

fast food restaurant including minimum lot area (25,000 square feet required, 18,296 square feet provided), minimum lot width (125 feet required, 93.45 feet provided), minimum side yard setbacks (30 feet each required, 19.5 feet and 0 feet provided), maximum lot coverage 25% (4,574 square feet permitted, 8800 feet existing). All of the foregoing are existing conditions, and no additions are proposed to the building. Also 30 parking spaces are required and 22 spaces are provided. Further, a Use Variance is required because a wholesale bakery is not permitted in the zone. (PLANS SENT TO COMRS.)

5. **KMG DEVELOPMENT, LLC**, 569 Clifton Avenue (6th Street)
 Use Variance; Frank A. Carlet, Block 20.04, Lot 24 Esq.
 Variance; B-A1 Use variance required for two principal uses on the same lot and bulk variances are required for front yard setback (25 feet required, 9 feet proposed) and a minimum side yard setback (1 foot and 2 feet 6 inches proposed, 5 feet required) in order to permit the paving of 7 parking spaces for the subject property, 2 to be used by the residential occupants of the house and 5 to be used for the tenants of the property with the same ownership situated immediately to the east of the subject property.
 (PLANS SENT TO COMRS.)

6. **NJVM PROPERTIES, LLC**, 473 Route 46 (34 Trenton Ave.)
 Use Variance; Jack A. Traina, Block 6.08, Lot 4 Esq.
 Variance; M-2 Conditional Use Approval under Clifton Zoning Ordinance Section 461-36 et seq. of a wireless telecommunications contractor and on site storage of steel and electronic wiring/construction materials within 100 feet of a residential district requiring relief from the setback requirements as set forth in Section 461-36 E (3).
 (PLANS DISTRIBUTED AT 4/17/19 MEETING.)

7. **JM BAL REALTY LLC**, 443 Lexington Avenue Block 8.08, Lot 14
 Variance; Michael J. Andalaft, Esq.
 Variance; B-C Applicant proposes to construct a canopy (accessory structure) over the existing gasoline pump island. The following variances are requested:
 1) Front yard setback proposed at 2.33' where 60' is required.
 2) Street side yard setback proposed at 0.3' where 25' is required.
 3) Canopy will be in the front yard and accessory structures are permitted in the rear yard.
 (PLANS SENT TO COMRS.)

RESOLUTIONS

1. GRANTED the application of PLJ PROPERTY MANAGEMENT LLC for rear yard setback variance for a rear addition and a second floor addition at 3 Yorkshire Road, Block 52.02, Lot 5. RA1

2. GRANTED the application of JOANNE MACBETH for left side yard setback and lot coverage variance for a rear yard deck with wheelchair access from the left side at 11 Wheeler Street, Block 73.03, Lot 26. RB1

3. GRANTED the application of GEORGE BITAR for right side yard setback to widen the existing driveway to 20 feet and 16-foot curb cut at 11 Luisser Street, Block 55.04, Lot 37. RA2

4. GRANTED the application of ANA LOPEZ for use variance to convert the first floor of a mixed use building to a "Doggie Day Care" facility at 657 Lexington Avenue, Block 2.11, Lot 33. B-C

5. GRANTED the application of SHAWNEE WAREHOUSING SERVICES, INC. for use variance and D(3) conditional use variance to permit warehouse and distribution on the site and further to permit storage of trailers other than in a defined loading dock area; and preliminary and final site plan approval at 50 Somerset Place, Block 49.11, Lot 72. M-2

6. GRANTED the application of 1030 E. 174TH ST., LLC/ RICHARD BECKER, MEMBER for use variance to permit the proposed dry cleaners and continuation of existing two-family non-conforming use, use variance to permit more than one principal use on a lot; preliminary and final site plan approval at 781 Van Houten Avenue, Block 42.02, Lot 7. B-C and R-B2

7. GRANTED the application of PUBLIC SERVICE ELECTRIC & GAS COMPANY for preliminary and final site plan approval, height variance and conditional use variance to install new electrical process equipment to improve system reliability and capacity including a new 69kV gas insulated switchgear (GIS) building and a 23kV GIS building; replacement of two transmission towers with monopoles; and the installation of a perimeter wall with fence segments and merger of Block 41.08, Lot 2 and Block 47.12, Lot 3, at 121 St. Andrew's Boulevard, Block 41.08, Lot 2 and Block 47.12, Lot 3. RA2

ADOPTION OF MINUTES

1. Minutes of May 15, 2019 regular meeting;
2. Minutes of May 22, 2019 special meeting.