

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
June 3, 2026
7:00 P.M. REGULAR MEETING

COMMISSIONERS PRESENT:

GRACE ROBOL (1A)
AVRAHAM EISENMAN
ALESSIA ERAMO
MAUREEN O’CONNOR
GEORGE FOUKAS
VICE CHAIRMAN MOLNER
CHAIRMAN ZECCHINO

COMMISSIONERS ABSENT:

DAVID BRAID
NOEL PEREZ (2A)

ALSO PRESENT:

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

Chair Zecchino called the Meeting to Order at 7:05 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.

CONTINUED HEARINGS

1. Husam Ramadan, 249 Silleck Street, Bl. 22.19, Lots: 1, Zone RA3

Dominic Iannarella, Esq., attorney for the applicant, appeared and presented the project. He noted that this project is returning to the Board with proposed changes. The total square footage of the property is now 2,770. The rear covered deck is smaller. This also reduced lot coverage to 30.6%. The rear yard lot line to the building is now 23.1 feet where 35 feet is required. Rear yard to the deck is now 16 feet where 25 feet is required. The home is under the building height limit.

Commissioner Eisenman asked about the new retaining walls and whether they would negatively affect the existing retaining walls on adjacent properties. Counsel stated that it would not and that the applicant has an obligation under City Code to ensure that does not occur. Chairman Zecchino expressed concern about the size and placement of an in-law suite. Counsel noted that it is not

intended to be a separate living unit, just for the support of elderly parents. Commissioner Eisenman asked if the suite had separate outdoor access and a full kitchen. Counsel advised that neither was provided. Vice-Chair Molner asked about the driveway placement and removal of guardrail. Counsel responded that the guardrail does not impact the driveway but it needed to be moved, the Applicant would take on that responsibility.

Members of the public appeared and asked questions concerning the need for the home size, effect on retaining walls, and stormwater runoff. Counsel advised that no retaining walls will be impacted and stormwater measurements will be bettered as a result of this project.

Members of the public then made statements about the home size, effect on retaining walls, and stormwater runoff.

Counsel made a closing statement for the approval of the project.

Commissioner Eramo moved to deny stating that the application did not convince her was a better alternative than a small home without the need for variances, stormwater management remains a problem and the negative effect on the neighborhood. Commissioner Foukas seconded the motion.

Commissioners Robol, Eramo, O'Connor, Foukas, Vice-Chair Molner and Chair Zecchino voted in favor of denial and Commissioner Eisenman voted against denial. Motion passed 6-1 and the application was DENIED.

2. Ahuva Braid, 167 Rutherford Boulevard, Bl. 60.12 Lot: 7 Zone RA3

Israel Yunger, project manager, appeared and was sworn in. He identified that some changes were made since the last meeting. The garage space is now included which removes the variance for garage size. The ground floor has been reconfigured as a result. This also removes the variance for driveway location not in front of a garage. The outside now has been redesigned as well. The side stairs have been removed, and the side yard setbacks are now eliminated. There is also ample off-street parking, so no variance is required for that.

Commissioner O'Connor moved to approve. Vice-Chair Molner seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Foukas, Vice-Chair Molner and Chair 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.

Applicant's architect, George Held, was sworn in and qualified in the field of architecture. He spoke to the overall design and that the site is on a corner lot which limited options. The garage will be converted to an in-law suite. There will be a new one car garage added on the other side. The balcony hanging over into the front yard has been removed and now front yard setback is no longer required. The portion of the addition into the rear yard has been reduced but a variance is still required. The driveway not in front of a garage has to remain so that there is enough off-street

parking. The addition's roof line is changed to a hip roof to reduce the massing feel. The rear yard is largely impacted by the corner lot and limit on space to the rear. Applicant agreed as a condition of approval to place bollards or a concrete planter to prevent vehicles from striking the home.

Commissioner Eisenman moved to approve. Commissioner O'Connor seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Foukas, Vice-Chair Molner and Chair Zecchino voted in favor. Motion passed 7-0 and the application was APPROVED.

NEW HEARINGS

4. **Robert Austin**, 20 Malcolm Court, Bl. 75.13, Lot: 74, Zone RA1

Robert Austin appeared on his own behalf and was sworn in. He explained that the project is to extend and existing front porch and put roof over it. It will be a benefit to the neighborhood as it fits in and the family can enjoy outdoors more often. This is a pre-existing front yard variance which is only being continued along the front porch line. It does not exacerbate the variance.

Commissioner Foukas moved to approve. Commissioner O'Connor seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Foukas, Vice-Chair Molner and Chair Zecchino voted in favor. Motion passed 7-0 and the application was APPROVED.

5. **Steven Arujo & Alyssa Berdnik**, 34 Hugo Street, Bl. 67.05, Lot: 23, Zone RA3

Applicant appeared and was sworn in. Ms. Berdnik noted that they need more room for growing family and want to stay in same home. This adds a bathroom and a dormer for a new bedroom.

Applicant's architect, Tomas Bona, was sworn in and qualified in the field of architecture. He explained the project. The variances already exist and are just being continued upward with the addition. No variance condition is being exacerbated. This is a better design alternative and will be a benefit to the neighborhood.

Commissioner Eisenman moved to approve. Commissioner Robol seconded the motion.

Commissioners Robol, Eisenman, Eramo, O'Connor, Foukas, Vice-Chair Molner and Chair Zecchino voted in favor. Motion passed 7-0 and the application was APPROVED.

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..

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

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.

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.

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.

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

4. Minutes of the May 20, 2026 Regular Meeting

Vice-Chair Molner made a motion to memorialize the Resolution. Commissioner O'Connor seconded the motion; Commissioners voted 7-0 in favor. Motion passed.

There being no further business before the Board, Commissioner Foukas moved to adjourn. The motion was seconded by Commissioner Eramo, with the unanimous approval of all Board members present, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

JOSEPH M. WENZEL, ESQ.,
COUNSEL SECRETARY