

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**May 6, 2026**  
**7:00 P.M. REGULAR MEETING**

**COMMISSIONERS PRESENT:**

NOEL PEREZ (2A)  
GRACE ROBOL (1A)  
AVRAHAM EISENMAN  
ALESSIA ERAMO  
MAUREEN O'CONNOR  
GEORGE FOUKAS  
VICE CHAIRMAN MOLNER  
CHAIRMAN ZECCHINO

**COMMISSIONERS ABSENT:**

DAVID BRAID

**ALSO PRESENT:**

Liana Bolcato, Asst. Zoning Officer  
Joseph M. Wenzel, Esq., Counsel/Secretary

Chair Zecchino called the Meeting to Order at 7:07 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. Ahuva Braid, 167 Rutherford Boulevard, Bl. 60.12 Lot: 7 Zone RA3**

The Applicant's project manager, **Isreal Younger**, appeared and was sworn in. He explained that this is an expansion of the first floor space of existing home. The expansion would be limited to the rear and side of the home mostly. This is an addition of a front porch to add to the design aesthetic of the project. The front porch is very similar to others in the area. This is needed for a growing family. The roof line is low so the addition should not appear massive. This is in consideration of the neighbors. The garage space is being replaced for additional living space. There are pre-existing conditions related to the side yard setback, combined side yard setbacks and placement of AC condenser units. The plan calls for adding one more unit, there are already two units in that same location.

Commissioner Eramo asked if there was any extension on the second floor. Younger advised that there would be no alteration of the second floor. Chairman Zecchino questioned whether the garage could remain as is to meet parking requirements. Younger noted that the conversation from garage to living space and storage space better meets the family needs. The driveway cannot be expanded to make up for the lost space in the garage because another variance would have to be requested. Commissioner Perez asked if two cars could be stacked in the driveway. This is not possible because the driveway is too short. Commissioner Eramo asked if there was a way to meet the rear yard or lot coverage requirement to eliminate one of those variance requests. The plans were proposed this way to maximize the space available based on the home layout. Commissioner Foukas asked that the garage conversation be eliminated. Younger noted that the applicant would consider that and provide revised plans. Commissioner Eisenman noted that there are industrial uses to the rear of the property, so the rear yard setback is not a major concern.

Member of the public, Mohammed Taha, appeared who identified himself as a neighbor. He asked questions as to the hardship for the variance conditions, the reason for the AC condenser variance, and if there was an alternative design to lessen the variance request. Younger noted that the family needed more space which causes the plans to be presented in this fashion. The AC condensers are already in the same location. Alternative designs would not achieve the same result.

Younger noted that the comments of the Board and the public will be taken into account and a revised plan will be submitted. The matter was carried to the June 3, 2026 meeting, no additional notice required.

**2. Bentzion Cohen, 150 South Parkway, Bl. 60.04 Lot: 2 Zone RA3**

The Applicant's attorney, **Dominic Iannarella, Esq.**, appeared and presented the application. He called the Applicant's engineer, **Frank Miletto**, to testify who was sworn in and qualified as an expert in the field of engineering. He explained the project. It expands living space for a growing family. There are only minor variance conditions created which do not affect the neighbors. The variances meet both the positive and negative criteria for a flexible c(2) variance.

Applicant as a condition of approval agreed to revise plans to remove dormers in the attic. This would eliminate the variance condition for a third story. Chairman Zecchino expressed his pleasure at the removal and elimination of the variance. Commissioner Eramo asked for any discrepancies in the plan to be corrected when submitted for building permits.

No member of the public appeared.

Commissioner O'Connor moved to approve. Commissioner Robol 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.*

**3. Vishalkumar Rana, 70 Brookwood Road, Bl. 65.02 Lot: 12 Zone RA2**

The Applicant's attorney, **Dominic Iannarella, Esq.**, appeared and presented the application.

The Applicant, **Vishalkumar Rana**, was called forward and sworn in. The Applicant noted that this is an expansion of his existing home. As his elderly parents are moving in, there is a need to add a first floor bedroom and bathroom to accommodate them. An addition to the second floor would not be practical for those reasons. Chairman Zecchino asked about the garage space conversion and new garage location. Commissioner Perez asked about curb cut and effect as to on-street parking.

Members of the public asked questions. Joseph Garcia, 75 Brookwood Road, asked why an already large home had to add more.

Applicant noted that as a condition of approval bollards will be placed in the former garage area for resident safety. Applicant also noted that the balcony proposed on the second floor can be removed which would eliminate a variance condition.

Vice-Chair Molner inquired about the need for the rear yard setback and if alternative plan could be considered. Commissioner Eisenman noted that as a corner lot, this project has in essence two front yards which make an expansion difficult visually. Commissioner Perez asked about making an expansion to the other side of the home. Applicant noted that may create variance conditions as well and also affect sight triangles for vehicular traffic.

Commissioner Eisenman moved to approve. No second was received.

Counsel asked that the matter be carried to the June 3, 2026 date to allow Applicant to revise plans.

The matter would be carried without further notice.

### **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%.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner Robol seconded the motion; voting in favor are Robol, Eramo, Vice-Chair Molner, and Chair Zecchino. Motion passed 4-0.*

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%.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor*

*seconded the motion; voting in favor are Robol, Eisenman, Eramo, O'Connor, Vice-Chair Molner, and Chair Zecchino. Motion passed 6-0.*

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'.

*Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; voting in favor are Robol, Eramo, O'Connor, Vice-Chair Molner and Chair Zecchino. Motion passed 5-0.*

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.

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

5. Minutes of the April 15, 2026 Regular Meeting

*Commissioner O'Conner made a motion to memorialize the Resolution. Commissioner Eisenman seconded the motion; voting in favor are Commissioners Robol, Eisenman, Eramo, O'Connor, Foukas, Vice-Chair Molner, and Chairman Zecchino. Motion passed 7-0.*

There being no further business before the Board, Commissioner Foukas moved to adjourn. The motion was seconded by Commissioner Eisenman, with the unanimous approval of all Board members present, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,  
COUNSEL SECRETARY