

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 15, 2017
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on March 15, 2017.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variances; Variances	206 CLIFTON PARTNERS LLC Weiner Lesniak, LLP (TO BE ANNOUNCED, SPECIAL MEETING 03/08/17)	206 Delawanna Avenue Block 60.14, Lots 13 and 33	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 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.</u> 40:55D-70d(6) 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.</u> 40:55D-46 and <u>N.J.S.A.</u> 40:55D-50 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 bulk/dimensional variances under <u>N.J.S.A.</u> 40:55D-70c for the following: (1) 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; (2) to permit a lot width of 125.5 feet whereas a minimum of 250 feet is required; (3) to permit a monument sign to be installed fifteen (15) feet from the front property line and within the front yard setback, whereas signs are required to have a 30 foot front yard setback; (4) to permit lighting levels in off-street parking areas to exceed 0.0 foot-candles at the property line; (5) to allow LED lighting for exterior lighting fixtures instead of the required high pressure sodium lighting; (6) to provide internal parking lot landscaping less than the required 20 square feet for each proposed parking space; and (7) to provide trees of 2 inch to 2.5 inch caliper which is less than the minimum 4 inch to 4.5 inch caliper required. 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. A public hearing on this application was held by the Zoning Board of Adjustment ("Board") on May 18, 2016.
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A resumed public hearing before the Board on this application to allow further consideration of a revised site plan depicting a realigned driveway.

2. Use Variance; Variances	CLIFTON CHEDER, 1333 Broad Street INC. Block 76.01, Lot 5 Gerald G. Friend, Esq. (CONTINUED TO SPECIAL MEETING 5/10/17)	B-A Variances required for religious elementary school:
	1) Conditional use variance required. 2) Existing lot width is 133' where 150' is required. 3) Existing lot coverage is 24.74% where 20% is permitted. 4) Existing left side yard is 18.87' where 20' is required. 5) Site plan approval required. 6) Any other variances deemed necessary by the Board.	

NEW HEARINGS

1. Use Variance; Variances	PASSAIC CLIFTON 411 Main Avenue COMMUNITY KOLLEL Block 59.03, Lot 17 CONGREGATION Thomas P. DeVita, Esq.	B-B Applicant proposes to convert an existing chiropractor's office to a Rabbinical Study/ School Center. The lot also contains an attached two- family structure. Following variances are required:
	1) Conditional use variance for School (Existing lot does not meet bulk requirements). 2) Use variance required for more than one use on lot (School and residential use, prior use was a two family house and an office). 3) 9 parking spaces supplied and 16 required (1 staff, 11 student, 4 residential). 4) Lot coverage proposed at 27.52 where a maximum of 20% is permitted. 5) Parking spaces proposed at 9' x 18' where 9' x 19' are required. 6) Site plan approval required. 7) Such other variances as may be required. (PLANS GIVEN OUT LAST MEETING)	

2. Use Variance; Variance	DARKO RALOSKI 105 Van Riper Avenue Block 3.05, Lot 2	RB2 Applicant proposes to add a dormer to the attic, install a basement bathroom and create multiple rooms in the basement. The following variances are required:
	1) Three story structure proposed where 2 ½ are permitted. 2) Three fixture bath proposed in the basement where bathrooms are not permitted. 3) Two finished rooms proposed in basement where one finished room is permitted. (PLANS GIVEN OUT LAST MEETING)	

RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of YESHIVA KTANA OF PASSAIC, INC. for a use variance and bulk variances to permit the demolition of existing houses on Lot Nos. 8, 11, 13, 15, and 17 and the construction of a parking garage thereon to service the abutting school at 288, 292, 296, 300, and 304 South Parkway, Block 59.01, Lots 8, 11, 13, 15, and 17. R-B2

2. GRANTED the application of ABBAS MALEK, LLC for conditional use approval, preliminary and final major site plan approval with lot consolidation and bulk and use variances for a multi-tenant commercial and retail development, including a Dunkin Donuts proposed at 405 Piaget Avenue (Route 46) and 30-34 Montgomery Street, Block 18.01, Lots 1, 13, and 14. B-D

3. GRANTED the application of GIUSEPPE MOSCA for rear yard setback variance for a rear deck at 36 Lois Avenue, Block 81.12, Lot 17. RA3

4. GRANTED the application of EROL PESOCAN for a front yard setback variance for a front stoop at 120 Fordham Road, Block 26.04, Lot 26. RA3

5. GRANTED the application of EKATERINA BYKOVA for use variance, conditional use variance, and parking variance for a dance studio and school at 227 Lakeview Avenue, Block 2.11, Lot 67. B-C

6. GRANTED the application of ALEXANDRA NUNEZ-GUERRERO for variances for nonconforming lot width and area, lot coverage, rear yard setback, left side yard setback, right side yard setback, and combined side yard setbacks for a new two-family dwelling at 287 South Parkway, Block 59.03, Lot 15. RB2

7. GRANTED the application of JANE COLEMAN for left side yard setback and combined side yard setback variances for a rear yard addition at 23 Heights Road, Block 50.10, Lot 14. RA2

ADOPTION OF MINUTES

1. Minutes of the February 22, 2017, special meeting CLIFTON CHEDER, INC. (distributed on March 1, 2017)