

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 5, 2025
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

NOEL PEREZ (2A)
GRACE ROBOL (1A)
AVRAHAM EISENMAN
DAVID BRAID
ALESSIA ERAMO
MAUREEN O'CONNOR
GEORGE FOUKAS

COMMISSIONERS ABSENT:

VICE CHAIRMAN MOLNER
CHAIRMAN ZECCHINO

ALSO PRESENT:

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

Commissioner Foukas 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. Commissioner Foukas 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.

Both Chairman and Vice-Chairman were absent, the Board took motion to appoint Commissioner Foukas as acting Chairman. Commissioner Braid made the motion and Commissioner O'Connor seconded. The Board voted unanimously in favor of the appointment.

Acting Chairman Foukas then called the cases for the evening.

NEW HEARINGS

- 1. Joseph & Malka Neuman, 190 Cresthill Avenue, Bl. 57.08, Lot: 25, Zone RA3**

Counsel, **Dominic Iannarella, Esq.**, appeared and presented the application. He identified that this is simply a house expansion for family needs.

Applicant's architect, **Jacob Weiss**, was called forward, sworn in and qualified as an expert in the

field of architecture. He explained that the front yard setback variance is being triggered because the front porch is being expanded across the front of the house. The front yard setback is a pre-existing violation because of the current smaller front porch area. The rear yard is pre-existing variance condition. The side yard setback is violated because of the need to place the additional bedroom. The garage will be changed to residential use. The Applicant agreed to the installation of bollards as a condition of approval to prevent accidents. Weiss noted that the driveway is wide enough to accommodate the vehicles parking off-street.

No interest parties appeared on this matter.

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

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

2. **Isaac & Shira Brooke**, 18 Lehigh Avenue, Bl. 70.03, Lot: 36, Zone RA3

Commissioner Eisenman recused himself before the matter was presented as he owns property within the 200 foot zone of the subject premises.

Counsel, **Dominic Iannarella, Esq.**, appeared and presented the application. He identified the purposes for the construction.

Applicant's architect, **Douglas Battersby**, was called forward, sworn in and qualified as an expert in the field of architecture. He explained that the attic space is only 6 foot high at the ridge line. The attic as a condition of approval will only be used for storage and mechanical systems and not for any living space. Battersby noted that the property is on a slope so the design of the house was affected by that. The right side yard setback is violated because there is a need for landing, the rest of house is conforming. The rear yard has a pre-existing setback violation and the proposal only increases it by 1 foot. The other bulk variances are de minimus as architect attempted to keep the home at a reasonable size. The neighbors to the rear are largely unaffected as their garages back to the subject premises so no visual impact. There is a lot coverage increase but it is similar to other residences in the area. As a condition of approval, Applicant will install seepage pits and other stormwater controls as necessary.

Commissioner Eramo questioned whether the addition qualified as a third story. Asst. Zoning Officer Bolcato noted that was not applicable because of the layout of the home and that the attic space was not livable.

No interest parties appeared on this matter.

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

Commissioners Perez, Robol, Braid, Eramo, O'Connor, and Acting Chair Foukas voted in favor. Motion passed 6-0 and the application was approved.

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 (residential in a commercial use zone) and bulk variances.

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

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 front yard setback variance of 29.24' where 35' is required.

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

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 variances for garage conversion and driveway in front of house.

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

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 variance for driveway in front of house.

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

5. Minutes of the October 29, 2025 Regular Meeting.

Commissioner Eisenman made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Perez, Robol, Eisenman, Braid, Eramo, O'Connor, and Acting Chair Foukas no 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 Eisenman, with the unanimous approval of all Board members present, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY