

AGENDA

**BOARD OF ADJUSTMENT
CITY OF CLIFTON**

**** SPECIAL MEETING ****

**WEDNESDAY
September 14, 2016
Commencing at 7 P.M.**

Please take notice that formal action may be taken on the following applications on September 14, 2016.

PLEDGE OF ALLEGIANCE

CONTINUED HEARING

1.	YESHIVA KTANA	288,292,296,300 & 304	R-B2 Appeal or
Variances;	OF PASSAIC, INC.	South Parkway	application for a
Use	Gail L.	Block 59.01, Lots 8,11,	use variance
Variance	Price, Esq.	13,15 & 17	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.

AS PUBLISHED AND UPDATED BY APPLICANT:

The Property (approximately 0.737 acres) is located within the R-B2 Residential Zone District ("R-B2 Zone") and is currently improved with 5 residential dwellings, 4 of which are owned by the Applicant and 1 of which is under contract of sale with the Applicant. Applicant seeks Preliminary and Final Site Plan Approval with associated conditional and/or use variance and other related waiver and variance relief for the construction and use of a parking area consisting of 73 +/- spaces, together with associated landscaping, fencing and other site enhancements, all accessory to the Applicant's school facility, which is located in the City of Passaic and is adjacent to the Subject Property. All vehicular ingress and egress is proposed to be through the Applicant's Property in Passaic, other than a 20' "clear" opening gate for emergency access from South Parkway (southwestern corner of property) for use by and as requested

the Clifton Fire Department for emergency personnel. Certain other plan amendments have been made at the request of the Fire Department, including but not limited to installation of a new hydrant on school property, addition of a 4' wide swing gate in the southeastern corner of the property for emergency responder access (non-vehicular), provision for Knox paddocks for Fire Department perimeter area access and creation/labeling of a "fire lane - no parking" areas. The following additional variances are required for the proposed parking area, which is accessory to the inherently beneficial religious and educational school:

1. §461-47: fence along front and side property lines to rear of main structure to be no more than 4' height and to be 50% open - proposed: fence 6' height board-on-board construction with 50% open along side (note no building on Property), inclusive of the fencing and gates to be installed in two locations along the South Parkway frontage, as requested in location and design by the Clifton Fire Department;
2. §461-60(E): no parking to be located within front yard - proposed: parking within front yard setback;
3. §461-60(F): no parking to be located within 10' of rear line - proposed: parking within rear yard setback;
4. §461-60(J): no parking or standing of automobiles within front, rear or side yards in residential districts - proposed: parking within front yard setback;
5. §461-60(N): parking lots in excess of 10,000 sf to provide interior landscaping (20 sf/space) - proposed: no interior landscaping but significant side and front perimeter buffer.

In addition to the foregoing described approvals, the Applicant will also seek approval for any and all variances, exceptions, waivers, and other incidental relief that may be required or deemed necessary by the Zoning Board of Adjustment after or during its continued review of this Application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same. Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the Application. Please note that to the extent plan and/or Application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change, as may the associated relief required per the City Code. The Applicant reserves the right to amend its application accordingly.