

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**June 15, 2016
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on June 15, 2016.

PLEDGE OF ALLEGIANCE

INSPECTION AND DECISION

206 CLIFTON 206 Delawanna Avenue M-2 1. Use variance
e **PARTNERS LLC** Block 60.14, & under N.J.S.A.
variances; Glenn C.Kienz, Lots 13 and 33 M-3 40:55D-70d(1) to
variances Esq. permit multi-family
Weiner Lesniak, residential uses in
LLP the M-2 and M-3 zones whereas residential uses
are not permitted in these zones and a use
variance under N.J.S.A. 40:55D-70d(6) to permit a
building height of 46.33 feet whereas only 40
feet is permitted; 2. Preliminary and final site
plan approval pursuant to N.J.S.A. 40:55D-46
and N.J.S.A. 40:55D-50 to allow a four (4) story,
eighty (80) unit apartment building consisting
of sixty-six (66) one-bedroom apartment units
and eight (8) two-bedroom apartment units with a
total of 146 off-street parking spaces
(as required by and conforming with the
Residential Site Improvement Standards);
3. In addition, applicant seeks dimensional
variances under N.J.S.A. 40:55D-70c for the
following: to permit a lot area of 4.3 acres for
buildings 41 to 80 feet in height within the
M-3 zone whereas a minimum of 5 acres is
required; to permit a lot width of 125.5 feet
whereas a minimum of 250 feet is required; and
to permit a monument sign to be installed ten
(10) feet from the front property line and
within the front yard setback, whereas signs
are required to have a 30 foot front yard
setback. The applicant may also apply for such
variance relief, exceptions, waivers, permits,

approvals or licenses that are deemed necessary or appropriate by the applicant or the Board, and which may arise during the course of the hearing process.

CONTINUED HEARINGS

YESHIVA KTANA 288,292,296,300 & 304 R-B2 Appeal or
variances; **OF PASSAIC, INC.** South Parkway application for a
e Gail L. Block 59.01, Lots 8,11, use variance
variance Price, Esq. 13,15 & 17 required to permit
(CONTINUED the demolition of
TO 06/29/16 the existing houses on the lots listed above
SPECIAL and the construction of a parking lot thereon to
MEETING) service the abutting Yeshiva Ktana school in the

City of Passaic, and bulk variances required for front yard setback (25 feet required, 6 feet proposed), side yard setbacks (20 feet required, 6 feet proposed), rear yard setback (35 feet required, 0 feet proposed), fence height and open space (4 feet 50% open fence permitted maximum, 4 foot high solid wall with 6 foot high 50% open fence in front of wall proposed), parking and maneuvering in front yard, parking within 10 feet of the rear line and failure to provide interior lot landscaping and any other variances that may be determined by the Board to be required.

VINCENT SAURO 37 Harding Avenue B-C Variances required
e Bennett (1150 Main Avenue) to convert existing
variance; Wasserstrum, Block 12.05, Lot 1 tenant space into a
variances Esq. comedy club/

(CONTINUED TO restaurant use.

07/20/16) 1. Comedy Club not listed as permitted use -
use variance required.

2. Applicant space requires 45 parking spaces plus parking for two other tenant areas within the building, no on-site parking provided.

3. Existing non-conforming building setbacks and lot coverage.

ALDEN 82 Circle Avenue M-2 Applicant proposes
e **TRANSPORTATION** Block 15.14, Lot 33 to build a school
variance; **CORPORATION** bus storage and
variance Glenn Peterson, repair facility.
Esq. Use variance required for a dispatch service
within an M-2 district. Bulk variance relief
from front yard setback, maximum lot coverage,
parking in the front yard.

TWENTY (20) 20 Industrial West M-1 Applicant proposes
e **INDUSTRIAL** Block 56.09, Lot 2 to rent approxi-Variance
WEST, LLC mately half of his
A. William Sala, existing warehouse
Jr., Esq. building for the
storage of dry
goods. Use variance
required for a use
not specifically
permitted within
the M-1 Zone.

NEW HEARINGS

EFTHIMIOS VERGIS 10 Luisser Street RA2 Variance required
variance Block 55.02, Lot 3 to build a 12' by
16' rear deck:
1. Rear yard proposed at 30' where 35' is
required. (PLANS IN BINS LAST MEETING)

RICARDO KOHLHAUF 76 Christie Avenue RB1 Variances required
variances Block 2.10, Lot 71 for a rear yard
covered patio
already
constructed:
1. Proposed accessory building is 2' from
principal structure where 10' is required.
2. Lot coverage proposed at 36.5% where a
maximum of 27% is permitted.
(PLANS IN BINS LAST MEETING)

CHUCK ROSENCRANZ 10 Sycamore Road RB1 Front yard and rear
variances A. William Sala, Block 65.04, Lot 18 yard variances; and
Jr., Esq. such other as
required by law,
one-family
dwelling. (PLANS IN

BINS LAST MEETING)

CLIFTON AVENUE 1058-1060 Clifton Ave. B-A To permit the
e **ASSOCIATES, LLC** Block 47.04, Lots 1.01 installation of a
riance Frank A. and 2 sign on the blank
Carlet, Esq. front wall of the
addition to the
then existing
office building,
which will increase
the size of the
signage on the
front of the
building to 99
square feet, whereas
36.08 square feet
is permitted.
(PLANS IN BINS LAST
MEETING)

JLM CHESTNUT 22 and 36 Chestnut St. M-1 Expansion of an
e **STREET, LLC** Block 15.12, Lot 16 existing use
riance Frank A. variance to remove
Carlet, Esq. a 22 x 18.5 foot
(407 sq.ft.)
concrete block
building and make
it a parking and
maneuvering area,
and to enclose the
presently covered
area, which is a
36 x 18 foot (648
sq.ft.) area.
(PLANS IN BINS
LAST MEETING)

RESOLUTIONS

1. GRANTED the application of OLIVER PROCHASKA for rear and front yard setback variances for an attached garage and front porch at 139 Doherty Drive, Block 53.07, Lot 59. RA2
2. GRANTED the application of JEFFREY BLOOM for front yard setback variance for a second floor addition at 6 Conover Court, Block 71.03, Lot 3. RA3
3. GRANTED the application of ALISA A. CORBETT for left side yard setback, rear yard setback, and lot coverage variances for a two-story addition and a partial rear second floor

addition at 23 Harrington Road, Block 56.02, Lot 12. RA2

4. GRANTED the application of YASIR ABDALLATIF for a 4-foot-high solid fence with a 1-foot-high lattice on top, for a total of 5 feet along the street side of Vernon Avenue at 157 Trimble Avenue, Block 6.21, Lot 1. RB1