

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 17, 2018
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on October 17, 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
11/07/2018) | 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.

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| 2.
Use
Variance | Z TRANSPORTATION 53 Clifton Boulevard
INC. Block 31.06, Lot 20
Frank A. Carlet,
Esq.
(CONTINUED TO
11/07/2017) | M-2 A use variance for the indoor inspection of tractor trailers and the making of minor mechanical repairs and site plan approval. |
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NEW HEARINGS

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| 1.
Variances | DAVID & JOHANNA
RICCA | 8 Vale Avenue
Block 14.18, Lot 3 | RB2 | Variances required
for an above ground
swimming pool
already installed:
1) Pool is 1' from right side lot line where
3' is required.
2) Rear yard lot coverage proposed at 32%
where 30% is permitted.
(PLANS SENT TO COMRS) |
| 2.
Use
Variance;
Variances | ABEL ALICEA -
EMPANADA SPANISH
GRILL
Joseph Wenzel, Esq. | 8 & 12 Market Street B-C
Block 68.03, Lot 22
and 23 | The following
are required: | 1. Conditional use variance required for
expansion of existing restaurant to
provide additional seating.
2. Use Variance required for mixed use.
3. Pre-existing non-conforming building
setbacks.
4. Pre-existing non-conforming parking area.
5. Parking variance required - 18 spaces
required and 17 spaces provided for Lot 22.
13 additional spaces required for Lot 23,
none provided.
6. Any other relief deemed necessary by the
Board.
(PLANS SENT TO COMRS) |
| 3.
Variances | TAHIR KHAN
Matthew J.
Trella, Esq. | 640 Grove Street
Block 52.05, Lot 14 | RA1 | Variances required
to allow an
existing structure
to remain as built.
The following
variances are
required:
1) Front yard setback is 18.22' where 20'
was granted.
2) Left side yard is 9.32' where 10' is
required.
Application for a front yard setback was
heard 01/04/2017 and granted.
(PLANS SENT TO COMRS) |
| 4.
Use
Variance;
Variances | ALI EKINCI/SEMERKEND
CULTURAL CENTER
A. William Sala,
Jr., Esq. | 421 Clifton Avenue
Block 12.09, Lot 11 | BA1 | Applicant proposes
to use property as
a Cultural Center
and existing second
floor apartment.
First floor was previously approved as an
apartment and a reading room. Existing
garage will also be used as a meeting area
and storage. Variances required:
1) D-1 use variance required for the mixed
use, and for the Cultural Center.
2) Lot area is 5700 sq.ft. and 6000 sq.ft.
required.
3) 25' front yard setback required and 12.1'
provided.
(cont'd.) |

- 4) 10' (right) side yard required and 7.8' provided.
 - 5) 30% lot coverage permitted and 50% coverage existing.
 - 6) 28 parking spaces required and 2 provided.
- (PLANS SENT TO COMRS)

5.
Use
Variance;
Variances

FETTE REALTY, INC.
Glenn Peterson,
Esq.

41 Conklin Avenue/
Drive -
1137 Route 46,
Block 45.06, Lot 8 and 1

RA2/
B-D
to demolish the
existing dwelling
and utilize the
site for parking of
automobiles.

The following variances are requested:

- 1) Use variance required for the principal use of a parking lot in a residential zone.
- 2) Parking proposed in the required front yard.
- 3) Parking proposed with a 1' front, rear and side yard setback where 5' is required in the front, left side and rear and 10' on the street side.
- 4) 6' high solid fence proposed around the property.
- 5) Such other relief as deemed necessary by the Board.

(PLANS SENT TO COMRS)

RESOLUTIONS

- 1. GRANTED the application of AHUVA & YEHUNDA WILLIG for variance for a driveway that does not serve a garage and to convert the garage to living space at 128 Edgewood Avenue, Block 57.07, Lot 24. RA3
- 2. GRANTED the application of THE PASSAIC COUNTY ELKS SPECIAL CHILDREN’S COMMITTEE for use variance and bulk variances to convert residence to physical therapy room to annex to elementary school at 1481 Main Avenue at 7 Vreeland Avenue, Block 10.03, Lot 8 and 13. B-C
- 3. GRANTED the application of YAKOV MORSEL for bulk variances for rear yard, right side yard, combined side yards, and lot coverage variances for a second floor add-a-level at 39 Annabelle Avenue, Block 71.03, Lot 33. RA3
- 4. GRANTED the application of POLISH DELICACY HOUSE, INC. for use variance to open a wall and expand the existing deli into the adjacent vacant space at 9 & 10 Village Square East, Block 4.24, Lot 9 and 10. PD1