

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 3, 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 September 3, 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
TO
10/22/25

**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 October 22, 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)

CONTINUED from
8/20/25
TO
9/17/25

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

3. Use Variance

Polanco & Sons
LLC

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)

CONTINUED
from
8/20/25
TO
10/22/25

Joel Miklacki,
Esq.

Matter to be continued until October 22, 2025 no further notice is required

NEW HEARINGS

4. Front yard
setback, Side yard
setback, Combined
side yard, Lot
coverage, and
Buffer

Grzegorz Hasaj

63 Althea Street,
Bl. 43.14, Lot: 25, Zone RB1

The applicant is proposing a second story over existing first floor which requires the following bulk variances; front yard setback proposed at 15.1' where 25' required, front yard setback to roof structure over existing front stoop platform proposed at 11.25' where 21' required, side yard setback proposed at 3.6' where 6' required, combined side yard setback proposed at 12.1' where 16' required, and lot coverage proposed at 39.8% where 27% required. The applicant is also proposing a two-car garage which requires the following bulk variances; side and rear yard setback proposed at 3' where 5' required, and proposed driveway extension within the 5' buffer requirement. (PLANS SENT TO COMRS)

5. Rear yard setback and Lot coverage	Eric Lemongello & Pamela Molin	203 Clinton Avenue, Bl. 21.02, Lot: 12, Zone RB1 The applicant is proposing a one-story addition with roof deck which requires the following bulk variances; rear yard setback proposed at 29' where 35' required, and lot coverage proposed at 27.6% where 27% required. (PLANS SENT TO COMRS)
6. Front yard setback, Side yard setback, and Combined yard setback	Michael & Debbie McCornac	507 Mount Prospect Avenue, Bl. 55.05, Lot: 52, Zone RA2 The applicant is proposing an addition and alterations to the existing single family home which requires the following bulk variances; front yard setback proposed at 28' where 30' required, side yard setbacks proposed at 4.81' and 4.85' where 6' required, combined yard setback proposed at 9.66' where 16' required, 10'5" wide front stoop platform with roof structure extending into front yard setback where 8' wide is required. (PLANS SENT TO COMRS)
7. Front yard setback and Lot coverage	Kenneth Milgraum Dominic Iannarella, Esq.	14 Alvin Court, Bl. 57.04, Lot: 5, 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, and lot coverage proposed at 32.8% where 27% required. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Peoples Baptist Church, Inc., Bl. 66.02, Lot: 26,27,35 & 36, Zone RA3 for d(3) conditional use variance, Preliminary and Final Site Plan, minor subdivision by lot consolidation and bulk variance.
2. Resolution memorializing the denial of the application by Aaron Silberberg, 33-35 Ravona Street, Bl. 57.07, Lot: 8, Zone RA3 for a home addition including a use variance for 3 stories where only 2 are permitted and bulk variances.
3. Minutes of the August 20, 2025 Regular Meeting