

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 18, 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 18, 2025.

CONTINUED HEARINGS

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

CONTINUED
from
6/4/25 TO
7/16/2025

**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)

Matter to be continued until July 16, 2025 no further notice is required

NEW HEARINGS

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| 2. Bulk variances for side yard and combined side yard setbacks, driveway location and 2 ½ stories | Yosef Wolf | 217 Rutherford Blvd.,
Bl. 60.11, Lot: 2, Zone RA3
The applicant is proposing a second story addition to the existing one story single family residence & a conversion of a portion of the existing garage into living space which requires the following bulk variances; side yard setback proposed at 5.2' and 5.4' where 6' required, combined yard setback proposed at 10.6' where 16' required, driveway in front of house not serving a garage, and 2 ½ stories requested where 2 stories are required.. (PLANS SENT TO COMRS) |
| 3. Site Plan, Use Variance, and parking space variance | Felix Acosta

Alfred Acquaviva, Esq. | 77 Union Avenue,
Bl. 11.20, Lot: 9, Zone RB1
The applicant seeks site plan approval and bulk variances to construct a new two and half story four-family dwelling to be attached to the existing one-family home. The applicant intends to renovate the existing home in addition to the new construction, but it will remain as a one family home. The applicant is requesting a use variance since the number of proposed residential units exceeds the amount permitted in the RB-1 zone. Specifically, the applicant is proposing to construct 4 residential units which is an excess of what is permitted in the RB-1 zone. Additionally, although there are 5 pre-existing variances, the applicant is only seeking one new bulk variance for parking where six spaces are proposed, and eight parking spaces are required. It should be noted that the applicant is increasing the amount of parking from four (4) parking spaces to six (6) parking spaces. (PLANS SENT TO COMRS) |
| 4. Subdivision, Use Variance and bulk variances | JLM Chestnut Street, LLC

Dominic Iannarella, Esq. | 22-36 Chestnut St.,
Bl. 15.12 Lots: 14 & 16, Zone RB1 & M-1
The applicant is proposing a minor subdivision of lot 16, a use variance, and bulk variances, to construct a 2-family home on what is proposed as lot 15. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Robert Bender, 43 Mac Arthur Drive, Bl.: 63.03, Lot: 1, Zone RA1 to install a pergola attached to the house in the back yard which required bulk variances.

2. Resolution memorializing the approval of the application by Yehuda Auman, 11 Cresthill Avenue, Bl. 70.01, Lot: 30, Zone RA3 to construct a an addition and interior alterations to the existing single family home which required bulk variances.
3. Resolution memorializing the approval of the application by Nathaniel Abitol, 131 Cresthill, Bl.: 57.01, Lot: 35, Zone RA2 to construct a new front porch which required bulk variances.
4. 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.
5. Minutes of the June 4, 2025 Regular Meeting