

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 2, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on March 2, 2016.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

- | | | | | |
|-------------------------------------|---|---|------|---|
| 1.
Variances;
Use
Variance | YESHIVA KTANA
OF PASSAIC, INC.
Frank A.
Carlet, Esq.
(CONTINUED TO
03/09/16
SPECIAL
MEETING) | 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
03/16/2016) | 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. |

NEW HEARINGS

- | | | | | |
|----------------|------------------------------|--|-----|--|
| 1.
Variance | AGNIESZKA
PIETRAS | 92 Mountainside Terrace
Block 22.03, Lot 12 | RA3 | Applicant proposes
to build a roof
over their existing
front porch. New
roof will be 10'4"
from the front lot
line where a
minimum of 21' is
required. (PLANS IN
BINS LAST MEETING) |
|----------------|------------------------------|--|-----|--|

2. Use Variance; Variances	VINCENT SAURO Bennett Wasserstrum, 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. (PLANS IN BINS LAST MEETING)
3. Use Variance	NOURI PROPERTY MANAGEMENT, LLC Jay Lazerowitz, Esq.	180 Getty Avenue Block 11.03, Lot 49 & Block 11.22, Lot 1	M-2	Use variance required to permit second floor office space as a principal use within an M-2 zone. Use variance required for more than one principal use on one lot. Parking provided on adjacent lot. (PLANS IN BINS LAST MEETING)
4. Use Variance	NOURI PROPERTY MANAGEMENT, LLC Jay Lazerowitz, Esq.	180 Getty Avenue Block 11.03, Lot 49 & Block 11.22, Lot 1	M-2	Use Variance required for proposed School Bus company. Parking and storage of buses outside and light maintenance (cleaning) of buses proposed inside the building. Use variance required for more than one principal use on lot. Application was previously heard on 11/18/2015. Applicant has made changes that will be explained to the Board. (PLANS IN BINS LAST MEETING)

RESOLUTIONS

1. GRANTED the application of CHUCK ROSENKRANZ for bulk variances to remove existing structure and erect a new single-family dwelling at 870 Allwood Road, Block 65.02, Lot 27. RB1
2. GRANTED the application of DOREEN DEOCK for variances for a 5-foot-high solid fence along the right side of the house at 18 Plymouth Road, Block 40.01, Lot 49. RA2
3. GBRANTED the application of JACLYN LONGO SANTOS for left side yard and combined side yard variances for the construction of a rear dormer at 23 Surrey Lane, Block 67.01, Lot 32. RA3
4. GRANTED the application of WILLIAM VAN ECK for a combined side yard setback variance to build a rear addition at 144 Roosevelt Avenue, Block 1.06, Lot 23. RB1
5. GRANTED the application of MURTADA AL MALLAH for bulk variances for a front porch, rear yard addition, and rear deck at 144 Silleck Street, Block 22.15, Lot 32. RB1
6. GRANTED the application of ADAUTO ALLANTARA for a second floor addition and front porch at 178 Cresthill Avenue, Block 57.08, Lot 22. RA3
7. GRANTED the application of TAREQ ELSHALABI for use variance and bulk variances to convert a two-story mixed use building to a residential dwelling with three units at 322 Hope Avenue, Block 4.16, Lot 67. RB3

