

**AGENDA**  
**BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**June 19, 2019**  
**7 P.M. REGULAR MEETING**

Please take notice that formal action may be taken on the following applications on June 19, 2019.

**PLEDGE OF ALLEGIANCE**

**CONTINUED HEARING**

- |                                     |  |   |      |  |
|-------------------------------------|--|---|------|--|
| 1.<br>Use<br>Variance;<br>Variances | <b>KMG DEVELOPMENT, LLC</b><br>Frank A.Carlet,<br>Esq. | 596 Clifton Avenue<br>(6 <sup>th</sup> Street)<br>Block 20.04, Lot 24 | B-A1 | Use variance<br>required for two<br>principal uses on<br>the same lot and<br>bulk variances are<br>required for<br>front yard setback (25 feet required, 9 feet<br>proposed) and a minimum side yard setback (1 foot<br>and 2 feet 6 inches proposed, 5 feet required)<br>in order to permit the paving of 7 parking<br>spaces for the subject property, 2 to be used<br>by the residential occupants of the house and<br>5 to be used for the tenants of the property<br>with the same ownership situated immediately<br>to the east of the subject property.<br>(PLANS SENT TO COMRS IN LAST PACKET) |
|-------------------------------------|--|---|------|--|

**NEW HEARINGS**

- |                 |                                       |  |     |  |
|-----------------|---------------------------------------|--|-----|--|
| 1.<br>Variances | <b>STEVEN GRONOWITZ</b>               | 519 Mt. Prospect Ave.<br>Block 55.05, Lot 49 | RA2 | Applicant proposes<br>to build a small<br>addition to the<br>right side and<br>enclose the<br>existing porch.<br>Following variances<br>are requested:<br>1) Right side yard proposed at 3.1' where 6' is<br>required.<br>2) Combined side yards is 10.3' where 16' is<br>required. (PLANS HANDED OUT LAST MEETING.) |
| 2.<br>Variance  | <b>ARON &amp; RONIT<br/>GOTTESMAN</b> | 78 Patricia Place<br>Block 71.01, Lot 18     | RA3 | Applicant proposes<br>to install a six<br>foot (6') high back<br>yard fence where 5'<br>high is permitted.<br>(PLANS HANDED OUT<br>LAST MEETING.)  |
| 3.<br>Variance  | <b>KETAN KUMAR<br/>PATEL</b>          | 14 Broadale Ave.<br>Block 45.05, Lot 12      | RA2 | Applicant proposes<br>a front yard, rear,<br>and second floor<br>additions. The<br>following variance<br>is requested:<br>1) Front yard setback proposed at 23.56'<br>(at porch roof) where 30' is required.<br>(PLANS HANDED OUT LAST MEETING)  |

4.  
Use  
Variance;  
Variances

**CLIFTON IL, LLC** 782 & 784 Valley Road R-A1 Use and Bulk  
Frank A. Carlet, Block 44.01, Lots 14 & 11 Variances and Site  
Esq. Plan Approval  
required for the  
construction of a  
31 unit garden  
apartment develop-  
ment limited to  
residents 55 years  
of age and older.

The bulk variances required are for minimum side yard (10' proposed, 8.5' provided and 24' total proposed and 18.5' provided), maximum building height (30' required, 35' proposed), maximum density (7 dwelling units permitted per acre, 25 units per acre proposed) and parking space size (9' x 9' required, 9' x 18' proposed). Bulk variances from steep slope district required as follows:

	Average Slope	Maximum Building Coverage	Maximum Impervious Surface in Addition to Buildings	Minimum Open Space
Permitted:	0-15%	25%	30%	30%
	15.1-25%	15%	25%	
	25.1-30%	10%	25%	
	Over 30%	0%	0%	100%
Proposed:	0-15%	51%	80%	20%
	15.1-25%	27%	43%	
	25.1-30%	31%	42%	
	Over 30%	9%	16%	84%

Soil shall be excavated, removed, deposited, or disturbed within an area of slope in excess of 30%, which is not permitted. The uppermost point of a cut slope shall be higher than the top of the nearest downhill structure or building and the vertical cut shall be greater than 15' which is not permitted. Such other variances or waivers as may be determined to be required in the course of hearing the application. (PLANS HANDED OUT LAST MEETING.)

**RESOLUTIONS**

1. GRANTED the application of MICHAEL & TAYLA SCHMIDT for rear yard, right side yard, left side yard, combined side yards, and lot coverage variances for a rear addition and second floor addition at 47 Lorrie Lane, Block 71.04, Lot 32. RA3

2. GRANTED the application of EUGENIUSZ MYSLIWIEC for right side yard setback and front yard setback variances to build two dormers on the right side of the house at 49 Sargeant Avenue, Block 36.12, Lot 3. RB1

3. GRANTED the application of JIHAD R. ABDELAZIZ for variance for a 5-foot-high solid fence along the rear property line facing Grove Street at 9 Abbe Lane, Block 27.12, Lot 2. RA2

4. GRANTED the application of QUICKS II, LLC & QUICKS BAKERY LLC for a D(3) variance and amended site plan to convert an existing billiard hall into a delicatessen containing 2,150 square feet and a wholesale bakery containing 3,380 square feet at 1142 Route 46 West, Block 44.04, Lot 25. B-D

5. GRANTED the application of NJVM PROPERTIES, LLC for conditional use variance for a wireless telecommunications contractor warehouse with interior overnight parking of service vehicles and interior storage of steel and electronic wiring and construction materials at 473 Route 46 (34 Trenton Avenue), Block 6.08, Lot 4. M-2

6. GRANTED the application of JM BAL REALTY LLC for front and street side yard setback for a canopy over the existing gasoline pump island at 443 Lexington Avenue, Block 8.08, Lot 14. B-C