

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 4, 2025

7:00 P.M. REGULAR MEETING

PLEDGE OF ALLEGIANCE

Pursuant to the “Open Public Meeting Law” public notice of the Board’s 2025 regular meeting schedule was published in the Record/Herald News on December 11, 2024.

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on June 4, 2025.

NEW HEARINGS

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| 1. Bulk variances for rear and side yard setbacks | Robert Bender | 43 Mac Arthur Drive,
Bl. 63.03, Lot:1, Zone RA1
The applicant is proposing to install a pergola attached to the house in the back yard requiring the following bulk variances; rear yard setback proposed at 29' where 35' required, and side yard setback proposed at 8' where 10' required. (PLANS SENT TO COMRS) |
| 2. Bulk variances for side yard, number of stories, and driveway location | Yehuda Auman

Dominic Iannarella, Esq. | 11 Cresthill Avenue,
Bl. 70.01, Lot: 30, Zone RA3
The applicant is proposing an addition and interior alterations to the existing single family home which requires the following bulk variances; side yard setbacks proposed at 4.8' where 6' required, combined side yard setback proposed at 9.6' where 16' required, dog house style dormers are creating 2 ½ stories where only 2 stories are permitted, driveway in front of a house not serving a garage. (PLANS SENT TO COMRS) |
| 3. Bulk variances for front and rear setbacks, lot coverage, and driveway location | Nathaniel Abitol

Dominic Iannarella, Esq. | 131 Cresthill Avenue,
Bl. 57.01, Lot: 76, Zone RA3
The applicant is proposing a two story addition and interior alterations to the existing single-family home which requires the following bulk variances; front yard setback proposed at 24.8' where 25' required, rear yard setback proposed at 24.2' where 35' required, lot coverage proposed at 31.3% where 27% required, and driveway proposed at 1.6' from property line where 5' is required. (PLANS SENT TO COMRS) |

4. Preliminary and Final Site Plan, Use variance (d1), Height variance (d6), front yard setback and parking lot configuration

Hookah Paradise USA LLC

Gary Cohen, Esq.

1219-1231 Main Avenue,
Bl. 11.16, Lots 5, 6 & 7, Zone B-C

The applicant is proposing to add a two story 4,045 sq ft addition to the rear of a one story commercial building and an 18,924 sq ft second floor level addition to that one story commercial building, that will connect to the proposed addition to the rear of the building, said additions to be used by the existing tenants for their businesses, a hookah sales store and a martial arts school with variance relief for: 1] use variance in that the property is located within the B-C zoning district and the wholesale use of the principal structure is restricted against and not permitted. 2] Front yard setback where 5 ft is required, 0 ft exists and is proposed, an existing non-conforming condition. 3] height variance, in that the height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure as the maximum building height in this zoning district is 30 ft, 18 ft exists, and 43.81 ft is proposed. 4] For parking within 5 ft of any other lot line, in that there is parking within that 5 ft area from the lot line, an existing non-conforming condition. 5] For existing parking space sizes in that the required size of a parking space is required to be 9 ft by 20 ft, and the proposed and existing parking space sizes are 9 ft by 18 ft, an existing non-conforming condition. 6] For interior parking lot landscaping area, where 1,320 sq ft is required, and 128 sq ft is proposed, an existing non-conforming condition. 7] For loading space, where 5 loading spaces are required and 0 spaces are proposed. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Mo Salman, 15 Priscilla Street, Bl.: 40.01, Lot: 35, Zone RA2 to construct a new front porch which required bulk variances.
2. Resolution memorializing the denial of the application by Geeland, LLC, 811-813 Rt 46, Bl. 34.03, Lots 75 & 77, Zone: R-A2 for a use variance and bulk variances to permit a self-storage facility in the RA2 zone and to raze the existing commercial building and construct a self-storage facility, parking, lighting, landscaping, stormwater management, and related site improvements.
3. Minutes of the May 21, 2025 Regular Meeting