

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 6, 2016

6:30 REORGANIZATION MEETING

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on January 6, 2016.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

- | | | | | |
|-------------------------------------|--|---|------|---|
| 1.
Variances;
Use
Variance | YESHIVA KTANA
OF PASSAIC, INC.
Frank A.
Carlet, Esq. | 288,292,296,300 & 304
South Parkway
Block 59.01, Lots 8,11,
13,15 & 17 | R-B2 | Appeal or
application for a
use variance
required to permit
the demolition of
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
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. |
| 2.
Amended
Site
Plan | CLIFTON CENTRE
COMMERCE III,
LLC
Norman I. Klein, Esq.
(CONTINUED TO
02/17/2016) | 65 Industrial South
Block 56.08, Lots 4 and 13 | M-1 | Amended site plan
approval required
to permit
relocation and
increase of
existing and
proposed loading
docks as shown on
Amended Site Plan. |
| 3.
Variances | LUCY SPIEWAK
(CONTINUED TO
01/20/2016) | 301 Luddington Avenue
Block 19.12, Lot 2 | RA3 | Variances required
for the
construction of a
rear second story
addition:

1. Left side yard proposed at 5.6 feet (over
existing);
2. Combined side yards proposed at 12.5 feet
(at stair) where 16 feet is required;
3. Addition of storage area to right side of
house appears to be on the property line
where a 6 foot setback is required, and not
shown on the plan;
4. Additional roof built behind proposed
addition is not shown on the plan;
5. Storage structure built at the rear lot line
appears too large and too close to lot lines |

(Continued)

6. Fence is between 7 feet and 8 feet high where it is permitted to be 5 feet high in rear yard and 4 feet high, 50 percent open along the side of the house;

7. Lot coverage cannot be calculated without all structures shown on the plan.

NEW HEARINGS

1. Variances	CHRISTOPHER BELLINI	24 Myron Street Block 59.08, Lot 31	RB1	Variances required for a rear, two- story addition: 1. Right side yard setback proposed at 4.5' where 6' is required; 2. Combined side yards are 8.5' where 16' is required; 3. Proposed lot coverage is 28.6% where a maximum of 25% is permitted; 4. Existing, nonconforming lot width and area. (PLAMS SENT TO COMRS.)
2. Variances	NADA BARDAGHJI	48 Hobart Place Block 20.03, Lot 35	RB1	Variances required for a fence installed: 1. Fences along street lot lines should be 4' high 50% open. Existing fence is higher than 4' and not 50% open; 2. Fence doesn't meet the site triangle requirements. (PLANS SENT TO COMRS.)
3. Variance	JAMAL TARAFDAR	211 Washington Avenue Block 18.11, Lot 9	RA3	Variance required for a driveway installation: 1. Proposed driveway is 1.4' from right side lot line where 5' is required. (PLANS SENT TO COMRS.)
4. Variances	MCP ASSOCIATES, L.P. Frank A. Carlet, Esq.	790 Route 3 West Block 80.01, Lot 15	PD-HC	Bulk variances required to replace existing monument sign on Allwood Road with a pylon sign 18 feet high (6 feet permitted) and 0 feet setback from Allwood Road (5 feet required). (PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of SEMRA & SAIM ILI for variances for rear yard setback, right side yard setback, lot coverage, and distance to garage to erect a second floor rear yard deck at 138 East Second Street, Block 5.09, Lot 17. RB1