

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**June 1, 2016
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on June 1, 2016.

PLEDGE OF ALLEGIANCE

INSPECTION AND DECISION

- | | | | | |
|--------------------------------------|---|--|-----------------|--|
| 1.
Use
Variances;
Variances | 206 CLIFTON
PARTNERS LLC
Glenn C.Kienz,
Esq.
Weiner Lesniak,
LLP
(CONTINUED TO
06/15/16) | 206 Delawanna Avenue
Block 60.14,
Lots 13 and 33
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. | M-2
&
M-3 | 1. Use variance
under <u>N.J.S.A.</u>
40:55D-70d(1) to
permit multi-family
residential uses in |
|--------------------------------------|---|--|-----------------|--|

CONTINUED HEARINGS

- | | | | | |
|-------------------------------------|--|---|------|---|
| 1.
Variances;
Use
Variance | YESHIVA KTANA
OF PASSAIC, INC.
Gail L.
Price, Esq.
(CONTINUED
TO 06/29/16
SPECIAL | 288,292,296,300 & 304
South Parkway
Block 59.01, Lots 8,11,
13,15 & 17
the existing houses on the lots listed above
and the construction of a parking lot thereon to | R-B2 | Appeal or
application for a
use variance
required to permit
the demolition of |
|-------------------------------------|--|---|------|---|

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.
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.
3.
Use
Variance;
Variance

ALDEN
TRANSPORTATION
CORPORATION
Glenn Peterson,
Esq.
(CONTINUED TO
06/15/16)

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.

NEW HEARINGS

1.
Variances

OLIVER
PROCHASKA

139 Doherty Drive
Block 53.07, Lot 59

RA2

Variances required
for the construction
of an attached
garage and front
porch:

1. Rear yard proposed at 12' where 35' is
required.
2. Front yard proposed at 23' where 30' is
required.
2.
Variance

JEFFREY BLOOM

6 Conover Court
Block 71.03, Lot 3

RA3

Variance required
for a proposed
second floor
addition:

1. Front yard proposed at 20.66' where a minimum
of 25' is required.

3. Variances	ALISA A. CORBETT	23 Harrington Road Block 56.02, Lot 12	RA3	Variances required for a proposed two-story addition and a partial (rear) second floor addition: 1. Left side yard proposed at 4.8' where a minimum of 6' is required. 2. Rear yard setback proposed at 34.33' to the house and 24.25' to the deck where a minimum of 35' is required. 3. Lot coverage proposed at 31.5% where a maximum of 27% is permitted.
4. Variance	YASIR ABDALLATIF	157 Trimble Avenue Block 6.21, Lot 1	RB1	Variance required for a 5' high solid fence proposed along street side yard (Vernon Avenue) where a 4' high 50% open fence is permitted.
5. Use Variance	TWENTY (20) INDUSTRIAL WEST, LLC A. William Sala, Jr., Esq.	20 Industrial West Block 56.09, Lot 2	M-1	Applicant proposes to rent approximately half of his existing warehouse building for the storage of dry goods. Use variance required for a use not specifically permitted within the M-1 Zone.

RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of CLIFTON CENTRE COMMERCE III, LLC to permit relocation and increase of existing and proposed loading docks at 65 Industrial South, Block 56.08, Lots 4 and 13. M-1
2. GRANTED the application of IVO RODRIGUEZ AND VANIA RODRIGUEZ, H/W - TRIMBLE AUTO BODY to add wholesale auto dealer use as accessory use at 214 Trimble Avenue, Block 6.16, Lot 5. B-C