

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF CLIFTON**  
**July 15, 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 July 15, 2026.

**CONTINUED HEARINGS**

|                                                                    |                                           |                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Signage                                                         | <b>Eisenman<br/>Medical Group<br/>LLC</b> | 784 Bloomfield Avenue,<br>Bl. 56.07 Lot: 13 Zone M2<br>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) |
| <b>CONTINUED<br/>from<br/>5/20/26, 6/17/26<br/>TO<br/>9/2/2026</b> | <b>Benjamin<br/>Karfunkel, Esq.</b>       | <b>Matter to be heard on September 2, 2026, no notice required</b>                                                                                                                                                                                               |

**NEW HEARINGS**

|                                                   |                                |                                                                                                                                                                                                                                                      |
|---------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Conditional use variance and sign illumination | <b>Outfront Media<br/>LLC</b>  | 618 Route 46,<br>Bl. 24.05 Lot: 1, Zone M-2,<br>The applicant is proposing to modernize the existing static outdoor advertising sign and seeks conditional use variance relief and bulk variance relief for sign illumination. (PLANS SENT TO COMRS) |
|                                                   | <b>Matthew Weiss,<br/>Esq.</b> |                                                                                                                                                                                                                                                      |

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|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Rear yard coverage, building height, accessory building height, side yard setback and rear yard setback | <b>Shahin Shahin</b><br><b>Alfred Acquaviva, Esq.</b>                   | 49 Sewall Avenue,<br>Bl. 10.13 Lot: 7, Zone M-2,<br>The applicant is proposing to expand the existing garage located in the rear of the subject property and is requesting variances for coverage of the rear yard where 30% is required and the applicant is proposing 48%, the building height where 20 feet is required and 21.5 feet is proposed, maximum accessory building height where 1 story is required and the applicant is proposing 2 stories, a side lot setback line where 5 feet is required and 3.49 feet is proposed, and a rear yard setback line where 5 feet is required and 2.67 feet is proposed. (PLANS SENT TO COMRS) |
| 4. Use variance, lot coverage, lot area, and front yard setback                                            | <b>Ali Aljibori</b><br><b>Alfred Acquaviva, Esq.</b>                    | 345-347 Crooks Ave,<br>Bl. 5.04 Lot: 1, Zone: B-C,<br>The applicant is requesting to renovate and convert the existing two-family dwelling into a mixed-use building consisting of retail uses on the first floor and three (3) residential units on the second floor with use variance, maximum lot coverage where 25% is required and 28.64% is requested, minimum lot are per dwelling unit where 3,750 square feet is required and 2,500 square feet is proposed and for the minimum front yard setback where 25 feet is required and 0.51 square feet is proposed. (PLANS SENT TO COMRS)                                                  |
| 5. Rear yard setback, lot coverage, and driveway location                                                  | <b>David Zaks</b><br><b>Dominic Iannarella, Esq.</b>                    | 33 Phyllis Place,<br>Bl. 57.01 Lot: 36, Zone RA3,<br>The applicant is proposing a new single-family dwelling which requires the following bulk variances; rear yard setback proposed at 24.42' where 35' required, lot coverage proposed at 33.8% where 27% required, and driveway in front of a house not serving a garage. (PLANS SENT TO COMRS)                                                                                                                                                                                                                                                                                             |
| 6. Use variance                                                                                            | <b>K'hal Bloomfield Avenue, Inc.</b><br><b>Dominic Iannarella, Esq.</b> | 750 Bloomfield Avenue,<br>Bl. 49.11 Lot: 30, 31, Zone M-2,<br>The applicant is proposing a use variance to permit a house of worship in an existing warehouse unit which creates multiple uses on one lot. (PLANS SENT TO COMRS)                                                                                                                                                                                                                                                                                                                                                                                                               |

### **ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES**

1. Resolution memorializing the approval of the application by Steven & Jody Colucci, 28 Grant Avenue, Bl. 17.05 Lot: 24 Zone RA3 to adjustment to a previously approved variances to expand the driveway to 22' and driveway not permitted in front of the house not serving a garage.
2. Resolution memorializing the approval of the application by Nathan & Raquel Bondar, 42 Lennox Avenue, Bl. 70.01 Lot: 58 Zone RA3 for an addition to the single family home which requires the following bulk variances; front yard setback at 24.9', side yard setback at 5.6', combined side yard setback at 10.7', and lot coverage at 33.6%.
3. Resolution memorializing the approval of the application by Nabeel Chaudhri, 1132 Route 46, Bl. 44.04 Lot: 22 Zone B-D, for a D3 use variance to change an existing vacant commercial space into a restaurant
4. Resolution memorializing the approval of the application by Manuel Deli Piaget, LLC, 397-401 Piaget Avenue, Bl. 18.01, Lot 3, Zone B-D, for conditional use variance to transition a retail space into a fast-food delicatessen by adding prepared food.
5. Minutes of the June 17, 2026 Regular Meeting