

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
October 29, 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 29, 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
12/3/25

**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 December 3, 2025

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

**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 heard on October 29, 2025

CONTINUED
from
9/17/25
TO
10/29/25

NEW HEARINGS

3. Front Yard Setback

Tanya Ivanova

90 Charles Street,
Bl. 51.06, Lots: 46, Zone RA1

The applicant is proposing an addition and alterations to the existing single-family home which requires the following bulk variance; front yard setback proposed at 29.24' where 35' required. (PLANS SENT TO COMRS)

4. Garage Conversion and Driveway Location

**Nathaniel &
Rivka Bachrach**

**Dominic
Iannarella, Esq.**

17 Loumar Place,
Bl. 57.06, Lots: 12, Zone RA3

The applicant is proposing interior alterations which require the following variances: conversion of the existing garage to living area, and driveway in front of the house not serving a garage. (PLANS SENT TO COMRS)

5. Driveway Location

Aaron Brody

**Dominic
Iannarella, Esq.**

361 South Parkway,
Bl. 58.07, Lots: 5, Zone RA3

The applicant is proposing a new single-family dwelling which requires the following variance: driveway in front of house not serving a compliant garage. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Polanco & Sons LLC, 85 Center Street, Bl. 4.16, Lot: 2, Zone RB3 for conversion of an existing mixed use residential/commercial property to a multiunit residential building only.
2. Resolution memorializing the approval of the application by JLM Chestnut Street LLC, 22 & 36 Chestnut Street, Bl. 15.12, Lots: 14 & 16, Zone RB1 & M-1 for a minor subdivision of lot 16, a use variance, and bulk variances, to construct a single-family home on what is proposed as lot 1.
3. Minutes of the October 22, 2025 Regular Meeting