

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**September 21, 2016
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on September 21, 2016.

PLEDGE OF ALLEGIANCE

INSPECTION AND DECISION

1.	206 CLIFTON	206 Delawanna Avenue	M-2	1. Use variance
Use	PARTNERS LLC	Block 60.14,	&	under <u>N.J.S.A.</u>
Variances;	Weiner Lesniak,	Lots 13 and 33	M-3	40:55D-70d(1) to
Variances	LLP			permit multi-family
				residential uses in
				the M-2 and M-3 zones whereas residential uses
				are not permitted in these zones and a use
				variance under <u>N.J.S.A.</u> 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 <u>N.J.S.A.</u> 40:55D-46
				and <u>N.J.S.A.</u> 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 <u>N.J.S.A.</u> 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

1.	YESHIVA KTANA	288,292,296,300 & 304	R-B2	Appeal or
Variances;	OF PASSAIC, INC.	South Parkway		application for a
Use	Gail L.	Block 59.01, Lots 8,11,		use variance
Variance	Price, Esq.	13,15 & 17		required to permit
	(CONTINUED			the demolition of
	TO _____	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.
(NOTE THIS AGENDA DISTRIBUTED PRIOR TO 09/14/16 SPECIAL MEETING)

2. Use Variance; Variances	VINCENT SAURO Frank A. Carlet, Esq.	37 Harding Avenue (1150 Main Avenue) Block 12.05, Lot 1	B-C	Variances required to convert existing tenant space into a comedy club/ restaurant use. 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.
3. Use Variance; Variance	ALDEN TRANSPORTATION CORPORATION Glenn Peterson, Esq.	82 Circle Avenue Block 15.14, Lot 33	M-2	Applicant proposes to build a school bus storage and repair facility. 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.

NEW HEARINGS

1. Variance	ROBERT PAZDEN	36 Rosedale Avenue Block 40.15, Lot 21	RA3	Variance required for a second story addition:1)Combined side yard proposed at 14.75' where a minimum of 16' is required. (PLANS IN BINS LAST MEETING.)
2. Variance	CARLA & KAMAU DE SILVA	528 Clifton Avenue Block 20.05, Lot 20	BA1	Variance required for a proposed 6' high solid fence on the rear lot line and left side yard, where 5' high fence is permitted in the rear yard and a 4' high, 50% open fence is permitted along-side the home. (PLANS IN BINS LAST MEETING.)

3. Variance	MIECZYSLAW WYKA 21 Mayflower Street Block 40.02, Lot 31	RA2 Variance required to widen the driveway 5' across the front of the house in an area not serving a garage. (PLANS IN BINS LAST MEETING.)
----------------	---	--

RESOLUTIONS

1. DENIED the application of BLANCA FABARA for variance required for a driveway that has been expanded 5 feet into the front yard of the house in an area not serving a garage at 419 Hillside Avenue, Block 81.16, Lot 2. RA3

2. DENIED the application of ROHIT SHAH for a use variance for a social senior citizen center at 567 Van Houten Avenue, Block 43.04, Lot 3. B-C

3. GRANTED the application of PATRICIA HOPP AND GIUSEPPE INGUI for a rear yard setback for a rear deck at 10 Manor Drive, Block 52.04, Lot 33. RA1

4. GRANTED the application of YOHANNY ARAKAKI & MARC MC SWEENEY for a second floor deck over an existing addition and variances for right side yard setback, rear yard setback, and distance between deck and garage at 12-14 Sunnycrest Avenue, Block 41.11, Lot 3. RA3

5. GRANTED the application of COSTCO WHOLESALE CORP. for use variance for an expansion of an existing, non-conforming use and bulk variances for number of loading berths and lot coverage for an addition of a gas island and an addition to the building for a meat cooler area at 168 Main Avenue and 20 Bridewell Place, Block 72.06, Lots 38 and 42. M-2

6. GRANTED the application of LET IT GROW, INC. and NEW MINGLEWOOD, LLC for minor subdivision relocating the boundary of Lot 2.02 and 2.03; use variance for a multi-tenant office building, truck storage, warehouse, and a landscape contractor equipment and material storage yard and bulk variances for number of parking spaces, parking and maneuvering areas in front yard, interior parking area landscaping, parallel parking dimension, sign front yard setback, and sign side yard setback; preliminary and final site plan approval at 14 Ackerman Avenue-REAR, Lot 2.03, Block 3.16, and 14 Ackerman Avenue, Lot 2.02, Block 3.16. PD3