

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 4, 2016

Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on May 4, 2016.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

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|--------------------------------------|--|---|------------------------|--|
| 1.
Variances;
Use
Variance | YESHIVA KTANA OF PASSAIC, INC.
Gail L. Price, Esq.
(CONTINUED TO 05/11/16 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
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. | 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
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. |

NEW HEARINGS

1. Variance	JOHN & LINDA CORIGLIANO	13 Rutgers Place Block 27.08, Lot 16	RA2	Proposed rear yard deck is located 27' from rear lot line where 35' is required. (PLANS IN BIN LAST MEETING)
2. Use Variance; Variance	PERFECT STEAM CORPORATION A. William Sala, Jr., Esq.	1115 Bloomfield Ave. Block 79.04, Lot 3 modern technology steam equipment with environmentally friendly products to provide cleaning services for upholstery, ceramic and metal fixtures, mirrors, kitchen appliances, automobiles and graffiti removal. Use not specifically permitted within the M-1 Zone. Existing variance for portion of building facing Bloomfield Ave. Proposed use will occupy space previously approved for the storage of ambulances. Use variance required. (PLANS IN BIN LAST MEETING)	M-1	Applicant is proposing a business using
3. Use Variance	IVO RODRIGUEZ AND VANIA RODRIGUEZ, H/W - TRIMBLE AUTO BODY Matthew J. Trella, Esq. (CONTINUED TO 05/18/16)	214 Trimble Avenue Block 6.16, Lot 5	B-C	Existing auto body shop proposes to add wholesale auto sales as accessory use. Two uses proposed on one lot, use variance required. Any other use deemed necessary by the Board. (PLANS IN BIN LAST MEETING)

RESOLUTIONS

1. GRANTED the application of MOHAMED ALY for minimum lot width, minimum lot area, and driveway 0' from left side lot line variances to erect a new two-family dwelling at 113 East Sixth Street, Block 1.25, Lot 5, was adopted. RB1
2. DENIED the application of IHAB DAVID for variances for a 6-foot-high solid fence on the right side yard at 139 Notch Road, Block 53.02, Lot 37. RB2
3. DENIED the application of KRESHNIK KLARI & ERAND MOLLA for side yard and rear yard setback variances for a detached garage at 55 Adams Street, Block 15.11, Lot 35. RB1
4. GRANTED with stipulations the application of SCAFAR CONTRACTING INC. for conditional use variance and site plan approval for storage of contractor's equipment in the rear portion of property at 750 Bloomfield Avenue, Block 49.11, Lot 30 and 31. M-2