

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
August 20, 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 August 20, 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 and 7/16/25

**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)

Matter to be continued until September 3, 2025 no further notice is required

2. Site Plan, Use
Variance, and
parking space
variance

Felix Acosta
Al 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)

**Matter to be continued until September 17, 2025 no
further notice is required**

NEW HEARINGS

3.Rear yard
setback

Jahin Amin &
Viral Patel

15 Albury Road,
Bl. 46.05, Lot: 19, Zone RA2

The applicant is proposing a second floor roof deck on an existing non-conforming sunroom which requires the following bulk variances; rear yard setback proposed at 22'.11" where 35' required. (PLANS SENT TO COMRS)

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| 4. Rear yard setback, side yard setback, lot coverage, number of stories and placement of condensers | Aaron Silberberg | 33-35 Ravona Street,
Bl. 57.07, Lot: 8, Zone RA3
The applicant is proposing the removal of the screened porch and construction of a new partial second story requiring the following bulk variances; rear yard setback proposed at 28.48' where 35' required, combined side yard setback proposed at 13.7' where 16' required, lot coverage proposed at 32% where 27% required, 3 stories proposed where 2 stories are required, and A.C condensers proposed at approximately 4' where 6' required. (PLANS SENT TO COMRS) |
| 5. Use Variance | Polanco & Sons LLC

Joel Miklacki, Esq. | 85 Center Street,
Bl. 4.16, Lot: 2, Zone RB3
The applicant seeks to convert an existing mixed use residential/commercial property to a multiunit residential building only. (PLANS SENT TO COMRS) |
| 6. Preliminary and Final Site Plan, Subdivision, Rear yard setback, and number of parking spaces | Peoples Baptist Church, Inc.

Arthur Hopkins, Esq. | 51 Hepburn Road,
Bl. 66.02, Lot: 26,27,35 & 36, Zone RA3
The applicant is proposing to seek Preliminary and Final Site Plan approval to consolidate the above-referenced lots into one lot, removing all internal lot lines, to increase the size of the existing building at 14 Joyce Lane from 1,956 square feet to 2,781 square feet by adding a third story and adding areas in the northwest and northeast corners of the building. A variance will be required to reduce the existing rear yard of 14 Joyce Lane from 39.4 feet to 39.5 feet. A variance will also be required for the existing 55 parking spaces in that 134 parking spaces are required. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Cheesesteak Kings LLC, 304 Clifton Avenue, Bl. 12.05, Lot: 20, Zone RB1 to undertake 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.
2. Resolution memorializing the denial of the application by Kenneth Milgrum, 14 Alvin Court, Block 60.11, Lot 2, Zone RA3 to demolish existing single family home and replace with a new single family home where bulk variances are required.
3. Minutes of the July 16, 2025 Regular Meeting