

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**February 4, 2026**  
**7:00 P.M. REGULAR MEETING**

**COMMISSIONERS PRESENT:**

DAVID BRAID  
ALESSIA ERAMO  
MAUREEN O’CONNOR  
GEORGE FOUKAS  
VICE CHAIRMAN MOLNER  
CHAIRMAN ZECCHINO

**COMMISSIONERS ABSENT:**

NOEL PEREZ (2A)  
GRACE ROBOL (1A)  
AVRAHAM EISENMAN

**ALSO PRESENT:**

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

Chair Zecchino called the Meeting to Order at 7:10 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 2026 regular meeting schedule was published in the Herald News on December 4, 2025. All notice requirements were satisfied. Chair 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 HEARINGS**

**1. Albi Properties LLC, 1030-1050 Route 46, Bl. 39.01, Lots 24 & 25, Zone B-D**

Applicant’s counsel, **Dominic Iannarella, Esq.**, was present and explained the project.

Applicant’s engineer, **Adam Kandil**, was called forward, sworn in and qualified as an expert in the field of civil engineering. Engineer stated that there will be no exterior changes or enlargement of the structure. He explained that the project is a complete renovation of the interior into separate commercial uses. There are current pre-existing bulk variance conditions which remain unchanged. However, because of parking lot upgrades including installation of landscaping, the project will reduce impervious coverage. The parking lot will be restriped. All of the proposed

uses are permitted with the exception of the amusement area. Engineer explained current conditions on site. The lots are in common ownership (commercial structure and gas station). The Applicant agreed as a condition of approval to provide a parking easement or reciprocal access agreement to the Board Attorney for review and approval. The access points are similar to current condition, but this application will make them more useful and safer. Truck traffic will be in the rear of the building. The parking spaces will be slightly smaller than required so a design waiver is needed. Current lighting will be upgraded but remain in current location. Applicant agreed as a condition of approval to place directional signage for truck traffic. Engineer explained parking is otherwise compliant and EV spaces are provided. The parking calculations were made based upon proposed end users of day care, supermarket, amusement center and gas station. Engineer also provided information about the signage which will be complaint with the Code.

**Board Engineer Kurus** requested that additional landscaping buffer be installed near residential lots. Applicant agreed to this as condition of approval. There should also be bumper blocks or some other device to prevent cars from pulling to far forward. The buffer will reduce the parking spaces by 2 but remaining parking spaces are more than sufficient for users. Applicant will also provide as-built plans for cart storage areas as part of resolution compliance. Applicant agreed as a condition of approval to video sewer lines, update lighting plan and ensure no spillage onto residential properties, and planting of shade trees.

**Board Planner Graviano** requested that the trash enclosure is done with decorative block to match building design. The free-standing sign on site will be new and compliant with Code. Applicant agreed as a condition of approval to have a decorative base to the freestanding sign by working in conjunction with the Board Planner. Bollards will be placed on the outside of the fence for the play area as a condition of approval.

Members of the public asked questions concerning the hours of operation, refuse and product delivery times, food preparation, lighting controls and overnight parking.

Applicant's architect, **Ahmed Emara**, was called forward, sworn in and qualified as an expert in the field of architecture. Architect explained the floor plan for each tenant. He provided hours of operation for each tenant. Architect also discussed the outdoor play area. Architect stated that the fence is solid and there will be bollards placed on the outside of the fence. Architect also specifically noted that the amusement area is meant for young children and that no food preparation will occur.

**Board Planner Graviano** noted that the façade of the rear should avoid a monotonous look as it faces residential lots. The sign package should be updated. The signs should also be back lit.

Members of the public asked questions about supermarket hours and occupancy.

Applicant's planner, **Peter Steck**, was called forward, sworn in and qualified as an expert in the field of professional planning. Planner explained that the project is fully conforming. He presented Exhibit A-1 (4 pages) which included aerial photographs, site photographs, property usage, and master plan provisions. Steck noted that the Master Plan supports multi-commercial enterprises and renovation of existing structures such as this. Planner stated that there are two d(1)

variances needed. Indoor play areas are not permitted in the district and multiple uses on one lot are not allowed. Planner noted that multiple tenants at a shopping center are not unusual and this site is suited for this as it abuts a State Highway. As to the indoor play area, these are allowed in other areas. This use also meets the goals of zoning under the MLUL sections (a) (recreation for children), (g) desirable environment (renovated building), (i) sufficient space (building is pre-existing and provides more than enough parking), (k) planned development, and (m) more efficient uses of the land.

Members of the public made comments on concerns with upkeep and maintenance. As a condition of approval, Applicant will provide name and number of contact person to the neighboring properties so that communication can be made if there are any compliance issues.

Applicant counsel closed.

Commissioner O'Connor (*noting that this is an effective use of the property*) moved to approve. Commissioner Braid seconded the motion.

*Commissioners Braid, Eramo (asking for native plants), O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino voted in favor. Motion passed 6-0 and the application was approved.*

2. **Jay & Karen Kislak**, 42 Cresthill Avenue, Bl. 58.13, Lots: 54, Zone R-A3

Applicant's counsel, **Dominic Iannarella, Esq.**, was present and explained the project.

Applicant's architect, Jacob Weiss, was called forward, sworn in and qualified as an expert in the field of architecture. Architect explained the project as an addition to the rear of current home. There are existing non-conformities on the side yard of the home. The addition continues along those same lines to the rear but do not exacerbate the variance condition. Architect also noted that lot coverage variance is needed because of the addition to the house but also because of the installation of deck in the rear. The design was done in the best way possible to avoid causing major variance conditions.

No interest parties appeared on this matter.

Vice-Chair Molner moved to approve. Commissioner O'Connor seconded the motion.

*Commissioners Braid, Eramo, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino voted in favor. Motion passed 6-0 and the application was approved.*

3. **338 S. Parkway LLC**, 338 South Parkway, Bl. 58.02, Lots 45, Zone R-A3

Counsel, **Dominic Iannarella, Esq.**, appeared and presented the application.

Applicant's architect, **Douglas Battersby**, was called forward, sworn in and qualified as an expert in the field of architecture. Architect spoke to the improvements that the site. This will be a new single family home. There are no bulk setback variances. There will be a lot coverage variance

and parking in front of the home. The building is considered to have 2 ½ stories due to a decorative dormer. This will allow larger attic space. Windows are at either end of the attic. The dormer would be no higher than 4 feet.

After discussion with Board, Applicant agreed to remove dormer in final plans and remove variance request for 2 ½ stories. There will be 2 parking spaces with a landscaping wall to prevent cars from coming into the house.

Member of the public expressed concern about the 2 ½ stories and did not want that size home in the area.

Vice-Chair Molner moved to approve. Commissioner O'Connor seconded the motion.

*Commissioners voted in favor. Motion passed 6-0 and the application was approved.*

4. **Husam Ramadan**, 249 Silleck Street, Bl. 22.19, Lots 1, Zone R-A3

Counsel, **Dominic Iannarella, Esq.**, appeared and presented the application.

Applicant's architect, **Albert Dattoli**, was called forward, sworn in and qualified as an expert in the field of architecture. Architect spoke to the improvements that the site. Architect provided Exhibit A-1 which is color rendering of a proposed renovation. This will be a new home on the site. The lot is unique shape and has a beautiful views which the property owner wants to take advantage.

**Chairman Zecchino** agreed as to the lot shape, but expressed concerns that the building is quite large and there does not seem to be any reason for this request. **Commissioner Foukas** agreed and said it was out of character with the neighborhood.

Applicant's engineer, **David Egarian**, was called forward, sworn in and qualified as an expert in the field of civil engineering. Engineer spoke to the lot shape and topography. He believed this would satisfy the c(1) hardship criteria for variance relief. He also explained stormwater controls to be installed.

Members of the public appeared and questioned the size of the project.

Applicant's counsel asked for a continuation of the matter to consider the Board comments.

5. **Paulison Quick Lube LLC**, 997 Paulison Avenue, Bl. 19.03, Lots 12, Zone M-1

Counsel, **Dominic Iannarella, Esq.**, appeared and presented the application.

Applicant's engineer, **Joseph Vince**, was called forward, sworn in and qualified as an expert in the field of civil engineering. Engineer provided Exhibit A-1 which was a colorized rendering of the site plan. The current site is a garage repair shop with 2 bays but had suffered fire damage. The new parking layout will be less asphalt and landscaping will be added. There will be two

points of egress onto Paulison Avenue. The current structure will be demolished. This will be a new single story garage with six bays. Curbing will be added along Paulison Avenue. The trash enclosure will now be enclosed by solid block to match building. Trees and shrubbery are planned. Stormwater controls will be added. Lighting will be proper for the site. Neighboring uses are commercial. There will be one new sign on building but will be compliant. The pole mounted sign will remain. Use of the site will be for quick turnover maintenance and vehicles will not be left on the site. Deliveries will be minimal and no major oil or gasoline deliveries will be necessary. This is a conditional use variance because the property is within 1000 ft of a school and building does not meet setbacks. While school facilities are near, the actual school building is much further away. The school is across a busy thoroughfare. There is a high fence blocking access from the school facility to the street. There is little chance of students crossing at or near this site. The setbacks are caused by the usual shape of the lot and the structure has to be pushed back away from the street where it is more narrow. It makes good sense to place the parking for the use in the front. This provides for safer access and turnarounds. There is no substantial detriment to the area. The project also meets the goals of zoning under the MLUL sections (a), (h) and (i). Overall the project will provide for less impervious coverage, better site design and use, and better lighting.

Applicant agreed as a condition of approval to shift the tree location in line with Board Engineer comments, use native plants where possible, and provide a decorative looking trash enclosure.

Applicant's architect, **Angelo Caputo**, was called forward, sworn in and qualified as an expert in the field of architecture. Architect spoke to the floor plans. He noted that all work would be performed in the bays as a condition of approval. He presented exhibit A-2 which was a colorized rendering of the building.

No member of the public appeared.

Commissioner Foukas moved to approve. Commissioner O'Connor seconded the motion.

*Commissioners Braid, Eramo, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino voted in favor. Motion passed 6-0 and the application was approved.*

### **ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES**

1. Resolution memorializing the approval of the application by Fawzi Abalgani, 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.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Braid, Eramo, O'Connor, Foukas and Vice-Chair Molner. Motion passed 5-0.*

2. 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.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Braid, Eramo, O'Connor, Foukas and Vice-Chair Molner. Motion passed 5-0.*

3. Minutes of the January 21, 2026 Re-Organization and Regular Meeting.

*Commissioner Braid made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Braid, Eramo, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino. Motion passed 6-0.*

There being no further business before the Board, Commissioner Foukas moved to adjourn. The motion was seconded by Commissioner Braid, with the unanimous approval of all Board members present, the meeting was adjourned at 9:33 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,  
COUNSEL SECRETARY