

(d)(6) for building height greater than permitted (30 ft. permitted; 40 ft. proposed). To the extent necessary, Applicant seeks a parking variance for providing less than required number of parking spaces and seeks a conditional use approval or conditional use variance for not providing parking on the same lot as the principal use/principal structure. The Applicant further seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c) with respect to (1) front yard setback less than required (15 ft. required; 0.37 ft. proposed); and (2) number of building stories greater than permitted (2 stories permitted; 4 stories proposed).

The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions, and other approval reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

3. **JEFFREY AVILA** 61 Craig Place RA1 Applicant proposes to
 Variance Eric Hausman, Block 51.06, Lot 7 build a two-story
 Esq. addition on the left
 side of the home. The
 following Variance is
 requested:
 1) Front yard setback proposed at 21.1' where 35'
 is required (left side only).

4. **MAHA MAROGI** 52 South Parkway RA3 Applicant seeks use
 Use Alfred V. Block 60.05, Lot 15 variance and bulk
 Variance; Acquaviva, Esq. variances to convert the
 Variances **(CONTINUED TO** existing two-family,
01/06/2022) three story residential
 house to a three-family
 house and to permit
 construction of a rear
 addition to expand the
 existing building and
 dwelling units.
 In addition to the use variance requested, the
 applicant specifically requests bulk variances
 for lot area and lot width (both of which are
 pre-existing), for a right side yard setback and
 for all other variances and/or waivers that may
 be required.

NEW HEARINGS

1. **RAFAEL DE LEON** 8 Ploch Road RA3 Applicant proposes to
Variances Block 26.05, Lot 17 build a rear addition
and a second floor add a
level. This application
will attach the existing
detached garage to the
house. The following
variances are requested:
1) Lot coverage proposed at 31% where 27% is
permitted.
2) Existing garage rear yard setback is 19.3'
where 35' is required once connected to the
house.
3) Existing left side yard is 3.2' at the garage
where 6' is now required;
4) Combined side yards is 9.7' where 16' is
required.
2. **ROCCO SPOON JR.** 25 Knollwood Terr. RA3 Applicant requests a use
Use Block 78.08, Lot 33 variance for a bathroom
and a stall shower in
the basement. The
basement does not have
access to the exterior,
so a two fixture,
toilet and sink, is
permitted.
Variance
3. **CARL SILVER** 103 Virginia Avenue RA2 Applicant proposes a
Variances Block 50.09, Lot 16 second story addition
over the existing second
floor. The following
variances are requested:
1) left side yard is 5.68' where 6' is required;
2) Attic dormer creates a third story where 2
stories are permitted.

RESOLUTIONS

1. GRANTED the application of CLIFTON ADULT OPPORTUNITY CENTER, INC. for use variances and bulk variances for building height to construct an additional building on the Clifton City Hall property for use by the Clifton Adult Opportunity Center at 900 Clifton Avenue, Block 35.01, Lot 2. RA3
2. GRANTED the application of ANDREA SYMISTER for bulk variance for street side lot line for the installation of an above-ground swimming pool at 211 DeMott Avenue, Block 20.27, Lot 1. RB1
3. GRANTED the application of YAEL KRUMBEIN for bulk variances for an attic addition and renovations creating a 2.5 story dwelling and air-conditioning units at 36 Laurel Avenue, Block 50.10, Lot 27. RA2
4. GRANTED the application of CARLOS MOROCHO for variances for right side yard setback, rear yard setback, lot coverage, and driveway setback for a garage already constructed at 36 Union Avenue, Block 11.18, Lot 23. RB2
5. DENIED the application of MAHA MAROGI for use variance and bulk variances to convert an existing two-family to a three-family dwelling at 46 South Parkway, Block 60.05, Lot 16. M-2