

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 3, 2025
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

GRACE ROBOL (1A)
AVRAHAM EISENMAN
ALESSIA ERAMO
MAUREEN O'CONNOR
VICE CHAIRMAN MOLNER
CHAIRMAN ZECCHINO

COMMISSIONERS ABSENT:

NOEL PEREZ (2A)
DAVID BRAID
GEORGE FOUKAS

ALSO PRESENT:

Liana Bolcato, Asst. Zoning Officer
Joseph M. Wenzel, Esq., Counsel/Secretary

Chairman Zecchino called the Meeting to Order at 7:04 p.m.; he led the entire assembly in the Pledge of Allegiance to the Flag of the United States of America. Pursuant to the "Open Public Meeting Law" public notice of the Board's 2025 regular meeting schedule was published in the Herald News on December 11, 2024. All notice requirements were satisfied. Chairman Zecchino announced the time, place, and form of notice as well as advising all applications that formal action may be taken on the matters set forth on the Agenda. Said opening statement is incorporated herein by reference and made a part hereof.

NEW HEARINGS

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

Applicant, **Grzegorz Hasaj**, is the architect on the project and the owner, **Jon Krowka**, appeared to present the application.

Architect, **Grzegorz Hasaj**, was called forward, sworn in and qualified as an expert in the field of architecture. He explained that the current house is undersized for the needs of the family. The addition was designed by him to go over the existing foundation. There are pre-existing setback conditions and are continued to the second floor of the addition. The pre-existing conditions of the home are not exacerbated. The plans called for the removal of a current shed to be replaced by a two car garage. The new garage due to the limited size of the back yard does violate both the side and rear yard setbacks. The driveway would be extended to the new garage.

Chairman Zecchino and Vice-Chair Molner questioned if the new two car garage could be reduced so that can comply with the setbacks. Architect noted that due to the limited back yard moving the garage would not be an option and they wanted to avoid causing any other deviation for lot coverage or impervious surface.

After extended consideration, **Hasaj** noted that the garage could be reduced to a one car garage with a size of 16 feet wide by 21 feet deep. This would allow the owner to use the garage for parking of vehicle and storage space. He agreed to present revised plans showing the smaller garage as a condition of approval.

Chairman Zecchino noted that not only would the garage be smaller but will ultimately not need a side yard setback. The rear yard setback is caused by the angle of the rear boundary line and cannot be avoided. Applicant agreed that the revised plans would show the garage no longer in violation of the side yard setback as a condition of approval.

No interest parties appeared on this matter.

Commissioner O'Connor moved to approve. Commissioner Eramo seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 6-0 and the application was approved.

2. **Eric Lemongello & Pamela Molin**, 203 Clinton Avenue , Bl. 21.02, Lot: 12, Zone RB1

Applicant, **Eric Lemongello & Pamela Molin**, appeared and presented the application. They were sworn in to testify as lay witnesses.

Applicant noted that they wished to enclose their current deck to use it all year long. The roof of the enclosed deck would now be used as a second floor open balcony area. In order to comply with lot coverage requirements, the plans call for the removal of the detached garage.

Chairman Zecchino asked if their property backs onto Weaselbrook Park. Applicant responded in the affirmative, so no rear yard neighbors are affected by this change.

No interest parties appeared on this matter.

Commissioner Eisenman moved to approve. Commissioner O'Connor seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 6-0 and the application was approved.

3. **Michael & Debbie McCornac**, 507 Mt. Prospect Avenue, Bl. 55.05, Lot: 52, Zone RA2

Applicant, **Michael McCornac**, appeared and presented the application. He was sworn in to testify as lay witnesses.

Applicant's architect, **Albert Matarano**, was called forward, sworn in and qualified as an expert in the field of architecture. He explained that the property is undersized in lot width compared to other homes in the area. The current home is a 1 ½ story cape cod style with a breezeway between the home and garage. The plan would entail making the breezeway wider. This would add space for the garage and for a new work space for the Applicant. The existing garage would not be expanded. A new second floor would be added to the home within the existing footprint. All pre-existing conditions would be unchanged. The front door to the home would now include a covered platform area. This creates a new front yard variance. However, the change is de minimus because it only exceeds it by 2 feet and is limited to the width of the front door area.

Chairman Zecchino asked if the addition goes over the garage and was told that it would. **Commissioner Eramo** asked if the current home is compliant with the setback and was told that it is and that the only change is a very small platform outside the front door area.

The matter was opened to the public. One interested party appeared and expressed concern about the removal of asbestos shingles and contractors working outside of approved hours. He was assured that Applicant would comply with all City ordinances and that Code Enforcement would ensure same.

Commissioner Robol moved to approve. Commissioner O'Connor seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 6-0 and the application was approved.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Peoples Baptist Church, Inc., 14 Joyce Lane, 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.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Eramo, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 4-0.

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.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Eramo, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 4-0.

3. Resolution memorializing the approval of the application by Jahin Amin & Viral Patel, 15 Albury Road, Bl. 46.05, Lot: 19, Zone RA2 for bulk variance.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Eramo, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 4-0.

4. Minutes of the August 20, 2025 Regular Meeting.

Commissioner Eramo made a motion to approve. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, Eisenman, Eramo, O'Connor, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 6-0.

There being no further business before the Board, Commissioner Vice-Chair Molner moved to adjourn. The motion was seconded by Commissioner O'Connor, with the unanimous approval of all Board members present, the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY