AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 6, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on April 6, 2016.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

1. Variances; Use Variance	**YESHIVA KTANA OF PASSAIC,INC.** Frank A. Carlet, Esq. **(CONTINUED TO 04/13/16 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 05/18/16)**	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.	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. Variances	**MOHAMED ALY**	113 East 6th Street Block 1.25, Lot 5	RB1	Applicant proposes a new two-family house to replace the two-family house destroyed by fire. The following variances are required: (CONTINUED)

		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.		

NEW HEARINGS

1. Variances	**BRYAN ROSERO**	11 Lorrie Lane Block 71.04, Lot 40	RA3	Variances required to expand the driveway: 1. Driveway proposed 1.5′ from the left side lot line where 5′ is required. 2. Curb cut proposed at 14′ wide where 12′ is permitted. (PLANS SENT TO COMRS)
2. Variance	**KENNETH AND LESLIE KROPINACK**	77 Abbe Lane Block 33.09, Lot 35.04	RA2	Variance requested to install a 5′ high solid fence along the rear of the property which abuts Grove Street where a 4′ high, 50% open fence is permitted. (PLANS SENT TO COMRS)
3. Variances	**NAZEEH ABUHADBA**	261 Harding Avenue Block 20.05, Lot 3	RB1	Variances required for a rear yard deck: 1. Right side yard proposed at 4.6′ where 6′ is required; 2. Lot coverage proposed at 28% where a maximum of 27% is permitted. (PLANS SENT TO COMRS)
4. Use Variances; Variances	**PUBLIC SERVICE ELECTRIC & GAS COMPANY** Frank A. Carlet, Esq.	Athenia Switching Station Mt. Prospect Ave. & 84 Runyon Road Block 41.08, Lots 1 & 2 Block 41.05, Lot 95	M2, RA2 & RA3	For a conditional use and D3 use variance to permit the expansion of a utility installation within 500 feet of a residential district or school (46 feet proposed), and a bulk variance for building height (40 feet permitted, 50 feet proposed), together with a proposed lightning mast 101 feet tall. (PLANS IN BINS LAST MEETING.)

RESOLUTIONS

1. DENIED by reason of *res judicata* the application of NOURI PROPERTY MANAGEMENT, LLC for use variance to permit second floor office space as principal use and parking at 180 Getty Avenue, Block 11.03, Lot 49 and Block 11.22, Lot 1. M-2

2. DISMISSED WITHOUT PREJUDICE the application of NOURI PROPERTY MANAGEMENT, LLC for use variance for a proposed school bus company at 180 Getty Avenue, Block 11.03, Lot 49 and Block 11.22, Lot 1. M-2

3. DENIED the application of JLM CHESTNUT STREET, LLC for amended use variance and site plan approval at 22 and 36 Chestnut Street, Block 15.12, Lot 16. M-1