

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 6, 2019

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on February 6, 2019.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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|-------------------------------------|--|---|-----|--|
| 1. Use Variance; Variances | CLIFTON CHEDER Stephen A. Geffner, Esq. | 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.

NEW HEARINGS

1. **ALFREDO MANCHEGO** 169 Livingston Street RA2 Applicant proposes
Variance Block 27.01, Lot 8 to install an above
ground swimming
pool in the right
side yard.
Pool is required to be 60' from the front lot
line and a 31' setback is proposed.
(PLANS SENT TO COMRS)
2. **OZ F. ALLETTE** 206 Trenton Avenue RB1 Applicant proposes
Variance Block 5.13, Lot 9 to install a
driveway on the
left front yard
of the property.
A variance is required for the driveway proposed
at 0' from the left side lot line where 5' is
required. (PLANS SENT TO COMRS)

RESOLUTIONS

1. GRANTED the application of MICHAEL RODRIGUEZ for left side yard setback variance to widen an existing driveway at 31 Greglawn Drive, Block 40.04, Lot 10. RA2
2. GRANTED the application of DINESH MULLOTH for variance approval for an attached garage and second story addition at 53 Tristan Road, Block 26.11, Lot 1. RA3
3. GRANTED the application of TARA BUGG for variance approval to raise the roof of the subject premises to make the attic a half story at 28 Major Street, Block 43.02, Lot 18. RB2
4. GRANTED the application of DEENA COHN for rear addition and second floor over existing home at 17 Rosemawr Place, Block 50.09, Lot 1. RA2
5. GRANTED the application of ESTEE & ARI GROSS for variance approval for a rear two-story addition to existing home at 38 Woodward Avenue & Virginia, Block 50.09, Lot 7. RA2
6. GRANTED the application of LAURITANO LANDSCAPING for use variance for storage of landscape materials, equipment and storage of roll-off boxes at 750 Bloomfield Avenue and further a use variance for parking of buses on both 28 and 38 Somerset Place, Block 49.11, Lot 30, 69, and 70. M-2

2018 ANNUAL REPORT

1. Clifton Zoning Board of Adjustment 2018 Annual Report
prepared by Gregory Associates, LLC.