

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 16, 2019

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on January 16, 2019.

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.
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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.

NEW HEARINGS

1. **MICHAEL RODRIGUEZ** 31 Greglawn Drive RA2 Homeowner
Variance Block 40.04, Lot 10 proposes to widen
the existing
driveway to the
left. A variance
is required for the
driveway at 0' from
the left side lot
line where 5' is
required.
(PLANS SENT TO
COMRS.)
2. **DINESH MULLOTH** 53 Tristan Road RA3 The addition of an
Variances Block 26.11, Lot 1 attached garage and
second story
addition requires
the following
variances:
1) Existing nonconforming lot area.
2) Front yard proposed at 15.89' where 25' is
required.
3) Rear yard proposed at 17.9' where 25' is
required.
4) Right side yard proposed at 4.95' where 6'
is required. (PLANS SENT TO COMRS.)
3. **TARA BUGG** 28 Major Street RB2 Variances required
Variances Block 43.02, Lot 18 to raise the roof
to make the attic
a half story:
1) Left side yard proposed at 1.9' where 12' is
required.
2) Right side yard proposed at 8.9' where 12' is
required.
3) Combined side yards proposed at 10.8' where
24' is required.
4) Front yard proposed at 13.6' where 25' is
required.
5) Existing, nonconforming lot area, lot width,
and lot coverage.
(PLANS SENT TO COMRS.)
4. **DEENA COHN** 17 Rosemawr Place RA2 Proposed rear
Variances Block 50.09, Lot 1 addition and
second floor over
existing home
requires the
following
variances:
1) Front yard proposed at 20.58' where 30' is
required.
2) Left side yard proposed at 4.68' (existing)
where 6' is required.
3) Rear yard proposed at 32.5' (at second floor
balcony) where 35' is required.
4) Basement proposed with multiple finished
rooms where a single finished room is
permitted.
5) Attic dormers create a third story where 2
stories are permitted.
(PLANS SENT TO COMRS.)

5. **ESTEE & ARI GROSS** 38 Woodward Avenue & RA2 Rear two story
 Variances Virginia addition to an
 Block 50.09, Lot 7 existing home
 requires the
 following
 variances:
 1) Front yard proposed at 25.4' to the main
 structure (existing condition), and 21.5' to
 the roof over the front stoop where 30' is
 required.
 2) Left side yard proposed at 3.4' where 6'
 is required.
 3) Combined side yards are 13.9' where 16'
 is required.
 4) Existing nonconforming lot width and
 area.
 (PLANS SENT TO COMRS.)

6. **LAURITANO** 750 Bloomfield Ave., M-2 Applicant, a
 Use **LANDSCAPING** 28 & 38 Somerset Place landscape
 Variances; Thomas P. DeVita, Block 49.11, Lot 30, 69 contractor
 Variance Esq. and 70 located at
 28 & 38
 Somerset Pl.
 proposes to expand the business to a portion
 of 750 Bloomfield Ave. 750 Bloomfield Ave.
 will be used for storage of landscape
 materials, equipment and storage of roll-off
 boxes. A D-1 use variance is requested for
 the mixed use of the property.
 28 and 38 Somerset Pl. is currently approved
 for office and storage of contractor's
 equipment. Applicant also seeks approval for
 parking of buses on both 28 and 38 Somerset
 Place, a D-1 use variance is required.
 Parking proposed in the required front yard
 setback.
 (PLANS SENT TO COMRS.)

RESOLUTIONS

1. DENIED the application of ALI EKINCI/SEMERKEND CULTURAL CENTER for use variance and bulk variances to use the premises as a cultural center and existing second floor apartment at 421 Clifton Avenue, Block 12.09, Lot 11. BA1

2. GRANTED the application of JAMES & DAWN ENZE for variance for a 5-foot-high solid fence along the rear lot line at 10 Sperling Road, Block 38.02, Lot 5. RA3

3. GRANTED the application of NAOMI & MICHAEL MOCTON for a front yard setback for a second floor addition at 6 Annabelle Avenue/13 Patricia Place, Block 71.02, Lot 3. RA3

4. GRANTED the application of JHONNY A. BALTAZAR for bulk variances for a small addition on the right side of the premises for a separate entrance to the second floor apartment at 97 Clinton Avenue, Block 12.22, Lot 2. RB1

5. GRANTED the application of ANTONIO D'AMATO for use variance to convert the first floor of a two-family dwelling to a doctor's office at 395 Lakeview Avenue, Block 1.22, Lot 14. B-C