

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
March 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 March 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 4/1/26		Matter to be continued to April 1, 2026, no further notice required

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)
CONTINUED from 2/18/26 TO 3/18/26		Matter to be continued to March 18, 2026, no further notice required

NEW HEARINGS

3. Front yard setback	Ethan & Michal Gold	653 Passaic Avenue, Bl. 71.02, Lot: 1, Zone RA3 The applicant is proposing a two-story addition to the existing single-family home which requires the following bulk variance; front yard setback proposed at 18.48' where 25' required. (PLANS SENT TO COMRS)
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4. Lot area, Lot width, Front yard setback, Side yard setback, and Lot coverage	Ernesto Soto Henry Walentowicz, Esq.	23-25 Milton Avenue, Bl. 37.02, Lot: 7, Zone RB-1 The applicant is expand the existing 2-family residence within the same footprint having existing variances for lot area, lot width, front set-back, side set-back and lot coverage. (PLANS SENT TO COMRS)
5. Use variance	Eric Colon Galantucci & Patuto, Esqs.	174 Getty Avenue, Bl. 11.03, Lot: 49, Zone M-2 The applicant is requesting a use variance for an automotive window tinting business in an existing commercial space that doesn't permit on site auto repair or retail. (PLANS SENT TO COMRS)
6. Use variance	Adam Al-Sijaya Dominic Iannarella, Esq.	1030-1050 Rte-46, Bl. 39.01, Lots: 24 & 25, Zone B-D The applicant is requesting a use variance to utilize a vacant retail space with a proposal for a quick-serving taco restaurant & a bakery/café within an existing shopping center. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Shalom & Shira Glas, 15 Lorraine Drive, Bl. 50.05 Lot: 39 Zone RA3 to expand an existing one story home by adding a second floor as well as a rear addition with variances for front yard setback at 18.5', side yard setback at 5.73', combined yard setback at 15.61', and lot coverage at 28.99%.
2. Resolution memorializing the approval of the application by Kamil Zolynski, 196 Ackerman Avenue, Bl. 4.02 Lot: 18 Zone RB2, for 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
3. Resolution memorializing the approval of the application by Param Group of Companies, 145 Main Avenue, Bl. 82.01 Lot: 31 Zone BA for a use variance for an adult day care center.
4. Minutes of the March 4, 2026 Regular Meeting