AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
April 20, 2016
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on April 20, 2016.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Variances; Use Variance	**YESHIVA KTANA OF PASSAIC,INC.** Gail L. Price, 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. (NOTE: AGENDA DISTRIBUTED 4/13/16 FOR MEETING OF 4/20/16)
2. Amended Site Plan	**CLIFTON CENTRE COMMERCE III, LLC** Frank A. Carlet, 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. **(CONTINUED TO 05/04/16)**	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. 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:

				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.
5. Use Variances; Variances	**PUBLIC SERVICE ELECTRIC & GAS COMPANY** Frank A. Carlet, Esq. **(CONTINUED TO 05/04/16)**	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.

NEW HEARINGS

1. Variance	**IHAB DAVID**	139 Notch Road Block 53.02, Lot 37	RB2	Variance required to install a 6’ high, solid fence on the right side yard where a 4’ high 50% open fence is permitted.
2. Variances	**KRESHNIK KLARI & ERAND MOLLA** Frank A. Carlet, Esq.	55 Adams Street Block 15.11, Lot 35	RB1	Side yard setback required (6 feet required, 2 feet proposed) and rear yard setback required (35 feet required, 7 feet proposed) to complete construction of garage previously begun.
3. Use Variance; Site Plan	**SCAFAR CONTRACTING INC.** Thomas P. DeVita, Esq.	750 Bloomfield Avenue Block 49.11, Lot 30 and 31	M-2	Conditional use variance required for the storage of contractor’s equipment in the rear portion of the property(conditions not met).Site plan approval required for conditional uses.

COMMUNICATIONS

1. Correspondence from Attorney Trella dated March 23, 2016, regarding application of TRIMBLE AUTO BODY.

RESOLUTIONS

1. GRANTED the application of ADAM ROSENBLUM FILED BY CONTRACTOR BRYAN ROSERO for left side lot line and curb cut variances to expand the driveway at 11 Lorrie Lane, Block 71.04, Lot 40. RA3

2. GRANTED the application of KENNETH AND LESLIE KROPINACK for variance to install a 5-foot-high solid fence along the rear of the property line which abuts Grove Street at 77 Abbe Lane, Block 33.09, Lot 35.04. RA2

3. GRANTED the application of NAZEEH ABUHADBA for right side yard setback and lot coverage variances for a rear deck at 261 Harding Avenue, Block 20.05, Lot 3. RB1