

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 6, 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 May 6, 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
6/3/26

Matter to be continued to June 3, 2026, no further notice required

NEW HEARINGS

2. Front yard setback, Rear yard setback, Side yard setback, Combined side yard setback, AC condenser location, Lot coverage, Driveway location, Garage size and Off street parking

Ahuva Braid

167 Rutherford Boulevard,
Bl. 60.12 Lot: 7 Zone RA3
The applicant is proposing an addition and alterations to the existing one family home which requires the following bulk variances; front yard setback proposed at 21.54' where 25' required, rear yard setback proposed at 32.18' where 35' required, side yard setback proposed at 3.11' where 6' required, combined yard setback proposed at 8.86' where 16' required, A.C. condenser proposed at 2.88' where 6' required, lot coverage proposed at 38% where 27% required, driveway in front of house not serving a garage, “garage” space proposed at 8' deep where 19' required, and one off street parking space proposed where two off street parking spaces are required. (PLANS SENT TO COMRS)

3. Number of stories, Side yard setback, Front yard setback	Bentzion Cohen Dominic Iannarella, Esq.	150 South Parkway, Bl. 60.04 Lot: 2 Zone RA3 The applicant is proposing an addition and alterations to the existing one family home which requires the following bulk variances; 3 stories proposed where 2 stories are required, street side yard setback proposed at 8.5' where 10' required, and front yard setback proposed at 17' where 25' required. (PLANS SENT TO COMRS)
4. Front yard setback, Rear yard setback, Side yard setback, Driveway location, and Driveway width	Vishalkumar Rana Dominic Iannarella, Esq.	70 Brookwood Road, Bl. 65.02 Lot: 12 Zone RA2 The applicant is proposing an addition and alterations to the existing one family home which requires the following bulk variances; front yard setback proposed at 21.65' where 30' required, rear yard setback proposed at 16.69' where 35' required, street side yard setback proposed at 10.29' where 20' required, driveway in front of house not serving a garage, and width of driveway proposed at 25.3' where 20' required serving a one car garage. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the denial of the application by Linda & Habeeb Yasin, 3 Harrington Road, Bl. 56.02 Lot: 17 Zone RA3 to keep an already constructed overhang with variances for front yard setback at 20' and lot coverage at 30.1%.
2. Resolution memorializing the approval of the application by Stephen Antonecchia, 226 Trenton Avenue, Bl. 5.09 Lot: 8 Zone RB1 for an addition and alterations to the existing one family home with variances for side yard setback at 5.06', combined side yard setback at 12.96', and lot coverage at 36.9%.
3. Resolution memorializing the approval of the application by Eytan Scher, 69 Lorraine Drive, Bl. 50.05 Lot: 26 Zone RA3, for an addition to the existing one family home with variances for 3 stories (over partial spilt level) and rear yard setback at 20.65'.
4. Resolution memorializing the approval of the application by Jai Sai Baba, LLC, 1025 Main Avenue, Bl. 12.26, Lot 19 Zone B-D for final site plan and sign variances for a mixed-use commercial and residential building.
5. Minutes of the April 15, 2026 Regular Meeting

EXECUTIVE SESSION

1. Discussion of matter in litigation, *Geeland v. Clifton Zoning Board of Adjustment*