

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**October 5, 2016
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on October 5, 2016.

**PLEDGE OF ALLEGIANCE
INSPECTION AND DECISION**

1. Use Variances; Variances	206 CLIFTON PARTNERS LLC Weiner Lesniak, Lots 13 and 33 LLP (CONTINUED TO 10/19/2016)	206 Delawanna Avenue Block 60.14, Weiner Lesniak, Lots 13 and 33 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. 40:55D-70d(6)</u> 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. 40:55D-46</u> and <u>N.J.S.A. 40:55D-50</u> 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. 40:55D-70c</u> 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.	M-2 1. Use variance & under <u>N.J.S.A.</u> M-3 40:55D-70d(1) to permit multi-family residential uses in
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CONTINUED HEARINGS

1. Variances; Use Variance	YESHIVA KTANA OF PASSAIC, INC. Gail L. Price, Esq. (CONTINUED TO 10/26/2016 SPECIAL MEETING)	288,292,296,300 & 304 South Parkway Block 59.01, Lots 8,11, 13,15 & 17 the existing houses on the lots listed above and the construction of a parking lot thereon to 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	R-B2 Appeal or application for a use variance required to permit the demolition of
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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.

NEW HEARINGS

1. Variance	SAMUEL RODRIGUEZ	6 Leopold Terrace Block 16.11, Lot 22	RB1	Variance required for a rear addition: 1) Left side yard proposed at 5.2' where a minimum of 6' is required. (PLANS IN BINS LAST MEETING)
2. Variance	BHUPENDRA RATANJI	10 Knox Place Block 40.03, Lot 6.02	RA2	Variances required for a rear yard deck: 1) Rear yard proposed at 12' where 35' is required. (PLANS IN BINS LAST MEETING)
3. Variances	ALEXANDRA NUNEZ-GUERRERO	287 South Parkway Block 59.03, Lot 15 Nestor F. Guzman, Jr., Esq.	RB2	Variances required to build a new two- family house, lot previously had a two-family home completely destroyed by fire: 1) Existing, nonconforming lot width and area; 2) Lot coverage proposed at 36.7% where a maximum of 25% is permitted; 3) Rear yard proposed at 31' where 35' is required; 4) Left side yard proposed at 3' and right side yard proposed at 2' where a minimum 12' each is required; 5) Combined side yards proposed at 5' where 24' is required. (PLANS IN BINS LAST MEETING)
4. Variances	H. BRACERO	24 Sperling Road Block 38.03, Lot 3	RA3	Variances required for a proposed rear two story addition and second floor over existing house: 1) Front yard is 24.7' where 25' is required; 2) Rear side yard is 5.6' where 6' is required. (PLANS IN BINS LAST MEETING)
5. Variances	RAMONA DOMINGUEZ & JOSE BLAZQUEZ	232 East 6 th Street Block 5.23, Lot 31 Marissa Escurra Dubiel, Esq.	RB1	Variances required for a covered patio in rear yard (attached to existing garage): 1) Lot coverage proposed at 41.5% where a maximum of 27% is permitted; 2) Total accessory structure proposed at 620 sq. ft. where a maximum of 515 sq. ft. is permitted (30%); 3) Rear yard setback proposed at 1.7' where 5' is required; 4) Existing, nonconforming lot width and area. (PLANS IN BINS LAST MEETING)

6. Variances	THE MEWS AT ALLWOOD ASSOCIATION, INC. - CONDO.ASSOC.	Mayer Drive, McClelland PCD Way, Collura Lane Block 56.04, Lot 9.02	Variances required to install two freestanding signs at the entrance to the complex.
	Curcio, Mirzaian, Sirot, LLC	1) Signs proposed 3' from street line where a minimum of 18' is required. (PLANS IN BINS LAST MEETING)	

RESOLUTIONS

1. GRANTED the application of VINCENT SAURO for use variance and parking variance for a comedy club at 37 Harding Avenue (1150 Main Avenue), Block 12.05, Lot 1 subject to, *inter alia*, Municipal approvals. B-C
2. DENIED the application of ALDEN TRANSPORTATION CORPORATION for use variance and bulk variances for a school bus storage and repair facility at 82 Circle Avenue, Block 15.14, Lot 33. B-C
3. GRANTED the application of ROBERT PAZDEN for minimum side yard variance for a second story addition at 36 Rosedale Avenue, Block 40.15, Lot 21. RA3
4. GRANTED the application of CARLA & KAMAU DE SILVA for a 5-foot-high solid fence with a 1-foot lattice for a total of 6 feet on the rear lot line and left side yard at 528 Clifton Avenue, Block 20.05, Lot 20. BA1
5. GRANTED the application of MIECZYSLAW WYKA for variance to widen the driveway 5 feet across the front of the house in an area not serving a garage at 21 Mayflower Street, Block 40.02, Lot 31. RA2