

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 16, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on March 16, 2016.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

- | | | | |
|-------------------------------------|---|---|---|
| 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. | 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.
Use
Variance;
Variances | VINCENT SAURO
Bennett Wasserstrum, Esq.
(CONTINUED TO 04/06/16) | 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. |
| 4.
Use
Variance | NOURI PROPERTY MANAGEMENT, LLC
Bennett Wasserstrum, 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. |

5. **NOURI PROPERTY** 180 Getty Avenue M-2 Use Variance
Use **MANAGEMENT, LLC** Block 11.03, Lot 49 & required for
Variance Bennett Block 11.22, Lot 1 proposed School
 Wasserstrum, Bus company.
 Esq. 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.

NEW HEARINGS

1. **MOHAMED ALY** 113 East 6th Street RB1 Applicant proposes
Variances **(DEFECTIVE** Block 1.25, Lot 5 a new two-family
 PUBLIC NOTICE) house to replace
 the two-family
 house destroyed by
 fire. The following
 variances are
 required:
 1. Minimum lot width is 75' and 50' is provided;
 2. Minimum lot area is 7500 sq.ft. and 5000
 sq.ft. is provided;
 3. Driveway proposed at 0' from left side lot
 line where a 5' setback is required;
 4. Curb cut proposed at 16' where a maximum of
 12' is permitted. (PLANS IN BINS LAST MEETING)

2. **JLM CHESTNUT** 22 and 36 Chestnut Street M-1 A use variance to
Use **STREET, LLC** Block 15.12, Lot 16 amend the use
Variance; Frank A. Carlet, variance and site
Site Plan Esq. plan approval
Approval previously granted by the Board on June 17,
 2015, to permit the removal of a 22' x 18.5'
 (470 sq. ft.) concrete block building and make
 it a parking and maneuvering area, enclose a
 presently covered area 36' x 18' (648 sq. ft.
 area), to permit the subdivision from the
 property of a 50' x 100' area of vacant land
 (100' x 100' area required) and to permit the
 construction of a one-family house thereon,
 together with a bulk variance for the 50' wide
 lot (100' required), and site plan approval.
 (PLANS IN BINS LAST MEETING)

COMMUNICATIONS

1. Communication dated March 8, 2016, from Attorney Price regarding the application of YESHIVA KTANA OF PASSAIC, INC. requesting special meeting date of APRIL 13, 2016.

RESOLUTIONS

1. GRANTED the application of AGNIESZKA PIETRAS for front yard setback variance to build a roof over the existing front porch at 92 Mountainside Terrace, Block 22.03, Lot 12. RA3