

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 14, 2018
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on November 14, 2018.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

- | | | | |
|-------------------------------------|--|---|---|
| 1.
Use
Variance;
Variances | CLIFTON CHEDER
Stephen A.
Geffner, Esq.
(CONTINUED TO
02/06/19) | 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.

2.
Use
Variance;
Variance

LANDSCAPE TECHNIQUES INC.
Thomas P. DeVita, Esq.
(DEFECTIVE NOTICE)

33 Kingsland Ave. M-2
Block 84.05, Lot 10

Applicant seeks to store landscaping equipment, materials and trucks and erect a maintenance garage and office space.

A conditional use variance is required for this use. Principal access to the use is not located on a collector or anterior street. A parking variance is required as nine (9) spaces are provided and twenty-nine (29) are required.
A D-3 variance is required. Site plan approval required.
(PLANS IN BINS LAST MEETING)

RESOLUTIONS

1. GRANTED the application of Z TRANSPORTATION INC. for use variance for indoor inspection of tractor trailers and minor michanical repairs and site plan approval at 53 Clifton Boulevard, Block 31.06, Lot 20. M-2
2. GRANTED the application of WILLIAM CHAMPIGNON for right side lot setback for a new driveway 0 feet from the property line at 190 Trenton Avenue, Block 5.17, Lot 8. RB1
3. GRANTED the application of PIOTR KAPUSNIK for use variance and bulk variances for a second floor addition and a two-story addition to the rear of the structure at 18-20 Mt. Washington Avenue, Block 32.09, Lot 1. RA3
4. GRANTED the application of JOANNA KUBIK & BRANDON MARCINKIEWICZ for variances to widen the existing drivewy and parking in front of house not serving a garage at 11 Mandeville Avenue, Block 32.03, Lot 5. RA3
5. ADOPTED 2017 Annual Report for the Clifton Zoning Board of Adjustment prepared by Gregory Associates, LLC.