

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 5, 2018
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on December 5, 2018.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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| 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. |
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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.

2. Use Variance; Variances	ALI EKINCI/SEMERKEND CULTURAL CENTER A. William Sala, Jr., Esq. (CONTINUED TO 01/02/19)	421 Clifton Avenue BA1 Block 12.09, Lot 11	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. 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.
3. 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 Applicant proposes 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. (NEW PLANS SENT TO COMRS)
4. Use Variance; Variance	LANDSCAPE TECHNIQUES INC. Thomas P. DeVita, Esq.	33 Kingsland Ave. Block 84.05, Lot 10	M-2 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 PREVIOUSLY GIVEN OUT) <u>NEW HEARINGS</u>

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| 1. | DREW BENFANTE | 105 Pershing Road RA2
Block 41.11, Lot 27 | The applicant proposes to build a rear yard deck and the following variance is required:

~ Rear yard proposed at 24' where 35' is required.
(PLANS SENT TO COMRS) |
| Variance | | | |
| 2. | RAFEL REYES | 805 Van Houten Ave. B-C
Block 42.01, Lot 24 | Applicant proposes to construct a second story rear deck. The following variance is required:

~ Use variance required for the expansion of an existing nonconforming mixed use building.
(PLANS SENT TO COMRS) |
| Use
Variance | | | |
| 3. | BARBARA SALA | 179 Randolph Avenue RB2
Block 3.10, Lot 17 | Existing building is two residential units on the second floor and the first floor was used as a law office.

~Applicant is closing the law office and it doesn't meet the requirement of a modern law office. The property is surrounded by residential uses and the applicant proposes to convert the office to a single residential unit. The resulting three residential unit building requires a use variance and parking variance (Six spaces required and one space provided. Existing uses require 12 parking spaces.) Existing nonconforming lot width, lot area and building setbacks. Such other relief as may be required by law.
(PLANS SENT TO COMRS) |
| Use
Variance;
Variance | | | |

RESOLUTIONS

1. GRANTED the application of RICOBA USA, INC. t/a RECYCLE CITY for use variance and site plan approval for expansion of nonconforming use to permit the construction of a canopy over the area of the property on which waste newspaper is stored at 41 Broad Street, Block 15.02, Lot 1. M-2

APPROVAL OF LEGAL NOTICE - 2019 MEETING DATES

1. Adoption of the Legal Notice for Clifton Zoning Board of Adjustment 2019 meeting dates.

APPOINTMENT OF ZONING BOARD PROFESSIONALS

1. Counsel Secretary.
2. Planner.
3. Engineer.
4. Landscape Architect.
5. Traffic Consultant.
6. Cell Tower/Telecommunications.
7. Certified Shorthand Reporter.