

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 2, 2019

6:30 P.M. REORGANIZATION MEETING

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on January 2, 2019.

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. |
|-------------------------------------|--|---|-----|--|

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 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.

NEW HEARINGS

1. **JAMES & DAWN ENZE** 10 Sperling Road RA3 Applicant proposes
 Variance Block 38.02, Lot 5 to install a 5'
 high, solid fence
 along the rear lot
 line where a 4'
 high, 50% open fence
 is permitted.
 (PLANS SENT TO
 COMRS.)

2. **NAOMI & MICHAEL** 6 Annabelle Avenue/ RA3 Proposed second
 Variance **MOCTON** 13 Patricia Place floor addition
 Block 71.02, Lot 3 on a split level
 home requires the
 following
 variance:
 1) Front yard (Patricia Place side) setback
 proposed at 16' (existing condition),
 where 25' is required.
 (PLANS SENT TO COMRS.)

3. **JHONNY A. BALTAZAR** 97 Clinton Avenue RB1 Applicant proposes
 Variances Block 12.22, Lot 2 to build a small
 addition on the
 right side of the
 home for a separate
 entrance to the
 second floor apart-
 ment. The following
 variances are
 required:
 1) Right side yard proposed at 3' where
 12' is required.
 2) Existing nonconforming lot width and
 area.
 3) Combined side yards are 16.3' where
 24' is required.
 (PLANS SENT TO COMRS.)

4.
Use
Variance;
Variances

ANTONIO D'AMATO

395 Lakeview Avenue B-C
Block 1.22, Lot 14

Conversion of the
first floor of a
two-family home to
a Doctor's office
requires the
following
variances:

- 1) Use variance required for more than one use on the property.
- 2) Eight parking spaces required and five spaces provided.
- 3) Proposed parking area does not meet the required 5' setback to the side and rear lot lines, 2'0 and 2'6" proposed.
(PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of KORY M. MALONE for variance to install a 5-foot-high fence, 4 feet solid with 1 foot lattice on top, on the right and left side of the house at 45 Belgrade Avenue, Block 14.15, Lot 6. RA3

2. GRANTED the application of JAMES & ROBERT EVANS for left side yard and combined side yard variances to erect a second story addition over the existing first floor at 29 Emma Place, Block 43.11, Lot 6. RB1