

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 3, 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 December 3, 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

2. 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)

Matter to be continued on January 7, 2026, no further notice required

Commissioner O'Connor to review tapes

CONTINUED
from
11/19/25
TO
1/7/26

NEW HEARINGS

3. Lot coverage

Angel Montes de Oca

135 Clinton Avenue,
Bl. 12.21, Lots: 7, Zone RB-1
The applicant is proposing requesting to keep an already constructed gazebo that requires the following bulk variance; lot coverage proposed at 33% where 27% is permitted. (PLANS SENT TO COMRS)

4. Conditional use and Height variance, Location of rooftop equipment, and Site Plan

New York SMSA Limited Partnership d/b/a Verizon Wireless
Richard Schneider, Esq.

10 Kingsland Road,
Bl. 82.06, Lot 62, Zone M-2
The applicant is requesting permission to construct a wireless communications facility on the rooftop of an existing self-storage building seeking the following relief: (1) d(3) or d(6) variance to permit the height of its rooftop antennas to be +48 feet above ground level, whereas 40 feet is the maximum height, (2) equipment cabinetry to be located on the roof, where buildings less than 40 feet are required to have the equipment cabinetry located on the ground and (3). Preliminary and final site plan approval. (PLANS SENT TO COMRS)

5. Extension of Approvals

Jody and Steven Colucci

28 Grant Ave,
Bl. 17.05, Lot 24, Zone RA3
The applicant is requesting an extension of approvals previously granted by the Clifton Zoning Board of Adjustment on December 4, 2024. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Samuel Rijo, 84 East 7th Street, Bl. 1.29, Lots: 29, Zone RB1 to keep an already constructed gazebo that requires the following bulk variance; lot coverage proposed at 39.7% where 25% is permitted.
2. Resolution memorializing the approval of the application by David & Devra Markowitz. 29 Edgewood Avenue, Bl. 58.13, Lots: 20, Zone RA3, for 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.
3. Resolution memorializing the approval of the application by Rainbow Montessori School, 21 Varettoni Place, Bl. 4.03, Lot: 14.01, Zone RB2, for a use variance, an amended site plan for the expansion of an existing private school into the first floor of an existing two-family accessory structure.
4. Minutes of the November 19, 2025 Regular Meeting