

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**April 15, 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 15, 2026.

**NEW HEARINGS**

- |  |                                 |  |
|--|---------------------------------|--|
| 1. Front yard setback and lot coverage                             | <b>Linda &amp; Habeeb Yasin</b> | 3 Harrington Road,<br>Bl. 56.02 Lot: 17 Zone RA3<br>The applicant is proposing to keep an already constructed overhang which requires the following bulk variances; front yard setback proposed at 20' where 25' required, and lot coverage proposed at 30.1% where 27% required. (PLANS SENT TO COMRS)  |
| 2. Side yard setback, combined side yard setback, and lot coverage | <b>Stephen Antonecchia</b>      | 226 Trenton Avenue,<br>Bl. 5.09 Lot: 8 Zone RB1<br>The applicant is proposing an addition and alterations to the existing one family home which requires the following bulk variances; side yard setback proposed at 5.06' where 6' required, combined side yard setback proposed at 12.96' where 16' required, and lot coverage proposed at 36.9% where 27% required. (PLANS SENT TO COMRS) |
| 3. Number of stories and rear yard                                 | <b>Eytan Scher</b>              | 69 Lorraine Drive,<br>Bl. 50.05 Lot: 26 Zone RA3<br>The applicant is proposing an addition to the existing one family home which requires the following bulk variances; 3 stories proposed where 2 stories are required, and rear yard setback proposed at 20.65' where 35' required. (PLANS SENT TO COMRS)  |

4. Final site plan  
and sign size and  
number

**Jai Sai Baba,  
LLC**

**Bianca  
Pereiras, Esq.**

1025 Main Avenue,  
Bl. 12.26, Lot 19 Zone B-D

The applicant is seeking final site plan and sign variances for a  
mixed-use commercial and residential building. (PLANS  
SENT TO COMRS)

**ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES**

1. Resolution memorializing the approval of the application by John Vessie, 30 Florence Drive, Bl. 16.01, Lot 24, Zone RA3 for a residential home addition with variances for a side yard setback of 2.5 feet and combined side yard setback of 6.3 feet.
2. Resolution memorializing the approval of the application by Ralph & Nancy Comito, 65 Gourley Avenue, Bl. 14.10, Lot 4, Zone RA3 for an already built portico with variances for a front yard setback of 6.2 feet.
3. Resolution memorializing the approval of the application by Helen Linarez & Carlos Camacho Franco, 288 De Mott Avenue, Bl. 20.20, Lot 25, Zone RB1 for a residential home restoration with variances for front yard setback at 8 feet, side yard setback at 4 feet, combined side yard setback at 13.7 feet, and lot coverage at 36.9%.
4. Minutes of the April 1, 2026 Regular Meeting