

Minutes of a regular meeting of the Board of Adjustment of the City of Clifton, New Jersey, held at the Council Chambers, City Hall, Clifton, New Jersey, on Wednesday, May 17, 2017. Chrmn Mark Zecchino led the entire assembly in the Pledge of Allegiance to the Flag of the United States of America. Pursuant to the "Open Public Meeting Law" all notice requirements were satisfied. Chrmn Zecchino announced the time, place, and form of notice as well as advising all applicants that formal action may be taken on the matters set forth on the Agenda. Said opening statement is incorporated herein by reference and made a part hereof.

PRESENT: COMRS MICHAEL MOLNER, DANIEL TRENK, LOUIS DE STEFANO, STEPHEN CHRISTOPHER, GEORGE FOUKAS, ROY NOONBURG, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

ABSENT: COMR KEITH LA FORGIA.

Chrmn Zecchino advised all applicants that the testimony given before the Board was being tape recorded. The applicants were further advised of the right of appeal and the procedure to obtain a stenographic record of the Board.

Upon motion made by Comr Stephen Christopher, seconded by Comr Louis DeStefano, the Minutes of the May 3, 2017, regular meeting were adopted with the unanimous approval of the entire Board.

CONTINUED HEARINGS

1. 206 CLIFTON PARTNERS LLC,
Use 206 Delawanna Avenue, Block 60.14,
Variances; Lots 13 and 33 – M-2 & M-3 – 1. Use
Variances 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.

This matter was previously continued by the Board to the June 7, 2017, meeting.

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| 2. | CLIFTON CHEDER, INC., 1333 Broad Street, |
| Use | Block 76.01, Lot 5 – B-A – Variances required |
| Variance; | for religious elementary school: 1) Conditional |
| Variances | use variance required. 2) Existing lot width is 133’ where 150’ is required. 3) Existing lot coverage is 24.74% where 20% is required. 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. |

This matter was dismissed without prejudice by the Board at the special meeting held on May 10, 2017.

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| 3. | MOUNT PROSPECT PARK, LLC, |
| Use | 62-66 Mt. Prospect Avenue, Block 36.01, |

Variance; Lot 11.01 – B-A – Preliminary and final
Variances site plan approval and variances. 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.

This matter was previously continued to the June 7, 2017, meeting of the Board.

NEW HEARINGS

1. **KASANG THING**, 36 Standish Drive,
Variance Block 39.09, Lot 17 – RA2 – Applicant
proposes to build a rear deck and
wheelchair ramp on the rear of the home.
Variance required for rear yard setback
proposed at 21’ where 35’ is required.

The applicant, residing at 36 Standish Drive, Clifton, New Jersey, was present and sworn. Present and sworn were the following objectors: Joan Salensky, 652 Grove Street, Clifton, NJ; Janet Smith of 8 Priscilla Street, Clifton, NJ; and Gloria Tuff of 10 Priscilla Street, Clifton, NJ.

Mr. Thing testified that he proposes to build a rear yard deck and wheelchair ramp on the rear of his single-family home; that his father who is in a wheelchair does not have access to the house; that the wheelchair ramp will give him access and egress by himself; that it is a safety issue; that the rear yard setback requirement is 35 feet, and he is proposing 21 feet; that the size of the deck is approximately 30 feet with a side ramp.

After comments and suggestions by the Board and objectors, the applicant requested that the matter be continued so that he can revise his plans to take away the deck. Thereupon, the matter was continued to the June 7, 2017, meeting of the Board.

2. **AMIE & JOSEPH KOLODZIEJ**,
Variances 109 McCosh Road, Block 62.05,

Lot 4 – RA1 – Variances required for proposed additions and deck:

- 1) Existing nonconforming lot width and area.
- 2) Front yard proposed at 28.9' where 35' is required.
- 3) Right side yard proposed at 5.5' at the home and 3.8' at the deck where 10' is required.
- 4) Combined side yards proposed at 18.5' where 24' is required.
- 5) Rear of structure proposed at three stories, due to grade, where 2 stories are permitted.

The applicants, residing at 113 Fornelius Avenue, Clifton, New Jersey, were present and sworn. Present and sworn were the following objectors: Ronald Chase and Norma Chase of 40 Pearl Brook Drive, Clifton, NJ.

Counsel Pogorelec ruled that the Board has jurisdiction to hear this matter.

Mr. Kolodziej testified that the applicant requests variance approval to construct a new addition, new deck, and new portico to the existing one-family dwelling; that variances are required for existing nonconforming lot width and area; that a front yard setback variance is required for the new porch where 35 feet is required and 28.9 feet is proposed; that a right side yard is proposed at 5.5 feet at the home and 3.8 feet at the deck where 10 feet is required; that there are other similar-type porches on McCosh Road; that the addition will not alter the footprint of the existing dwelling; that combined side yard setback variances are proposed at 18.5 feet where 24 feet is required; that the rear of the structure is proposed at three stories, due to the grade, where 2 stories are permitted; that the street view will remain at two-stories; that 3-stories are based on the topography for the new addition.

The objectors had questions concerning how the proposal would impact the back of their home.

After a review of the testimony, Comr Roy Noonburg moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Comr Louis DeStefano. Voting in the affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

3. **DANIEL SCHIMEL AND NICOLE KATZ,**
Variances 44 Annabelle Avenue, Block 71.02, Lot 11
-- RA3 – Variances required for a proposed second floor addition and two story rear addition:
1) Combined side yards proposed at 12.56' where 16' is required.
2) Lot coverage proposed at 28.9% where a maximum of 27% is permitted.

The applicants, residing at 44 Annabelle Avenue, Clifton, New Jersey, were present and affirmed. There were no objectors.

Mr. Schimel testified that he requests variance approval to construct a second floor addition and a two-story rear addition to the existing single-family dwelling; that the size of his family has grown, and they require the extra space to accommodate the needs of his family; that he would like to expand the size of the kitchen and dining room; that in planning this expansion, he was very mindful to only add onto the rear of the house so as not to impose on their neighbors on both sides; that the combined side yards are proposed at 12.56 feet where 16 feet is required; that the lot coverage is proposed at 28.9 percent where a maximum of 27 percent is permitted.

After a review of the testimony, Comr Stephen Christopher moved to grant the application and instructed the Counsel Secretary to prepare the property Resolution for approval. The motion was seconded by Vice-Chrmn Gerard Scorziello. Voting in the affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

4. **TOM MC LAUGHLIN**, 2 Burlington Road,
Variance Block 68.09, Lot 4 – RA3 – Applicant proposes to install a 5’ high, solid fence along Allwood Road, where a 4’ high 50% open fence is permitted.

The applicant, residing at 2 Burlington Road, Clifton, New Jersey, was present and sworn. There were no objectors.

Mr. McLaughlin testified that he requests variance approval to erect a 5-foot-high, solid wood fence along Allwood Road where a 4-foot-high, 50 percent open fence is permitted; that he lives on a corner property, and he would like to install the wood fence from the rear of the dwelling along the side lot line to the rear lot line along Allwood Road as shown on the plans; that Allwood Road is a heavily traveled roadway; that he requests the fence for privacy and security purposes.

After a review of the testimony, Comr Louis DeStefano moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution. The motion was seconded by Vice-Chrmn Gerard Scorziello. Voting in the

affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

5. **LESZEK AND MARIA TOKARCZYK,**
Variances 135 Beverly Hill Road, Block 55.05,
Lot 25 – RA3 – Variances required for
a two story addition and second floor
addition:
- 1) Combined side yards proposed at
12.9' where 16' is required;
 - 2) Right side yard proposed at 4.8'
where 6' is required (existing condition.)
 - 3) Front yard proposed at 24.9' where
25' is required (existing condition.)

Henry C. Walentowicz, Esq., with offices at Route 46 East, Suite B208, Clifton, New Jersey, appeared on behalf of the applicants. Present and sworn on behalf of the applicants was Thomas G. Stearns, architect, with offices at 144 Jewell Street, Garfield, New Jersey. The applicants, Leszek and Maria Tokarczyk, residing at 39 Tambor Avenue, Clifton, New Jersey, were present. There were no objectors.

Mr. Stearns stated that the applicants request variances for a two-story addition and second floor addition; that the applicants are seeking to improve and update an existing, dilapidated vacant house; that the home will be expanded and completely renovated; that the lot is large, but due to the location of the existing home, variances for front yard and setbacks are required; that a variance is required for combined side yards where 16 feet is required and 12.9 feet is proposed; that the right side yard setback requirement is 6 feet where 4.8 feet is proposed which is an existing condition; that the front yard setback requirement is 25 feet where 24.9 feet is proposed which is an existing condition.

After a review of the testimony, Comr George Foukas moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval. The motion was seconded by Vice-Chrmn Gerard Scorziello. Voting in the affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

6. **AVRAHAM SACKTON**, 35 Belmont Avenue, Block 70.03, Lot 19 – RA3 –
Variance required to build a rear deck:
1) Rear yard proposed at 31' where a minimum of 35' is required.

The applicant, residing at 35 Belmont Avenue, Clifton, New Jersey, was present and affirmed. There were no objectors.

Mr. Sackton testified that he requests variance approval to build a rear yard deck; that the deck will be approximately 20- by 12-feet; that he requires a variance for rear yard setback where 35 feet is required and he is proposing 31 feet; that there are 36 inches from the grade to the deck plank, with a 36-inch guard rail.

After a review of the testimony, Comr Roy Noonburg moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval of the rear deck. The motion was seconded by Vice-Chrmn Gerard Scorziello. Voting in the affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard

Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, the motion carried, and the application was granted in the form as more fully appears at the end of these Minutes.

The Minutes as stated is the complete testimony presented to the Board and upon which this decision is based.

7. CLIFTON CHICKEN LLC d/b/a POPEYE'S
Use LOUISIANA KITCHEN, 6 Main Avenue,
Variance; Block 82.06, Lot 15 – P-MU – Use variance
Variances;relief pursuant to N.J.S.A. 40:55D-70d,
Site Plan bulk variance relief pursuant to N.J.S.A.
40:55D-70c and site plan approval.

The property is presently developed with a one-story commercial structure (currently unoccupied, previously utilized as a bank with drive-thru lanes) and accessory paved/parking areas. Per Chapter 461 of the City of Clifton Zoning Ordinance, restaurants with drive-through facilities or counter service is not a permitted use in the zone.

The Applicant proposes to improve the property and utilize the existing structure as a

dine-in and drive-thru restaurant. Accessory improvements (inclusive of façade improvements, site lighting, installation of exterior business signage, shrubs/planted areas, fencing repair, and parking area striping) are also proposed.

The applicant seeks the following variance relief from the Board:

use variance relief for the proposed restaurant and its associated drive-thru use, business signage/memo boards (use not permitted in zone); and bulk variance relief for the proposed front yard setback along Main Avenue (29.1' proposed, 35' required); improved lot coverage (77% proposed, 75% permitted); open space (23% proposed, 25% minimum required); parking setback in corner/side yard (1' proposed, 10' required); and parking setback in rear (2.4' proposed, 5' required). The applicant will also seek any additional variances, waivers, interpretation or relief that may be required by the Board at the time of the public hearing.

Lawrence A. Cali, Esq., with offices at 100 Southgate Parkway, Morristown, New Jersey, appeared on behalf of the applicant. Present and sworn on behalf of the applicant were the following: Mourad Elayan, Operations Manager, 736 Slocum Avenue, Ridgefield, New Jersey; Marc G. Walker, P.E., of Dykstra Walker Design Group, P.A., Civil Engineer, with offices at 21 Bowling Green Parkway, Lake Hopatcong, New Jersey; and Charles D. Olivo, P.E., of Stonefield Engineering and Design, LLC, Traffic Engineer, with offices at 92 Park Avenue, Rutherford, New Jersey. Present and sworn were the following objectors: Gladys Shepchar of 35 Hole Street, Clifton, NJ; Richard Leonardis and Grace Leonardis of 7 Mueller Drive, Clifton, NJ.

Receipt of the reports of Neglia Engineering Associates dated May 10, 2017, and Gregory Associates dated May 9, 2017, were acknowledged.

Mr. Elayan testified as the operations of the proposed facility; that there are 34 Popeyes locations in five states; that Popeyes will have 50 locally-hired employees, 20 of whom will be working full-time; that as opposed to a lunch-brand type fast food chain, Popeyes is a dinner-brand type restaurant; that the applicant proposes to build and operate a dine-in and drive-through Popeyes Louisiana Kitchen quick-service restaurant operating seven days a week, from Monday

through Saturday from 10:30 A.M. to 10:30 P.M. and Sunday from 10:30 A.M. to 9:30 P.M.; he testified as to the suitability of the site; that supply deliveries are flexible and generally early mornings or at nights.

Mr. Walker testified as a civil engineer regarding the site plan dated January 9, 2017; that the property in question is located at 6 Main Avenue and consists of a total lot area of 15,980 square feet in the P-MU zone district which is a Highway Business District Area; that the property is a corner lot, rectangular in shape with frontage along both Main Avenue and Robert Street; that presently at the site is a vacant one-story commercial masonry building with a driveway and parking lot improvements, previously utilized as a bank with drive-thru lanes; that the applicant proposes renovations to the existing building to be utilized as a dine-in and drive-through restaurant, including removal of the drive-up canopy and island located in the rear of the property, existing building vestibule, signage, concrete areas, and curbing; that the applicant proposes various on-site improvements including a dumpster enclosure area, installation of exterior business signage, curbing, concrete walkways, grading improvements, building canopy, and pick-up window; that the applicant proposes reconstruction of the existing railroad tie wall and various on-site landscaping improvements for shrubs/planted areas and fencing repair as well as façade improvements and site lighting; that the surrounding area contains a mix of uses, including commercial, industrial, retail, and residential properties; that a D(1) use variance is required for a drive-thru fast food restaurant with associated menu/order boards not permitted in the zone; that bulk “c” variances are required for front yard setback along Main Avenue where 29.2 feet is proposed and 35 feet is required; maximum impervious coverage where 77 percent is proposed and 75 percent is permitted; minimum open space where 23.1 percent is proposed and 25 percent is required; corner side lot line parking setback where 1 foot is proposed and 10 feet is required; rear lot line parking setback where 2.4 feet is proposed and 10 feet is required; parking aisle setback where parking and drive aisles are proposed within 10 feet of the property line and variances are required for setback and landscaping.

Offered into evidence as “A-1” is an aerial photograph with the site plan superimposed on the site.

Mr. Olivo testified as a traffic engineering as to his Traffic Impact Letter Report dated May 5, 2017, which is referenced herein and made a part hereof; he testified

as to the nature and extent of the traffic study; that the study was performed on April 20 and 22, 2017; he addressed the issues of reconfiguring the parking on the site, re-striping of the parking lot; that a total of 16 parking spaces are proposed; parking setbacks in the corner/side yard and rear as well as parking aisle setbacks, site circulation, ingress and egress, and queuing at the drive-thru; that he measured the peak period of time between 4 P.M. and 7 P.M. with the highest peak on Saturday; he testified that he did not include holidays in the analysis.

Objector Gladys Shepcharde questioned tractor-trailers at the site, parking, deliveries, and expressed concern regarding the nursery school near the site.

At this point in the hearing, the matter was continued to the July 19, 2017, meeting of the Board.

RESOLUTIONS

Chrmn Zecchino brought to the Board's attention Resolutions engaging the services of (1) Paul Ferriero, PE, PP, CME, CFM, LEEP AP, of Ferriero Engineering, Inc., as the Board's Engineer and Landscape Architect; and (2) Lee D. Klein, P.E., PTOE of Klein Traffic Consulting, LLC as the Board's Traffic Consultant for the application of YESHIVA KTANA OF PASSAIC, INC.

Thereupon, Vice-Chrmn Gerard Scorziello moved to engage the services of Paul Ferriero, PE, PP, CME, CFM, LEEP AP, of Ferriero Engineering, Inc., as the Board's Engineer and Landscape Architect for the application of YESHIVA KTANA OF PASSAIC, INC. The motion was seconded by Comr Louis DeStefano. Voting in the affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a six to zero vote, the motion carried, and the Resolution was adopted.

Comr Stephen Christopher moved to engage the services of Lee D. Klein, P.E., PTOE of Klein Traffic Consulting, LLC as the Board's Traffic Consultant for the application of YESHIVA KTANA OF PASSAIC, INC. The motion was seconded by

Vice-Chrmn Gerard Scorziello. Voting in the affirmative were Comrs Michael Molner, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a six to zero vote, the motion carried, and the Resolution was adopted.

Chrmn Zecchino announced that the next order of business is the adoption of the Resolutions set forth on the Agenda.

1. Upon motion made by Comr Roy Noonburg, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of THE CATHOLIC COMMUNITY OF SAINT BRENDANS AND SAINT GEORGE for a minor subdivision to subdivide the former parish house from the parking lot; use variance for a parking lot as a principal use; front yard setback, rear yard setback, and side yard setback variances for the new lot created at 155 East 1st Street, Block 1.06, Lot 1, was adopted.

2. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr Roy Noonburg, and affirmed by Comrs Michael Molner, Louis DeStefano, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of RAMON INOA for variances for lot coverage, right side yard, combined side yards, and rear yard setback for a second floor rear deck at 26 East Clifton Avenue, Block 3.01, Lot 16, was adopted.

3. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr Louis DeStefano, and affirmed by Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution DENYING the application of ANGEL CLASE for a use variance for a three-fixture bathroom consisting of water closet, sink, and stall shower in the basement at 143 Roosevelt Avenue, Block 1.10, Lot 10, was adopted.

There being no further business before the Board, Comr Stephen Christopher moved to adjourn. The motion was seconded by Comr Louis DeStefano with the unanimous approval of the entire Board.

Respectfully submitted,

JOHN D. POGORELEC
COUNSEL SECRETARY

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: AMIE & JOSEPH KOLODZIEJ
for premises known as: 109 McCosh Road, Block 62.05, Lot 4
be and the same is hereby: GRANTED variances for existing, non-conforming lot width and area, front yard, right side yard, combined side yards, and maximum building height (3 stories) for new addition, new deck, and new portico.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 17, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Roy Noonburg moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicants request variance approval as aforesaid to erect a new addition, new deck, and new portico at premises located at 109 McCosh Road, Block 62.05, Lot 4, which premises are located in an RA1 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicants and the objectors, has made the following factual findings:

a. Variances are required for existing, non-conforming lot width and area; front yard setback where 35 feet is required and 28.9 feet is proposed; right side yard where 10 feet is required and 5.5 feet at the home and 3.8 feet at the deck is proposed; combined side yards where 24 feet is required and 18.5 feet is proposed; and rear maximum building height where 2 stories are permitted and 3 stories are proposed;

b. The front yard setback is for the new porch, and there are other similar-type porches in the neighborhood;

c. The side yard setback and combined side yard setback variances can be granted without altering the footprint of the building and are existing, non-conforming at the site;

d. The three-stories are based on the topography and the new addition, and the street view will remain a two-story;

e. The applicants have shown sufficient hardship to justify the grant of the variances requested;

f. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposal will be detrimental to the health, safety, and general welfare of the neighborhood;

(CONTINUED)

(CONTINUED)

NOW THEREFORE, BE IT RESOLVED that the application for a new addition, new deck, and new portico at premises located at 109 McCosh Road, Block 62.05, Lot 4, be and the same is hereby approved and the variances for existing, non-conforming lot width and area; front yard setback; right side yard setback, combined side yard setbacks; and maximum building height of three stories be and the same are hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr LOUIS DE STEFANO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: DANIEL SCHIMEL AND NICOLE KATZ
for premises known as: 44 Annabelle Avenue, Block 71.02, Lot 11
be and the same is hereby: GRANTED combined side yards and lot coverage variances to erect a second floor addition and two-story rear addition.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 17, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Stephen Christopher moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicants request variance approval as aforesaid to erect a second floor addition and two-story rear addition at premises located at 44 Annabelle Avenue, Block 71.02, Lot 11, which premises are located in an RA3 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicants, has made the following factual findings:

- a. The size of the applicants' family has grown, and they would like to expand the size of their kitchen and dining room to accommodate the needs of their family;
- b. The application calls for the erection of a second floor addition and two-story rear addition;
- c. Variances are required for combined side yards where 16 feet is required and 12.56 feet is proposed; and lot coverage where a maximum of 27 percent is permitted and 28.9 percent is proposed;
- d. The applicants have shown sufficient hardship to justify the grant of the variances requested;
- e. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the additions will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to

show that the additions will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a second floor addition and two-story rear addition at premises located at 44 Annabelle Avenue, Block 71.02, Lot 11, be and the same is hereby approved and the variances for combined side yards and lot coverage be and the same are hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr STEPHEN CHRISTOPHER.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: TOM MC LAUGHLON
for premises known as: 2 Burlington Road, Block 68.09, Lot 4
be and the same is hereby: GRANTED variance to install a 5-foot-high solid wood fence along Allwood Road.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 17, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Louis DeStefano moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to erect a 5-foot-high solid fence at premises located at 2 Burlington Road, Block 68.09, Lot 4, which premises are located in an RA3 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The applicant lives on a corner piece of property and the side and rear of the property face Allwood Road, a heavily-traveled roadway in the City of Clifton;
- b. The 5-foot-high wood fence proposed would start at the rear of his house along the side lot line of Allwood Road to the rear lot line;
- c. A variance is required for the 5-foot-high solid fence where a 4-foot-high 50 percent open fence is permitted;
- d. The fence is requested for safety and privacy purposes;
- e. The applicant has shown sufficient hardship to justify the grant of the variance requested;
- f. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposed fence will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposed fence will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a 5-foot-high solid fence along Allwood Road at premises located at 2 Burlington Road, Block 68.09, Lot 4, be and the same is hereby approved and the variance for the 5-foot-high solid wood fence be and the same is hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: LESZEK AND MARIA TOKARCZYK
for premises known as: 135 Beverly Hill Road, Block 55.05, Lot 25
be and the same is hereby: GRANTED combined side yards, right side yard, and front yard variances to erect a two-story addition and second floor addition.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 17, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr George Foukas moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicants requests variance approval as aforesaid to erect a two-story addition and second floor addition at premises located at 135 Beverly Hill Road, Block 55.05, Lot 25, which premises are located in an RA3 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicants and their expert, has made the following factual findings:

- a. The applicants seek to improve and update an existing, dilapidated vacant home and erect a two-story addition and second floor addition;
- b. Due to the location of the existing home, variances for front yard and right side yard setback are required;
- c. Variances are required for combined side yards where 16 feet is required and 12.9 feet is proposed; right side yard where 6 feet is required and 4.8 feet is proposed; and front yard where 25 feet is required and 24.9 feet is proposed;
- d. The applicants have shown sufficient hardship to justify the grant of the variances requested;
- e. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposed additions will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been testimony presented to show that the proposed additions will promote the health, safety, and general welfare of the neighborhood by renovating a dilapidated vacant house;

NOW THEREFORE, BE IT RESOLVED that the application to erect a two-story addition and second floor addition at premises located at 135 Beverly Hill Road, Block 55.05, Lot 25, be and the same is hereby approved and the combined side yards, right side yard, and front yard variances be and the same are hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr GEORGE FOUKAS.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: AVRAHAM SACKTON
for premises known as: 35 Belmont Avenue, Block 70.03, Lot 19
be and the same is hereby: GRANTED rear yard setback variance to build a rear yard deck.

Testimony concerning the aforesaid application was taken by the Board at its meeting on May 17, 2017. Said testimony including the application and the plans and exhibits on file are incorporated herein by reference and made a part hereof.

After a review of the testimony, Comr Roy Noonburg moved to grant the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval as aforesaid to build a rear deck at premises located at 35 Belmont Avenue, Block 70.03, Lot 19, which premises are located in an RA3 zone; and

WHEREAS, the Board, after hearing the testimony presented by the applicant, has made the following factual findings:

- a. The applicant requests approval to build a rear wood deck approximately 20- by 12-feet in size;
- b. A variance is required for rear yard setback where 35 feet is required and 31 feet is proposed;
- c. The applicant has shown sufficient hardship to justify the grant of the variance requested;
- d. The benefits of the application outweigh the detriments, if any; and

WHEREAS, the Board finds from the testimony presented that the proposed deck will be in accord with the intent and purpose of the master plan and the zone ordinance; and

WHEREAS, the Board further finds that there has been no testimony presented to show that the proposed deck will be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a rear deck at premises located at 35 Belmont Avenue, Block 70.03, Lot 19, be and the same is hereby approved and the rear yard setback variance be and the same is hereby granted subject to such further governmental approvals as may be required by law.

NO PERMITS ARE TO ISSUE UNLESS AND UNTIL THE FINAL SEALED PLANS REFLECTING ANY CHANGES OR AMENDMENTS HAVE BEEN SUBMITTED AND APPROVED. THE ZONING BOARD SHALL RETAIN JURISDICTION TO RECONSIDER, REVISE, MODIFY, ADD, AND VARY THE TERMS OF ANY CONDITIONS HEREIN IMPOSED UPON ANY USE VARIANCE, VARIANCES, AND/OR SITE PLAN GRANTED HEREIN.

THIS RESOLUTION, IF NOT ACTED UPON (OBTAIN A BUILDING PERMIT) WITHIN ONE (1) YEAR OF THE DATE OF ADOPTION OF THIS RESOLUTION, SHALL BECOME NULL AND VOID, OR AS AMENDED.

NO BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNLESS THE REQUIRED COUNCIL ON AFFORDABLE HOUSING (COAH) FEE AS DETERMINED BY THE REQUIRED MUNICIPAL OFFICIALS AND THE MUNICIPAL HOUSING LIASON IS PAID. THIS WILL APPLY TO EITHER THE APPLICANT OR THE OWNER UPON SUBMISSION OF REQUIRED PLANS FOR BUILDING PERMITS.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the
application of: n/a
for premises known as: n/a
be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of Adjustment
hereby appoints:

(1) Paul Ferriero, PE, PP, CME, CFM, LEED AP, of Ferriero Engineering, Inc.,
180 Main Street, P.O. Box 571, Chester, New Jersey 07930, as its Engineer and
Landscape Architect;

for the singular application of YESHIVA KTANA OF PASSAIC, INC., 288, 292, 296,
300 AND 304 South Parkway, Block 59.01, Lots 8, 11, 13, 15, and 17, which
premises are located in an R-B2 zone for use variance approval and bulk variances to
permit the demolition of existing houses on the aforesaid lots and to permit construction
of a parking lot to service the abutting school; and

BE IT FURTHER RESOLVED that the City of Clifton will pay the invoices for
professional services at the rates stated in correspondence of Ferriero Engineering, Inc.
dated March 23, 2017, copy attached.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr LOUIS DE STEFANO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM
 Robert C. Brightly, PE, PP, CME
 John E. Hansen, PE, PP, CME, LEED

Steven B. Bolio, PE, CME
 Mark S. Denisiuk, PE, CME, LEED AP
 Joseph S. Kosinski, PG, CFM, LEED AP
 Dennis W. O'Neal, PE, PP, CME
 C. Richard Quamme, PE, CME

March 23, 2017

John D. Pogorelec, Esq.
 City of Clifton Board of Adjustment
 900 Clifton Avenue
 Clifton, New Jersey 07013

Re: Conflict Engineering Services

Dear Mr. Pogorelec:

We are pleased to provide the following proposal for engineering services for the City of Clifton Board of Adjustment. We are currently the municipal engineers for a number of municipalities throughout northern and central New Jersey. Our staff includes seven licensed professional engineers, all of whom are Certified Municipal Engineers, a professional geologist and a number of junior engineers. We have been doing municipal engineering and board review work for 25 years.

Attached to this letter, please find the resumes of our key staff members. I have also included the resume of Harold Maltz, PE, the traffic engineer with whom we would work with on the project. Our proposed billing rates for the work are \$175.00 per hour for principal engineers and the traffic engineer. Other professional engineering staff will be billed at \$165.00 per hour.

Please let me know if I can provide any further information. I can be reached in the office at 908-879-6209 or my direct email: paul.ferriero@ferrieroengineering.com.

Very truly yours,

Paul W. Ferriero, PE, PP, CME, LEED AP, CFM
 President

• • •
 ■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597
 □ 17 Model Avenue • P.O. Box 577 • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008
 mail@FerrieroEngineering.com



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM
Robert C. Brightly, PE, PP, CME
John E. Hansen, PE, PP, CME, LEED

Steven B. Bolio, PE, CME
Mark S. Denisiuk, PE, LEED AP
Joseph S. Kosinski, PG, CFM, LEED AP
Dennis W. O'Neal, PE, PP, CME
C. Richard Quamme, PE, CME

PAUL W. FERRIERO, PE, PP, CME, LEED AP, CFM
President

EDUCATION

M.S. Engineering Management
University of Pittsburgh, 1986

B.S. Engineering
United States Military Academy, 1981

EXPERIENCE

12/92 - Present

PRESIDENT - Ferriero Engineering, Inc., Chester, New Jersey
Responsible for all aspects of municipal consulting, design for subdivisions, site plans and capital construction projects. Prepared drainage analysis reports for stormwater management basins and floodway designs. Provided expert testimony and reports for land use hearings and court proceedings. Prepared environmental and traffic impact reports. Coordinated with the NJDEP and the US Army Corps of Engineers to secure stream encroachment and wetland permits.

1/91 - Present

TOWNSHIP ENGINEER - Bedminster Township, Somerset County

1/95 - Present

BOROUGH ENGINEER - Far Hills Borough, Somerset County

3/99 - Present

BOROUGH ENGINEER - Mendham Borough, Morris County

1/00 - Present

BOROUGH ENGINEER - Lebanon Borough, Hunterdon County

1/01 - Present

BOROUGH ENGINEER - Bernardsville Borough, Somerset County

1/03 - Present

BOROUGH ENGINEER - Chester Borough, Morris County

4/03 - 12/05

TOWNSHIP ENGINEER - Clinton Township, Hunterdon County

5/08 - Present

TOWNSHIP ENGINEER - Randolph Township, Morris County

3/09 - Present

TOWNSHIP ENGINEER - Long Hill Township, Morris County

7/09 - Present

TOWNSHIP ENGINEER - West Milford Township, Passaic County

1/11 - Present

BOROUGH ENGINEER - Rockaway Borough, Morris County

2/11 - Present

TOWNSHIP ENGINEER - Mendham Township, Morris County

9/11 - Present

TOWNSHIP ENGINEER - Liberty Township, Warren County

1/15 - Present

BOROUGH ENGINEER - Pompton Lakes Borough, Passaic County

Consulting Municipal Engineer responsible for Township engineering services including application review for the Planning Board, Board of Adjustment, Environmental Commission and Board of Health, design of municipal infrastructure improvements, tax map preparation, sanitary sewer map updating, field inspection of ongoing construction projects and preparation of plans and specifications for municipal contracts.

■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597
□ 17 Model Avenue • P.O. Box 577 • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008
mail@FerrieroEngineering.com

- 4/88 - 12/92 CHIEF OF ENGINEERING SERVICES - Yannaccone Associates,
Chester, New Jersey
Responsible for subdivision and site plan design, grading plans, and subsurface sewage disposal system design. Prepared environmental and traffic impact reports. Managed engineering staff of seven professional engineers, junior engineers and draftsmen. Responsible for managing computer assets and training personnel in the use of Autocad and Softdesk software, HEC-1, HEC-2 and Soils Conservation Service TR-55 programs. Provided expert testimony at Planning Board, Zoning Board of Adjustment and Board of Health meetings.
- 9/86 - 4/88 PROJECT MANAGER/ENGINEER - Landmark Design Builders,
Blairstown, New Jersey
Responsible for all phases of construction management for projects valued to \$1.5 million. Negotiated with customers for general construction contracts. Estimated project costs and negotiated with subcontractors.
- 12/83 - 8/86 CONTRACT/CONSTRUCTION MANAGEMENT ENGINEER -
US Army Corps of Engineers, Pittsburgh, Pennsylvania
Managed a team of engineers, landscape architects, biologists, economists and draftsmen to complete a production and utility capability analysis for a 22,000 acre Army facility. Chaired the District Value Engineering Committee.
- 10/81 - 12/83 CONSTRUCTION OFFICER/PLATOON LEADER -
39th Engineer Battalion, Fort Devens, Massachusetts
Responsible for a construction platoon of 35 carpenters, electricians and plumbers. Developed training and equipment maintenance programs. Designed building and roadway construction projects. Managed construction personnel and performed quality control inspections.

Representative Projects:

- | | |
|---|--|
| Toys "R" Us Warehouse/Distribution Facility | Toys "R" Us Data Center |
| Mount Olive Township - 800,000 SF | Parsippany-Troy Hills Township - 30,000 SF |
| and 500,000 SF expansion | Talbot's Retail Center |
| West Morris Central High School | Harding Township - 10,000 SF |
| Washington Township | Harding Township Affordable Housing |
| Mountain Jewish Community Center | Harding Township |
| Warren Township - 18,000 SF | River Road Park, Bedminster Township |
| Harry Dunham Park, Bernards Township | Pluckemin School Park, Bedminster Township |
| Johnson Pond Dam Rehab. | Knox Avenue Park, Bedminster Township |
| Byram Township, Mountain Valley Park | |
| Dam Dredging and Rehab., Mendham Borough | |

**PROFESSIONAL QUALIFICATIONS
AND AFFILIATIONS**

New Jersey Professional Engineer
New Jersey Professional Planner
Certified Municipal Engineer
LEED Accredited Professional
Certified Floodplain Manager
Certified Professional in Stormwater Quality
NJDEP Registered Septic System Designer, Inspector and Site Evaluator
American Society of Civil Engineers
New Jersey Society of Municipal Engineers
Instructor - Rutgers University Short Course - Development Permits

MEETING OF MAY 17, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: n/a

for premises known as: n/a

be and the same is hereby: n/a

BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of Adjustment hereby appoints:

(1) Lee D. Klein, P.E., PTOE, of Klein Traffic Consulting, LLC, 156 Walker Road, West Orange, New Jersey 07052 as its Traffic Consultant,

for the singular application of YESHIVA KTANA OF PASSAIC, INC., 288, 292, 296, 300 AND 304 South Parkway, Block 59.01, Lots 8, 11, 13, 15, and 17, which premises are located in an R-B2 zone for use variance approval and bulk variances to permit the demolition of existing houses on the aforesaid lots and to permit construction of a parking lot to service the abutting school; and

BE IT FURTHER RESOLVED that the City of Clifton will pay the invoices for professional services at the rates stated in correspondence of Klein Traffic Consulting, LLC dated April 19, 2017, copy attached.

Resolution moved by: Comr STEPHEN CHRISTOPHER.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

Affirmed by: Comrs Michael Molner, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino.



1.2.2 Past Performance

Klein Traffic Consulting, LLC has been the traffic expert, providing expertise in traffic engineering, transportation planning and parking analyses to the following Planning Boards and Zoning Boards of Adjustment throughout NJ:

- | | |
|-------------------------|---------------------------------------|
| • Asbury Park City | • Little Egg Harbor Township |
| • Bayonne City | • Manalapan Township |
| • Bloomfield Township | • Manchester Township |
| • Brick Township | • Marlboro Township |
| • Carteret Borough | • Middletown Township |
| • East Windsor Township | • Monroe Township |
| • Eatontown Borough | • Neptune Township |
| • Elizabeth City | • Piscataway Township |
| • Evesham Township | • Red Bank Borough |
| • Freehold Township | • Spring Lake Borough |
| • Hackensack City | • Tinton Falls Borough |
| • Harrison Town | • Union Township |
| • Hazlet Township | • Waldwick Borough |
| • Hudson County | • Washington Township (Bergen County) |
| • Jersey City | • Woodbridge Township |
| • Linden City | • Woodcliff Lake Borough |

1.2.6 Technical Process

Depending upon the assignment, Klein Traffic would gather the appropriate reports, plans, data, etc. Then Klein Traffic would organize and review these data. If a report is needed, Klein Traffic would provide a succinct, yet thorough report. If an analysis is needed, Klein Traffic would provide a thorough, yet understandable analysis of the problem.

We look forward to a favorable response from the City of Clifton. If you have any questions, please contact me at 973-985-3464.

Very truly yours,

Lee D. Klein, P.E., PTOE
NJPE 24GE03710400
PTOE Certification 1627



CITY OF CLIFTON

1. Names and roles of the individuals who will perform the services and description of their education and experience with projects similar to the services contained herein including their education, degrees and certifications:

Lee D. Klein, P.E., PTOE will perform the traffic engineering, transportation planning and parking analyses services, as well as be the primary point of contact for Klein Traffic Consulting, LLC. Mr. Klein has a Bachelor of Science in Civil Engineering from Rutgers University, College of Engineering.

Mr. Klein has over three decades of transportation planning and traffic engineering experience in traffic impact studies; parking analyses; traffic signal warrant analyses; intersection capacity analyses; traffic signal design; and, conceptual intersection and roadway improvement design.

Utilizing MUTCD, as well as NJDOT traffic signal design specifications and details, and other published design standards, Mr. Klein has experience with all phases of traffic signal installation design and engineering, from pre-timed to fully-actuated multiphase signal operations within closed loop systems.

Mr. Klein has expertise in trip generation and distribution, traffic forecasting, land use planning and parking needs studies and demand forecasting. He has assisted clients, attorneys, public agencies and transportation officials with planning transportation strategies and negotiating traffic improvement agreements. His professional experience includes work in New Jersey, Pennsylvania, New York, Kentucky, Missouri, Louisiana, Ohio, Kansas, and Indiana.

Mr. Klein has been accepted as an expert witness for traffic engineering testimony before planning and zoning boards throughout New Jersey, as well as the New Jersey Superior Court. He has also been an expert witness for depositions involving traffic-engineering issues.

Mr. Klein has reviewed traffic impact study reports for various site plan applications to zoning and planning boards using the New Jersey Residential Site Improvements Standards. He has prepared letters and memoranda, and has provided expert testimony with regard to traffic engineering, transportation circulation and parking analysis for major and minor site plan applications.

Mr. Klein is a nationally certified Professional Traffic Operations Engineer, by the Transportation Professional Certification Board Inc. and a Professional Engineer in New Jersey as well as New York, Pennsylvania and Delaware.



2. References and record of success of similar services:

Steven P. Rinaldi, PLS, PP
Supervisor, City Land Surveyor, Principal
Engineer
50 Winfield Scott Plaza
City of Elizabeth
Elizabeth, New Jersey 07201
Phone: (908) 820-4278
Fax: (908) 820-4087
Email: srinaldi@elizabethnj.org

Joao D'Souza
Director of Traffic & Transportation
City of Jersey City, Department of Public
Works
13-15 Linden Avenue East
Jersey City, New Jersey 07305
Phone: (201) 547-4470
Fax: (201) 547-4703
Email: joao@icnj.org

George Vircik
City Engineer
Linden City Hall
301 North Wood Avenue
Linden, New Jersey 07036
Phone: (908) 474-8470
Email: engineeringdepartme@linden-nj.org

3. Description of ability to provide the services in a timely fashion (including staffing, familiarity and location of key staff):

Klein Traffic Consulting, LLC provides traffic engineering, transportation planning and parking analyses services in a timely manner. Mr. Klein understands the need to provide these professional services in a timely manner.

Klein Traffic Consulting, LLC provides public and private clients with a full range of professional traffic engineering and transportation planning services. Our firm's staff of New Jersey, New York, Pennsylvania, and Delaware professional engineers and nationally-certified Professional Traffic Operations Engineers provides services in:

- Traffic engineering analysis
- Parking and shared parking studies
- Conceptual traffic signal design
- Master plan circulation elements
- Corridor studies
- Conceptual site plan design
- Traffic calming studies and concepts
- Municipal consulting
- Expert testimony



Klein Traffic Consulting, LLC brings its clients nearly three decades of experience in transportation planning and traffic engineering. The firm specializes in:

- Traffic impact studies
- Parking and shared parking analysis
- Traffic calming studies and concepts
- Traffic signal warrant analysis
- Intersection capacity analysis
- Operational analysis
- Traffic signal design concepts
- MUTCD compliance evaluation
- Roadway improvement design concepts
- Transportation master planning
- Intersection design concepts
- Public transportation strategies
- Pedestrian and bicycle circulation strategies
- Review of traffic impact studies
- Site plan and circulation evaluation
- NJDOT Major Access Permit applications
- Providing expert testimony
- Negotiating traffic improvement agreements
- Analysis of NJDOT crash records
- GIS analysis and mapping

Traffic Engineering Analysis

Traffic impact assessments of development-related impacts to adjacent roadway systems
Level of service calculations for unsignalized and signalized intersections, roundabouts, interchanges and other junctions using industry-standard software packages based on the Highway Capacity Manual

Parking and Shared Parking Studies

Parking and shared parking studies for projects of all types, including: collection of parking demand data; analysis of parking turnover/duration; calculation of needs; and, development of conceptual parking layouts

Conceptual Traffic Signal Design

Signal warrant analyses based on the Manual on Uniform Traffic Control Devices
Development of conceptual geometric intersection design and signal equipment layout

Transportation Planning

Preparation of master plan circulation elements and corridor studies
Development of plans and concepts for traffic improvements



Conceptual Site Plan Design

Preparation of conceptual geometric site layout with a focus on: access; vehicle and pedestrian circulation; loading/delivery; service vehicle access; and, parking

Traffic Calming Studies and Concepts

Development of conceptual traffic calming measures to reduce the speed and volume of vehicles to acceptable levels for the roadway's functional classification. Traffic calming makes roadways more pedestrian-friendly, improves aesthetics, and creates the feeling of safety.

Municipal Consulting

Review of site plan applications, traffic studies, and other traffic-related plans and studies on behalf of municipalities and other governmental review agencies.

Expert Testimony

Lee D. Klein, PE, PTOE has qualified before more than 60 municipal planning boards, zoning boards of adjustment, county planning boards, and the New Jersey Superior Court.

Geographic Information Systems

GIS analysis of NJDOT crash records and related data
Preparation of mapping for use in master plan circulation elements, corridor studies and reports

4. Hourly rates of each of the individuals who will perform services:

The proposed billing rate for a Professional Engineer is \$170 per hour.

Firm: Klein Traffic Consulting, LLC

Date: 4/19/2017

Authorized Representative:

Lee D. Klein, P.E., PTOE

Signature:

Lee D. Klein

Title: Principal

Telephone: 973-985-3464

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