

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 19, 2018
Commencing at 7 P.M.

Please take notice that formal action may be taken on the following applications on December 19, 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. **ALI EKINCI/SEMERKEND** 421 Clifton Avenue BA1 Applicant proposes
Use **CULTURAL CENTER** Block 12.09, Lot 11 to use property as
Variance; A. William Sala, Jr., Esq. a Cultural Center
Variances (CONTINUED TO and existing second
01/02/19) 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.

NEW HEARINGS

1. **KORY M. MALONE** 45 Belgrade Avenue RA3 Applicant proposes
Variance Block 14.15, Lot 6 to install a 5' solid fence on the right and left side of the house where a 4' high, 50% open fence is permitted. (PLANS IN BINS LAST MEETING)

2. **JAMES & ROBERT EVANS** 29 Emma Place RB1 The proposed second
Variance Block 43.11, Lot 6 story addition over the existing first floor requires the following variances:
1) Left side yard proposed at 5.5' where 12' is required.
2) Combined side yards are 17.5' where 24' is required. (PLANS IN BINS LAST MEETING)

RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of FETTE REALTY, INC. to demolish existing dwelling and utilize the site for parking automobiles at 41 Conklin Drive/1137 Route 46, Block 45.06, Lot 8 and 1. RA2/B-D

2. GRANTED the application of LANDSCAPE TECHNIQUES INC. for a D(3) conditional use variance and parking variance to construct a two-story office building with a 4-bay ground-level garage, associated surface asphalt, parking lot with 18 parking spaces and a two-way access road to Kingsland Avenue, including gravel driveway that connects the parking lot with eight landscape storage bins, perimeter fencing, a refuse enclosure, curbing, drainage, and landscaping, with unpaved areas for the storage of plants, trucks, and equipment at 33 Kingsland Avenue, Block 84.05, Lot 10. M-2

3. GRANTED the application of DREW BENFANTE for rear yard setback variance to build a rear deck at 105 Pershing Road, Block 41.11, Lot 27. RA2

4. GRANTED the application of RAFEL REYES for use variance to construct a second story rear deck at 805 Van Houten Avenue, Block 42.01, Lot 24. B-C

5. GRANTED the application of BARBARA SALA for use variance and bulk and parking variances to convert a first floor office to residential, resulting in three residential units, at 179 Randolph Avenue, Block 3.10, Lot 17. RB2

6. APPOINTED JOHN D. POGORELEC as Counsel Secretary for the Zoning Board of Adjustment for the calendar year 2019.

7. APPOINTED GREGORY ASSOCIATES, LLC, KATHRYN M. GREGORY, PP, AICP, as Planner for the Zoning Board of Adjustment for the calendar year 2019.

8. APPOINTED NEGLIA ENGINEERING ASSOCIATES as Engineer for the Zoning Board of Adjustment for the calendar year 2019.

9. APPOINTED NEGLIA ENGINEERING ASSOCIATES as Landscape Architect for the Zoning Board of Adjustment for the calendar year 2019.

10. APPOINTING NEGLIA ENGINEERING ASSOCIATES as Traffic Consultant for the Zoning Board of Adjustment for the calendar year 2019.

11. APPOINTING DR. BRUCE A. EISENSTEIN as Cell Tower / Telecommunications Expert for the Zoning Board of Adjustment for the calendar year 2019.

12. APPOINTING LAURA A. CARUCCI, C.S.R., R.P.R., LLC as its Certified Shorthand Reporter for the Zoning Board of Adjustment for the calendar year 2019.