

DATE \_\_\_\_\_

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

FEE Variance \_\_\_\_\_

Site Plan \_\_\_\_\_

Conditional use \_\_\_\_\_

Subdivision \_\_\_\_\_

\_\_\_\_\_  
Tax Collector

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

Site Location 817-825 Clifton Avenue Block 35.06 Lot 16

1. Name of Applicant: John Rader

Address: 61 Claremont Road, Bernardsville, NJ 07925 Telephone: 908-229-4707

Relation to Owner if not same as Owner: Contract Purchaser

2. Name of Owner (if other than Applicant): Andrew E. Mooney, LLC

Address: 817 Clifton Avenue, Clifton, NJ 07013 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: Gary Kliesch & Associates

Address: 36 Ames Avenue, Rutherford, NJ 07070 Telephone: 201-896-0333

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 granted a variance several years ago for the then existing Cloverdale Restaurant to be converted to a Dunkin Donuts

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 21,520 sq

9. Lot Dimensions: Front 143.25' Rear 140' R. Side 153.07' L. Side 153.09'

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front 50.4' Rear 38'2" R. Side 16' L. Side 16'

11. Proposed: Front 50.4' Rear 38'2" R. Side 60' L. Side 60'

Present Use: Dunkin Donuts Restaurant in one building and automobile repairshop in the rear building

Proposed Use: Removal and demolition of repair shop building and expansion of the existing building by an addition of 949 square feet and a walk-in refrigerator of 154' and the creation of a second restaurant with two new vestibules (one per store) and a drive-in window for the Dunkin Donuts

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)

### 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.

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### 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.

By: John Rader  
John Rader APPLICANT

State of ~~NEW JERSEY~~ Florida  
County of: Palm Beach

Sworn to and subscribed before me  
this 18 day of March 20 20

ALLAN BROOKS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG125173  
Expires 8/11/2021

[Signature]  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

NOTARY  
TITLE OF SUCH 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 March 20 20.  
Andrew E. Mooney, LLC

By: \_\_\_\_\_  
Owner  
Andrew E. Mooney, Managing Member

Sworn and subscribes before me  
this \_\_\_\_\_ day of March 20 20

\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

\_\_\_\_\_  
TITLE OF SUCH OFFICER

State of New Jersey  
County of: Passaic

**RIDER TO APPLICATION  
FOR DEVELOPMENT AND/OR APPEAL  
JOHN RADAR  
817-825 Clifton Avenue  
Clifton, NJ**

This is an application to demolish and remove the existing Mooney Auto Repair Garage existing on the subject property and to enlarge the building housing the existing Dunkin Donuts with a drive-in facility for the Dunkin Donuts and to create an additional restaurant and two (2) vestibule entrances to the two stores. A site plan approval is required together with a bulk variance to permit the use of lighting other than the required high-pressure sodium lighting because it is no longer made available. A use variance is required to permit the drive-in window. No other variances are required since any bulk variances are pre-existing.

By removing the repair garage, the entire interior, side and rear of the property will be substantially opened up and provide not only additional parking but also a larger landscape area than exists today. The granting of the requested variances will serve to improve the traffic flow in the area with the addition of the drive-in window and by removing the repair garage which is approximately 2,725 square feet will serve to open up the entire property and improve its appearance. This all serves the purposes of Sections c., g., h., and j. of N.J.S.A. 40:55D-2.