

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 22, 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 October 22, 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 heard on October 22, 2025

2. Use Variance

CONTINUED

from

8/20/25

TO

10/22/25

**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)

Matter to be heard on October 22, 2025

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

CONTINUED

from

8/20/25

TO

9/17/25, 10/22/25

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 heard on October 22, 2025

4. Preliminary and
Final Site Plan,
Subdivision, and
Use Variance

CONTINUED

from

9/17/25

TO

10/29/25

**136 Getty Ave
Clifton Corp.**

**Dominic
Iannarella, Esq.**

136 Getty Avenue,
Bl. 11.06, Lot: 60, Zone M-2

The applicant is seeking preliminary and final site plan approval, subdivision, and a use variance to construct a 2-story addition and a 2nd floor to an existing one-story building to create one-bedroom residential units and additional office/warehouse space. (PLANS SENT TO COMRS)

Matter to be continued on October 29, 2025, no further notice is required

NEW HEARINGS

5. Minor subdivision, Use variance, bulk variances	JLM Chestnut Street LLC Dominic Iannarella, Esq.	22 & 36 Chestnut Street, Bl. 15.12, Lots: 14 & 16, Zone RB1 & M-1 The applicant is proposing a minor subdivision of lot 16, a use variance, and bulk variances, to construct a single-family home on what is proposed as lot 15. (PLANS SENT TO COMRS)
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ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Kenneth Milgraum, 14 Alvin Court, Bl. 57.04, Lot: 5, Zone RA3 for new single family home which required bulk variances.
2. Resolution memorializing the approval of the application by Shi Rosenstock, 35 Belmont Avenue, Bl. 70.03, Lot: 19, Zone RA3 for second floor addition which required bulk variances.
3. Resolution memorializing the approval of the application by Jovan & Dijana Jovicic, 159 Beverly Hill Road, Bl. 55.05, Lot: 19, Zone RA3 for second floor addition and garage expansion to the existing single family home which required bulk variances.
4. Minutes of the September 17, 2025 Regular Meeting