

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, December 6, 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 November 15, 2017, regular meeting were adopted with the unanimous approval of the entire Board.

CONTINUED HEARINGS

1.	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.

At the request of objectors who retained the services of an attorney, this matter was continued to the January 17, 2018, meeting of the Board.

2.

CARLOS SUAREZ & NELY ALTAMIRANO,
- Use

42 Paterson Avenue, Block 82.02, Lot 64
- Variance

-- RA3 – Applicant proposes a rear addition on to an existing nonconforming two-family home. A use variance is required for the expansion of a nonconforming use. A new detached garage is also proposed at 440 sq. ft. where a maximum of 300 sq. ft. is permitted.

This matter was previously continued by the Board until the January 3, 2018, meeting of the Board.

3.

UNITED AMERICAN MUSLIM
- Use

ASSOCIATION INC., 492 Clifton
- Variance;

Avenue, Block 12.01, Lot 24
- Variances

-- B-C – Applicant seeks to eliminate one apartment and create a study area for cultural and enrichment programs for young students:
1) Conditional use variance required (lot and building do not meet conditional use requirements.
2) Use variance required for mixed use building (residential on second floor) accessory use 3) Bulk variances for existing conditions including
a) parking within front yard setback;
b) parking isles deficient; c) parking within rear yard setback; d) parking

stalls deficient in size. 4) Such other variances as may be required.

This matter was previously continued by the Board to the January 17, 2018, meeting of the Board.

4.

E CUBE 240 LLC & AMERICAN ANALYTICAL ASSOCIATION, LLC,
- Use

247/245 Parker Avenue, Block 4.16,
- Variances

Lot 33/31 – PD-1 – Applicant proposes to renovate and build additions to the existing applicant store and Bank building to create a four story mixed use property. Applicant also proposes to merge lots 31 and 33. Building will consist of 3 retail stores on the first floor and 29 apartments. The following variances are required:
- 1) Use variances required for mixed use and residential in a PD-1 Zone.

2) Rear yard setback proposed at 0’ where 10’ is required.

3) Lot coverage proposed at 100% where 90 is permitted.

4) Building height proposed at 40’7” where 30’ is permitted.

5) 4 stories proposed where 2 stories are permitted.

6) Such other variances as may be required.

At the request of the attorney for the applicant, this matter was continued until the February 7, 2018, meeting of the Board.

5.	299 ROUTE 3 EAST, LLC, 299 Route 3 East,
Use	Block 83.01, Lot 2.01 – M-3 or P-MU option –
Variance	A use variance to permit two (2) principal uses on the same lot being the existing gas station and conversion of the existing automobile service building into a coffee shop.

This matter was previously continued by the Board until the January 3, 2018, meeting of the Board.

6.	AHUVA & YEHELA WILLIG,
Variances	128 Edgewood Avenue, Block 57.07, Lot 24 – RA3 – Applicant is renovating and expanding the existing home and the following variances required: 1) Driveway proposed in front of the house not serving a garage. 2) Use variance required for proposed attic powder room (water closet and lavatory).

Bennett Wasserstrum, Esq., with offices at 999 McBride Avenue, Woodland Park, New Jersey, appeared on behalf of the applicants. The applicants were present and affirmed to give testimony. Also present and affirmed to give testimony was Jordan Rosenberg of 27 North Broad Street, Ridgewood, New Jersey. There were no objectors.

Mr. Wasserstrum stated that the applicant requests use variance approval to convert part of the garage into a bedroom and bathroom for an accessible space for a handicapped child and to install a bathroom in the attic to allow safe access for a handicapped child.

Ahuva Willig testified that her son is 12 years old and suffers from cerebral palsy; that she has five children; that the purpose of the request is for an accessible and safe place for their son to socialize with his siblings; that the request will allow the child to live in a safe, comfortable, and accessible home.

Jordan Rosenberg testified as an architect and stated that the applicants request a bathroom on each floor for accessibility for the handicapped child; that this is a request for special needs accessibility.

Comments from members of the Board indicate that there has never been an approval for a bathroom in an attic; that there are other options available to the applicants to provide an accessible and safe place for their son.

After a review of the testimony, Comr Roy Noonburg moved to deny the application and instructed the Counsel Secretary to prepare the proper Resolution for denial of the relief requested. The motion was seconded by Comr George Foukas. Voting for denial were Comrs Louis DiStefano, George Foukas, Roy Noonburg, and Vice-Chrmn Gerard Scorziello. Voting against denial were Comrs Daniel Trenk, Stephen Christopher, and Chrmn Mark Zecchino. By a four to three vote, the motion carried, and the application was denied 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.

UPPER MONTCLAIR COUNTRY CLUB,
- Use

177 Hepburn Road, Block 77.01, Lot 1
- Variance;

-- RA1 – Applicant seeks to expand the
- Variances

golf course clubhouse which requires a
- Use Variance for the expansion of a
- non-conforming use in an RA1 zone.
- Bulk variances are required for building
- height, curb cut width, parking stall
- dimensions, numbers of parking spaces,
- parking in front area and such other
- variances as may be required.

This matter was previously heard and approval was granted by the Board at its November 29, 2017, special meeting.

NEW HEARINGS

1. JAMES & DAWN ENZE, 10 Sperling Road,
Variance Block 38.02, Lot 5 – RA3 – Applicant has a
lot that fronts on Sperling Road and the
rear lot line is on Valley Road. Applicant
proposes to erect a 6’ high solid fence
along the rear of the property against Valley.

Dawn Enze, residing at 10 Sperling Road, Clifton, New Jersey, was present and sworn. There was one interested party, A. Katuletlol of Valley Road, Clifton, New Jersey. There were no objectors.

The applicant testified that she has a lot that fronts on Sperling Road and the rear lot is on Valley Road; that she proposes to erect a 6-foot-high solid fence along the rear of the property line for privacy and noise reduction of traffic from Valley Road.

The interested party did agree that litter and noise are a problem on Valley Road.

Comments from the Board indicate that a 5-foot-high fence might be appropriate.

After a review of the testimony, Vice-Chrmn Gerard Scorziello moved to grant the application. There was no second to the motion, and therefore, the motion failed.

Thereupon, Chrmn Mark Zecchino called for another motion.

Comr Roy Noonburg moved to deny the application and instructed the Counsel Secretary to prepare the proper Resolution for disapproval of the 6-foot-high fence.

The motion was seconded by Comr Louis DeStefano. Voting for denial were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, and Chrmn Mark Zecchino. Voting against denial was Vice-Chrmn Gerard Scorziello. By a six to one vote, the motion carried, and the application was denied 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.

2. **LAUREN SHEHATA, 67 Merselis Avenue,**
Variance **Block 2.06, Lot 21 – RB1 – Applicant proposes**
to install a driveway on the left side of the property. Driveway is proposed at 0’ from the left side yard lot line where 5’ is required.

The applicant, residing at 67 Merselis Avenue, Clifton, New Jersey, was present and sworn. There were no objectors.

The applicant testified that she requests variance approval to install a driveway on the left side of the property located at 67 Merselis Avenue; that the driveway is proposed at 0 feet from the left side yard lot line where 5 feet is required; that parking is a problem in the neighborhood; that with this driveway will provide one off-street space on a congested street.

After a review of the testimony, Comr Stephen Christopher moved to grant the application and instructed the Counsel Secretary to prepare the proper Resolution for approval of the variance. The motion was seconded by Comr Daniel Trenk. Voting in the affirmative were Comrs Daniel Trenk, 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. ISAAC FELICIANO, 103 Harding Avenue,
Variances Block 12.03, Lot 2 – RB1 – Applicant proposes
to extend the front of the detached garage
roof to create a carport area. The following
variances are requested:
- 1) Garage and proposed roof are a total of
800 sq.ft. where a maximum of 700 sq.ft. is
permitted.
 - 2) Roof is proposed at 8.5’ from the house
where 10’ is required.
 - 3) Garage and proposed roof is 1.8’ from
the right side lot line where 5’ is required.

This matter was continued by the Board to the December 20, 2017, meeting since no notice in the newspaper was detected.

4. 65 INDUSTRIAL CLIFTON, LLC,
Variance 65 Industrial South & 35 Bloomfield Avenue,
Block 56.08, Lots 4 and 13 – M-1 – Height
variance required for a portion (21,778 feet
on the left side of the building of a total of
204,560 feet contained in the building) of the
building (40 feet permitted – 40.07 feet
proposed) and amended site plan approval.

Frank A. Carlet, Esq., with offices at 1135 Clifton Avenue, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn were the following:
Charles Heydt, Senior Planner, Dresdner Robin, 55 Lane Road, Fairfield, NJ;
Donald Anerella, Distribution Manager, Damascus Bakeries, 56 Gold Street,
Brooklyn, NY; Joseph Mele, Engineer, Dresdner Robin, 1 Evertrust Plaza, Jersey
City, NJ; David Mafoud, Principal, Damascus Bakeries, 56 Gold Street, Brooklyn,
NY; and Oliver Wilhelm, Architect, Cybul Cybul Wilhelm Architects, 1064 River

Road, Edgewater, NJ. There was one interested party, Kazimierz Plichta, 72 Parson Road, Clifton, NJ.

Mr. Carlet stated that the applicant proposes to reconstruct the northeastern portion of the existing building to accommodate a commercial bakery; that the applicant proposes to construct a new indoor tennis court within an existing portion of the building which currently consists of office spaces. Furthermore, the applicant proposes to make additional improvements to the site.

David Mafoud testified as a principal of the applicant, Damascus Bakeries, and stated that the applicant proposes to convert the existing building into a commercial bakery; that the plans call for an installation of a large freezer within the building; that the location of the freezer is required to reduce the amount of truck traffic; that the freezer would result in less trucking traffic at the site since a pallet racking system would be provided to load products onto tractor trailers; that the installation of the freezer and raising the roof results in a height variance; that the applicant operates 5-6 days a week, 24 hours a day; that trucking will be limited from 7:30 A.M. to 7:30 P.M.; that the warehouse will work approximately 12 hours a day; that the trucks will come approximately one every hour; that a tennis court is proposed for indoor recreation of the employees; that most trucks are contracted, and the applicant leases three trucks; that there are approximately 250 employees operating under three shifts, starting at 7 A.M., 3:30 P.M., and 11 P.M.; that the noise level of refrigeration is negligible.

Oliver Wilhelm testified as an architect and submitted the following exhibits into evidence:

“A-1” are architectural plans showing aerial view of premises; first story building, asphalt parking lot, load area, concrete walkways, signage, curbing, and chain link fence;

“A-2” is overall floor plan;

“A-3” is location where pallets stored in freezer will be loaded;

“A-4” is roof plan;

“A-5” is photo of sound barriers, decibel level 50 at night and 65 during the day;

“A-6” is photo of outside of building (north side) matched racking with trucking;

“A-7” is a rendering of the front of the building;

“A-8” is stairwell from tennis court; and

“A-9” is stairwell from lower roof to upper roof.

Mr. Wilhelm stated that the applicant would comply with all recommendations set forth in the report of Neglia Engineering Associates dated December 4, 2017.

Joseph Mele testified as a Professional Engineer and addressed the comments set forth in the report of Neglia Engineering dated December 4, 2017; that the applicant proposes to reconstruct the northern portion of the existing building to accommodate the proposed commercial bakery; that a new indoor tennis court will be constructed within the existing portion of the building; that the applicant further proposes to construct a concrete ramp, retaining wall, vehicular swing gate, vehicular slide gate, aluminum fencing, curbing, drainage improvements, and landscaping improvements.

Charles Heydt testified as a Planner and stated that a variance is required for the height of the building; that the building height permitted is 40 feet, and the applicant is proposing 42.6 feet, requesting a variance for 2.6 feet which is *de minimis*; that the hardship is the unique feature of the site; that there will be no detriment to the general welfare; that the applicant satisfies the requirements for a hardship variance as well as a C2 flexible C variance; that during the day, the typical reading will be 65 decibels at the property line and at night, 50 decibels at the property line; that the location of the freezer which requires the building to be raised will improve the trucking maneuverability at the site; that there will be no impairment of the zone ordinance since the use is permitted by prior variance; that

the recreational facilities by way of the tennis court for the employees advances the purposes of the Municipal Land Use Law.

After a review of the testimony, Comr Stephen Christopher moved to approve the application and instructed the Counsel Secretary to prepare the proper Resolution for approval of the height variance. The motion was seconded by Comr Louis DeStefano with the stipulations that the trucking operations be limited to 7:30 A.M. to 7:30 P.M., subject to a satisfactory report received from the Police and Fire Departments and further that the tennis court will be utilized for the private use of the employees, not to the general public. Also subject to compliance with the Neglia Engineering Associates report dated December 4, 2017. Voting in the affirmative were Comrs Daniel Trenk, 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.

RESOLUTIONS

Chrmn Zecchino stated that the next order of business would be the adoption of the Resolutions as set forth on the Agenda.

1. Upon motion made by Comr George Foukas, seconded by Comr Louis DeStefano, and affirmed by Comrs Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of BEN ZANGARA for right side yard and combined side yard variances for an addition to serve as a garage to the front of the dwelling at 23 Calstan Place, Block 51.07, Lot 4, was adopted. RA1

2. Upon motion made by Comr Louis DeStefano, seconded by Comr Stephen Christopher, and affirmed by Comrs Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino,

the Resolution DENYING the application of RIMA TAHER for variances for a 10-foot-wide driveway in front of the home not serving a garage and for a driveway not 19 feet in length at 293 Harding Avenue, Block 20.04, Lot 5, was adopted. RB1

3. Upon motion made by Comr Stephen Christopher, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of SETH A. DAMSKI for combined side yard setback variance for a front addition at 478 South Parkway, Block 58.01, Lot 4, was adopted. RA1

APPOINTMENTS FOR 2018

Chrmn Zecchino announced that the Board must act upon the appointments for professionals for the year 2018.

1. Counsel Secretary. Counsel Secretary Pogorelec has been serving the Board since 1975; that he is presently a contract employee with the City of Clifton employed by the Zoning Board of Adjustment of the City of Clifton, and he would like to continue to attend meetings and advise the Board; prepare the Minutes, Agendas, and Legal Notices, attend special meetings; defend the Board in all litigation challenging the decisions of the Board; and prepare deed restrictions as instructed by the Board.

Vice-Chrmn Gerard Scorziello moved to hire John D. Pogorelec as Counsel Secretary on a contract basis to be paid \$900.00 a meeting for each regular Board meeting; that he shall be compensated for special meetings out of the escrow imposed against applicants; that his hourly rate for defense of litigation shall be \$125.00 per hour; that his contract shall be reviewed on an annual basis. The motion was seconded by Comr George Foukas. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, 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 Counsel was authorized to prepare the proper Resolution for the calendar year 2018, for a one-year term.

2. Planner. Comr Stephen Christopher moved to appoint Kathryn M. Gregory, PP, AICP. The motion was seconded by Comr Louis DeStefano. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. Comr George Foukas voted abstained. By a six to zero vote, Kathryn M. Gregory was appointed as the Planner for the calendar year 2018 at an hourly rate of \$120.00 for a one-year term and was instructed to prepare the 2017 annual report for the fee of \$1,900.00 as per her November 8, 2017, communications.

3. Engineer. Comr Louis DeStefano moved to appoint Neglia Engineering Associates for the position of Engineer. The motion was seconded by Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Neglia Engineering Associates was unanimously elected as Engineer to the Zoning Board of Adjustment for the calendar year 2018, for a one-year term, as per communication entitled 2018 Municipal Hourly Billing Rates.

4. Landscape Architect. Comr Louis DeStefano moved to appoint Neglia Engineering Associates for the position of Landscape Architect. The motion was seconded by Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Neglia Engineering Associates was unanimously elected as Landscape Architect to the Zoning Board of Adjustment for the calendar year 2018, for a one-year term as per communication entitled 2018 Municipal Hourly Billing Rates.

5. Traffic Consultant. Comr Louis DeStefano moved to appoint Neglia Engineering Associates for the position of Traffic Consultant. The motion was seconded by Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and

Chrmn Mark Zecchino. By a seven to zero vote, Neglia Engineering Associates was unanimously elected as Traffic Consultant to the Zoning Board of Adjustment for the calendar year 2018, for a one-year term as per communication entitled 2018 Municipal Hourly Billing Rates.

6. Cell Tower/Telecommunications. Comr Stephen Christopher moved to appoint Dr. Bruce A. Eisenstein for the position of Cell Tower/ Telecommunications expert. The motion was seconded by Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Dr. Bruce A. Eisenstein was unanimously elected as Cell Tower/ Telecommunications expert to the Zoning Board of Adjustment for the calendar year 2018, for a one-year term.

7. Certified Shorthand Reporter. Comr Stephen Christopher moved to appoint Laura A. Carucci, CSR, RPR, LLC, for the position of Certified Shorthand Reporter. The motion seconded by Vice-Chrmn Gerard Scorziello. There were no other nominations. Voting in the affirmative were Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino. By a seven to zero vote, Laura A. Carucci, CCR, RPR, was unanimously elected as Certified Shorthand Reporter to the Zoning Board of Adjustment for the calendar year 2018, for a one-year term as per the terms stated in communication of Laura A. Carucci, CCR, RPR, dated October 30, 2017.

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

Respectfully submitted,

JOHN D. POGORELEC
COUNSEL SECRETARY

MEETING OF DECEMBER 6, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: AHUVA & YEHELA WILLIG
for premises known as: 128 Edgewood Avenue, Block 57.07, Lot 24
be and the same is hereby: DENIED use variance for attic powder room and
variance for driveway proposed in front of the house not serving a garage.

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 6, 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 deny the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval to convert part of a garage into a bedroom and bathroom and to install a bathroom in the attic at premises located at 128 Edgewood Avenue, Block 57.07, Lot 24, which premises are located in a RA3 zone; and

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

- a. The applicant testified that she is renovating and expanding the existing home and requests variance approval for a driveway in front of the house not serving a garage and a use variance for a bathroom in the attic to provide special needs accessibility for a child suffering from cerebral palsy;
- b. The hardship testified to by the applicant is a personal hardship and not a zoning hardship;
- c. The proposed renovations may provide for a safe and accessible area for a handicapped child without approving the variances requested;
- d. From a zoning standpoint of view, the applicant has shown no hardship to justify the grant of the variances requested;
- e. The detriments of the application outweigh the benefits, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will not be in accord with the intent and purpose of the master plan and the zone ordinance since bathrooms in attics are not permitted; and

WHEREAS, the Board further finds that the driveway proposed in front of the house not serving a garage does not promote the health, safety, and general welfare of the premises and the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application as aforesaid for a driveway proposed in front of the house not serving a garage and a use variance for a proposed bathroom in the attic at premises located at 128 Edgewood Avenue, Block 57.07, Lot 24, be and the same are hereby disapproved and the use variance and bulk variance be and the same are hereby denied.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr GEORGE FOUKAS.

Affirmed by: Comrs Louis DeStefano, George Foukas, Roy Noonburg, and Vice-Chrmn Gerard Scorziello.

MEETING OF DECEMBER 6, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: JAMES & DAWN ENZE
for premises known as: 10 Sperling Road, Block 38.02, Lot 5
be and the same is hereby: DENIED a 6-foot-high solid fence along the rear property line of the premises.

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 6, 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 deny the application on the basis of the following Resolution:

WHEREAS, the applicant requests variance approval to erect a 6-foot-high solid fence in the rear of the property abutting Valley Road at premises located at 10 Sperling Road, Block 38.02, Lot 5, 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 is requesting variance approval to erect a 6-foot-high solid fence in the rear of the property abutting Valley Road;
- b. The applicant has testified that traffic, noise, and littering are reasons for the requested variance;
- c. The Board finds that a 5-foot-high fence may resolve the complaints of the applicant;
- d. The 6-foot-high fence represents an overuse of the premises;
- e. The applicant has shown no hardship to justify the height of the 6-foot solid fence;
- f. The detriments of the application outweigh the benefits, if any; and

WHEREAS, the Board finds from the testimony presented that the proposal will not be in accord with the intent and purpose of the master plan and the zone ordinance;

and

WHEREAS, the Board further finds that the height of the fence would be detrimental to the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to erect a 6-foot-high solid fence along the rear line of the property along Valley Road at premises located at 10 Sperling Road, Block 38.02, Lot 5, be and the same is hereby disapproved and the variance be and the same is hereby denied.

Resolution moved by: Comr ROY NOONBURG.

Seconded by: Comr LOUIS DE STEFANO.

Affirmed by: Comrs Daniel Trenk, Louis DeStefano, Stephen Christopher, George Foukas, Roy Noonburg, and Chrmn Mark Zecchino.

MEETING OF DECEMBER 6, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: LAUREN SHEHATA
for premises known as: 67 Merselis Avenue, Block 2.06, Lot 21
be and the same is hereby: GRANTED variance to install a driveway on the left side of the property line.

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 6, 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 applicant requests variance approval to install a driveway on the left side of the property at premises located at 67 Merselis Avenue, Block 2.06, Lot 21, which premises are located in a RB1 zone; and

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

- a. The applicant proposes to install a driveway on the left side of the property line with 0 setback from the left side lot line where a 5-foot setback is required;
- b. The purpose of the driveway is to remove a vehicle from a heavily congested street;
- c. The neighborhood contains many dwellings with driveways on both sides of the property;
- d. The applicant has shown sufficient hardship to justify the grant of the variance;
- e. The benefits of the application outweigh the detriments, if any; and

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

WHEREAS, the Board further finds that the proposed driveway will alleviate parking congestion in the neighborhood and will help promote the health, safety, and general welfare of the neighborhood;

NOW THEREFORE, BE IT RESOLVED that the application to install a driveway on the left side of the property line 0 feet from the left side yard lot line at premises located at 67 Merselis Avenue, Block 2.06, Lot 21, be and the same is hereby approved and the 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 STEPHEN CHRISTOPHER.

Seconded by: Comr DANIEL TRENK.

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

MEETING OF DECEMBER 6, 2017.

RESOLVED by the ZONING BOARD OF ADJUSTMENT, CLIFTON, N.J., that the application of: 65 INDUSTRIAL CLIFTON, LLC
for premises known as: 65 Industrial South & 35 Bloomfield Avenue
Block 56.08, Lots 4 and 13
be and the same is hereby: GRANTED height variance and amended site plan approval for a proposed commercial bakery.

Testimony concerning the aforesaid application was taken by the Board at its meeting on December 6, 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 applicant proposes to reconstruct the northeastern portion of the existing building located at 65 Industrial South and 35 Bloomfield Avenue, Block 56.08, Lots 4 and 13, which premises are located in a M-1 zone for a proposed commercial bakery; and

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

- a. The applicant proposes to convert the existing building at the site into a commercial bakery;
- b. The applicant proposes to install a large freezer which will be constructed in a part of the building and the proposed height variance is required to provide for the efficient operation of a pallet racking system to assist in the loading of tractor trailers;
- c. The installation of the freezer and raising the roof results in a height variance;
- d. The Board finds the testimony presented by the Principal of the applicant, its architect, its professional engineer, and professional planner credible;
- e. The Board received the following exhibits into evidence:

“A-1” are architectural plans showing aerial view of premises; first story building, asphalt parking lot, load area, concrete walkways, signage, curbing, and chain link fence;

“A-2” is overall floor plan;

“A-3” is location where pallets stored in freezer will be loaded;

“A-4” is roof plan;

“A-5” is photo of sound barriers, decibel level 50 at night and 65 during the day;

“A-6” is photo of outside of building (north side) matched racking with trucking;

“A-7” is a rendering of the front of the building;

“A-8” is stairwell from tennis court; and

(CONTINUED)

(CONTINUED)

“A-9” is stairwell from lower roof to upper roof.

d. The Board reviewed reports from its planning consultant, Gregory Associates, LLC dated December 1, 2017, and its engineering consultant, Neglia Engineering Associates dated December 4, 2017;

e. Due to the irregular shape of the property and the unique features of the site as testified to by the applicant’s planner, the grant of a 2 foot 6 inch height variance is *de minimis*;

f. The benefits of the application outweigh the detriments, if any, since the location of the freezer which causes the raising of the roof will help promote the truck traffic;

g. Based upon the testimony of the applicant's experts, the decibel readings of the noise at the property line during the day are 65 decibels and at night 50 decibels which complies with the noise ordinance; 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 since it will revitalize the site and provide jobs for approximately 200 employees; and

WHEREAS, the Board further finds that the location of the freezer within the structure of the site at the northeastern portion of the existing building will promote the health, safety, and general welfare of the neighborhood since it removes truck traffic from the adjacent residential uses;

NOW THEREFORE, BE IT RESOLVED that the application for a proposed commercial bakery housing a large freezer at premises located at 65 Industrial South and 35 Bloomfield Avenue, Block 56.08, Lot 4 and 13, be and the same is hereby approved and the height variance of 2.6 feet and the amended site plan be and the same are hereby granted subject to such further governmental approvals as may be required by law and subject to the following stipulations:

1. Truck traffic is limited from 7:30 A.M. to 7:30 P.M.;
2. Satisfactory reports from the Police and Fire Departments of the City of Clifton;
3. The indoor tennis court located within the building shall be limited to the private use of the employees and not to the public;
4. Compliance with the Neglia Engineering Associates report dated December 4, 2017; and
5. Subject to Passaic County Planning Board approval.

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 LOUIS DE STEFANO.

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

MEETING OF DECEMBER 6, 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

2018

RESOLUTION APPOINTING
JOHN D. POGORELEC, ESQ.
AS COUNSEL SECRETARY FOR THE
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF CLIFTON

WHEREAS, the Zoning Board of Adjustment requires legal counsel and secretary to attend all meetings, take the Minutes of said meetings, prepare the proper Resolutions, and render legal opinions to the Board; and

WHEREAS, the Zoning Board is desirous of appointing John D. Pogorelec as its Counsel Secretary and entering into a contract with him for his services as an independent contractor; and

WHEREAS, the members of the Zoning Board are of the opinion that the said Counsel Secretary should be compensated for his attendance at all Zoning Board meetings at a regular salary and that he should also be compensated for the additional and extra legal services in defending the Zoning Board in lawsuits filed against it and preparing deed restrictions as directed by the Zoning Board and attending special meetings called by the Zoning Board to be compensated by applicants through the escrow ordinance; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. requires that the Resolution authorizing the award of contracts for professional services without competitive bids and the contract itself must be available for public inspection;

NOW THEREFORE, BE IT RESOLVED that in compliance with N.J.S.A. 40A:11-1 et seq., the Zoning Board of Adjustment of the City of Clifton does hereby appoint John D. Pogorelec, Esquire, as its Counsel Secretary, to attend all regular meetings scheduled by the Board, prepare the Minutes and Resolutions, and handle all correspondence of the Board; and

BE IT FURTHER RESOLVED that the said John D. Pogorelec, Esquire, be and he is hereby appointed defense counsel in all actions filed in the Superior Court, Law Division, Appellate Division, and the Supreme Court where the Board denies the relief requested to the applicant, and the applicant challenges the decision of the Zoning Board of Adjustment; and

BE IT FURTHER RESOLVED that the reasons for such appointment are that he has served the Board as Counsel Secretary since 1975, and since he is present at each meeting of the Board, that he is familiar with the record established before the Board, that he is familiar with any particular evidence issues, and that he has provided legal counsel to the Board in making its decisions; and

BE IT FURTHER RESOLVED that whenever the Zoning Board of Adjustment of the City of Clifton schedules special meetings, it shall require applicants to post sufficient escrows to pay the cost of the Counsel Secretary for preparation of the Agenda, attendance at the meeting, and drafting of the Minutes; and

BE IT FURTHER RESOLVED that the said John D. Pogorelec is authorized to prepare deed restrictions imposed by the Board at the expense of the applicant and file same with the Passaic County Clerk, Registry Division; and

BE IT FURTHER RESOLVED that the said John D. Pogorelec shall be entitled to be compensated at the rate of NINE HUNDRED (\$900.00) DOLLARS for each regular meeting scheduled by the Board; the sum of ONE HUNDRED TWENTY FIVE (\$125.00) DOLLARS per hour for the time expended in defending lawsuits on behalf of the Zoning Board as aforesaid; and attending special meetings called by the Board, to be paid by the applicant from an escrow fund deposited with the City of Clifton; and

BE IT FURTHER RESOLVED that the Chairman and Vice-Chairman were hereby authorized and directed to execute the attached agreement with John D. Pogorelec, Esquire; and

BE IT FURTHER RESOLVED that a copy of this Resolution be published once in The Herald News in accordance with N.J.S.A. 40A:11-1 et seq. and the Resolution and Contract shall be on file and available for public inspection in the office of the Municipal Clerk; and

BE IT FURTHER RESOLVED that this Contract is awarded without competitive bidding as a professional service in accordance with N.J.S.A. 40A-11-5 (1)(e) of the Local Public Contracts Law because the contract is for services performed by a person authorized by law to practice a recognized profession that is regulated by law.

Resolution moved by: Comr VICE-CHRMN GERARD SCORZIELLO.

Seconded by: Comr GEORGE FOUKAS.

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

MEETING OF DECEMBER 6, 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 GREGORY ASSOCIATES, LLC, KATHRYN M.
GREGORY, PP, AICP, as its Planner for the Zoning Board of Adjustment of
the City of Clifton for the calendar year 2018 for a one-year term as per the
annexed letters dated November 8, 2017, from Gregory Associates, LLC; and
to prepare the Annual Report for the Board for 2017.

Resolution moved by: Comr STEPHEN CHRISTOPHER.

Seconded by: Comr LOUIS DE STEFANO

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



November 8, 2017

John D. Pogorelec, Esq.
Zoning Board of Adjustment Attorney/Secretary
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Dear Mr. Pogorelec,

Gregory Associates, LLC proposes to provide professional planning services to the Zoning Board of Adjustment of the City of Clifton for the calendar year 2017. Our scope of services will include the following:

1. Planning Services as requested by the Board of Adjustment as required under the Municipal Land Use Law and the ordinances of the City of Clifton;
2. Such duties as prescribed by general law and ordinance;
3. Representation to attend meetings as requested by the Board.

Kathryn M. Gregory, PP, AICP, of Gregory Associates, LLC, is well established in municipal planning serving municipal clients since 1996. We provide a full range of municipal planning services including Master Planning, Redevelopment Planning, Zoning Ordinance preparation, COAH Housing Plan preparation, and Site Plan and Subdivision reviews.

Due to the dramatic increasing costs of ObamaCare, our hourly rate for the above-mentioned services are proposed at a slight increase to \$120 per hour.

Our municipal clients are primarily located in northern New Jersey. The local nature of our firm helps us to better understand the City's needs and goals. Our firm involvement and experience in serving private clients also provides us with a balanced view of the development and redevelopment process and enables us to better serve our municipal clients. We think that we have the experience and knowledge to serve the Clifton Zoning Board of Adjustment in a positive and productive manner.

Please do not hesitate to contact me if you need anything further.

Very truly yours,

Kathryn M. Gregory, PP, AICP
Principal



November 8, 2017

John D. Pogorelec, Esq.
Zoning Board of Adjustment Attorney/Secretary
City of Clifton
900 Clifton Avenue
Clifton, NJ 07013

Dear Mr. Pogorelec,

Gregory Associates, LLC is pleased to present a proposal to prepare the Annual Report of the Zoning Board of Adjustment, pursuant to 40:55D-70.1. Annual report:

"The board of adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The board of adjustment shall send copies of the report and resolution to the governing body and planning board. L. 1985, c. 516, s. 16."

Our proposed cost for the preparation of the 2017 report is \$1900.

Please do not hesitate to contact me if you require anything further.

Very truly yours,

Kathryn M. Gregory, PP, AICP
Principal

Hand sent 11/15/17

MEETING OF DECEMBER 6, 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 NEGLIA ENGINEERING ASSOCIATES as its
Engineer for the Zoning Board of Adjustment of the City of Clifton for the
calendar year 2018 as per the annexed Neglia Engineering Associates 2018
Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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

MEETING OF DECEMBER 6, 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 NEGLIA ENGINEERING ASSOCIATES as its
Landscape Architect for the Zoning Board of Adjustment of the City of Clifton
for the calendar year 2018 as per the annexed Neglia Engineering Associates
2018 Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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

MEETING OF DECEMBER 6, 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

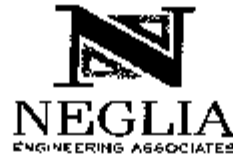
BE AND IT IS HEREBY RESOLVED that the Clifton Zoning Board of
Adjustment hereby appoints NEGLIA ENGINEERING ASSOCIATES as its
Traffic Consultant for the Zoning Board of Adjustment of the City of Clifton for
the calendar year 2018 as per the annexed Neglia Engineering Associates
2018 Municipal Hourly Billing Rates for a one-year term.

Resolution moved by: Comr LOUIS DE STEFANO.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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

34 Park Avenue - PO Box 421
LYNDHURST, NEW JERSEY 07037
Tel: 201 939 3807 • Fax: 201 939 0816



1119 Rantan Road - Suite 2
CLARK, NEW JERSEY 07066
Tel: 201 939 0095 • Fax: 732 943 7249

**NEGLIA ENGINEERING ASSOCIATES
2018 MUNICIPAL
HOURLY BILLING RATES**

PRINCIPAL	\$178.00
PRINCIPAL ENGINEER/ PRINCIPAL MANAGER	\$170.00
DIRECTOR/SENIOR PROJECT MANAGER	\$165.00
PROFESSIONAL ENGINEER / PROJECT MANAGER	\$160.00
SENIOR ENGINEER	\$155.00
DESIGN ENGINEER	\$125.00
ENGINEERING ASSISTANT	\$ 98.00

PROFESSIONAL PLANNER	\$160.00
PROFESSIONAL LANDSCAPE ARCHITECT	\$140.00
LANDSCAPE DESIGN	\$108.00
COMPUTER AIDED DESIGNER	\$100.00

CONSTRUCTION MGMT / PROJECT COORDINATOR	\$130.00
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TECHNICAL OBSERVATION LEVEL 1	\$105.00
TECHNICAL OBSERVATION LEVEL 2	\$ 95.00

PRINCIPAL SURVEYOR	\$160.00
PROFESSIONAL SURVEYOR / PROJECT MANAGER	\$152.00
SURVEY ANALYST	\$128.00
3 MAN SURVEY CREW	\$195.00
2 MAN SURVEY CREW	\$160.00
1 MAN SURVEY CREW (GPS)	\$145.00
CERTIFIED WETLAND DELINEATOR	\$152.00

LICENSED COLLECTION SYSTEM OPERATOR	\$130.00
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REIMBURSABLE EXPENSES

PAPER PRINTS (All Sizes)	\$ 2.00/sheet
MYLARS	\$15.00/sheet
COLOR PRINTS	\$53.00/sheet
PHOTOCOPIES (Black & White)	\$.15/page
PHOTOCOPIES (Color)	\$.25/page
MILEAGE	\$.35/mile
SUB-CONSULTANTS	10% administrative fee

Notes:

1. Expert testimony for deposition or trial is billed at 1% standard billing rate
2. Labor billings include miscellaneous direct costs such as telephone calls, faxes, copying and postage. No charges are levied for use of computers, plotters, or CAD systems.

Civil Engineering • Municipal Engineering • Landscape Architecture • Traffic Engineering • Planning • Land Surveying • Construction Management
www.negliaengineering.com

MEETING OF DECEMBER 6, 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 DR. BRUCE A. EISENSTEIN as its Cell
Tower/Telecommunications Expert for the Zoning Board of Adjustment of the
City of Clifton for the calendar year 2018 for a one-year term.

Resolution moved by: Comr STEPHEN CHRISTOPHER.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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

MEETING OF DECEMBER 6, 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 LAURA A. CARUCCI, C.S.R., R.P.R., LLC as its
Certified Shorthand Reporter for the Zoning Board of Adjustment for the City
of Clifton for the calendar year 2018 for a one-year term as in accordance
with communication dated October 30, 2017, annexed hereto.

Resolution moved by: Comr STEPHEN CHRISTOPHER.

Seconded by: Comr VICE-CHRMN GERARD SCORZIELLO.

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



Laura A. Carucci, CSR, RPR, LLC

a) lauraacarucci@comcast.com
b) 201-641-1812
f) 201-643-0515

Certified Court Reporters
PO Box 503 • Saddle Brook, NJ 07663

October 30, 2017

City of Clifton
Zoning Board of Adjustment
300 Clinton Avenue
Clifton, New Jersey 07613
Attn: Chairman Zecchino, Vice Chairman Scorzelle and Board
Members

Re: Professional Certified Court Reporting Services for 2018

Dear Chairman, Vice Chairman and Board Members:

Just a quick note to wish you well this holiday season and to thank you for allowing us to be of service. I am pleased you have placed your confidence in my professional service again this year.

I now offer a wonderful addition to my court reporting services. I have the capability to include, in the PDF transcripts, digital copies of all exhibits marked at the hearing. This will end confusion over which exhibit/revision the board received, reviewed and voted on at the hearing. It is also of great assistance to absent Board Members who need to review same to be eligible to vote.

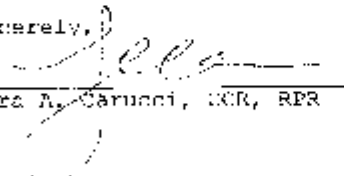
I have been serving the Board and the City of Clifton for many years. And after much consideration, I have decided to continue to freeze my fee schedule once again, so it will remain the same for the year 2018.

My rates for 2018 are, again, an appearance fee for regular meetings \$250.00 from 7:00 p.m. - 10:30 p.m.

My rates for 2018 for appearance fee for special meetings remains at \$350.00 from 7:00 p.m. - 10:00 p.m. Overtime at Special Meetings will be charged at \$50.00 per every half hour or part thereof after 10:00 p.m.

If the Board has any questions, please do not hesitate to call my office. I wish to thank the Board in advance for your consideration in this matter.

Sincerely,


Laura A. Carucci, CSR, RPR