

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 3, 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 June 3, 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 heard on June 3, 2026, no 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 heard on June 3, 2026, no 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)

Matter to be heard on June 3, 2026, no notice required

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

4. 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)

Matter to be heard on June 17, 2026, no notice required

CONTINUED
from
5/20/26
TO
6/17/26

NEW HEARINGS

5. Front yard setback

Robert Austin

20 Malcolm Court,
Bl. 75.13, Lot: 74, Zone RA1
The applicant is proposing an expansion of an existing front porch which requires the following bulk variance; front yard setback proposed at 30.65' where 35' required. (PLANS SENT TO COMRS)

6. Side yard setback, and Combined yard setback

Steven Arujo & Alyssa Berdnik

34 Hugo Street,
Bl. 67.05, Lot: 23, Zone RA3
The applicant is proposing an addition and alterations to the existing single-family home which requires the following bulk variances; side yard setback proposed at 5.1' to a second story dormer where 6' required, and combined yard setback proposed at 7.7' where 16' required. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by PB Nutclif Master, LLC, 340 Kingsland Street, Bl. 80.02 Lot: 1.01 & 2.01 Zone M3 and Highway Amenity Anchor Redevelopment Plan 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.
2. Resolution memorializing the approval of the application by Honey Brewed Coffee LLC, 279 Crooks Avenue, Bl. 5.05, Lot: 14, Zone BC 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.
3. Resolution memorializing the approval of the application by Mohammed Jamhour, 26 Hillman Street, Bl. 11.02 Lot:31 Zone RB2 for 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 parking in driveway not in front of a garage.
4. Minutes of the May 20, 2026 Regular Meeting