

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**March 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 March 4, 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**  
4/1/26

**Matter to be continued to April 1, 2026, no further notice required – Announcement to the Public as this was previously scheduled for March 4, 2026**

2. Expansion of  
nonconforming use

**1061-1065 Main**  
**Ave LLC**  
**Dominic**  
**Iannarella, Esq.**

1061 Main Avenue,  
Bl. 12.23 Lot:15 Zone B-C  
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)

**Matter to be continued to March 18, 2026, no further notice required**

## NEW HEARINGS

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|--|--|--|
| 3. Front yard setback, Side yard setback, Combined side yard setback, and Lot coverage | <b>Shalom &amp; Shira Glas</b>                                     | 15 Lorraine Drive,<br>Bl. 50.05 Lot: 39 Zone RA3<br>The applicant is expand an existing one story home by adding a second floor as well as a rear addition which requires the following bulk variances; front yard setback proposed at 18.5' where 25' required, side yard setback proposed at 5.73' where 6' required, combined yard setback proposed at 15.61' where 16' required, and lot coverage proposed at 28.99% where 27% required. (PLANS SENT TO COMRS) |
| 4. Nonconforming Use   | <b>Kamil Zolynski</b>  | 196 Ackerman Avenue,<br>Bl. 4.02 Lot: 18 Zone RB2<br>The applicant is site plan approval to remove an existing garage and to replace it with a 4-car parking area of a nonconforming four family apartment building in the RB2 zone. (PLANS SENT TO COMRS)   |
| 5. Site plan and Use variance  | <b>Param Group of Companies</b><br><br><b>Glenn Peterson, Esq.</b> | 145 Main Avenue,<br>Bl. 82.01 Lot: 31 Zone BA<br>The applicant is seeking preliminary and final site plan approval along with a use variance to operate an adult day care facility on the premises. (PLANS SENT TO COMRS)  |

## ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Sora Leiter & David Parnes, 132 Allwood Road, Bl. 50.09 Lot: 39 Zone RA2 to construct an addition which requires the following bulk variances; front yard setback at 26.9', rear yard setback at 27.3', combined side yard setback at 12' and lot coverage at 33.1%.
2. Resolution memorializing the approval of the application by Eli & Tzipora Zakutinsky, 27 Autumn Street, Bl. 60.09 Lot:37 Zone RA3 to construct an addition which requires the following bulk variances; front yard setback at 24.9', street side yard at 6.2', rear yard setback at 32.6', and lot coverage at 28.2%.
3. Resolution memorializing the approval of the application by Kunal Shah, 251 Clifton Avenue, Bl. 8.08, Lot 1, Zone B-C for a use variance for an adult day care center.
4. Minutes of the February 18, 2026 Regular Meeting

## EXECUTIVE SESSION

1. To discuss matters in litigation: *Rader v. Clifton Board of Adjustment*