

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
May 20, 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 20, 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

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)

CONTINUED
from
5/6/26
TO
6/3/26

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

3. 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)

CONTINUED
from
5/6/26
TO
6/3/26

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

NEW HEARINGS

4. Use variance, Conditional use variance and parking variance

Honey Brewed Coffee LLC
Gary Cohen, Esq.

279 Crooks Avenue,
Bl. 5.05, Lot: 14, Zone BC
The applicant is proposing to open and operate a coffee shop restaurant which requires a use variance for a mixed use and conditional use variance as all conditions are not met including several pre-existing bulk variances for lot area, lot width, lot depth, front, rear and side yard setbacks, maximum lot coverage, height, and building stories, and new variance for off-street parking where 10 are required and none are provided. (PLANS SENT TO COMRS)

5. Signage

Eisenman Medical Group LLC
Benjamin Karfunkel, Esq.

784 Bloomfield Avenue,
Bl. 56.07 Lot: 13 Zone M2
The applicant is proposing requesting 236 sq. ft. of additional business signage on front and side windows of building which is in excess of the previously approved business sign. (PLANS SENT TO COMRS)

6. Nonconforming lot, Lot area, Lot width, Front yard setback, Rear yard setback, side yard setback, Combined side yard, Lot coverage, deck setbacks, and off-street parking

Mohammed Jamhour
Dominic Iannarella, Esq.

26 Hillman Street,
Bl. 11.02 Lot:31 Zone RB2
The applicant is proposing a change of use of an existing single-family house to a two-family house on a nonconforming lot with variances; minimum lot area per dwelling unit proposed at 1667 sq.ft where 3750 sq.ft required, minimum lot area proposed at 3334 sq.ft. where 7500 sq.ft required, minimum lot width proposed at 33.34' where 75' required, front yard setback proposed at 22.1' where 25' required, rear yard setback proposed at 32.9' where 35' required, side yard setback proposed at 3.2' where 12' required, combined side yard setback proposed at 6.9' where 24' required, lot coverage proposed at 42% where 25%

required, and deck/steps proposed at 22' from rear property line where 25' required, deck/steps proposed at 3.8' from side property line where 12' required, and 3 off street parking spaces proposed where 4 off street parking spaces are required. (PLANS SENT TO COMRS)

7. Preliminary and final site plan, minor subdivision, use variance

**PB Nutclif
Master, LLC**

**Adam Faiella,
Esq.**

340 Kingsland Street,
Bl. 80.02 Lot: 1.01 & 2.01 Zone M3 and Highway
Amenity Anchor Redevelopment Plan
The applicant is proposing to effectuate the terms and conditions of a prior Clifton Planning Board resolution of approval for the installation of private roadway(s), subdivision of lots, and related site plan conditions. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Bentzion Cohen, 150 South Parkway, Bl. 60.04, Lot 2, Zone RA3 for an addition and alterations to existing one-family home with variances for street side yard setback proposed at 8.5' and front yard setback at 17'.
2. Resolution memorializing the approval pursuant to Superior Court Order of the application by John Rader, 817-825 Clifton Avenue, Blo. 35.06, Lot 16, Zone BC for preliminary and final site plan, conditional use variance and bulk variances for a new drive-through operation at existing Dunkin' Donuts site and with amendments as consented to by the applicant for installation of a sound wall, movement of fencing, signage changes, additional landscaping, employee parking and reconfiguration of driveways.
3. Minutes of the May 6, 2026 Regular Meeting
4. Presentation and Approval of 2025 Annual Report