

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

Please take notice that formal action may be taken on the following applications on November 7, 2018.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 1.
Use
Variance;
Variances | CLIFTON CHEDER
Stephen A.
Geffner, Esq. | 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. |
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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 INC.
Frank A. Carlet,
Esq. | 53 Clifton Boulevard
Block 31.06, Lot 20 | 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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2.
Use
Variance;
Variances

PIOTR KAPUSNIK

18-20 Mt. Washington RA3
Avenue, Block 32.09,
Lot 1

Applicant proposes
a second floor
addition and a two
story addition to
the rear of the
structure. The
following variances
are requested:

1) Use variance for the expansion of a
nonconforming use (two family in a single
family zone);
2) Front yard proposed at 20.75' where 25'
is required.
3) Rear yard proposed at 13.4' where 35' is
required.
4) Street side yard proposed at 7.95' where
10' is required;
5) Lot coverage proposed at 35% where 27%
is permitted.
(PLANS SENT TO COMRS.)
3.
Variance

**JOANNA KUBIK &
BRANDON MARCINKIEWICZ**

11 Mandeville Avenue RA3
Block 32.03, Lot 5

Applicant proposes
to widen the
existing driveway.
The following
variances are
required:

1) Parking proposed in front of the house
not serving a garage.
2) Driveway proposed 0' from the left side
lot line where 5' is required.
3) Driveway proposed at 23' wide where 20'
is permitted.
(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of DAVID & JOHANNA RICCA for variances for right side lot line and rear yard lot coverage for an above-ground swimming pool already installed at 8 Vale Avenue, Block 14.18, Lot 3. RB2
2. GRANTED the application of ABEL ALICEA - EMPANADA SPANISH GRILL for conditional use variance, use variance, and parking variance to expand existing restaurant to next door area at 8 and 12 Market Street, Block 68.03, Lot 22 and 23. B-C
3. GRANTED the application of TAHIR KHAN for front yard setback and left side yard setback variances to allow an existing structure to remain as built at 640 Grove Street, Block 52.05, Lot 14. RA1
4. GRANTED the application of PB NUTCLIF MASTER, LLC for preliminary and final major subdivision approval on former Hoffman La-Roche campus to subdivide Lot 80.02, Lot 1.01 into three tax lots and preliminary and final site plan approval to construct a portion of a 7-level parking garage on Lot B, construct screening walls on Lot C, and various site improvements to the subdivided properties as follows: D(1) use variance for parking structure (Lot B) and existing office

building (Lot D); existing cooling towers and support utility building (Lot C); C variances on Lot B for lot size, lot depth, lot width, front yard setback, side yard setback, rear yard setback, lot (building) coverage, number of parking spaces, parking structure located within front yard, parking structure located within 10' of side and rear lot lines and within 5' of front lot line, LED exterior lighting, and parking space size; C variances on Lot C for lot size, lot coverage, lot width, lot depth, front yard setback, side yard setback, rear yard setback, screen wall height, LED exterior lighting; C variances on Lot D for lot size, lot coverage, lot width, lot depth, front yard setback, side yard setback, rear yard setback, and LED exterior lighting at 116 Acres, "ON3", 340 Kingsland Street, Block 80.02, Lot 1.01. M-3

ADOPTION OF MINUTES

- 1. Minutes of regular meeting of October 17, 2018;
- 2. Minutes of special meeting of October 24, 2018.

ADOPTION OF 2017 ANNUAL REPORT

- 1. 2017 Annual Report for Clifton Zoning Board of Adjustment prepared by Gregory Associates, LLC.