

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 19, 2018
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on September 19, 2018.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 1.
Use
Variance;
Variances | CLIFTON CHEDER 1333 Broad Street
Stephen A. Block 76.01, Lot 5
Geffner, Esq.
(CONTINUED TO
SPECIAL MEETING
09/26/2018) | B-A The Applicant seeks preliminary and final site plan approval and a (D)(3) conditional use variance for a private elementary school in the B-A Zone District. |
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The following conditions of the conditional use are not being met and require variances as follows:

- ~With respect to the lot width, pursuant to Section 461-27, a lot width of 150 ft. is required and 133 ft. is existing and proposed.
- ~With respect to the maximum lot coverage, pursuant to Section 461-27, 20% is the maximum permitted and 24.74% existing and proposed.
- ~With respect to the minimum side yard, 20 ft. for one (1) and 40 ft. for both, pursuant to Section 461-27 is required, and 18.87 ft. for one (1) and 42.74 ft. for both is existing and proposed.

This application to the Board of Adjustment is being made for a (D)(3) conditional use variance for a private elementary school and noticed to the public pursuant to N.J.S.A.40:55(D)(3).

The Applicant will also request such other variances, waivers, and interpretations as may be required which may arise during the course of the public hearing or at the request of the Board of Adjustment. The Application, Plans and papers in connection with the Application are available for public inspection at the Zoning Division of the City of Clifton, Clifton, New Jersey, between the hours of 9 A.M. and 3 P.M. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Board of Adjustment.

NEW HEARINGS

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| 1.
Variance | ARTURO CROCE 33 Summit Avenue
Block 14.21, Lot 8 | RB2 Homeowner proposes to add a driveway on the right side of the house.

~Driveway is proposed 1' from the right side lot line where 5' is required. (PLANS SENT TO COMRS.) |
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2. Use Variance; Variances	MUSIC EXPRESS EAST, INC. Frank A. Carlet, Esq.	674 Clifton Avenue Block 20.07, Lot 19	RB2	Use variance and Site Plan Approval required for use of the existing building as the corporate headquarters of the Applicant and Bulk Variances for parking in the front and rear yards and one stacked parking space. (PLANS SENT TO COMRS.)
3. Use Variance	GHOST HAWK BREWING COMPANY LLC Thomas P. DeVita, Esq.	321 River Road Block 73.03 Lot 54	B-C	A use variance was previously granted to the applicant by Resolution of April 4, 2018 to operate a micro brewery at this site and also conduct more than one principal use on the premises. Applicant seeks to continue the use granted by the Resolution but to expand its area and square footage for additional storage. All other terms and conditions of the previous approval will continue. This is an expansion of a previous approved use. (PLANS SENT TO COMRS.)
4. Use Variance	LAKEVIEW CAPITAL INVESTMENT, LLC Mohamed H. Amin, Esq.	371 Lakeview Avenue Block 1.27, Lot 13	B-C	Applicant proposes to reimagine the property as mixed use, with commercial office space on the first floor and 8 residential units on the 2 nd floor. This newly constructed building will revitalize the area with a new presence with a variety of service. (PLANS SENT TO COMRS.)

RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of YESHIVA KTANA OF PASSAIC, INC. to demolish five homes and construct and utilize a parking area consisting of 73 spaces accessory to applicant’s adjacent school facility at 288, 292, 296, 300 and 304 South Parkway, Block 59.01, Lots 8, 11, 13, 15, and 17. RB2
2. GRANTED the application of SHAWN ERICKSON for right side yard setback variance to erect a 5-foot-high solid fence on the lot line at 44 Hutton Road, Block 47.05, Lot 35. RA2
3. GRANTED the application of JUAN CASTILLO for rear yard setback variance to build an open pergola over the existing wood patio at 18 Burlington Road, Block 68.09, Lot 8. RA3
4. GRANTED the application of RAMON & BERNADETTE ORTIZ for left side yard and combined side yard setback variances to reconstruct and enclose the front porch and add a second floor addition at 7 Hamil Court, Block 32.02, Lot 85. RA3
5. GRANTED the application of DEJAN PANDZA & JACQUELINE PANDZA for driveway and curb cut expansion to the left side lot line and build a rear yard deck at 167 Abbe Lane, Block 33.09, Lot 17. RA3
6. GRANTED the application of RACHEL BESSER for rear yard and combined side yard setback variances to construct a two-story addition at 126 Allwood Place, Block 50.09, Lot 38. RA2