

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**May 18, 2016
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on May 18, 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.
(NOTE: AGENDA PREPARED 05/10/16 FOR 05/18/16) |
| 2.
Amended
Site
Plan | CLIFTON CENTRE
COMMERCE III,
LLC
Frank A. Carlet, 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
06/01/16) | 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	IVO RODRIGUEZ AND VANIA RODRIGUEZ, H/W - TRIMBLE AUTO BODY Matthew J. Trella, Esq.	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.
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NEW HEARINGS

1. Use Variance; Variance	AIDEN TRANSPORTATION CORPORATION Glenn Peterson, Esq.	82 Circle Avenue Block 15.14, Lot 33	M-2	Applicant proposes to build a school bus storage and repair facility. Use variance required for a dispatch service within an M-2 district. Bulk variance relief from front yard setback, maximum lot coverage, parking in the front yard.
2. Use Variances; Variances	206 CLIFTON PARTNERS LLC Glenn C.Kienz, Esq. Weiner Lesniak, LLP	206 Delawanna Avenue Block 60.14, Lots 13 and 33	M-2 & M-3	1. Use variance under <u>N.J.S.A. 40:55D-70d(1)</u> to permit multi-family residential uses in the M-2 and M-3 zones whereas residential uses are not permitted in these zones and a use variance under <u>N.J.S.A. 40:55D-70d(6)</u> to permit a building height of 46.33 feet whereas only 40 feet is permitted; 2. Preliminary and final site plan approval pursuant to <u>N.J.S.A. 40:55D-46</u> and <u>N.J.S.A. 40:55D-50</u> to allow a four (4) story, eighty (80) unit apartment building consisting of sixty-six (66) one-bedroom apartment units and eight (8) two-bedroom apartment units with a total of 146 off-street parking spaces (as required by and conforming with the Residential Site Improvement Standards); 3. In addition, applicant seeks dimensional variances under <u>N.J.S.A. 40:55D-70c</u> for the following: to permit a lot area of 4.3 acres for buildings 41 to 80 feet in height within the M-3 zone whereas a minimum of 5 acres is required; to permit a lot width of 125.5 feet whereas a minimum of 250 feet is required; and to permit a monument sign to be installed ten (10) feet from the front property line and within the front yard setback, whereas signs are required to have a 30 foot front yard setback. The applicant may also apply for such variance relief, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the applicant or the Board, and which may arise during the course of the

hearing process.

RESOLUTIONS

1. GRANTED the application of PUBLIC SERVICE ELECTRIC & GAS COMPANY for a D3 conditional use variance to permit expansion of a utility installation within 500 feet of a residential district and bulk variance for building height together with proposed lightning mast at Athenia Switching Station, Mt. Prospect Avenue and 84 Runyon Road, Block 41.08, Lots 1 and 2 and Block 41.05, Lot 95. M2, RA2, and RA3

2. GRANTED the application of JOHN AND LINDA CORIGLIANO for a rear yard setback variance for a rear deck at 13 Rutgers Place, Block 27.08, Lot 16. RA2

3. GRANTED the application of PERFECT STEAM CORPORATION for a use variance for a steam cleaning services business at 1115 Bloomfield Avenue, Block 79.04, Lot 3. M-1