

MEETING OF NOVEMBER 3, 2021.

RESOLVED by the **ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J.**, that the application of: **CLIFTON ADULT OPPORTUNITY CENTER, INC.** for premises known as: **900 Clifton Avenue, Block 35.01, Lot 2** be and the same is hereby: **GRANTED** use variances and bulk variances for building height to construct an additional building on the Clifton City Hall property for use by the Clifton Adult Opportunity Center.

Testimony concerning the aforesaid application was taken by the Board at its meeting on November 3, 2021. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Louis DeStefano moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests use variance approval to construct an additional building on the Clifton City hall property at premises located at 900 Clifton Avenue, Block 35.01, Lot 2, which premises are located in an RA3 zone; and

WHEREAS, the Board has the benefit of reports from its experts, Gregory Associates, LLC dated October 18, 2021, and Neglia Engineering Associates dated October 14, 2021 as well as the Clifton Fire Department dated November 3, 2021; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, its experts, and the objectors, has made the following factual findings:

- a. The applicant requests use variance approval to construct an additional building on the Clifton City Hall property which is zoned for residential use, and the proposed use is not a residential use;
- b. Not more than one principal use is permitted, and on the premises in question, there is more than one principal use on the property;
- c. Based upon the testimony presented by the applicant's architect, the use is an inherently beneficial use and satisfies the positive criteria;
- d. Based upon the testimony presented by the applicant's engineer, there is sufficient parking at the site which satisfies the negative criteria required by the statute;
- e. The applicant has sustained the burden of proof required for the grant of the use variances requested;
- f. The benefits of the application outweigh the detriments, if any;
- g. The applicant has shown sufficient hardship to justify the grant of the height variance;
- h. The applicant has obtained approval from the Mayor and Municipal Council for the location of the additional building on the Clifton City Hall property;
- i. The applicant has obtained approval from the State of New Jersey, Department of Environmental Protection, approving the proposed site as an appropriate location for new construction;
- j. The applicant provides services for developmentally disabled citizens in the City of Clifton; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of the community;

NOW THEREFORE, BE IT RESOLVED that the application to construct an additional building on the Clifton City Hall property at premises located at 900 Clifton Avenue, Block 35.01, Lot 2, be and the same is hereby approved and the use variance for the proposed use which is not a residential use in a residential zone and a use variance for more than one principal use on the property and bulk variance for building height of 2.5 stories be and the same are hereby granted subject to such further governmental approvals as may be required by law and **SUBJECT TO THE FOLLOWING:**

A. SUBJECT TO PASSAIC COUNTY PLANNING BOARD APPROVAL;
B. SUBJECT TO ALL PROVISIONS OF THE REPORT OF NEGLIA ENGINEERING ASSOCIATES DATED OCTOBER 14, 2021;
C. SUBJECT TO ALL PROVISIONS OF THE CLIFTON FIRE DEPARTMENT IN ITS REPORT OF NOVEMBER 3, 2021; and subject to the following:

1. Compliance with the terms of Neglia Engineering Associates report for the above-referenced project.
2. Submission to Neglia Engineering Associates of all necessary easements and/or cross-access agreements for review and approval by the Board Attorney and the City Engineer prior to filing of same.
3. Entering into a Developer's Agreement with the City of Clifton and payment of a site performance bond to the City of Clifton.
4. Submission of a site inspection escrow deposit for engineering inspection fees and safety and stabilization bond/guarantee in amounts to be determined by the Board Engineer.
5. Payment of all water and sewer connection fees to the Passaic Valley Water Commission and/or the Passaic Valley Sewer Commission, if necessary.
6. Issuance of a road opening permit from the County of Passaic or the Clifton City Engineer, if required.
7. Compliance with the terms of Gregory Associates, LLC report for the above project.
8. Shall maintain adequate escrow funds for all anticipated post-approval reviews.
9. Payment of any other fees due to the City of Clifton related to development or use of this project.
10. Payment of any outstanding taxes due and any outstanding fees to the City of Clifton.
11. Passaic County Planning Board approval or waiver.
12. Hudson Essex Passaic Soil Conservation District approval or waiver.
13. Submittal of approval or waiver of same from any additional agency having jurisdiction, including all applicable City, County, State, and Federal Laws, Ordinances, Regulations, and Directives, including without limitations the requirements of the City Engineering Department, City Fire Official, City Police Department, City Construction Code Official, City Board of Health, City Zoning Officer, and any other governmental authority.
14. Submission of engineering site plan to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of hearing.
15. Submission of architectural plans to comply with any changes required by the Planning or Engineering letters or plan amendments offered or required at the time of the hearing.
16. All sewerage, utilities, and other site improvements to be installed and maintained by the applicant at its sole expense.
17. All utilities to be constructed underground.
18. All temporary encroachments into the public right-of-way shall require City Council approval.
19. All construction staging shall be done on-site, unless an encroachment for same into the public right-of-way shall be approved by City Council.
20. Replacement of damaged streets, curbs, and sidewalks as per the direction of the City Engineer and/or Board Engineer.
21. All oral representations made to the Board by applicant, counsel for applicant or applicant's witnesses, not specifically contained herein, but incorporated by consent of applicant.
22. Shall, upon final determination of the building and building footprint, submit to the City Tax Assessor, floor plans, elevations and estimated construction costs of the building. These materials will be utilized to determine the applicable COAH residential or non-residential fee. Fee certification forms shall be completed by the applicant or its assignees and the Tax Assessor prior to submitting for a building permit.
23. Building permit applications shall only be submitted upon receipt of all required approvals/waivers. All building permit applications shall be accompanied by the Board Resolution of approval and with documentation that all conditions of approval have been satisfied. No permits are to issue unless and until the final sealed plans reflecting any changes or amendments have been submitted and approved. The Zoning Board shall retain jurisdiction to reconsider, revise, modify, add, and vary the terms of any conditions herein imposed upon any use variance, variances, and/or site plan granted herein.
24. This Resolution, if not acted upon (obtain building permit) within one (1) year of the date of adoption of this Resolution, shall become null and void; except where such variance or conditional use approval is granted in connection with site plan or subdivision approval, in which case the time limit shall be three (3) years from the date the resolution approving the variance or conditional use is adopted.

Resolution moved by: **Comr LOUIS DE STEFANO.**
Seconded by: **Comr SCOTT SOCHON.**
Affirmed by: **Comrs Zalman Gurkov, Scott Sochon, Michael Molner, Louis DeStefano, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.**

DATE 10/5/2021 PREPARED BY RS SHEET 1 OF

PROPERTY IN QUESTION: BLOCK 35.01 LOT 2

PROPERTY ADDRESS 900 Clifton Ave

APPLICANT Clifton Adult Opportunity Center Inc.

All or portions of the following properties are within 200 feet of the property in question:

| BLOCK | LOT |
|-------|----------|
| 35.01 | 1 |
| | ↓ |
| | 17 |
| 35.02 | 1 |
| 35.03 | 1 |
| | ↓ |
| | 4 |
| | 6 |
| | ↓ |
| | 9 |
| 35.04 | 9 |
| | 13 |
| | 24 (ALL) |
| | 25 |
| | 26 |
| 35.07 | 1 |
| 35.17 | 1 |

| BLOCK | LOT |
|-------|-----|
| 35.08 | 1 |
| | 2 |
| 35.10 | 1 |
| | 4 |
| | 5 |
| | 7 |
| 35.16 | 3 |
| | 4 |
| | 5 |
| | 6 |
| | 7 |
| 41.01 | 8 |
| | 13 |
| | 15 |
| | 17 |
| 41.02 | 2 |
| | 3 |
| | 4 |
| | 24 |

| BLOCK | LOT |
|--------|----------|
| 41.04 | 20 |
| | 22 |
| | 23 |
| | 24 |
| 28.03 | 1 |
| 29.04 | 4 |
| | 5 |
| | 6 |
| | 7 |
| | 8 |
| CONDOS | UNIT NO. |
| 29.09 | 15 |
| 29.10 | 23.01 |
| | 23.02 |

TOTAL NUMBER OF PROPERTIES LISTED (ENGINEER)

TOTAL NUMBER OF PROPERTIES LISTED (ASSESSOR) #171

The following agencies also own property within 200 feet:

Passaic Co. for Clifton Ave Clifton Ave & Van Houten Ave
State of N.J. D.U.T for Clifton Ave 101101

RECEIVED

OCT 04 2021

TAX ASSESSOR'S OFFICE
CITY OF CLIFTON

OWNER & ADDRESS REPORT

CLIFTON

BLOCK: 35.01 LOT: 2
900 CLIFTON AVE

10/05/21 Page 1

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-------|-------|-----|---|-------------------|------------|
| 28.03 | 1 | | 5A | PENNSYLVANIA LINES LLC 110 FRANKLIN SE ROANOKE VIRGINIA 24042 | 641 RTE 46 | |
| 29.04 | 4 | C000A | 4A | ZAG INVESTMENTS LLC 5 BLACKBERRY LANE N CALDWELL NJ 07006 | 300 COLFAX AVE | |
| 29.04 | 4 | C000B | 4B | 300 COLFAX AVE ASSOC 300 COLFAX AVE CLIFTON NJ 07013 | 300 COLFAX AVE | |
| 29.04 | 4 | C000C | 4B | 300 COLFAX AVE ASSOCIATES LLC 300 COLFAX AVE CLIFTON NJ 07013 | 300 COLFAX AVE | |
| 29.04 | 5 | | 4B | CTI ASSOC LLC PO BOX 262 FORT LEE NJ 07024 | 278 COLFAX AVE | |
| 29.04 | 6 | | 4A | 270 COLFAX AVENUE LLC 524 HOPPER AVE WYCKOFF NJ 07481 | 270 COLFAX AVE | |
| 29.04 | 7 | | 4A | WOLGAST REALTY LLC 264 COLFAX AVE CLIFTON NJ 07011 | 264 COLFAX AVE | |
| 29.04 | 8 | | 4A | JBK REALTY LLC 260 COLFAX AVE CLIFTON NJ 07013 | 260 COLFAX AVE | |
| 29.09 | 15 | | 4B | SVEA ASSOCIATES INC % LEIGH HANSEN PO BOX 177 SPRING GROVE PA 17362 | 236 COLFAX AVE | |
| 29.10 | 23.01 | | 2 | BALL, MALIEK & TAMEKIA 226 COLFAX AVE CLIFTON NJ 07013 | 59 SVEA AVE | |
| 29.10 | 23.02 | | 2 | RANA, NAYANA 55 SVEA AVE CLIFTON NJ 07013 | 55 SVEA AVE | |
| 35.01 | 1 | | 15A | CLIFTON BOARD OF EDUCATION 745 CLIFTON AVENUE CLIFTON NJ 07013 | 333 COLFAX AVE | |
| 35.01 | 2 | | 15C | CITY OF CLIFTON 900 CLIFTON AVE CLIFTON NJ 07013 | 900 CLIFTON AVE | |
| 35.01 | 3 | | 4A | MHS LLC % D MORE 11 ETON PL GLEN ROCK NJ 07452 | 850 CLIFTON AVE | |
| 35.01 | 4 | | 2 | BESS JR WILLIAM 2 ATHENIA AVE CLIFTON NJ 07013 | 2 ATHENIA AVE | |
| 35.01 | 5 | | 2 | LALE, JULIDE 8 ATHENIA AVE CLIFTON NJ 07013 | 8 ATHENIA AVE | |
| 35.01 | 6 | | 2 | OLENIAK ANDREW G ALS 10 ATHENIA AVE CLIFTON NJ 07013 | 10 ATHENIA AVE | |
| 35.01 | 7 | | 2 | FACKINA CHRIS M 14 ATHENIA AVE CLIFTON NJ 07013 | 14 ATHENIA AVE | |
| 35.01 | 8 | | 2 | HAVASSY ATTILA E WF 20 ATHENIA AVE CLIFTON NJ 07013 | 20 ATHENIA AVE | |

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OWNER & ADDRESS REPORT

CLIFTON

BLOCK: 35.01 LOT: 2
900 CLIFTON AVE

10/05/21 Page 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|---|----------------------|------------|
| 35.01 | 9 | | 2 | LALLO, JOEL L & RAQUEL 24 ATHENIA AVE CLIFTON NJ 07013 | 22 ATHENIA AVE | |
| 35.01 | 10 | | 2 | FILECCIA VITO ALS 26 ATHENIA AVE CLIFTON NJ 07013 | 26 ATHENIA AVE | |
| 35.01 | 11 | | 2 | CANOVA JAMES R WF 34 ATHENIA AVE CLIFTON NJ 07013 | 34 ATHENIA AVE | |
| 35.01 | 12 | | 2 | AZIZ ADEL WF 40 ATHENIA AVE CLIFTON NJ 07013 | 40 ATHENIA AVE | |
| 35.01 | 13 | | 2 | RAY THOMAS ALS 44 ATHENIA AVE CLIFTON NJ 07013 | 44 ATHENIA, AVE | |
| 35.01 | 14 | | 2 | QUASARANO, GIUSEPPE WF 48 ATHENIA AVE CLIFTON NJ 07013 | 48 ATHENIA AVE | |
| 35.01 | 15 | | 2 | CHECO, JUAN & RAMIREZ, FAUNNY 54 ATHENIA AVE CLIFTON NJ 07013 | 52 ATHENIA AVE | |
| 35.01 | 16 | | 2 | SUSCREBA, MARYELLEN 56 ATHENIA AVE CLIFTON NJ 07013 | 56 ATHENIA. AVE | |
| 35.01 | 17 | | 2 | CASTILLO, HELEN C & CLAIRE 60 ATHENIA AVE CLIFTON NJ 07013 | 60 ATHENIA AVE | |
| 35.02 | 1 | | 5A | PENNSYLVANIA LINES LLC 110 FRANKLIN SE ROANOKE VIRGINIA 24042 | CLIFTON & COLFAX AVE | |
| 35.03 | 1 | | 2 | FILIP, ROSE 213 COLFAX AVE CLIFTON NJ 07013 | 213 COLFAX AVE | |
| 35.03 | 2 | | 2 | CIAMPA ANTHONY WF 76 BULLENS AVE WAYNE NJ 07470 | 211 COLFAX AVE | |
| 35.03 | 3 | | 2 | GARCIA, YOSMERY Y 209 COLFAX AVE CLIFTON NJ 07013 | 209 COLFAX AVE | |
| 35.03 | 4 | | 2 | ROMAN, MADELINE 205 COLFAX AVE CLIFTON NJ 07013 | 205 COLFAX AVE | |
| 35.03 | 6 | | 2 | DA GIAU GARY WF 36 ORCHARD ST CLIFTON NJ 07013 | 36 ORCHARD ST | |
| 35.03 | 7 | | 2 | MATEO DOMINGO 40 ORCHARD ST CLIFTON NJ 07013 | 40 ORCHARD ST | |
| 35.03 | 8 | | 2 | CABLEBRIDGE CAPITAL LLC 133 PERSHING ST CLIFTON NJ 07013 | 44 ORCHARD ST | |
| 35.03 | 9 | | 2 | ANTISTA JOSEHINE IRREVOC LIV TRUST 48 ORCHARD ST CLIFTON NJ 07013 | 48 ORCHARD ST | |
| 35.04 | 9 | | 15D | BOYS & GIRLS CLUB OF CLIFTON 802 CLIFTON AVE CLIFTON NJ 07013 | 806 CLIFTON AVE | |

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OWNER & ADDRESS REPORT

CLIFTON

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BLOCK: 35.01 LOT: 2
900 CLIFTON AVE

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|-------|-----|---|--------------------|------------|
| 35.04 | 13 | | 4A | BIG LLC 53 ORCHARD ST CLIFTON NJ 07013 | 53 ORCHARD ST | |
| 35.04 | 24 | C0001 | 4A | NEW WORLD HOLDINGS 842 CLIFTON AVE #1 CLIFTON NJ 07013 | 842 CLIFTON AVE | |
| 35.04 | 24 | C0002 | 4A | IZAL REALTY LLC 842 CLIFTON AVE CLIFTON NJ 07013 | 842 CLIFTON AVE | |
| 35.04 | 24 | C0003 | 4A | CVD CLIFTON LLC 842 CLIFTON AVE CLIFTON NJ 07013 | 842 CLIFTON AVE | |
| 35.04 | 24 | C0004 | 4A | CVD CLIFTON LLC 842 CLIFTON AVE CLIFTON NJ 07013 | 842 CLIFTON AVE | |
| 35.04 | 24 | C0005 | 4A | CVD CLIFTON LLC 842 CLIFTON AVE #5 CLIFTON NJ 07013 | 842 CLIFTON AVE | |
| 35.04 | 24 | C0006 | 4A | GUPTA ASHOK ALS 842 CLIFTON AVE #6 CLIFTON NJ 07013 | 842 CLIFTON AVE | |
| 35.04 | 25 | | 4A | 832 CLIFTON AVE ASSOC LLC 837 CLIFTON AVE CLIFTON NJ 07013 | 832 CLIFTON AVE | |
| 35.04 | 26 | | 4B | ELMAS REALTY LLC 834 CLIFTON AVE CLIFTON NJ 07011 | 834 CLIFTON AVE | |
| 35.07 | 1 | | 1 | MILLER RANDALL W 60 BOGERT PL CLIFTON NJ 07013 | 833 CLIFTON AVE | |
| 35.08 | 1 | | 4A | FRANKLIN PROPERTIES MANAGEMENT LLC 27 GERALDINE CT ENGLEWOOD CLIFFS NJ 07632 | 849 CLIFTON AVE | |
| 35.08 | 2 | | 4A | FRANKLIN PROPERTIES MANAGEMENT LLC 27 GERALDINE COURT ENGLEWOOD CLIFFS NJ 07632 | 859 CLIFTON AVE | |
| 35.10 | 1 | | 4A | SUNOCO INC % K.E. ANDREWS 1900 DALROCK RD ROWLETT TX 75088 | 956 VAN HOUTEN AVE | |
| 35.10 | 4 | | 2 | MAHMOUD, MOHAMMED 883 CLIFTON AVE CLIFTON NJ 07013 | 883 CLIFTON AVE | |
| 35.10 | 5 | | 1 | EARTH URVI 2 LLC 5 DARLINGTON DR ROCKAWAY NJ 07866 | 879 CLIFTON AVE | |
| 35.16 | 3 | | 2 | PERRETTA, ANTONIO & MILLER, CARLY 15 ATHENIA AVE CLIFTON NJ 07013 | 15 ATHENIA AVE | |
| 35.16 | 4 | | 2 | LIPARI, JOHN A 13 ATHENIA AVE CLIFTON NJ 07013 | 13 ATHENIA AVE | |
| 35.16 | 5 | | 2 | BOCCAFOGLI EDWARD 9 ATHENIA AVE CLIFTON NJ 07013 | 9 ATHENIA AVE | |
| 35.16 | 6 | | 2 | GUARTON MARA 1 ATHENIA AVE CLIFTON NJ 07013 | 1 ATHENIA AVE | |

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OWNER & ADDRESS REPORT

CLIFTON

BLOCK: 35.01 LOT: 2
900 CLIFTON AVE

10/05/21 Page 4

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|--|--------------------------|------------|
| 35.16 | 7 | | 2 | GOGUS, AKIN & NELLY 1034 VAN HOUTEN AVE CLIFTON NJ 07013 | 1034 VAN HOUTEN AVE | |
| 35.17 | 1 | | 5A | PENNSYLVANIA LINES LLC 110 FRANKLIN SE ROANOKE VIRGINIA 24042 | CLIFTON & VAN HOUTEN AVE | |
| 41.01 | 8 | | 2 | LEO, ANTHONY M 23 HUMMAN ST ELMWOOD PARK NJ 07407 | 1015 VAN HOUTEN AVE | |
| 41.01 | 13 | | 2 | DUL MARIAN WF 8 STARMOND AVE CLIFTON NJ 07013 | 6 STARMOND AVE | |
| 41.01 | 15 | | 2 | HERNANDEZ, JOSE 14 STARMOND AVE CLIFTON NJ 07013 | 14 STARMOND AVE | |
| 41.01 | 17 | | 2 | HIRSCHMANNER, JENNIFER & BRIAN 16 STARMOND AVE CLIFTON NJ 07013 | 16 STARMOND AVE | |
| 41.02 | 2 | | 4A | VITA PROPERTIES LLC 991 VAN HOUTEN AVE CLIFTON NJ 07013 | 991 VAN HOUTEN AVE | |
| 41.02 | 3 | | 4A | J D R ENTERPRISES LLC 914 CLIFTON AVE CLIFTON NJ 07013 | 914 CLIFTON AVE | |
| 41.02 | 4 | | 4A | ZIO CLIFTON LLC 38 MEADOWLANDS PKWY S#205 SADDLE RIVER NJ 07458 | 930 CLIFTON AVE | |
| 41.02 | 24 | | 2 | HRUSKA GREGORY A 9 STARMOND AVE CLIFTON NJ 07013 | 9 STARMOND AVE | |
| 41.04 | 20 | | 4A | 915 CLIFTON AVENUE LLC % LOTA LLC 6 PROSPECT ST SUITE 3A MIDLAND PARK NJ 07432 | 915 CLIFTON AVE | |
| 41.04 | 22 | | 4A | AMG DAT REALTY LLC 555 S COLUMBUS AVE STE201 MOUNT VERNON NY 10550 | 975 VAN HOUTEN AVE | |
| 41.04 | 23 | | 4A | PASSAIC CONSOLIDATED WTR P O BOX 230 CLIFTON NJ 07015 | 960 VAN HOUTEN AVE | |
| 41.04 | 24 | | 4A | JPMORGAN CHASE BANK NA 1111 POLARIS PKWY STE 1E COLUMBUS OH 43240 | 963 VAN HOUTEN AVE | |

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Herald News, West PatersonCLIFTON BOARD OF
ADJUSTMENT

Publication Name:

Herald News, West Paterson

Publication URL:

Publication City and State:

West Paterson , NJ

Publication County:

Passaic

Notice Popular Keyword Category:

Notice Keywords:

Notice Clifton Zoning Board

Notice Authentication Number:

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Notice URL:

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Notice Publish Date:

Friday, October 08, 2021

Notice Content

CITY OF CLIFTON BOARD OF ADJUSTMENT TAKE NOTICE that on the 20th day of October, 2021, a hearing will be held before the CLIFTON BOARD OF ADJUSTMENT at 7:00 p.m. at City Hall, 900 Clifton Avenue, Clifton, New Jersey on the appeal or application of the undersigned for: This is an application to construct an additional building on the Clifton City Hall property for use by the Clifton Adult Opportunity Center. Use variances are required because the property is zoned for a residential use, and the proposed use is not a residential use. In addition, not more than one principal use is permitted, and there is more than one principal use on the property. Further, a bulk variance is required because the building height proposed is 2.5 stories and only 2 stories are permitted. ON PREMISES LOCATED AT 900 Clifton Avenue and designated as BLOCK 35.01, LOT 2, located in an R-A3 Zone District. The maps, plans and documents for which approval is sought are available for inspection by the public Monday through Friday, except Holidays, between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Zoning Officer of the City of Clifton in the Municipal Building, 900 Clifton Avenue, Clifton, NJ 07013. All documentation for this application can also be found via PDF on the City of Clifton website (bottom of main page) at <https://www.cliftonnj.org>. If the public has any questions regarding this application 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. Meeting subject to Governor's Executive Order allowing for assembly within the building. Should a new Executive Order be given changing allowable assembly within the building, the meeting may have to be a virtual "Zoom" meeting. If that is the case, a notice will be placed in the Herald News and on the City web site with the information on how to participate. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Board of Adjustment. CARLET, GARRISON, KLEIN & ZARETSKY, L.L.P. Attorneys for Applicant, Clifton Adult Opportunity Center, Inc. By: Frank A. Carlet, Esq. Herald News: 10/8/2021 Fee: \$37.24 (49) 0004946013

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AIC-8

STATE OF NEW JERSEY
COUNTY OF PASSAIC

Linda Tutt

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group publisher of the Herald News. Included herewith is a true copy of the notice that was published in the issue(s) dated on the following :

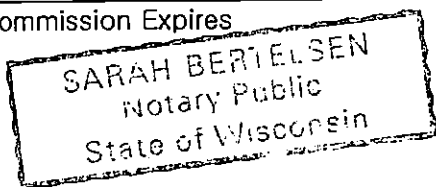
10/08/2021

in Herald News, a newspaper of general circulation and published in Woodland Park, in the County of Passaic and circulated in Bergen, Passaic and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this 8 day of October, 2021

Sarah Bertelsen
A Notary Public, State of Wisconsin, County of Brown

7/27/25
My Commission Expires



CITY OF CLIFTON
BOARD OF ADJUSTMENT

TAKE NOTICE that on the 20th day of October, 2021, a hearing will be held before the CLIFTON BOARD OF ADJUSTMENT at 7:00 p.m. at City Hall, 900 Clifton Avenue, Clifton, New Jersey on the appeal or application of the undersigned for:

This is an application to construct an additional building on the Clifton City Hall property for use by the Clifton Adult Opportunity Center. Use variances are required because the property is zoned for a residential use, and the proposed use is not a residential use. In addition, not more than one principal use is permitted, and there is more than one principal use on the property. Further, a bulk variance is required because the building height proposed is 2.5 stories and only 2 stories are permitted.

ON PREMISES LOCATED AT 900 Clifton Avenue and designated as BLOCK 35.01, LOT 2, located in an R-A3 Zone District.

The maps, plans and documents for which approval is sought are available for inspection by the public Monday through Friday, except Holidays, between the hours of 9:00 a.m. and 4:00 p.m. in the office of the Zoning Officer of the City of Clifton in the Municipal Building, 900 Clifton Avenue, Clifton, NJ 07013.

All documentation for this application can also be found via PDF on the City of Clifton website (bottom of main page) at <https://www.cliftonnj.org>. If the public has any questions regarding this application 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. Meeting subject to Governor's Executive Order allowing for assembly within the building. Should a new Executive Order be given changing allowable assembly within the building, the meeting may have to be a virtual "Zoom" meeting. If that is the case, a notice will be placed in the Herald News and on the City web site with the information on how to participate.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Board of Adjustment.

CARLET, GARRISON, KLEIN
& ZARETSKY, L.L.P.
Attorneys for Applicant, Clifton Adult
Opportunity Center, Inc.
By: Frank A. Carlet, Esq.

Herald News: 10/8/2021
Fee: \$37.24 (49) 0004946013

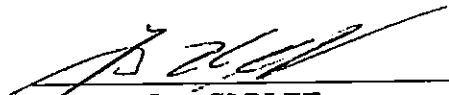
AIC-10

**BOARD OF ADJUSTMENT
CLIFTON, NEW JERSEY**

State of New Jersey)
County of Passaic) ss.:

FRANK A. CARLET, of full age, being duly sworn according to law, deposes and says that he resides at 1135 Clifton Avenue, Suite 104, in the City of Clifton, in the County of Passaic and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Board of Adjustment, City of Clifton, being an application under the Zoning Ordinance which relates to premises known as 900 Clifton Avenue, Block 35.01, Lot 2, that he gave notice of this proceeding to each and all of the owners of property affected by said application within 200 feet on all sides of the property affected by this appeal in the following manner:

| <u>Name</u> | <u>Address</u> | <u>Block & Lot</u> | <u>Date of Service</u> | <u>Method of Service</u> |
|-------------------|----------------|------------------------|------------------------|--------------------------|
| See List Attached | | | 10/6/2021 | CMRRR |



FRANK A. CARLET
Attorney for Applicant
Clifton Adult Opportunity
Center, Inc.

Sworn to before me this 6th
day of October, 2021.



DONNA NAZZARO
A Notary Public of New Jersey
My Commission Expires Nov. 4, 2024

DONNA NAZZARO
A Notary Public of New Jersey
My Commission Expires Nov. 4, 2024

AIC-11

Passaic County Planning Board
Totowa Business Center
930 Riverview Drive, Suite 250
Totowa, NJ 07512
7019 2280 0000 7234 0108

Public Service Electric & Gas Company
Electric Overhead, Electric Underground
P.O. Box # 1868 T24A
Newark, NJ 07101-1868
7019 2280 0000 7234 0139

Commissioner, State of NJ
Department of Transportation
1035 Parkway Avenue
P.O. Box 600, Trenton, NJ 08625
7019 2280 0000 7234 0160

ZAG Investments LLC
5 Blackberry Lane
N. Caldwell, NJ 07006
7019 2280 0000 7234 0191

CTI Assoc LLC
P.O. Box 262
Fort Lee, NJ 07024
7019 2280 0000 7234 0221

JBK Realty LLC
260 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0252

Nayana Rana
55 Svea Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0283

MHS LLC % D More
11 Eton Place
Glen Rock, NJ 07452
7019 2280 0000 7234 0313

Andrew G. Oleniak et als
10 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0344

Joel L. & Raquel Lallo
24 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0375

Passaic County Utility Authority
401 Grand Street, Room 439
Paterson, NJ 07505
7019 2280 0000 7234 0115

Verizon
1095 Ave of the Americas, Room 3137
New York, NY 10038
7019 2280 0000 7234 0146

County of Passaic
Dept. of Planning & Economic Dev.
401 Grand Street, Room 417
Paterson, NJ 07505
7019 2280 0000 7234 0177

300 Colfax Ave Assoc
300 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0207

270 Colfax Avenue LLC
524 Hopper Avenue
Wyckoff, NJ 07481
7019 2280 0000 7234 0238

SVEA Associates Inc. % Leigh Hansen
P.O. Box 177
Spring Grove, PA 17362
7019 2280 0000 7234 0269

Clifton Board of Education
745 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0290

William Bess Jr.
2 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0320

Chris M. Fackina
14 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0351

Vito Fileccia et als
26 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0382

Passaic Valley Water Commission
1525 Main Avenue
Clifton, NJ 07011
7019 2280 0000 7234 0122

Optimum
40 Potash Road
Oakland, NJ 07436
7019 2280 0000 7234 0153

Pennsylvania Lines LLC
110 Franklin SE
Roanoke, Virginia 24042
7019 2280 0000 7234 0184

300 Colfax Ave Associates LLC
300 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0214

Wolgast Realty LLC
264 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0245

Malieq & Tamekia Ball
226 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0276

City of Clifton
900 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0306

Julide Lale
8 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0337

Mr. & Mrs. Attila E. Havassy
20 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0368

Mr. & Mrs. James R. Canova
34 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0399

Mr. & Mrs. Adel Aziz
40 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0405

Juan Checo & Faunny Ramirez
54 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0436

Pennsylvania Lines LLC
110 Franklin SE
Roanoke, Virginia 24042
7019 2280 0000 7234 0467

Yosmery Y. Garcia
209 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0498

Domingo Mateo
40 Orchard Street
Clifton, NJ 07013
7019 2280 0000 7234 0528

Boys & Girls Club of Clifton
802 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0559

IZAL Realty LLC
842 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0580

CVD Clifton LLC
842 Clifton Avenue #5
Clifton, NJ 07013
7019 2280 0000 7234 0610

Elmas Realty LLC
834 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0641

Franklin Properties Mgmt
27 Geraldine Court
Englewood Cliffs, NJ 07632
7019 2280 0000 7234 0672

Thomas Ray et als
44 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0412

Maryellen Suscreba
56 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0443

Rose Filip
213 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0474

Madeline Roman
205 Colfax Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0504

Cablebridge Capital LLC
133 Pershing Street
Clifton, NJ 07013
7019 2280 0000 7234 0535

BIG LLC
53 Orchard Street
Clifton, NJ 07013
7019 2280 0000 7234 0566

CVD Clifton LLC
842 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0597

Ashok Gupta et als
842 Clifton Avenue #6
Clifton, NJ 07013
7019 2280 0000 7234 0627

Mr. & Mrs. Randall Miller
60 Bogert Place
Clifton, NJ 07013
7019 2280 0000 7234 0658

Sunoco Inc. % K.E. Andrews
1900 Dalrock Road
Rowlett, TX 75088
7019 2280 0000 7234 0689

Mr. & Mrs. Giuseppe Quasarano
48 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0429

Helen C. & Claire Castillo
60 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0450

Mr. & Mrs. Anthony Ciampa
76 Bullens Avenue
Wayne, NJ 07470
7019 2280 0000 7234 0481

Mr. & Mrs. Gary Da Giau
36 Orchard Street
Clifton, NJ 07013
7019 2280 0000 7234 0511

Josephine Antista Living Trust
48 Orchard Street
Clifton, NJ 07013
7019 2280 0000 7234 0542

New World Holdings
842 Clifton Avenue #1
Clifton, NJ 07013
7019 2280 0000 7234 0573

CVD Clifton LLC
842 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0603

832 Clifton Ave Assoc LLC
837 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0634

Franklin Properties Mgmt
27 Geraldine Court
Englewood Cliffs, NJ 07632
7019 2280 0000 7234 0665

Mohammed Mahmoud
883 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0696

AIC-13

Earth Urvi 2 LLC
5 Darlington Drive
Rockaway, NJ 07866
7019 2280 0000 7234 0702

Edward Boccafogli
9 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0733

Pennsylvania Lines LLC
110 Franklin SE
Roanoke, Virginia 24042
7019 2280 0000 7234 0764

Jose Hernandez
14 Starmond Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0795

J D R Enterprises LLC
914 Clifton Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0825

915 Clifton Avenue LLC % Lota LLC
6 Prospect Street, Suite 3A
Midland Park, NJ 07432
7019 2280 0000 7234 0856

JP Morgan Chase Bank NA
1111 Polaris Parkway, Suite 1E
Columbus, OH 43240
7019 2280 0000 7234 0887

Antonio Perretta & Carly Miller
15 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0719

Mara Guarton
1 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0740

Anthony M. Leo
23 Humman Street
Elmwood Park, NJ 07407
7019 2280 0000 7234 0771

Jennifer & Brian Hirschmanner
16 Starmond Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0801

Z10 Clifton LLC
38 Meadowlands Parkway S#205
Saddle River, NJ 07458
7019 2280 0000 7234 0832

AMG Dat Realty LLC
555 S Columbus Avenue, Suite 201
Mount Vernon, NY 10550
7019 2280 0000 7234 0863

John A. Lipari
13 Athenia Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0726

Akin & Nelly Gogus
1034 Van Houten Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0757

Mr. & Mrs. Marian Dul
8 Starmond Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0788

Vita Properties LLC
991 Van Houten Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0818

Gregory A. Hruska
9 Starmond Avenue
Clifton, NJ 07013
7019 2280 0000 7234 0849

Passaic Consolidated Water
P.O. Box 230
Clifton, NJ 07015
7019 2280 0000 7234 0870