

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
November 19, 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 19, 2025.

CONTINUED HEARINGS

1. Preliminary and Final Site Plan, Use variance (d1), Height variance (d6), front yard setback and parking lot configuration

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)

CONTINUED
from
6/4/25 and 7/16/25
TO
12/3/25

Matter to be continued on December 3, 2025

NEW HEARINGS

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| 2. Lot coverage | Samuel Rijo | 84 East 7th Street,
Bl. 1.29, Lots: 29, Zone RB1
The applicant is proposing to keep an already constructed gazebo that requires the following bulk variance; lot coverage proposed at 39.7% where 25% is permitted. (PLANS SENT TO COMRS) |
| 3. Combined side yard setback and Lot coverage | David & Devra Markowitz | 29 Edgewood Avenue,
Bl. 58.13, Lots: 20, Zone RA3
The applicant is proposing a one-story addition and deck which require the following bulk variances; combined side yard setback proposed at 12.7' where 16' required, and lot coverage proposed at 33% where 27% required. (PLANS SENT TO COMRS) |
| 4. Site plan, Use variance, parking variance, sign variance and bulk variances | Fawzi Abelgani

Dominic Iannarella, Esq. | 1610 Main Ave,
Bl. 9.07, Lots: 26, Zone BC & M2
The applicant is requesting preliminary and final site plan approval, a use variance, a parking variance, a sign variance for internally lit channel letters in the Main Avenue Overlay Zone and other minor bulk variances to convert a vacant bank into a restaurant on a lot zoned B-C & M2. (PLANS SENT TO COMRS) |
| 5. Amended site plan | Rainbow Montessori School

Dominic Iannarella, Esq. | 21 Varettoni Place
Bl. 4.03, Lot: 14.01, Zone R-B2
The applicant is requesting an amended site plan for the expansion of an existing private school into the first floor of an existing two-family accessory structure. (PLANS SENT TO COMRS) |

NEW BUSINESS

Consideration and adoption of 2026 Meeting Schedule.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Joseph & Malka Neumann for new two-story addition which required bulk variance relief.
2. Resolution memorializing the approval of the application by Isaac & Shira Brooke for new two-story single-family dwelling which required bulk variance relief.
3. Minutes of the November 5, 2025 Regular Meeting