

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
July 16, 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 July 16, 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

**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)

NEW HEARINGS

2. Bulk variances for front yard lot coverage and 2 ½ stories

**Kenneth
Milgraum**

**Dominic
Iannarella, Esq.**

14 Alvin Ct.,
Bl. 60.11, Lot: 2, Zone RA3

The applicant is proposing to demolish the existing single family home and replace with a new single family home which will require the following bulk variances; front yard setback proposed at 21.7' where 25' required, lot coverage proposed at 32.8% where 27% required, and 2 ½ stories proposed where 2 stories are required. (PLANS SENT TO COMRS)

3. Conditional Use Variance

**Cheesesteak
Kings LLC**

**Frank Fusco,
Esq.**

304 Clifton Ave,
Bl. 11.20, Lot: 9, Zone RB1

The applicant is proposing interior renovations to fit out the existing structure previously used as a martial arts school for a restaurant use which is a conditional use in the zone. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Yosef Wolf, 217 Rutherford Blvd., Bl. 60.11, Lot: 2, Zone RA3 to add a second story addition which required bulk variances.
2. Resolution memorializing the denial of the application by JLM Chestnut Street, LLC, 22-36 Chestnut St., Bl. 15.12 Lots: 14 & 16, Zone RB1 & M-1, for a minor subdivision, use variance and bulk variances to construct a two-family residence.
3. Minutes of the June 18, 2025 Regular Meeting