

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 3, 2018
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on October 3, 2018.

PLEDGE OF ALLEGIANCE

REMANDED HEARING

1.
Variance

AHUVA & YEHUNDA WILLIG
Mark D. Madaio,
Esq.

128 Edgewood Avenue
Block 57.07, Lot 24

RA3

Using the existing single family structure without a driveway that terminates at a garage.

1. Applicant seeks to utilize the existing single family structure and to convert the existing garage to living space.
2. Upon the conversion of the existing garage to living space, the Applicant will require a variance for a driveway that does not serve to convey or transmit a vehicle to a garage.
3. The continuation of any existing variances as may presently exist upon the Property.
4. Any such "site plan approval" as may be required for the alteration of the existing home. In addition to the foregoing, the Applicant will also seek such other variances, design waivers, or waivers of submission requirements as become necessary or apparent during the pendency of the within matter. (PLANS IN BINS)

CONTINUED HEARINGS

1.
Use
Variance;
Variances

CLIFTON CHEDER
Stephen A.
Geffner, Esq.
**(CONTINUED TO
SPECIAL MEETING
09/26/2018)**
Note: This Agenda
prepared for
distribution 9/25/18

1333 Broad Street
Block 76.01, Lot 5

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.

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

1. Use Variance; Variances	THE PASSAIC COUNTY ELKS SPECIAL CHILDREN'S COMMITTEE Stephen R. Fogarty, Esq.	7 Vreeland Avenue Block 10.03, Lot 8 & 13 (1481 Main Avenue)	B-C	Conditional permitted use in in the B-C business zone. Applicant is seeking variances to exceed the minimum yard requirements for the front yard, side yard, and rear yard and all other necessary variances and waivers. Variances are also sought to exceed the maximum lot coverage and parking requirments for school use, in order to construct a new therapy room addition on 7 Vreeland Avenue, which will become part of the existing elementary school located at 1481 Main Avenue.
2. Variances	YAKOV MORSEL	39 Annabelle Avenue Block 71.03, Lot 33	RA3	Applicant proposes to build a second floor addition of the existing first floor. The following variances are required: 1) Rear yard proposed at 32.69' where 35' is required; 2) Right side yard proposed at 5.8' where 6' is required; 3) Combined side yards proposed at 11.8' where 16' is required.
3. Use Variance	POLISH DELICACY HOUSE, INC. Henry C. Walentowicz, Esq.	9 & 10 Village Square East, Block 4.24, Lot 9 & 10	PD1	Applicant seeks to open a wall and expand deli into adjacent vacant space, requiring a use variance and any other variances or waivers required. The present operation (since 1998) will remain the same.

4.	Z TRANSPORTATION	53 Clifton Boulevard	M-2	A use variance for
Use	INC.	Block 31.06, Lot 20		the indoor
Variance	Frank A. Carlet,			inspection of
	Esq.			tractor trailers
				and the making of
				minor mechanical
				repairs and site
				plan approval.

RESOLUTIONS

1. GRANTED the application of ARTURO CROCE for right side yard setback variance to add a driveway on the right side of the house proposed 1 foot from the lot line at 33 Summit Avenue, Block 14.21, Lot 8. RB2
2. GRANTED the application of MUSIC EXPRESS EAST, INC. for use variance and site plan approval for use of the existing building as the corporate headquarters and bulk variances for parking in the front and rear yards and one stacked parking space at 674 Clifton Avenue, Block 20.07, Lot 19. RB2
3. GRANTED the application of GHOST HAWK BREWING COMPANY for use variance to expand its area and square footage for additional storage at 321 River Road, Block 73.03 Lot 54. B-C
4. GRANTED the application of LAKEVIEW CAPITAL INVESTMENTS, LLC for a use variance for commercial office space on the first floor and 8 one-bedroom residential units on the second floor at 371 Lakeview Avenue, Block 1.27, Lot 13. B-C