

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 6, 2019

7 P.M. REGULAR MEETING

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

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

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.
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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. **MARIA RODRIGUEZ** 27 Concord Street RA3 Applicant proposes
Variance Block 23.02, Lot 10 to build a 10'x 16'
rear yard deck. The
following variance
is requested:
1) Rear yard proposed at 28' where 35' is
required. (PLANS SENT TO COMRS)
2. **ERIC PHILIP** 95 Ridgewood Road RA3 Applicant proposes
Variances Block 55.07, Lot 5 to extend the
driveway to the
left side lot line.
The following
variances are
requested:
1) Driveway proposed 0' from the left side lot
line where 5' is required.
2) Curb cut proposed 16' wide where 12' is
permitted. (PLANS SENT TO COMRS)

RESOLUTIONS

1. GRANTED the application of BASEM HAMEID for a rear yard setback variance for a rear yard deck at 24 Janice Terrace, Block 75.02, Lot 30. RA1
2. GRANTED the application of ZEV & SHELLY LOB for right side yard, left side yard, combined side yards, and lot coverage variances for a second floor addition and a rear addition and deck at 145 Patricia Place, Block 71.04, Lot 15. RA3
3. GRANTED the application of MARIA BONIFACIO for street side yard setback and lot coverage variances for an open pergola at 459 Highland Avenue, Block 21.05, Lot 1. RB2
4. GRANTED the application of LIDIE MERCADO for conditional use variance to operate a café at 616 Van Houten Avenue, Block 37.02, Lot 34. B-C
5. GRANTED the application of RAHMOUN BADEREDIN A/K/A BADER RAHMOUN for approval for a driveway expansion 4 ½ feet even with the garage and extending towards the steps in front of the house with no curb cut and removal of 4 ½ feet away from the left side yard at 16 Lindale Court, Block 41.01, Lot 53. RA3
6. DENIED the application of NATHAN & EMILY KAMELHAR for variances for combined side yards, lot coverage, height of structure, and two kitchens in the unit for a one-family dwelling at 57 Allwood Place, Block 57.05, Lot 2. RA3