

AGENDA

BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 2, 2019
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on October 2, 2019.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. **KHAL PARK AVE.** 219 Rutherford Blvd. M-2 Applicant seeks to
Use **LLC** Block 60.07, Lot 1 utilize the second
Variance Glenn Peterson, floor of an
Esq. existing two-story
office building as
a meeting room for
prayer services.
No change will be made to the exterior of the
premises. Room will only be used on weekends and
religious holidays. A use variance is required
for a house of worship in an M-2 zone and for
two uses on one lot. 18 parking spaces
required and none provided. Together with any
other relief as the Board deems necessary and
proper.

2. **FRANK KOBLE** 305 Luddington Ave. RA3 Applicant proposes to
Use Block 19.12, Lot 1 install an exterior
Variance; door into the basement.
Variance Basement has an existing legal bathroom. The
following variances are requested:
1) A use variance for a bathroom in the basement
with access to the exterior.
2) Right side yard proposed at 0.8 ft., where
10 ft. is required (Roof over proposed basement
stair).

NEW HEARINGS

1. **PETER KAROUNOS** 390 Route 3 PCD Applicant proposes to
Use **"BOOM CLIFTON** Block 72.07, Lot 7.01 add entertainment to his
Variance **LLC"** Glenn Peterson, Esq. eating establishment. A
use variance is required
for the expansion of the
use. (PLANS IN BINS LAST
MEETING)

2. **RISTO NIKOLOVSKI** 26 Vernon Avenue R-B1 Bulk variances requested
Variances Joseph C. Block 6.23, Lot 19 in connection with the
Petriello, Esq. conversion of a single-
family dwelling to a
two-family dwelling:
1) a lot width variance to allow the existing
non-conforming 50 feet to continue where 75 feet
is required;
2) a lot area variance to allow the existing
non-conforming 5,000 square feet to continue
where 7,500 square feet is required;

- 3) a front yard setback variance to allow 17.4 feet where 25 feet is required;
 - 4) a left side yard setback variance to allow 2.7 feet where 12 feet is required;
 - 5) a combined side yard setback variance to allow 16.3 feet where 24 feet is required;
 - 6) a lot coverage variance to allow 30.0% where 25% is permitted;
 - 7) a garage to allow 23.09 feet from the principal structure where 20 feet is permitted; and
 - 8) such other variances, if any, relating to the application as the same may be amended.
- (PLANS IN BINS LAST MEETING)

CONTINUED RESOLUTION

1. GRANTED the application of EDGAR TORRES for a rear yard setback variance for a rear single-story addition at 20 Spencer Avenue, Block 42.04, Lot 12. RB2 (APPLICANT TO SUBMIT POWER OF ATTORNEY.)

RESOLUTIONS

1. GRANTED the application of MARY ANN VIOLA to build a second floor addition over the existing home at 32 Maple Hill Road, Block 38.05, Lot 50. RA3

2. GRANTED the application of ERNEST TEDESCO for bulk variances to convert a building containing a tavern and second floor apartment into a two-family dwelling at 25 Grunwald Street, Block 37.03, Lot 42. RB1

3. GRANTED the application of ABED ABDELRAHMAN to build a garage that is extended by 4 feet at 269 Union Avenue, Block 18.16, Lot 11. RA3

4. GRANTED the application of JED SKILLINS for approval to convert the existing attached garage to living space and expand the driveway farther to the left in front of the home at 168 Abbe Lane, Block 33.05, Lot 16. RA3

5. GRANTED the application of GS AUTOPLEX, LLC d/b/a GARDEN STATE HONDA for use variance to expand the existing new and used car dealership and bulk variances for pylon sign and lighting type fixtures at 313 Allwood Road, Block 80.01, Lot 11.02. PD-HC

6. GRANTED the application of PB NUTCLIF MASTER, LLC for amended preliminary and final site plan approval to construct private roadways for internal circulation and to provide access to a parking garage previously approved and reduction in impervious coverage at former HOFFMAN LA-ROCHE campus at 340 Kingsland Street, Block 80.02, Lot 1.01. M-3