential/commercial premises (delicatessen)

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

TYPE OF APPLICATION

- Site Plan
- Conditional Use
- "A" Variance
- "B" Variance
- "C" Variance
- "D" Variance (Use)

Preliminary and Final

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone Plan _____
See Rider Attached.

OFFICE USE ONLY

- BOARD OF ADJUSTMENT
- PLANNING BOARD

Date of Hearing _____

Board action required by _____
Date _____

Application declared complete on _____
Date _____

Final Decision Rendered on _____
Date _____

APPROVED APPROVED WITH CONDITIONS DENIED

WITHDRAWN OR DISMISSED

DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true. **Quicks Realty LLC**

By: 
APPLICANT
Shady Suliman, Managing Member

State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 30th day of October 20 20.


SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

DONNA NAZARDO

A Notary Public of New Jersey

My Commission Expires on 11/15/2024
TITLE OF OFFICER

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____ 20 20.

By: _____
Owner

Sworn and subscribes before me

this _____ day of _____ 20 20.

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

TITLE OF SUCH OFFICER

State of New Jersey

County of: Passaic

RIDER TO
APPLICATION FOR REDEVELOPMENT AND/OR APPEAL
BOARD OF ADJUSTMENT

This is an application to demolish the existing former gas station (last used as a automobile parts store) and one family house and replace it with a brand new building housing a delicatessen on the first floor and apartments on the second and third floors. The following variances are required:

1. A use variance to permit two principal uses on the same lot;
2. A use variance to permit residential uses on the lot;
3. Bulk variances as follows:
 - (a) maximum building height permitted 30' and 2 stories, proposed 35'
 - (b) side yards each have the height of the building 17.5' required, proposed right side 5'
 - (c) minimum rear yard 10', proposed 5'9"
 - (d) parking spaces not to be located within 5' of any required sideline setback, proposed parking located in 2.5' of Cliffside lot line
 - (e) number of off-street parking spaces required 27 spaces, 20 spaces proposed

The proposed variances can be granted without any detriment to the public good or the City's zoning plan because the proposed use is in keeping with similar uses located on both sides of Van Houten Avenue and it fits right in with them. There is ample parking on the streets abutting the property to make up the seven (7) space shortage on the property.

LAND USE AND ZONING

BLOCK 36.10, LOT 16

GENERAL BUSINESS DISTRICT (B-C)

PROPOSED USE

MIXED RESIDENTIAL - COMMERCIAL NON-PERMITTED USE (N)

EXISTING USE

RETAIL STORE

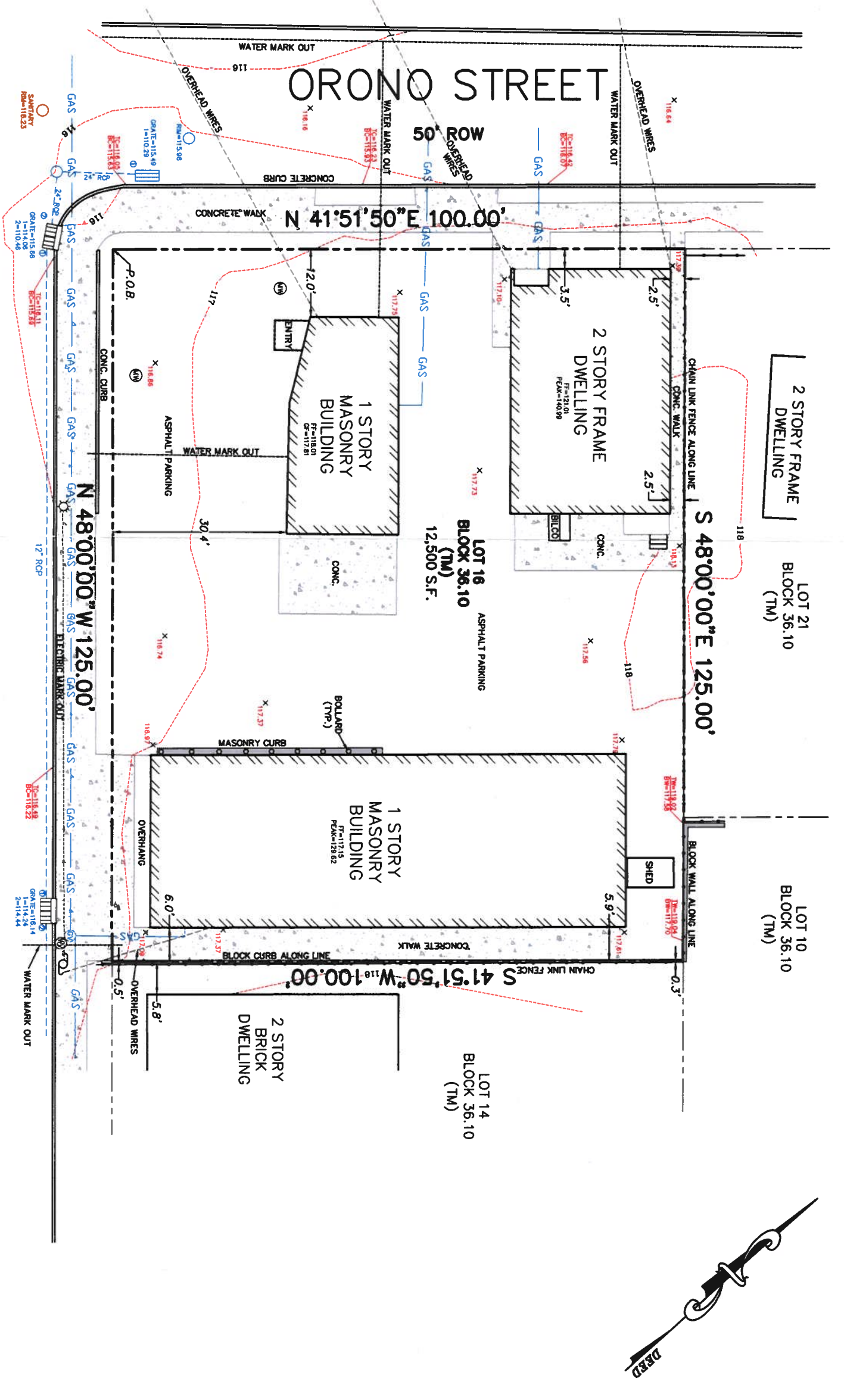
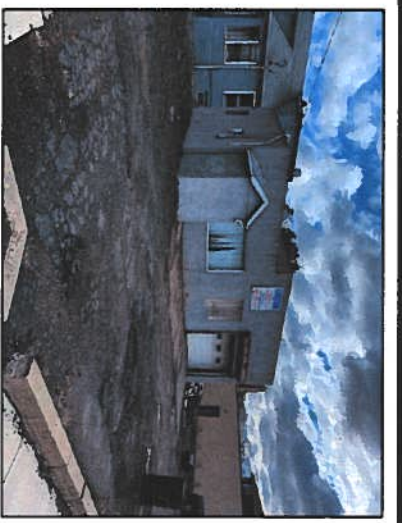
PERMITTED USE

RESIDENTIAL ONE-FAMILY

EXISTING NON-CONFORMITY

ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NO STANDARD	12,500 SF (0.29 AC)	12,500 SF (0.29 AC)
MINIMUM LOT WIDTH	50 FT	125 FT	125 FT
MINIMUM LOT DEPTH	NO STANDARD	100 FT	100 FT
MAXIMUM LOT COVERAGE	60% (7,500 SF)	99.4% (12,425 SF) (EN)	94.7% (11,833 SF) (N)
MAXIMUM BUILDING HEIGHT	30 FT (2 STORIES)	24 FT (2 STORIES)	35 FT (3 STORIES) (N)
MINIMUM FRONT YARD SETBACK	5 FT	6.6 FT	5.0 FT
MINIMUM SIDE YARD SETBACK (ONE)	0 FT	3.5 FT	5.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	0 FT	9.4 FT	10.9 FT
MINIMUM SIDE YARD SETBACK (STREET SIDE)	5 FT	3.5 (EN)	5.0 FT
MINIMUM REAR YARD SETBACK	10 FT	2.5 FT	45.0 FT

(N) VARIANCE
 (EN) EXISTING NON-CONFORMITY



This survey certified to:
QUICKS REALTY, LLC

KNOWN AND DESIGNATED as lots 456, 549, 550, 551 & 552 as shown on a certain map entitled, "Map of Property of Suburban Homes Co., Athena, Acquackanonk Township, New Jersey" filed in the Passaic County Clerk's Office on November 30, 1907 as Map No. 352

Notes:
 Field Survey Performed on 02/27/20
 Subject to documents of record
 Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
 Vertical Datum = NAVD88

This survey references:
 Deed Book D-436, Page 167
 Passaic County Filed Map No. 352

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correct and true to the conditions found on the date of this field survey, and that such statements, if any, below the signature of the licensee are true and correct.

TOPOGRAPHICAL SURVEY OF PROPERTY
 Tax Lot 16 - Block 36.10
 802 Van Houten Avenue, City of Clifton
 Passaic County, New Jersey

PROJECT NUMBER
 200247

Certificate of Authorization
 22462030000

GRAPHIC SCALE
 1 inch = 20 ft.

FIELD: DKH
DWN BY: DKH
CHECKED: MJC
DATE: 02/27/20
SCALE: 1"=20'

Lakeland Surveying
 117 Hibernia Avenue | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
 www.lakelandsurveying.com

Marc J. Citrone
 PROFESSIONAL LAND SURVEYOR

Jeffrey O. Moles
 PROFESSIONAL LAND SURVEYOR