

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
August 19, 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 August 19, 2026.

CONTINUED HEARINGS

1. Signage

CONTINUED
from
5/20/26, 6/17/26
TO
9/2/2026

**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 September 2, 2026, no notice required

2. Use variance, lot coverage, lot area, and front yard setback

Ali Aljibori

**Alfred
Acquaviva, Esq.**

345-347 Crooks Ave,
Bl. 5.04 Lot: 1, Zone: B-C,
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)

Matter to be heard on September 2, 2026, no notice required

3. Rear yard setback, lot coverage, and driveway location

David Zaks
Dominic Iannarella, Esq.

33 Phyllis Place,
Bl. 57.01 Lot: 36, Zone RA3,
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)

CONTINUED
from
7/15/26
TO
9/2/2026

Matter to be heard on September 2, 2026, no notice required

NEW HEARINGS

2. Extension request

Peoples Baptist Church Inc

Arthur Hopkins, Esq.

51 Hepburn Road,
Bl. 66.02 Lot: 26, Zone RA3,
The applicant is requesting an extension of approvals previously granted by the Board of Adjustment. (PLANS SENT TO COMRS)

3. Driveway buffer

Patricia Gomez-Korac

63 Merselis Avenue,
Bl. 2.06, Lot: 12, Zone RB1,
The applicant is proposing a driveway which will require the following bulk variance; proposed at 0' from property line where a 5' buffer is required. (PLANS SENT TO COMRS)

4. Sign size

Interventional Pain Management & Ortho-Spine Medical Center

Kara Kaczynski, Esq.

1001 Clifton Avenue,
Bl. 41.04, Lot 11 C002B, Zone: BA,
The applicant is requesting to replace the existing façade sign of the Building with two (2) internally illuminated, aluminum sign cabinets which will require the following bulk variance, total signage sf of 172 sf exceeds the permitted total signage sf of 42 sf. (PLANS SENT TO COMRS)

5. Conditional Use,

Extech Building Materials, Inc.

Reginald Jenkins, Esq.

206 Delawanna Avenue,
Bl. 60.14, Lot 13 and 33, Zone M2 & M3,
The applicant is proposing demolition of the four existing storage buildings and construct a one 1-story +/- 6,000 sf. pole barn and one 1-story +/-14,440 sf material storage building, thirteen 22' x 24' open material storage areas with 21 parking spaces and requesting conditional use approval due to existing

conditions and the following bulk variances: (a) where minimum side yard setback of 15 feet is required and 5.75 feet are proposed and is an existing non-conformity; (b) where minimum side yard setback of 15 feet is required and 3 feet are proposed for the materials storage building and (c) where the minimum lot width is 250 feet and 120.49 feet is proposed and is an existing non-conformity . (PLANS SENT TO COMRS)

6. Preliminary and Final Site Plan and Use Variance

WareSpace Acquisitions, LLC

Lawrence Calli, Esq.

50 Carol Street,
Bl. 60.14, Lot 2, Zone M2,
The applicant is proposing to repurpose / improve the structure as a WareSpace facility where preliminary and final site plan approval is needed and use variance is required with pre-existing bulk variance conditions. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Outfront Media LLC, 618 Route 46, Bl. 24.05 Lot: 1, Zone M-2 to modernize the existing static outdoor advertising sign and seeks conditional use variance relief and bulk variance relief for sign illumination.
2. Resolution memorializing the DENIAL of the application by Shahin Shahin, 49 Sewall Avenue, Bl. 10.13 Lot: 7, Zone M-2 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.
3. Resolution memorializing the approval of the application by K'hal Bloomfield Avenue, Inc, 750 Bloomfield Avenue, Bl. 49.11 Lot: 30, 31, Zone M-2, for a use variance to permit a house of worship in an existing warehouse unit which creates multiple uses on one lot.
4. Minutes of the July 15, 2026 Regular Meeting