

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 5, 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 November 5, 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 continued on December 3, 2025

NEW HEARINGS

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| 2. Front Yard Setback, Side Yard Setback, Combined Side Yard Setback, Lot Coverage, and Driveway Location | Joseph & Malka Neumann

Dominic Iannarella, Esq. | 190 Cresthill Avenue,
Bl. 57.08, Lots: 25, Zone RA3

The applicant is proposing a new two-story addition which requires the following bulk variances; front yard setback proposed at 20' where 25' required, side yard setback proposed at 5' where 6' required, combined side yard setback proposed at 11.2' where 16' required, lot coverage proposed at 32.7% where 27% required, and driveway in front of house not serving a garage. (PLANS SENT TO COMRS) |
| 3. Combined Yard Setback, Rear yard setback, and lot coverage | Isaac & Shira Brooke

Dominic Iannarella, Esq. | 18 Lehigh Avenue,
Bl. 70.03, Lots: 36, Zone RA3

The applicant is proposing a new two-story single-family dwelling which requires the following bulk variances; combined yard setback proposed at 15.25' where 16' required, rear yard setback proposed at 25.24' where 35' required, and lot coverage proposed at 33.7% where 27% required. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by 136 Getty Ave Clifton Corp., 136 Getty Avenue, Bl. 11.06, Lot: 60, Zone M-2 for new mixed use building which required site plan approval, subdivision, use variance and bulk variances.
2. Resolution memorializing the approval of the application by Tanya Ivanova, 90 Charles Street, Bl. 51.06, Lots: 46, Zone RA1 for residential home alterations which required bulk variance.
3. Resolution memorializing the approval of the application by Nathaniel & Rivka Bachrach, 17 Loumar Place, Bl. 57.06, Lots: 12, Zone RA3 for residential home alterations which required bulk variance.
4. Resolution memorializing the approval of the application by Aaron Brody, 361 South Parkway, Bl. 58.07, Lots: 5, Zone RA3 for residential home alterations which required bulk variance.
5. Minutes of the October 29, 2025 Regular Meeting