

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 1, 2019

7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on May 1, 2019.

PLEDGE OF ALLEGIANCE
CONTINUED HEARING

- | | | | | |
|----------------|--|---|-----|--|
| 1.
Variance | ELAZAR &
HADASSAH GUTTMAN | 41 Woodward Avenue
Block 50.11, Lot 25 | RA2 | Applicant proposes a rear one-story addition. A variance is requested for rear yard setback; proposed at 30' where 35' is required.
(PLANS HANDED OUT LAST MEETING) |
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NEW HEARINGS

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| 1.
Variances | ARTUR MIECZYSLAW
OLSZANSKI | 36 Gould Terrace
Block 51.06, Lot 37 | RA1 | Applicant proposes an addition and alteration to the existing home. The following variances are requested:
1) Left side yard proposed at 8.44' where 10' is required;
2) Combined side yards are 22.6' where 24' is required. (PLANS HANDED OUT LAST MEETING) |
| 2.
Use
Variance | 674 ALLWOOD ROAD
REALTY, LLC/
DOMINIC IANNARELLA | 678 Allwood Road
Block 67.03, Lot 8
Dominic Iannarella,
Esq. | RB1 | Applicant has an existing three-unit apartment building and proposes to split the first floor apartment into two smaller units.

Currently, the first floor apartment is 1700 square feet and four bedrooms. Property is located in an R-B1 Zone which permits one- and two-family structures. A use variance is requested for a four-unit building in an R-B1 zone. (PLANS HANDED OUT LAST MEETING) |
| 3.
Variances | PLJ PROPERTY
MANAGEMENT LLC | 3 Yorkshire Road
Block 52.02, Lot 5 | RA1 | Applicant proposes a rear yard addition and a second floor addition. The following variances are requested:
1) Rear yard proposed at 16.25' where 35' is required.
2) Existing non-conforming lot area.
(PLANS HANDED OUT LAST MEETING) |

RESOLUTIONS

1. GRANTED the application of AMERICAN ANALYTICAL ASSOCIATION for use variance for residential use in the PD-1 zone and mixed use at 237 Dayton Avenue, Block 4.23, Lot 1.01. PD-1

2. GRANTED the application of PUBLIC SERVICE ELECTRIC & GAS COMPANY for a conditional use variance for a utility installation and bulk variances for building height and side yard setback at 260 Kuller Road, Block 16.01, Lot 40. M-2