

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
January 21, 2026

7:00 P.M. REGULAR MEETING

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.

Please take notice that formal action may be taken on the following applications/matters at the Regular Meeting on January 21, 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 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 further notice required

NEW HEARINGS

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| 2. Front yard setback, Rear yard setback, Side yard setback, Combine side yard setback, and lot coverage | Yisrael Epstein | 146 Patricia Place,
Bl. 71.01 Lot: 34 Zone RA3
The applicant is proposing an addition and alterations to the existing single-family home which requires the following bulk variances: front yard setback proposed at 19.2' where 25' required, rear yard setback proposed at 32.5' where 35' required, a side yard setback proposed at 4.67' where 6' required, a combined yard setback of 15.1' where 16' required and lot coverage proposed at 28.3% where 27% is required. (PLANS SENT TO COMRS) |
| 3. Lot area, Front yard setback, Side yard setback | Vivek Patel

Michael Piromalli, Esq. | 120 Highview Drive,
Bl. 53.07, Lots: 23, Zone R2A
The applicant is requesting an addition to the existing single-family dwelling with bulk variances for minimum required lot area, minimum required lot area per dwelling unit, minimum required front yard setback and minimum required single side yard setback. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Fawzi Abelgani, 1610 Main Avenue & 80 West 2nd Street, Bl. 9.07, Lots: 25 & 26, Zone BC & M2, to convert a vacant bank into a restaurant for preliminary and final site plan approval, a use variance (parking lot), a parking variance, a sign variance for internally lit channel letters.
2. Resolution memorializing the approval of the application by 409-413 Crooks Ave LLC, 409-413 Crooks Avenue, Bl. 5.02, Lots: 1 & 3, Zone M-2, for the construction of an outdoor seating area for 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.
3. Resolution memorializing the approval of the application by Jhony Arboleda, 95 Huron Avenue, Bl. 43.19, Lot: 33, Zone RB1, for a driveway with a buffer of 0' where 5' required and 3' in front of the house not serving a garage.
4. Minutes of the January 7, 2026 Regular Meeting