

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 17, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on February 17, 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.
Variances

CHUCK ROSENKRANZ
A. William Sala, Block 65.02, Lot 27
Jr., Esq.

870 Allwood Road

RB1 Variances required
to remove existing
structure and build
a new single family
home:
1. Rear yard proposed at 4.35' where 35' is
required.
2. Right side yard proposed at 2.63' where 6' is
required.
3. Left side yard proposed at 8.66' where 10' is
required.
4. Combined side proposed at 11.29' where 16'
is required.
5. Lot coverage proposed at 42.13% where a
maximum of 27% is permitted.
(PLANS IN BINS LAST MEETING)

2. Variance	DOREEN DEOCK	18 Plymouth Road Block 40.01, Lot 49	RA2	Variance required for a fence:
		1. 5' high solid fence proposed along right side of the house where 4' high, 50% open fence is permitted. (PLANS IN BINS LAST MEETING)		
3. Variances	JACLYN LONGO SANTOS	23 Surrey Lane Block 67.01, Lot 32	RA3	Variances required for the construction of a rear dormer:
		1. Left side yard proposed at 4.9' where 6' is required. 2. Combined side yards proposed at 9.5' where 16' is required. (PLANS IN BINS LAST MEETING)		
4. Variances	WILLIAM VAN ECK	144 Roosevelt Avenue Block 1.06, Lot 23	RB1	Variances required to build a rear yard addition:
		1. Combined side yards proposed at 11' where 16' is required. (PLANS IN BINS LAST MEETING)		
5. Variances	MURTADA AL MALLAH	144 Silleck Street Block 22.15, Lot 32	RB1	Variances required to build a front porch, rear yard addition, and rear deck:
		1. Left side yard proposed at 1.6' where 6' is required. 2. Right side yard proposed at 5' where 6' is required. 3. Combined side yards proposed at 6.6' where 16' is required. 4. Front yard proposed at 5' where 21' is required. 5. Lot coverage proposed at 37% where 27% is permitted. 6. Existing, nonconforming lot area and width. (PLANS IN BINS LAST MEETING)		
6. Variances	ADAUTO ALLANTARA	178 Cresthill Avenue Block 57.08, Lot 22	RA3	Variances required for a second floor Add-a-level and front porch:
		1. Front yard proposed at 22.73' where 25' is required. 2. Left side yard proposed at 4.63' where 6' is required. 3. Combined side yards proposed at 15.45' where 16' is required. 4. Front porch proposed at 20.73' from front and 17' wide where 21' is required and 8' width permitted. (PLANS IN BINS LAST MEETING)		

7.
Use
Variance

TAREQ ELSHALABI 322 Hope Avenue RB3
Block 4.16, Lot 67

- 1. Applicant proposes converting an existing tavern to a residential unit. A density variance is required for a total of three residential units in the building. Six parking spaces required and none provided. Existing nonconforming lot width and area. Any other relief deemed necessary by the Board.
- 2. Application for four residential units was denied by the Board on May 20, 2015.
(PLANS IN BINS LAST MEETING)

RESOLUTIONS

- 1. GRANTED the application of MONEER SALMON for a variance to expand existing curb cut to 20 feet wide at 95 Pilgrim Drive, Block 39.09, Lot 28. RA2
- 2. GRANTED the application of CARLOS VELEZ for variances to extend the front of the garage, left side yard setback, and separation between house and garage at 211 Madison Avenue, Block 12.13, Lot 11. RB1
- 3. GRANTED the application of DONNA HIGGINS for variance approval for a 6-foot-high fence installed in the back yard at 79 Hazel Street, Block 24.10, Lot 6. RA3
- 4. GRANTED the application of JENNFIR ESTRELLA for parking variance and use variance to add the sale of coffee and sandwiches to an existing grocery store at 169 Ackerman Avenue, Block 4.09, Lot 1. RB3