

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**February 18, 2026**  
**7:00 P.M. REGULAR MEETING**

**COMMISSIONERS PRESENT:**

NOEL PEREZ (2A)  
GRACE ROBOL (1A)  
AVRAHAM EISENMAN  
DAVID BRAID  
MAUREEN O’CONNOR  
GEORGE FOUKAS  
VICE CHAIRMAN MOLNER  
CHAIRMAN ZECCHINO

**COMMISSIONERS ABSENT:**

ALESSIA ERAMO

**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 7:02 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. Sora Leiter & David Parnes, 132 Allwood Place, Bl. 50.09 Lot: 39 Zone RA2**

Applicant, David Parnes, was self-represented and appeared to testify on his own application. He explained the nature of the addition to his home. There is a need for more family space. The addition is modest and will allow them to stay at the house. The size and shape of the lot prevent the applicant from placing an addition that does not violate any bulk standards. The current application is the least offensive to the zoning ordinances.

No member of the public appeared.

Commissioner Braid moved to approve. Commissioner O’Connor seconded the motion.

*Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino voted in favor. Motion passed 7-0 and the application was approved.*

2. **Eli & Tzipora Zakutinsky**, 27 Autumn Street, Bl. 60.09 Lot:37 Zone RA3

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

Applicant, Eli Zakutinsky, was called forward, sworn in. He explained that the addition is to allow more family space. He presented Exhibit A-1 which was a revised architectural plan. This showed that the main door to the home is being moved over to the center of the home. There is no change to the variances already requested.

Board members asked questions about the layout and the nature of the changes.

The Applicant noted that because this is a corner lot, there are several physical constraints on the expansion. There would be no practical way to achieve the renovation without violating one or more bulk standards.

No interest parties appeared on this matter.

Commissioner Braid moved to approve. Commissioner Robol seconded the motion.

*Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino voted in favor. Motion passed 7-0 and the application was approved.*

3. **1061-1065 Main Ave LLC**, 1061 Main Avenue, Bl. 12.23 Lot:15 Zone B-C

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

Applicant's engineer, **David Fantina**, was called forward, sworn in and qualified as an expert in the field of engineering. Engineer spoke to the improvements that the site. He noted that there will be minimal site changes as there is a pre-existing automotive garage on site. This application is only seeking the approval to store towed vehicles on site. This is an undersized lot for the area and is a corner lot. Landscaping is to be increased to further shield neighborhoods from impact. Residential uses are adjacent to site and have been for decades. The towed vehicles will be stacked on site. There is an ADA compliant space as well. There will be a new driveway which provides access to side road and Main Avenue for ease of truck movements. Engineer noted that the driveway may be moved and plan is not final yet.

**Chairman Zecchino** asked about use, landscaping and hours of operation. Engineer noted that this will continue to be used as an auto mechanic shop, but not an auto body shop. Cars for the auto body shop will just be stored here. There will be a fence and landscaping for neighbors. The shop will be open as usual from 8am to 5pm weekdays and Saturday. The towing can occur at any time depending on the need for the tow.

**Commissioner Perez** asked about the site maintenance and need to keep clean. **Commissioner**

**Molner** expressed concern about the fencing and landscaping as it was not on the plans provided and that an updated submission should be provided.

Members of the public came and asked questions about the hours of operation and parking of cars on street. The hours of operation for towing were reiterated to be at any time of the day and that no cars will be parked on the street.

The owner of the business, Pedro Rodriguez, was called forward and testified again as to the hours of operation. He promised to keep the site clean. There will be two employees on site during regular hours. He added that no auto body work will be done on site.

Board members then asked questions about the length of storage, types of vehicles stored, placement of the dumpster, towing timeframes, and associated uses.

Due to the questions raised by the Board, the Applicant decided to ask for an adjournment to the March 18, 2026 meeting. The Chairman announced that date and that no further notice was required.

4. **Kunal Shah**, 251 Clifton Avenue, Bl. 8.08, Lot 1, Zone B-C

Counsel, **Peter Aziz, Esq.**, appeared and presented the application. This will be an Adult Day Care Center. It has been licensed by the State. There are no exterior modifications. The business will operate from 9am to 3pm. There are three staff members. The participants will arrive by van twice per day. There will be little traffic impact.

Applicant's architect, **Michael Capo**, was called forward, sworn in and qualified as an expert in the field of architecture. Architect spoke to the improvements that the site. He went over the interior layout and explained that this is in compliance with ADA and State standards for this type of use. All access will be through the rear door right next to the parking area so this is very safe for the participants.

Applicant, Kunal Shah, was called forward and testified. He explained the nature of an Adult Day Care facility. There will be no cooking on site.

No member of the public appeared.

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

*Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino voted in favor. Motion passed 7-0 and the application was approved.*

### **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.

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

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.

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

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.

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

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.

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

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.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor*

*seconded the motion; voting in favor are Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner. Motion passed 6-0.*

6. Minutes of the February 4, 2026 Regular Meeting.

*Commissioner Braid made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Robol, Eisenman, Braid, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino. Motion passed 7-0.*

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 7:59 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,  
COUNSEL SECRETARY