

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
February 20, 2019

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on February 20, 2019.

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

- | | | | | |
|-------------------------------------|---|---|-----|--|
| 1.
Use
Variance;
Variances | CLIFTON CHEDER
Stephen A.
Geffner, Esq.
(CONTINUED TO
MARCH 6, 2019) | 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. **BASEM HAMEID** 24 Janice Terrace RA1 Applicant proposes
Variance Block 75.02, Lot 30 to build a rear
yard deck and the
following variance
is requested:
1) Rear yard proposed at 15' where 35' is
required. (Plans sent to Comrs.)
2. **ZEV & SHELLY** 145 Patricia Place RA3 Applicant proposes
Variances **LOB** Block 71.04, Lot 15 a second floor
addition and a rear
addition and deck.
The following
variances are
requested:
1) Right side yard proposed at 5' where 6' is
required.
2) Left side yard proposed at 4'11" where 6' is
required.
3) Combined side yards proposed at 9'11" where
16' is required.
4) Lot coverage proposed at 34% where a maximum
of 27% is permitted. (Plans sent to Comrs.)
3. **MARIA BONIFACIO** 459 Highland Avenue RB2 Applicant proposes
Variances Block 21.05, Lot 1 an open pergola,
already built, in
the back yard. The
following variances
are required:
1) Street side yard setback proposed at 4' where
25' is required.
2) Lot coverage proposed at 36% where 27% is
permitted. (Plans sent to Comrs.)
4. **LIDIE MERCADO** 616 Van Houten Avenue B-C Applicant proposes
Use Block 37.02, Lot 34 to operate a café
Variance at the site which
is a conditional
use. The following
variances are
requested:
1) A conditional use variance is required as the
existing building does not meet the district bulk
requirements. No expansion or addition is
proposed.
2) A waiver for the site plan approval requirement
is requested as no changes are proposed to the
exterior of the building or the lot.
(Plans sent to Comrs.)

5. **RAHMOUN BADEREDIN** 16 Lindale Court RA3 Variances required
 Variances **A/K/A BADER RAHMOUN** Block 41.01, Lot 53 for a driveway
 expansion already
 in place:
 1) Driveway proposed at 0' from the left side
 yard where 5' is required.
 2) Driveway extends 4.5' into the front of the
 house in an area not serving a garage.
 (Plans sent to Comrs.)

6. **NATHAN & EMILY** 57 Allwood Place RA3 Applicant proposes
 Variance **KAMELHAR** Block 57.05, Lot 2 to demolish the
 Use existing home and
 Variance construct a new
 single family home.
 The following
 variances are
 requested:
 1) Combined side yards proposed at 13' where a
 minimum of 16' is required.
 2) Lot coverage proposed at 33.4% where a maximum
 of 27% is permitted.
 3) 2½ stories proposed where 2 stories are
 permitted.
 4) A kitchen is proposed in the basement for a
 total of 2 kitchens in the unit where 1 kitchen
 per dwelling unit is permitted.
 (Plans sent to Comrs.)

RESOLUTIONS

1. GRANTED the application of ALFREDO MANCHEGO for
 variance to install an above ground swimming pool in the right
 side yard at 169 Livingston Street, Block 27.01, Lot 8. RA2

2. GRANTED the application of OZ F. ALLETTE for side yard
 setback variance and variance for a driveway not serving a
 garage to install a driveway in the left front yard at 206
 Trenton Avenue, Block 5.13, Lot 9. RB1

3. ADOPTED the Resolution approving the 2018 Annual Report
 prepared by Gregory Associates, LLC.