

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 3, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on February 3, 2016.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

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|-------------------------------------|--|---|------|---|
| 1.
Variances;
Use
Variance | YESHIVA KTANA
OF PASSAIC, INC.
Frank A.
Carlet, Esq.
(CONTINUED
WITHOUT
DATE) | 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. |

NEW HEARINGS

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|-----------------|----------------------|---|-----|--|
| 1.
Variance | MONEER SALMON | 95 Pilgrim Drive
Block 39.09, Lot 28 | RA2 | Variance required to
expand existing curb cut
to 20' wide where a
maximum of 12' is
permitted. (PLANS IN
BINS LAST MEETING) |
| 2.
Variances | CARLOS VELEZ | 211 Madison Avenue
Block 12.13, Lot 11 | RB1 | Variances required to
extend the front of the
garage:
1. Garage proposed 0.5' from left side lot line
where 5' is required;
2. Separation between house and garage proposed
at 5' where 10' is required.
(PLANS IN BINS LAST MEETING) |
| 3.
Variance | DONNA HIGGINS | 79 Hazel Street
Block 24.10, Lot 6 | RA3 | Variance required for a
6' high fence installed
in the back yard where a
maximum of 5' high fence
is permitted. (PLANS IN
BINS LAST MEETING) |

4. Use Variance; Variance	JENNIFIR ESTRELLA	169 Ackerman Avenue RB3 Block 4.09, Lot 1	Variances required to add the sale of coffee and sandwiches to an existing grocery store: 1. Expansion of an existing nonconforming commercial use within a residential zone. 2. Additional parking required for "take-out food business" and none provided. (PLANS IN BINS LAST MEETING)
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RESOLUTIONS

- 1. ADOPTED the Resolution approving the 2015 Annual Report of the Clifton Zoning Board of Adjustment prepared by Gregory Associates, LLC.
- 2. DENIED the application of LUCY SPIEWAK for bulk variances for the construction of a rear second-story addition at 301 Luddington Avenue, Block 19.12, Lot 2. RA3
- 3. GRANTED the application of H.A.A.L. (HOMELESS ANIMAL ADOPTION LEAGUE) for use variance and bulk variances to operate a facility for the adoption of cats at 236 Delawanna Avenue, Block 59.06, Lot 88. M-2
- 4. GRANTED the application of UNIVERSAL SUPERMARKET for a use variance, bulk variances, parking variance, and buffer as well as preliminary site plan approval for a retail supermarket at 550 Lexington Avenue, Block 7.07, Lot 1. BC and RB2
- 5. GRANTED the application of AVI & DEBORAH UNGER for variances for an addition and alterations at 38 Alvin Court, Block 57.04, Lot 10. RA3