

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
**** SPECIAL MEETING ****
WEDNESDAY
March 8, 2017
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on March 8, 2017.

PLEDGE OF ALLEGIANCE

CONTINUED HEARING

- | | | | |
|--------------------------------------|---|--|---|
| 1.
Use
Variances;
Variances | 206 CLIFTON
PARTNERS LLC
Weiner Lesniak,
LLP | 206 Delawanna Avenue
Block 60.14,
Lots 13 and 33 | M-2 1. Use variance
& under <u>N.J.S.A.</u>
M-3 40:55D-70d(1) to
permit multi-family
residential uses in
the M-2 and M-3 zones whereas residential uses
are not permitted in these zones and a use
variance under <u>N.J.S.A.</u> 40:55D-70d(6) to permit a
building height of 46.33 feet whereas only 40
feet is permitted; 2. Preliminary and final site
plan approval pursuant to <u>N.J.S.A.</u> 40:55D-46
and <u>N.J.S.A.</u> 40:55D-50 to allow a four (4) story,
eighty (80) unit apartment building consisting
of sixty-six (66) one-bedroom apartment units
and eight (8) two-bedroom apartment units with a
total of 146 off-street parking spaces
(as required by and conforming with the
Residential Site Improvement Standards);
3. In addition, applicant seeks bulk/dimensional
variances under <u>N.J.S.A.</u> 40:55D-70c for the
following:
(1) to permit a lot area of 4.3 acres for
buildings 41 to 80 feet in height within the
M-3 zone whereas a minimum of 5 acres is
required;
(2) to permit a lot width of 125.5 feet
whereas a minimum of 250 feet is required;
(3) to permit a monument sign to be installed
fifteen (15) feet from the front property line
and within the front yard setback, whereas signs
are required to have a 30 foot front yard
setback;
(4) to permit lighting levels in off-street
parking areas to exceed 0.0 foot-candles at the
property line;
(5) to allow LED lighting for exterior lighting
fixtures instead of the required high pressure
sodium lighting;
(6) to provide internal parking lot landscaping
less than the required 20 square feet for each
proposed parking space; and
(7) to provide trees of 2 inch to 2.5 inch
caliper which is less than the minimum 4 inch |
|--------------------------------------|---|--|---|

to 4.5 inch caliper required.
The applicant may also apply for such
variance relief, exceptions, waivers, permits,
approvals or licenses that are deemed necessary
or appropriate by the applicant or the Board,
and which may arise during the course of the
hearing process. A public hearing on this
application was held by the Zoning Board of
Adjustment ("Board") on May 18, 2016.
A resumed public hearing before the Board on
this application to allow further consideration
of a revised site plan depicting a realigned
driveway.