

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**April 1, 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 April 1, 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 on April 1, 2026, no further notice required**

**NEW HEARINGS**

2. Side yard  
setback and  
combined side  
yard

**John Vessie**  
**Dominic**  
**Iannarella, Esq.**

30 Florence Drive,  
Bl. 16.01 Lot: 24 Zone RA3  
The applicant is proposing a one-story 31 sq ft addition which requires the following variances: side yard setback proposed at 2.5' where 6' required and combined side yard setback proposed at 6.3' where 16' required. (PLANS SENT TO COMRS)

3. Front yard  
setback

**Ralph & Nancy**  
**Comito**

65 Gourley Ave,  
Bl. 14.10 Lot: 4 Zone RA3  
The applicant is requesting to keep an already built portico over the existing front steps 6.2' from the front property line where 25' is required. (PLANS SENT TO COMRS)

4. Number of stories, front yard setback, side yard setback, combined side yard setback, height, and lot coverage

**Helen Linarez & Carlos Camacho Franco**

288 De Mott Ave,  
Bl. 20.20 Lot: 25 Zone RB1

The applicant is proposing a restoration and addition to a fire damaged single family house which requires the following bulk variances; 2 ½ stores proposed where 2 stories are required, front yard setback proposed at 8' where 25' required, side yard setback proposed at 4' where 6' required, combined yard setback proposed at 13.7' where 16' required, height proposed at proposed at 32' where 30' required, and lot coverage proposed at 36.9% where 27% required. (PLANS SENT TO COMRS)

### **ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES**

1. Resolution memorializing the approval of the application by 1061-1065 Main Ave LLC, 1061 Main Avenue, Bl. 12.23 Lot:15 Zone B-C, for 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.
2. Resolution memorializing the approval of the application by Ethan & Michal Gold, 653 Passaic Avenue, Bl. 71.02, Lot: 1, Zone RA3 for 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.
3. Resolution memorializing the approval of the application by Ernesto Soto, 23-25 Milton Avenue, Bl. 37.02, Lot: 7, Zone RB-1 to 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.
4. Resolution memorializing the approval of the application by Eric Colon, 174 Getty Avenue, Bl. 11.03, Lot: 49, Zone M-2 for a use variance for an automotive window tinting business in an existing commercial space that doesn't permit on site auto repair or retail.
5. Resolution memorializing the approval of the application by Adam Al-Sijaya, 1030-1050 Rte-46, Bl. 39.01, Lots: 24 & 25, Zone B-D for 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.
6. Minutes of the March 18, 2026 Regular Meeting

### **EXECUTIVE SESSION**

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