

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 17, 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 17, 2026.

CONTINUED HEARINGS

- | | | |
|---|--|--|
| 1. Signage

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

NEW HEARINGS

- | | | |
|---|--------------------------------------|--|
| 2. Driveway width
and Driveway
location | Steven & Jody
Colucci | 28 Grant Avenue,
Bl. 17.05 Lot: 24 Zone RA3,
The applicant is proposing an adjustment to a previously approved variance specifically regarding the driveway width. At a previous hearing they were granted a bulk variance for a 10' driveway proposed at 4.83' to the side property line where 5' was required, they are now requesting to expand the driveway to 22' which requires the additional two variances, driveway not permitted in front of the house not serving a garage and proposed at 22' wide where 20' wide required for a one car garage. (PLANS SENT TO COMRS) |
|---|--------------------------------------|--|

- | | | |
|---|--|--|
| 3. Front yard setback, side yard setback and lot coverage | Nathan & Raquel Bondar

Dominic Iannarella, Esq. | 42 Lennox Avenue,
Bl. 70.01 Lot: 58 Zone RA3,
The applicant is proposing an addition to the single family home which requires the following bulk variances; front yard setback proposed at 24.9' where 25' required, side yard setback proposed at 5.6' where 6' required, combined side yard setback proposed at 10.7' where 16' required, and lot coverage existing at 33.6% where 27% required. (PLANS SENT TO COMRS) |
| 4. Change of Use | Nabeel Chaudhri

Dominic Iannarella, Esq. | 1132 Route 46,
Bl. 44.04 Lot: 22 Zone B-D,
The applicant is requesting a D3 use variance to change an existing vacant commercial space into a restaurant. (PLANS SENT TO COMRS) |
| 5. Conditional Use | Manuel Deli Piaget, LLC

Peter Aziz, Esq. | 397-401 Piaget Avenue,
Bl. 18.01, Lot 3, Zone B-D,
The applicant is proposing conditional use variance to transition a retail space into a fast-food delicatessen by adding prepared food. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the DENIAL of the application by Husam Ramadan, 249 Silleck Street, Bl. 22.19, Lots: 1, Zone RA3, where the applicant sought variances for 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.
2. Resolution memorializing the approval of the application by Ahuva Braid, 167 Rutherford Boulevard, Bl. 60.12 Lot: 7 Zone RA3, where the applicant sought variances for 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, and lot coverage proposed at 38% where 27% required.
3. Resolution memorializing the approval of the application by Vishalkumar Rana, Bl. 65.02 Lot: 12 Zone RA2, where the applicant sought variances for 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.

4. Resolution memorializing the approval of the application by Robert Austin, 20 Malcolm Court, Bl. 75.13, Lot: 74, Zone RA1, where the applicant sought variances for front yard setback proposed at 30.65' where 35' required.
5. Resolution memorializing the approval of the application by Steven Arujo & Alyssa Berdnik, 34 Hugo Street, Bl. 67.05, Lot: 23, Zone RA3, where applicant sought variances for 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.
6. Minutes of the June 3, 2026 Regular Meeting