

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
December 17, 2025
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

GRACE ROBOL (1A)
MAUREEN O’CONNOR
VICE CHAIRMAN MOLNER
CHAIRMAN ZECCHINO

COMMISSIONERS ABSENT:

NOEL PEREZ (2A)
AVRAHAM EISENMAN
DAVID BRAID
ALESSIA ERAMO
GEORGE FOUKAS

ALSO PRESENT:

Liana Bolcato, Asst. Zoning Officer
Joseph M. Wenzel, Esq., Counsel/Secretary
Nicholas Graviano, Board Planner

Chairman Zecchino called the Meeting to Order at 7:05 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. Chairman Zecchino 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.

NEW BUSINESS

Chairman Zecchino called for nominations to the position of Counsel Secretary to the Board for calendar year 2026. Vice-Chair Molner moved to nominate for re-appointment of Joseph M. Wenzel, Esq. of Friend & Wenzel, LLC. Commissioner O’Connor seconded. Commissioners Robol, O’Connor, Vice-Chair Molner and Chairman Zecchino voted in the affirmative.

Chairman Zecchino called for nominations to the position of Planner to the Board for calendar year 2026. Vice-Chair Molner moved to nominate for re-appointment of Nicholas Graviano. Commissioner O’Connor seconded. Commissioners Robol, O’Connor, Vice-Chair Molner and Chairman Zecchino voted in the affirmative.

Chairman Zecchino called for nominations to the position of Engineer / Landscape Architect / Traffic Consultant to the Board for calendar year 2026. Vice-Chair Molner moved to nominate for re-appointment of Neglia Engineering. Commissioner O'Connor seconded. Commissioners Robol, O'Connor, Vice-Chair Molner and Chairman Zecchino voted in the affirmative.

Chairman Zecchino called for nominations to the position of Certified Shorthand Reporter to the Board for calendar year 2026. Vice-Chair Molner moved to nominate for re-appointment of Laura Carucci CSR. Commissioner O'Connor seconded. Commissioners Robol, O'Connor, Vice-Chair Molner and Chairman Zecchino voted in the affirmative.

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%.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 4-0.

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.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 4-0.

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.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 3-0.

4. Minutes of the December 3, 2025 Regular Meeting.

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner Robol seconded the motion; voting in favor are Commissioners Robol, O'Connor, Vice-Chair Molner and Chairman Zecchino. Motion passed 4-0.

There being no further business before the Board, Commissioner O'Connor moved to adjourn. The motion was seconded by Commissioner Robol, with the unanimous approval of all Board members present, the meeting was adjourned at 7:17 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY