

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

COMMISSIONERS PRESENT:

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

COMMISSIONERS ABSENT:

AVRAHAM EISENMAN
DAVID BRAID
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 7:00 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.

Chairman Zecchino acknowledged the passing of John Pogorelec, Esq. who served as Board Secretary/Counsel to the Board of Adjustment for several decades. Chairman Zecchino asked for a moment of silence to commemorate his service.

NEW HEARINGS

1. Shalom & Shira Glas, 15 Lorraine Drive, Bl. 50.05, Lot: 39, Zone RA3

Applicant, Shalom Glas, was self-represented and appeared to testify on his own application.

Glas presented his architect/planner, William Martin, to testify on the application. Mr. Martin was sworn in and qualified in the field of architecture and professional planning. Exhibit A-1 was provided to the Board which contained five (5) pages including photographs of the current

residence, proposed drawing of new residence, and google map satellite images. Mr. Martin explained the current conditions at the site. Mr. Martin then explained the proposed addition to the home. There are several current nonconformities that will be unaffected by this addition and will remain. The main addition is a new second floor. The family needs this as the home is quite small and not in line with modern living including working from home. The first floor will be pushed out to square off the home. The indoor living area will not exceed the current setback. However, a front porch landing is proposed which will exceed the current setback. This is a better design alternative to match with other homes in the area. It is only a small portion of the front of the home as well. Mr. Martin believed that the variances could be granted under either the c(1) hardship standard as the lot is undersized for the zone and the current structure violates certain setbacks. They can also be granted under the c(2) flexible standard as this revitalizes housing stock, enhances curb appeal, appropriate for modern living and in line with the neighborhood. There is no substantial detriment.

Vice-Chair Molner asked if the porch is the only new violation of the front yard setback. Mr. Martin confirmed.

No member of the public appeared.

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

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

2. **Kamil Zolynski**, 196 Ackerman Avenue, Bl. 4.02, Lot: 18, Zone RB2

Applicant, Kamil Zolynski, was called forward, sworn in. He explained that there is currently a four family home on the site. There is also a two car garage. They would prefer to remove the garage and pave the area to allow four (4) parking spaces. This will benefit the tenants as two more parking spaces will be available. Also there is limited on-street parking. The driveway apron needs to be widened to accommodate the spaces.

Commissioner Perez asked if the wider apron results in removing an on-street space. That will not happen and the apron will not effect the number of spaces on street.

Board Planner Nicholas Graviano advised that a variance is needed because the parking lot is on the property line. However, the removal of the garage reduces the lot coverage. The site requires 8 spaces and this plan provides 4, but this is better than the current 2. Graviano requested a solid fence be placed between the lots and the applicant agreed to this as a condition of approval. This will be subject to the review of Board Engineer.

No interest parties appeared on this matter.

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

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

3. **Param Group of Companies**, 145 Main Avenue, Bl. 82.01, Lot: 31, Zone BA

Counsel, **Glenn Peterson, Esq.**, appeared and presented the application. Vipul Amin, the representative of the applicant was sworn in to testify. He explained that this is an adult day care center. The center will have clients on site from 8am to 4pm during the week. Vans will bring clients so there will be limited traffic. The total number of clients will be 60-80 on any given day. This site will be licensed by the State and all staff need to be qualified. There will be no cooking on site. There will be limited employee training on nights and weekends. This is an inherently beneficial use. They also operate another center in Clifton.

Commissioner Perez asked about the number of vans and whether the vans would be parked there overnight. This was confirmed by the applicant.

Applicant's engineer, **Thomas Donohue**, was called forward, sworn in and qualified as an expert in the field of engineering. Engineer spoke to the improvements that the site. There are currently 38 parking spaces on site. The lot will be restriped to make 29 parking spaces. This will be sufficient for the 12 employees and the 8 vans servicing the center. There will be ADA compliant space and EV charging space. There will be no changes to the exterior of the building. All current nonconformities with the building will remain. Landscaping on the lot will be improved with new parking. The renovations will all occur to the interior of the building. Landscaping was added in line with the recommendations in the Board Engineer report. There will be an enclosed dumpster area, a loading space, wheel stops added to the front of parking spaces and a monument sign will be moved back to 15 ft setback to remove the need for a variance. He explained the vehicle movements on the parking lot and stated that the vans would be able to move around the lot to drop off clients and park. Emergency vehicles will also be able to access the site. There is a use variance required as adult day care centers are not allowed in the zone. However, the site has been modified so that the use can easily function at the location.

Chairman Zecchino and Commissioner Perez inquired about the choice of vans entering the driveway closer to the intersection with Main Avenue versus the driveway further away. Donohue noted that it was chosen so that the vans could easily access the parking area without the need of backing up.

Commissioner Foukas asked about the sewer and drainage lines. The sewer line will be televised as per the Board Engineer report to ensure the absence of obstructions. Storm drains are appropriately sized for this need.

Member of the public came and asked questions about garbage collection.

Architect, Nehal Jhaveri, was called forward, sworn in and qualified in the field of architecture. He explained the floor plan. This is in line with State regulations. Board Engineer stated that he had no issues with the plans other than as outlined in his report.

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

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

EXECUTIVE SESSION

The Board voted to move into closed executive session to discuss a matter in litigation, Rader v. Clifton Board of Adjustment. Board discussed the recent decision by the Superior Court which overturned the Board's denial of the Rader application. Counsel advised of options at this stage of the litigation. The Board gave direction to Counsel on the matter and then returned to regular session.

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. 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%.

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

2. 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%.

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

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.

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

4. Minutes of the February 18, 2026 Regular Meeting.

Commissioner O'Connor made a motion to memorialize the Resolution. Commissioner Robol seconded the motion; voting in favor are Commissioners Perez, Robol, 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 Robol, with the unanimous approval of all Board members present, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY