

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 17, 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 17, 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, 7/16/25, &
12/3/25
TO
1/21/26

Matter to be continued on January 21, 2026, no new notice is required

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)

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

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

NEW BUSINESS

APPOINTMENT OF ZONING BOARD PROFESSIONALS

- 1. Counsel Secretary
- 2. Planner
- 3. Engineer / Landscape Architect / Traffic Consultant
- 4. Certified Shorthand Reporter

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

- 1. Resolution memorializing the approval of the application by Angel Montes de Oca, 135 Clinton Avenue, Bl. 12.21, Lots: 7, Zone RB-1, for an already constructed gazebo with bulk variance for lot coverage at 33%.
- 2. Resolution memorializing the approval of the application by New York SMSA Limited Partnership d/b/a Verizon Wireless, 10 Kingsland Road, Bl. 82.06, Lot 62, Zone M-2, to construct a wireless communications facility on the rooftop of an existing self-storage building with use variance relief for a conditional use, d(3), and structure height, d(6), placement of equipment on roof, and preliminary and final site plan.
- 3. Resolution memorializing the approval of the application by Jody and Steven Colucci, 28 Grant Ave, Bl. 17.05, Lot 24, Zone RA3, for extension of approvals previously granted by the Clifton Zoning Board of Adjustment on December 4, 2024
- 4. Minutes of the December 3, 2025 Regular Meeting