

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 17, 2025
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

NOEL PEREZ (2A)
GRACE ROBOL (1A)
AVRAHAM EISENMAN
DAVID BRAID
MAUREEN O'CONNOR
GEORGE FOUKAS
VICE CHAIRMAN MOLNER
CHAIRMAN ZECCHINO

COMMISSIONERS ABSENT:

ALESSIA ERAMO

ALSO PRESENT:

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

Chairman Zecchino called the Meeting to Order at 7:02 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. Kenneth Milgraum, 14 Alvin Court, Bl. 57.04, Lot: 5, Zone RA3

Applicant, **Kenneth Milgraum**, was present with his attorney, Dominic Iannarella, Esq., who presented the application.

As this property was previously before the Board, **Chairman Zecchino** asked counsel to address the issue of *res judicata* as the Board is not empowered to re-hear similar matters. Counsel advised that the prior plans and the current application differ because the dormers in the attic space have been removed. This results not only in an aesthetic change but also removal of a variance for the number of stories two and one-half (2 ½) to two (2) which is compliant with the ordinance. Commissioner O'Connor motioned to hear the revised application and was seconded by Commissioner Robol. The Board voted in seven in favor and none opposed.

Counsel then explained that other than the removal of the dormers, the application otherwise was similar. The Applicant continued to request bulk variances for the home renovation.

No interest parties appeared on this matter.

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

Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 7-0 and the application was approved.

2. **Shi Rosenstock**, 35 Belmont Avenue, Bl. 70.03, Lot: 19, Zone RA3

Applicant, **Shi Rosenstock**, appeared and presented the application. He was sworn in to testify as lay witness.

Applicant noted that this is only a second-floor addition. The variance requested is not excessive. The front yard is currently nonconforming but otherwise in line with other residences in the area. Additionally, the combined side yard is currently nonconforming. These are generated because he is going up one level and not because he is pushing out the footprint of the home.

Chairman Zecchino confirmed with the Applicant that this will only be a two (2) story home.

No interest parties appeared on this matter.

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

Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 7-0 and the application was approved.

3. **Jovan & Dijana Jovicic**, 159 Beverly Hill Road, Bl. 55.05, Lot: 19, Zone RA3

Applicant, **Dijana Jovicic**, appeared and presented the application. She was sworn in to testify as lay witness.

Applicant's architect, **Amanda DeNardo**, was called forward, sworn in and qualified as an expert in the field of architecture. She explained that this is an addition to an existing home. There is expanded space in the garage area as the current garage is very small. The variance for the right side yard variance is a pre-existing non-conformity and will not be exacerbated by this addition. The left side yard variance is being created by the extension of the garage. The addition also moves the front yard variance up by one foot. The front yard variance is pre-existing but only being made slightly larger because there is limited space to the rear of the property.

Commissioner Eisenman asked if this was a whole home remodel. Architect responded that it was and that this plan is to expand all living spaces. **Chairman Zecchino** asked to confirm that there is no variance for lot coverage or height. These were confirmed by **Zoning Official Liana Bolcato**.

The matter was opened to the public. One interested party appeared and expressed concern about stormwater runoff. Architect noted in response that downspouts will be directed to ensure that stormwater does not directly impact the neighboring lots. The application also calls for the installation of a French drain system which will flow out to the street.

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

Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 7-0 and the application was approved.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Grzegorz Hasaj, 63 Althea Street, Bl. 43.14, Lot: 25, Zone RB1 for a second story over existing first floor which required bulk variances.

Commissioner O'Connor made a motion to memorialize the Resolution. Vice-Chair Molner seconded the motion; voting in favor are Commissioners Robol, Eisenman, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 5-0.

2. Resolution memorializing the approval of the application by Eric Lemongello & Pamela Molin, 203 Clinton Avenue, Bl. 21.02, Lot: 12, Zone RB1 for a one-story addition with roof deck which required bulk variances.

Commissioner Eisenman made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, Eisenman, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 5-0.

3. Resolution memorializing the approval of the application by Michael & Debbie McCormac, 507 Mount Prospect Avenue, Bl. 55.05, Lot: 52, Zone RA2 for an addition and alterations to the existing single family home which required bulk variances.

Commissioner Robol made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, Eisenman, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 5-0.

4. Minutes of the September 3, 2025 Regular Meeting.

Vice-Chair Molner made a motion to approve. Commissioner Perez seconded the motion; voting in favor are Commissioners Perez, Braid, Eramo, O'Connor, Foukas, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 7-0.

There being no further business before the Board, Commissioner Braid moved to adjourn. The motion was seconded by Commissioner Foukas, with the unanimous approval of all Board members present, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY