

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

**COMMISSIONERS PRESENT:**

NOEL PEREZ (2A)  
GRACE ROBOL (1A)  
AVRAHAM EISENMAN (arrived at 7:35pm)  
ALESSIA ERAMO  
MAUREEN O'CONNOR  
GEORGE FOUKAS  
VICE CHAIRMAN MOLNER  
CHAIRMAN ZECCHINO

**COMMISSIONERS ABSENT:**

DAVID BRAID

**ALSO PRESENT:**

Liana Bolcato, Asst. Zoning Officer  
Richard Hawkins, Esq., Counsel/Secretary  
Nicholas Graviano, Board Planner  
Anthony Kurus, Board Engineer

Chair Zecchino called the Meeting to Order at 7:01 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. Ethan & Michal Gold, 653 Passaic Avenue, Bl. 71.02, Lot: 1, Zone RA3**

Applicant, Ethan Gold, was self-represented and appeared to testify on his own application.

Applicant explained the current conditions. The proposal is to add a second level to an existing split level home. This will be for a new bedroom to meet family needs. However, the current side yard is too close to the lot line. This addition is staying within the current footprint of the home. Lot shape and placement of the house cause the need for the variance.

No member of the public appeared.

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

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

2. **Ernesto Soto**, 23-25 Milton Avenue, Bl. 37.02, Lot: 7, Zone RB-1

Counsel, **Henry Walentowicz, Esq.**, appeared and presented the application.

Applicant's architect, **Michael Bet, PE**, was called forward, sworn in and qualified as an expert in the field of architecture. Architect spoke to the current two-family structure. He explained the layout of the proposed development. This would add bedrooms and habitable space in the attic. This is the reason for the 2 ½ variance request. Architect explained the design and look of the new building.

Molner asked about the nature of the 2 ½ stories. There will be stairs going up to that level for a recreation area. The height allowed is 30 feet. The proposal is for 34 feet. Architect conceded that the height could be lowered to be compliant. This would result in the loss of the recreation area in attic and the 2 ½ story variance. Applicant conceded this as a condition of approval.

Applicant's planner, **Marcella Traina, PP**, was called forward, sworn in and qualified as an expert in the field of professional planning. Planner gave an overview of the lot zoning. Planner went over the positive and negative criteria. Planner opined that the application harmonize the house with the character of the neighborhood. Also the upgrades to the housing stock are in line with the City Master Plan. There are also no substantial detriments to the zoning plan.

Chairman Zecchino expressed concern about height at 34 feet and 2 ½ story. He suggested that revised plans show as a condition of approval at 30 foot and 2 story. Planner advised that the zone does allow up to 35 feet in height and 2 ½ stories. Asst. Zoning Officer Bolcato confirmed that and there is no need for variance relief. No changes will be made to either of those requests.

No interest parties appeared on this matter.

Vice-Chair Molner moved to approve. Commissioner Robol seconded the motion.

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

3. **Eric Colon**, 174 Getty Avenue, Bl. 11.03, Lot: 49, Zone M-2

Counsel, **Nicholas Doria, Esq.**, appeared and presented the application.

Applicant, Eric Colon, was sworn in and explained his automative tinting business. He stated it is a small business. Tinting is done using special tools, soap and water. There are no hazardous chemicals present on site. Chairman Zecchino asked about operations. Planner Graviano advised that the applicant is open Monday to Saturday, 10am to 7pm. There was a similar business at the property in the past. Applicant noted that appointments are made on-line but there are also some

walk-ins. Cars will not be stacked off-site or in the street. If there is overflow of cars, then the Applicant can send cars to the Paterson or Hackensack locations which has more space. Asst. Zoning Officer Bolcato informed the Board that the business already has a certification of occupancy but needs this use variance to add an additional service (tinting). Applicant told the Board that there will be about four (4) employees on site at any one time. There are no awning or wall signs planned and currently the only signage is stickers on the window. Planner Graviano asked that if Applicant were to install a sign it should meet ordinance requirements as a condition of approval.

Zecchino asked about parking and was informed that employees park on street. Applicant added that the tinting process is rather quick (no more than an hour) and tries to keep to appointments only to control stacking. There will be no more than 3 to 4 cars serviced at any one time. All trash will be collected on site and brought to the Paterson location as there is a large dumpster available.

No member of the public appeared on the matter.

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

*Commissioners Perez, Robol, Eramo, O'Connor, Vice-Chair Molner, and Chairman Zecchino voted in favor. Commissioner Foukas abstained stating that the site (not applicant's business) is poorly maintained and hoped that the landlord will clean up the area. Motion passed 6-0-1 and the application was approved.*

4. **Adam Al-Sijaya**, 1030-1050 Rte-46, Bl. 39.01, Lots: 24 & 25, Zone B-D

Counsel, **Dominic Iannarella, Esq.**, appeared and presented the application. Explained to the Board that this application is to fill-in the last spaces in the revitalized strip mall. This is only a use variance to allow a taco restaurant and bakery.

Applicant, Adam Al-Sijaya, was called forward and sworn in. Applicant outlined the revised strip mall and the area where the two new uses are being placed. Applicant noted that other uses were recently approved by the Board. There is more than sufficient parking on site. Applicant spoke to the operations. He stated that there will be cooking on site and that commercial hoods in compliance with code. If filters are required they can be used to reduce smell. All of these conditions will be controlled by construction code standards. Baking will be done on site. Fire safety will be done in accordance with code.

Applicant stated that the taco restaurant hours of operation will be Tuesday to Thursday from 11AM to 10PM, Friday to Sunday from 11AM to 12PM, and Monday will be closed. There are two employees on site at any time. The bakery will be open from Monday to Saturday from 10AM to 9PM and Sunday from 10AM to 6PM. There are six employees on site at any time.

Garbage will be in rear of the building and enclosed. Pick up will be done in accordance with previous resolution for the site and those conditions of approval. There will be no large box truck deliveries.

Members of the public expressed concern about the late operating hours and operating several days a week, control of smells, garbage pick-up schedule and distance to trash enclosure.

Planner Graviano asked that the trash enclosure be as big as possible to ensure proper control of trash. Applicant agreed to review the trash enclosure size as a condition of approval.

Commissioner Eisenman asked that cooking oil not to be disposed of in the trash as condition of approval.

Commissioner Eisenman moved to approve. Vice-Chair Molner seconded the motion.

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

5. **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. He advised that this is a continuation from a prior hearing date.

Applicant's engineer, David Fantina, PE, was sworn in and qualified in the field of engineering. Engineer spoke to the changes in the plans since the last hearing. Engineer advised that additional landscaping has been added to the lot lines of the property adjacent to residential properties. The plantings are tolerant to exhaust and harsh environment and they will grow more vertical than horizontal to aid the screening of the property. Irrigation lines will be installed and the landscaping does not interfere with sight triangles. Additional spaces have been identified for employees and towed vehicles. The dumpster enclosure will be solid block and painted. Exhibit A-1 was introduced which were renderings of the proposed project.

Vice-Chair Molner stated he was in favor of the landscaping and dumpster enclosure. Commissioner Eisenman asked about traffic flow and was informed that it would enter from Clinton Street and exit out on Main Avenue. Applicant agreed to place signage that Main Avenue would be a right turn only as a condition of approval.

Planner Graviano advised that the building siding should not be stucco. Applicant agreed that any future signage shall be in line with ordinance and overlay district standards.

Members of the public appeared on the matter.

They expressed concerns about garage activities affecting residential property, garage parking on the street, towing operating hours especially at night, overflow of repaired or towed vehicles onto street, and noise from mechanic shop and towing operations outside throughout day and night.

Applicant attorney clarified that the hours of operation are 8AM to 5PM. This includes both the mechanic shop and towing. There will be no overnight towing or repairs as a condition of approval. Applicant stated that any activity outside those hours will occur at the two other locations.

Commissioner Foukas moved to approve. Vice-Chair Molner seconded the motion.

*Commissioners Robol, Eisenman, Eramo, 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 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%.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Perez, Robol, O'Connor, Foukas, Vice-Chair Molner and Chairman Zecchino. Motion passed 6-0.*

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.

*Commissioner O'Connor made a motion to memorialize the Resolution. Commissioner Perez seconded the motion; voting in favor are Commissioners Perez, Robol, O'Connor, Foukas, Vice-Chair Molner and Chairman Zecchino. Motion passed 6-0.*

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.

*Commissioner Foukas 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.*

4. Minutes of the March 4, 2026 Regular Meeting.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Commissioners Perez, Robol, Eisenman, Eramo, 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 Vice-Chair Molner, with the unanimous approval of all Board members present, the meeting was adjourned at 8:38 p.m.

Respectfully submitted,

*Joseph M. Wenzel*

JOSEPH M. WENZEL, ESQ.,  
COUNSEL SECRETARY