

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 20, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on January 20, 2016.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

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|-------------------------------------|--|---|------|--|
| 1.
Variances;
Use
Variance | YESHIVA KTANA
OF PASSAIC, INC.
Frank A.
Carlet, Esq.
(CONTINUED TO
SPECIAL
MEETING ON
01/26/2016) | 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 | 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
and not shown on the plan;
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. Use Variance	H.A.A.L. (HOMELESS ANIMAL ADOPTION LEAGUE) Gerald G. Friend, Esq.	236 Delawanna Avenue M-2 Block 59.06, Lot 88	1. Use variance required to operate a facility for the adoption of cats; 2. Any other variances deemed necessary by the Board. (PLANS IN BINS LAST MEETING)
2. Use Variance; Variances	UNIVERSAL SUPERMARKET Gerald G. Friend, Esq.	550 Lexington Avenue BC/ Block 7.07, Lot 1	1. Use variance required as the property is in two zones, B-C and RB-2; 2. 44 parking spaces required and 33 provided. (Plus parking required for storage area.) 3. Existing nonconforming building setbacks. 4. Nonconforming parking lot setbacks. 5. 6' buffer not provided between commercial use and residential uses. 6. Any other variances deemed necessary by the Board. (PLANS IN BINS LAST MEETING)
3. Variances	AVI & DEBORAH UNGER	38 Alvin Court Block 57.04, Lot 10	RA3 Variances required for an addition and altera- tion: Applicant was previously granted a variance for a rear yard deck on 1/21/15. Applicant proposes to enclose a portion of this deck to create a playroom/dining area and extend deck an additional 4.1'. Rear yard proposed at 24.4' where 35' is required; lot coverage proposed at 34.17% where 27% is permitted; left side yard proposed at 5' where 6' is required. (PLANS IN BINS LAST MEETING)

RESOLUTIONS

1. GRANTED the application of CHRISTOPHER BELLINI for a right side yard setback, combined sides yard setback, and lot coverage variances for a rear, two-story addition at 24 Myron Street, Block 59.08, Lot 31. RB1
2. GRANTED the application of NADA BARDAGHJI for variances for an installed fence at 48 Hobart Place, Block 20.03, Lot 35, provided that the fence is relocated on the applicant's property. RB1
3. GRANTED the application of JAMAL TARAFDAR for variance for a driveway installation 1.4 feet from the right side lot line at 211 Washington Avenue, Block 18.11, Lot 9. RA3
4. GRANTED the application of MCP ASSOCIATES, L.P. for bulk variances to replace existing monument sign on Allwood Road with a pylon sign 18 feet high with no setback from Allwood Road at 790 Route 3 West, Block 80.01, Lot 15. PD-HC

ADOPTION OF ANNUAL REPORT - 2015

1. 2015 Annual Report prepared by Gregory Associates, LLC.