

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 7, 2026

7:00 P.M.

PLEDGE OF ALLEGIANCE

Pursuant to the “Open Public Meeting Law” public notice of the Board’s 2026 regular meeting schedule was published in the Record/Herald News on December 4, 2025.

RE-ORGANIZATION

- 1. Nominations for Chair**
- 2. Nominations for Vice Chair**

REGULAR MEETING

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on January 7, 2026.

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

CONTINUED
from
6/4/25, 7/16/25, &
12/3/25
TO
1/21/26

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)

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

2. Site plan, Use variance, parking variance, sign variance and bulk variances

Fawzi Abelgani
Dominic Iannarella, Esq.

1610 Main Avenue & 80 West 2nd Street, Bl. 9.07, Lots: 25 & 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 Applicant sent updated notice for lot 25 as required

CONTINUED
from
11/19/2026
TO
1/7/26

NEW HEARINGS

3. Driveway buffer and Driveway not in front of garage

Jhony Arboleda

95 Huron Avenue, Bl. 43.19, Lot: 33, Zone RB1
The applicant is proposing a driveway with a buffer of 0' where 5' required and 3' in front of the house not serving a garage. (PLANS SENT TO COMRS)

4. Use variance, Parking stall size, Parking in front yard and Loading space

409-413 Crooks Ave LLC
Mahdey Salhab, Esq.

409-413 Crooks Avenue, Bl. 5.02, Lots: 1 & 3, Zone M-2
The applicant is requesting a use variance for the construction of an outdoor seating area, parking variances for stall size, off-street parking in front yard, and no loading space provided. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolutions memorializing the appointment of Zoning Board Professionals:
 - a. Friend & Wenzel, LLC as Counsel Secretary,
 - b. Nicholas Graviano as Planner,
 - c. Neglia Engineering as Engineer/Landscape Architect/Traffic Consultant and
 - d. Laura Carucci, C.S.R., R.P.R., LLC as Certified Shorthand Reporter.

2. Minutes of the December 17, 2025 Regular Meeting