

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**February 18, 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 18, 2026.

**CONTINUED HEARINGS**

1. Lot coverage,  
Front yard setback,  
Lot depth, and  
Rear yard setbacks

**Husam Ramadan**  
**Dominic**  
**Iannarella, Esq.**

249 Silleck Street,  
Bl. 22.19, Lots: 1, Zone RA3  
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)

**CONTINUED**  
from  
2/4/26  
**TO**  
3/4/26

**Matter to be continued to March 4, 2026, no further notice required**

**NEW HEARINGS**

2. Front yard  
setback, Rear yard  
setback, Combined  
side yard setback,  
and Lot coverage

**Sora Leiter &**  
**David Parnes**

132 Allwood Road,  
Bl. 50.09 Lot: 39 Zone RA2  
The applicant is proposing an addition to the existing single-family home which requires the following bulk variances; front yard setback proposed at 26.9' where 30' required, rear yard setback proposed at 27.3' where 35' required, combined side yard setback proposed at 12' where 16' required and lot coverage proposed at 33.1% where 30% required. (PLANS SENT TO COMRS)

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| 3. Front yard setback, Side yard setback, Rear yard setback and Lot coverage | <b>Eli &amp; Tzipora Zakutinsky</b><br><br><b>Dominic Iannarella, Esq.</b> | 27 Autumn Street,<br>Bl. 60.09 Lot:37 Zone RA3<br>The applicant is proposing a full second story addition and rear cellar to the existing single family home which requires the following bulk variances; front yard setback proposed at 24.9' where 25' required, street side yard proposed at 6.2' where 10' required, rear yard setback proposed at 32.6' where 35' required, and lot coverage proposed at 28.2% where 27% required. (PLANS SENT TO COMRS) |
| 4. Expansion of nonconforming use  | <b>1061-1065 Main Ave LLC</b><br><br><b>Dominic Iannarella, Esq.</b>       | 1061 Main Avenue,<br>Bl. 12.23 Lot:15 Zone B-C<br>The applicant is seeking a D(1) use variance to expand the existing nonconforming use of a mechanic shop to permit towing and storage of towed vehicles as well as allow for two principal uses on one lot. (PLANS SENT TO COMRS)   |
| 5. Use variance  | <b>Kunal Shah</b><br><br><b>Peter Aziz, Esq.</b>                           | 251 Clifton Avenue,<br>Bl. 8.08, Lot 1, Zone B-C<br>The applicant is seeking use variance approval for an Adult Day Care Center. (PLANS SENT TO COMRS)  |

**ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES**

1. Resolution memorializing the approval of the application by 338 S. Parkway LLC, 338 South Parkway, Bl. 58.02, Lots: 45, Zone RA3, to construct 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
2. Resolution memorializing the approval of the application by Jay & Karen Kislak, 42 Cresthill Avenue, Bl. 58.13, Lots: 54, Zone RA3, to construct 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
3. Resolution memorializing the approval of the application by Albi Properties, LLC, 1030-1050 Route 46, Bl. 39.01, Lots: 24 & 25, Zone B-D for 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 permitted.

4. Resolution memorializing the approval of the application by Paulison Quick Lube, LLC, 997 Paulison Avenue, Bl. 19.03, Lots: 12, Zone M1, 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.
  
5. 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.
  
6. Minutes of the February 4, 2026 Regular Meeting