

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 22, 2025
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

AVRAHAM EISENMAN

ALSO PRESENT:

Liana Bolcato, Asst. Zoning Officer
Joseph M. Wenzel, Esq., Counsel/Secretary
Nicholas Graviano, Board Planner
Anthony Kurus, Board Engineer

Chairman Zecchino called the Meeting to Order at 7:05 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. Polanco & Sons LLC, 85 Center Street, Bl. 4.16, Lot: 2, Zone RB3

Applicant, Elizabeth Conforme, was present with her architect and attorney, Joel Miklacki, 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 prior application had requested two bedroom units and the current plans are limited to one bedroom units. This reduces the impact of the development on the neighborhood including for parking. Commissioner

O'Connor motioned to hear the revised application and was seconded by Commissioner Eramo. The Board voted in seven in favor and none opposed.

Counsel then explained that the property is being returned to its prior use as a residential only site. This is eliminating a non-conforming use which is currently a restaurant/bar. The residential only use is more in line with the neighborhood and would be a positive impact in the area.

Applicant's architect, **Arlenis Dominguez**, was called forward, sworn in and qualified as an expert in the field of architecture. She explained that the revised unit layouts are better than originally proposed as they let in more light. The one bedroom is also not overtaxing the utilities and parking in the area. This also satisfies the need for housing in the area. The footprint, like the prior application, is unchanged and all pre-existing bulk variances would remain. Upon questioning from the Board, Architect noted the bedroom layouts and the safety features.

Vice-Chair Molner inquired about the trash location. Architect stated that trash receptacles will be behind a fence and only brought out on trash days. She added that the Bilco doors to the basement will remain but will be on limited access. The basement is only for storage and utilities. No tenant will have access to this area.

Applicant indicated that they would comply with the reports of the Board Engineer and Board Planner as a condition of approval.

No interest parties appeared on this matter.

Vice-Chair Molner moved to approve. Commissioner O'Connor seconded the motion.

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

2. **Felix Acosta**, 77 Union Avenue, Bl. 11.20, Lot: 9, Zone RB1

Counsel, **Al Acquaviva, Esq.**, appeared and presented the application.

Counsel noted that the Applicant is reconsidering its plans based and will be resubmitted new plans in the future.

Chairman Zecchino believed that procedurally the application should be dismissed without prejudice.

No interest parties appeared on this matter.

Vice-Chair Molner moved to dismiss the matter without prejudice. Commissioner O'Connor seconded the motion.

Commissioners Robol, Braid, Eramo, O'Connor, Foukas, Vice-Chair Molner, and Chair Zecchino voted in favor. Motion passed 7-0 and the application was dismissed without prejudice.

3. **JLM Chestnut Street LLC**, 22 & 36 Chestnut Street,
Bl. 15.12, Lots: 14 & 16, Zone RB1 & M-1

Applicant appeared with counsel, **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 prior application had requested two family house and the current plans are limited to one family house. This reduces the impact of the development on the neighborhood including for parking. 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.

Applicant's engineer, **David Fantina**, was called forward, sworn in and qualified as an expert in the field of engineering. He explained that the plans are essentially the same as last time with the exception that the home for the site is now a one-family. The basis for the use variance relief remains the same and the bulk variances are related to lot size and configuration. He believed that a one family home is proper for the subdivided lot. Exhibit A-1 which was a revised and colorized landscaping plan was admitted into evidence. Engineer noted that this updated plan also includes a better landscaping with buffering from adjacent commercial uses.

Applicant indicated that they will comply with the reports of the Board Engineer and Board Planner as a condition of approval.

No interest parties appeared on this matter.

Vice-Chair Molner moved to approve. Commissioner Braid seconded the motion.

Commissioners Robol, Braid, Eramo, 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 Kenneth Milgraum, 14 Alvin Court, Bl. 57.04, Lot: 5, Zone RA3 for new single family home 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, Braid, O'Connor, Foukas, Vice-Chair Molner and Chairman Zecchino. Motion passed 6-0.

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.

Commissioner Foukas made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, Braid, O'Connor, Foukas, Vice-Chair Molner and Chairman Zecchino. Motion passed 6-0.

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.

Commissioner O'Connor made a motion to memorialize the Resolution. Vice-Chair Molner seconded the motion; voting in favor are Commissioners Robol, Braid, O'Connor, Foukas, Vice-Chair Molner and Chairman Zecchino. Motion passed 6-0.

4. Minutes of the September 17, 2025 Regular Meeting.

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

There being no further business before the Board, Commissioner Foukas moved to adjourn. The motion was seconded by Commissioner Braid, with the unanimous approval of all Board members present, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY