

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 2, 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 September 2, 2026.

CONTINUED HEARINGS

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

CONTINUED
from
7/15/26
TO
9/16/2026 | 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 16, 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

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)

NEW HEARINGS

5. Front yard setback and Lot coverage

Linda & Habeeb Yasin

3 Harrington Road,
Bl. 56.02 Lot: 17 Zone RA3,
The applicant is requesting to keep an already constructed overhang/enclosure which requires the following bulk variances; front yard setback proposed at 20' where 25' required, and lot coverage proposed at 30.1% where 27% required. (PLANS SENT TO COMRS)

6. Side yard setback, Combined side yard setback, Rear yard setback, and Lot coverage

Fatima & Said Aref

149 West 4th Street,
Bl. 9.13 Lot: 15 Zone RB1,
The applicant is proposing an alteration to an existing open deck to a sunroom which requires the following bulk variances; side yard setback proposed at 4.18' where 6' required, combined side yard setback proposed at 12.68' where 16' required, rear yard setback proposed at 20.2' where 35' required and lot coverage proposed at 38.9% where 27% required. (PLANS SENT TO COMRS)

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| 7. Use variance and Parking variance | Equity Investments Strategies, LLC

Robert Hess, Esq. | 117 Valley Road,
Bl. 14.17, Lot 16, Zone: BB,
The applicant is requesting the conversion of the existing mixed use property to a two-family residential dwelling with parking variance of zero (0) parking spaces where seven (7) are required along with pre-existing bulk variances. (PLANS SENT TO COMRS) |
| 8. Conditional Use | 1607 Main Ave, LLC

Dominic Iannarella, Esq. | 1607 Main Avenue,
Bl. 9.09 Lot: 11 Zone: BC,
The applicant is seeking a conditional use variance for an additional use to transition a retail space into a fast-food restaurant according to city ordinance by adding coffee sales to the existing location. (PLANS SENT TO COMRS) |

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Peoples Baptist Church Inc., 51 Hepburn Road, Bl. 66.02 Lot: 26, Zone RA3, for extension of approvals previously granted by the Board of Adjustment.
2. Resolution memorializing the approval of the application by Patricia Gomez-Korac, 63 Merselis Avenue, Bl. 2.06, Lot: 12, Zone RB1, for a driveway at 0' from property line where a 5' buffer is required.
3. Resolution memorializing the approval of the application by Extech Building Materials, Inc., 206 Delawanna Avenue, Bl. 60.14, Lot 13 and 33, Zone M2 & M3, for the 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.
4. Resolution memorializing the approval of the application by WareSpace Acquisitions, LLC, 50 Carol Street, Bl. 60.14, Lot 2, Zone M2, to repurpose / improve the structure as a WareSpace facility for preliminary and final site plan approval is needed and use variance is required with pre-existing bulk variance conditions.
5. Minutes of the August 20, 2026 Regular Meeting