

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 3, 2017
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on May 3, 2017.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Use Variances; Variances

206 CLIFTON PARTNERS LLC
Weiner Lesniak, LLP
(CONTINUED TO 6/7/17)

206 Delawanna Avenue
Block 60.14,
Lots 13 and 33

M-2 & M-3

1. Use variance under N.J.S.A. 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 N.J.S.A. 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 N.J.S.A. 40:55D-46 and N.J.S.A. 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 N.J.S.A. 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.

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, INC.

Gerald G. Friend, Esq.

(CONTINUED TO SPECIAL MEETING 5/10/17)

1333 Broad Street
Block 76.01, Lot 5

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.

B-A

Variances required for religious elementary school:
3.

Use
Variance;
Variances

MOUNT PROSPECT PARK, LLC

David Kessler, Esq.

62-66 Mt. Prospect Ave.
Block 36.01, Lot 11.01

This application is to demolish the existing one (1) story building and remove all concrete curbing, concrete sidewalks, fencing, asphalt, and fencing and to permit construction of a three (3) story residential building consisting of one (1) bedroom units, and an additional three (3) story residential building consisting of one (1) bedroom and two (2) bedroom units. Applicant proposes associated site improvements consisting of asphalt parking areas, concrete curbing, concrete sidewalks, ADA curb ramps, concrete patios, walls, drainage, utilities, landscaping, and lighting. In addition, the applicant proposed two (2) shared parking easements and one (1) water utility easement. An application has been filed for the following variances in regard to this matter:
-Use - applicant proposes a residential use in the B-A zone, where such uses are not listed as being permitted;
-Rear Yard Setback - 10.83 feet proposed, whereas 30 feet is required;
-Building Height - 3 stories/38.8 feet is proposed whereas 2 stories/30 feet is permitted;
-Parking - applicant's plan proposes parking spaces for the proposed residences not in compliance with the minimum required by the City's Code;
-and any or all other variances and/or waivers as may be deemed necessary by the Zoning Board for the processing of this application;
-Parking Lot Landscaping - applicant cannot meet the Code requirement of 20 square feet of interior parking lot landscaping for each parking space.

B-A

Preliminary and final site plan approval and variances.

NEW HEARINGS

1. Use Variance; Variances; Subdivision	THE CATHOLIC COMMUNITY OF SAINT BRENDANS AND SAINT GEORGE A. William Sala, Jr., Esq.	155 East 1 st Street Block 1.06, Lot 1	RB1	Applicant wishes to subdivide what was formerly the Parish House from the parking lot for the Church and school. Use variance required as a parking lot is not permitted as a principal use. Proposed lot 1.02 has existing nonconforming front yard setback and rear yard garage setback. Existing garage is 4' from proposed right side lot line. Such other variances as may be required by law. (PLANS SENT TO COMRS)
2. Variances	RAMON INOA	26 East Clifton Avenue Block 3.01, Lot 16	RB2	Variances required for a second floor rear deck already constructed: 1) Lot coverage proposed at 43.7% where a maximum of 25% is permitted. 2) Right side yard proposed at 3' and left side yard at 7' where 12' each is required. 3) Combined side yards proposed at 10' where 24' is required. 4) Rear yard setback to stair proposed at 25' and to deck at 31' where 35' is required. (PLANS SENT TO COMRS)
3. Use Variance	ANGEL CLASE	143 Roosevelt Avenue Block 1.10, Lot 10	RB1	Use variance required for a three fixture bathroom (water closet, sink, stall shower) in the basement. Basement has a rear exit to the yard. (PLANS SENT TO COMRS)

RESOLUTIONS

1. GRANTED the application of PASSAIC CLIFTON COMMUNITY KOLLEL CONGREGATION for use variance to permit a Rabbinical Study Facility, use variance for more than one use on the lot, parking space variance, lot coverage variance, and preliminary and final site plan approval at 411 Main Avenue, Block 59.03, Lot 17. B-B