

DATE _____

BOARD OF ADJUSTMENT

PLANNING BOARD

PROOF OF PAYMENT OF TAXES

Tax Collector

FEE Variance _____

Site Plan _____

Conditional use _____

Subdivision _____

**CITY OF CLIFTON
APPLICATION FOR DEVELOPMENT AND/OR APPEAL
TO BE COMPLETED BY THE APPLICANT**

Site Location 900 Clifton Avenue Block 35.01 Lot 2

1. Name of Applicant: Clifton Adult Opportunity Center, Inc.
Address: 900 Clifton Avenue, Clifton, NJ 07013 Telephone: 973-777-7114
Relation to Owner if not same as Owner: Tenant

2. Name of Owner (if other than Applicant): City of Clifton
Address: 900 Clifton Avenue, Clifton, NJ 07013 Telephone: 973-470-5800

3. The applicant is Non-Profit Corporation A Partnership Individual
Other (please specify): _____

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership. None

CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW

4. Name of Architect or Engineer Michael Kuybida, AIA
Address: 5 Old Orchard Road, Woodland Park, NJ 07424 Telephone: 973-345-3500

5. Name of Attorney: Frank A. Carlet, Esq.
Address: 1135 Clifton Avenue, Suite 104, Clifton, NJ 07013 Telephone: (973) 777-6200

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board
 Yes No Disposition

7. Deed restrictions that apply or are contemplated: YES NO
(If yes, attach copy)

DESCRIPTION OF PREMISES

8. Corner Interior Zone District R-A3 Lot Size 26.3 acres

9. Lot Dimensions: Front 66.20' Rear 1109.1' R. Side 1600.86' L. Side 964.68'

BUILDING/OR STRUCTURE SETBACKS

10. Existing: Front N/A Rear _____ R. Side _____ L. Side _____

11. Proposed: Front 521.08' Rear N/A R. Side 19.9' L. Side 666.7'
As to New Building

Present Use: Municipal Complex

Proposed Use: Construction of an additional building to be used for Clifton Adult Opportunity Center expansion into a new building

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

TYPE OF APPLICATION

Site Plan

Conditional Use

"A" Variance

"B" Variance

"C" Variance

"D" Variance (Use)

IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone Plan C Variance required (maximum building height 2.5 stories proposed, 2 stories permitted).

~~D Variance - This variance is required for use by the Clifton Adult Opportunity Center which is proposed (residential use permitted and more than one principal use per lot is not permitted).~~

The variances can be granted because the use proposed for the additional building is for an adult opportunity center, which is an inherently beneficial use, and the property is used for mixed uses as part of the municipal complex. The height variance is required in order to provide storage for the inherently beneficial use.

OFFICE USE ONLY

BOARD OF ADJUSTMENT

PLANNING BOARD

Date of Hearing _____

Board action required by _____
Date

Application declared complete on _____
Date

Final Decision Rendered on _____
Date

APPROVED

APPROVED WITH CONDITIONS

DENIED

WITHDRAWN OR DISMISSED

DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action: that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true. Clifton Adult Opportunity Center, Inc.

By: Grace Lisbona
APPLICANT
Grace Lisbona, Executive Director

State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 4th day of October 20 21.

Donna Nazzaro
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

DONNA NAZZARO

A Notary Public of New Jersey
TITLE OF SUCH OFFICER

My Commission Expires Nov. 4, 2024

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this _____ day of _____ 20 21.

City of Clifton

By: _____
Owner
James Anzaldi, Mayor

Sworn and subscribes before me

this _____ day of _____ 20 21.

SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

TITLE OF SUCH OFFICER

State of New Jersey

County of: Passaic