

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**February 4, 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 February 4, 2026.

**NEW HEARINGS**

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| 1. Lot coverage,<br>Number of stories,<br>driveway in front<br>of house         | <b>338 S. Parkway,<br/>LLC</b><br><br><b>Dominic<br/>Iannarella, Esq.</b>    | 338 South Parkway,<br>Bl. 58.02 Lot: 45 Zone RA3<br><br>The applicant is proposing a new single-family dwelling which requires the following bulk variances; lot coverage proposed at 31.4% where 27% required, 2 ½ stories proposed where 2 stories required, and driveway proposed in front of the house not serving a garage. (PLANS SENT TO COMRS)   |
| 2. Side yard<br>setback, Combined<br>yard setback, and<br>Lot coverage          | <b>Jay &amp; Karen<br/>Kislak</b><br><br><b>Dominic<br/>Iannarella, Esq.</b> | 42 Cresthill Avenue,<br>Bl. 58.13, Lots: 54, Zone RA3<br><br>The applicant is proposing an addition and alterations to the existing one family home which requires the following bulk variances; side yard setbacks proposed at 4.48' & 5.16' where 6' required, combined yard setback proposed at 9.64' where 16' required, and lot coverage proposed at 34.8% where 27% required. (PLANS SENT TO COMRS)  |
| 3. Lot coverage,<br>Front yard setback,<br>Lot depth, and<br>Rear yard setbacks | <b>Husam Ramadan</b><br><br><b>Dominic<br/>Iannarella, Esq.</b>              | 249 Silleck Street,<br>Bl. 22.19, Lots: 1, Zone RA3<br><br>The applicant is proposing a single family home on a vacant parcel that requires the following bulk variances; lot coverage proposed at 38.4% where 27% required, front yard setback proposed at 20' where 25' required, lot depth proposed at 82.8' where 88' required, rear yard setbacks (to house) proposed at 9' & 17.1' where 35' required, and rear yard setbacks (to deck) proposed at 7.5' & 16.1' where 25' required. (PLANS SENT TO COMRS) |

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| 4. Site plan, and Use Variances | <b>Albi Properties, LLC</b><br><br><b>Dominic Iannarella, Esq.</b>     | 1030-1050 Route 46,<br>Bl. 39.01, Lots: 24 & 25, Zone B-D<br>The applicant is requesting site plan approval which includes a proposal for a supermarket and a daycare in an existing shopping center, a use variance for a proposed indoor playground with a restaurant/food court, as well as a variance for two uses on lot since part of the proposal includes permitted uses where one use is not. (PLANS SENT TO COMRS) |
| 5. Conditional Use              | <b>Paulison Quick Lube, LLC</b><br><br><b>Dominic Iannarella, Esq.</b> | 997 Paulison Avenue,<br>Bl. 19.03, Lots: 12, Zone M1<br>The applicant is requesting to expand the current use of the property which is an existing auto repair garage. The current use is a conditional use in the zone which does not meet the conditions. (PLANS SENT TO COMRS)  |

**ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES**

1. Resolution memorializing the approval of the application by Hookah Paradise USA LLC, 1219-1231 Main Avenue, Bl. 11.16, Lots 5, 6 & 7, Zone B-C, to add 18,924 sq ft second floor level addition to that one story commercial building, said addition to be used by the existing tenants for their businesses, a hookah sales store and a martial arts school with variance relief for: use variance as use is not permitted; front yard setback, parking within 5 ft of any other lot line, parking space sizes, interior parking lot landscaping area an existing non-conforming condition, and loading spaces.
2. Resolution memorializing the approval of the application by Yisrael Epstein, 146 Patricia Place, Bl. 71.01 Lot: 34 Zone RA3 to do addition and alterations to the existing single-family home which requires bulk variances for front yard setback, rear yard setback, side yard setback, a combined yard setback and lot coverage.
3. Resolution memorializing the approval of the application by Vivek Patel, 120 Highview Drive, Bl. 53.07, Lots: 23, Zone R2A, to do 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.
4. Minutes of the January 21, 2026 Regular Meeting