

AGENDA
BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 18, 2020
7 P.M. REGULAR MEETING

Please take notice that formal action may be taken on the following applications on March 18, 2020.

PLEDGE OF ALLEGIANCE
CONTINUED HEARINGS

1. Re-Sub- division; Use Variance; Variances	UKRAINIAN CULTURAL CENTER OF CLIFTON, INC. Frank A. Carlet, Esq.	110 Vincent Drive Block 63.01, Lots 24.01 and 24.02	RA-1	Re-subdivision of the property into one single lot, use variances for the proposed use as a cultural, educational, and social center and for having more than one principal use on the same lot and bulk variances for building height (30' permitted 32.89' proposed), and size of parking spaces (9'x19'permitted, 8'x18' proposed).
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NEW HEARINGS

1. Use Variance	MOHAMMAD KARITI AND ALHAG ESSA Frank A. Carlet, Esq.	10 Van Orden Place Block 17.01, Lot 22	RA3	Use variance is required to permit the expansion of the existing two-family house (2,791 square feet to 4,549 square feet) together with site plan approval. No additional bulk variances are required. The existing rear yard setback will not be expanded. (PLANS SENT TO COMRS)
2. Use Variances; Variances	DALCO & GHAGHOIL ENTERPRISES LLC Frank A. Carlet, Esq.	247 Piaget Ave.& 1330 Main Ave. Blocks 11.01 & 10.16, Lots 15 and 18	B-C	This is an application to expand the outdoor eating area by adding a 1260 square foot al fresco dining terrace in the rear of the building to go along with the previously approved dining area in the former driveway servicing the building. To replace the lost parking which will occur if the variance is granted, the Applicant has entered into a lease agreement to provide off-site valet parking at the existing Welsh

Farms diagonally across Main Avenue from the Applicant's restaurant for 27 valet stacked parking spaces. Three (3) conditional use variances are required. The first will be to expand the existing conditional restaurant use on the subject property which does not meet the conditions required for the conditional use. The second conditional use variance is required to permit stacked parking and a third conditional use variance is required to permit valet parking because, again, conditions for both uses are not met. A bulk variance is required because the parking spaces on Block 10.16, Lot 18 do not meet the required side, front and rear yard setback requirements. (PLANS SENT TO COMRS)

3. Use Variance	ROSARIO RIZZO Dominic Iannarella, Esq.	620 Broad Street Block 34.02, Lot 2	M-2	Applicant proposes to use the rear yard of the auto body shop as a towing yard. A portion of the building will also be used for a towing office area and indoor storage of vehicles. A use variance is requested as a towing yard is not a listed permitted use and for two uses on one lot. Any other relief as deemed necessary by the Board. (PLANS SENT TO COMRS)
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RESOLUTIONS

1. DISMISSED WITHOUT PREJUDICE the application of MEADOWLANDS ATHLETIC CENTER for a use variance and site plan approval for individual/group/team instruction of cheerleading/tumbling, manufacture of floor equipment, and office for sales/rental of cheerleading related equipment/clothing/parties/DJ services at 316 Colfax Avenue, Unit C, Block 28.02, and 29.04, Lot 20. M-1
2. DISMISSED WITHOUT PREJUDICE the application of RALPH TRAVELLIN for use variance for two uses on one lot at 956 Van Houten Avenue, Block 35.10, Lot 1, for lack of prosecution. B-C
3. GRANTED the application of JUAHA E. GONALEZ for a front yard setback variance for a roof over the front stoop at 215 East 9th Street, Block 6.09, Lot 1. RB1
4. GRANTED the application of RACHEL & DAVID SNYDER for a rear yard setback variance for a two-story addition on the right side of the house at 11 Belmont Avenue, Block 70.03, Lot 30. RA3
5. GRANTED the application of AHMAD DUQMAQ for right side yard setback variance to install a driveway 0 feet from right side yard at 12 Chestnut Street, Block 15.12, Lot 10. RB1
6. DENIED the application of CUENCA CORONEL REALTY, LLC for approval to extend its permitted hours of operation to 5 A.M. to 7 P.M. at 87-109 Wabash Avenue, Block 5.07, Lot 9 and 11. M-2
7. GRANTED the application of HECTOR LEDEZMA for use variance for office in an RB3 zone and for two uses on one lot, parking variance, and variance for rear yard and side yard parking setback and parking area driveway at 319 Lexington Avenue, Block 8.21, Lot 15. RB3