

AGENDA  
BOARD OF ADJUSTMENT  
CITY OF CLIFTON  
March 20, 2019

7 P.M. REGULAR MEETING

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

PLEDGE OF ALLEGIANCE

NEW HEARINGS

1. **JOHN & JACLYN** 11 Henoch Avenue RA3 Applicant proposes  
Variance **COYNE** Block 32.09, Lot 18 to build a second  
floor addition over  
the existing first  
floor. The  
following variances  
are requested:  
1) Right side yard proposed at 4.25' where 6' is  
required. (PLANS SENT TO COMRS.)
  
2. **ADVI KRASNIQI** 173 Clinton Avenue RB1 Applicant proposes  
Variances Block 21.02, Lot 20 to construct a  
rear, one-story  
addition, partially  
started. The  
following variances  
are required:  
1) Right side yard proposed at 1.8' where 6' is  
required.  
2) Combined side yards are 8.8' where 16' is  
required.  
3) Lot coverage proposed at 34% where 27% is  
permitted (an increase of 1.9%).  
(PLANS SENT TO COMRS.)
  
3. **YESHAYA ROSNER** 200 Edgewood Avenue RA3 Applicant proposes  
Variances Block 57.04, Lot 23 to construct two  
dormers over the  
existing house. The  
following variances  
are requested:  
1) Left side yard proposed at 3.66' where 6' is  
required.  
2) Front yard proposed at 24.61' where 25' is  
required. (PLANS SENT TO COMRS.)
  
4. **VMP HOLDING,** 22 Delawanna Avenue R-B1 Convert an existing  
Variances **LLC C/O JOSEPH** Block 61.07, Lot 8 one-story masonry  
**KROKUS** building to a 2½-  
Robert A. story two-family  
Gaccione, Esq. dwelling. Two-  
family use  
permitted in  
the zone.  
In order to develop and use the subject property  
as proposed, the applicant is requesting bulk

variances for minimum lot area, minimum lot area per dwelling unit, minimum lot width, minimum single side yard setback, minimum combined side yard setbacks, minimum rear yard setback and maximum lot coverage in addition to any and all other variances or waivers the Board deems necessary for approval of this application. (PLANS SENT TO COMRS.)

5. Use Variance; Variances

**DANIEL & MARGARITA KATZEVICH**  
Steven C. Schepis, Esq.

13 Somerset Place  
Block 56.07, Lot 11.02

M-2 There presently exists a non-conforming residence and accessory garage on the property.

~The applicant proposes to demolish all improvements on the property and construct a new flex-industrial building with related onsite parking lot. The use proposed for the building and property is contractor-storage site with office. The use of the property for same is not permitted by ordinance and a variance is requested. In addition, the applicant requests the following additional variances:

1. Principal building rear yard setback - 20' required, 5' proposed.
2. Principal building side yard setback - 13' required, 5' proposed from both left and right side of the new proposed building.
3. Principal building side yard combined variance - The ordinance requires that the combined side yard setback for both the left and right side of the building must be a minimum of 26'. 10' combined is proposed, (5' on either side).

~In the alternative, the applicant seeks conditional use approval to utilize the property for the aforesaid flex-industrial/contractor storage/warehouse/office together with any required variances from the conditional use ordinance including but not limited to the following:

1. The subject is not located on a collector or arterial street and the ordinance requires that such contractor storage/warehouse be located on such a designated street.
2. The ordinance requires that such contractor storage/warehouse project meet all of the lot area and bulk standards for the M-2 zone whereat the property is located, whereas the subject property is less than the minimum lot area required and further, the proposed building does not meet the required setback. Such conditional use variances are required.

In addition, the applicant requests any other variance, waiver, or design exception as may be deemed necessary by the Zoning Board of Adjustment of the City of Clifton in order to secure approval of all plans, plats, and applications submitted. (PLANS SENT TO COMRS.)

## RESOLUTIONS

1. GRANTED the application of CLIFTON CHEDER preliminary and final site plan approval and a D3 conditional use variance and bulk variances for a private elementary school in the B-A zone at 1333 Broad Street, Block 76.01, Lot 5. B-A

2. GRANTED the application of MARIA RODRIGUEZ for rear yard setback variance to build a 10- by 16-foot rear deck at 27 Concord Street, Block 23.02, Lot 10. RA3

3. GRANTED the application of ERIC PHILIP for a 2½-foot left side yard setback variance to widen the driveway and to increase the driveway 2½ feet to the right, retaining the present 12-foot-wide curb cut at 95 Ridgewood Road, Block 55.07, Lot 5. RA3