

AGENDA
ZONING BOARD OF ADJUSTMENT
CITY OF CLIFTON
September 16, 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 16, 2026.

CONTINUED HEARINGS

1. 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)

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

Matter to be heard on September 16, 2026, no notice required

2. 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)

Matter to be heard on October 7, 2026, no notice required

3. Use variance and
Parking variance

CONTINUED

from
9/2/26

TO

10/7/2026

**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)

Matter to be heard on October 7, 2026, no notice required

NEW HEARINGS

4. Front yard
setback and Lot
coverage

**Dharmendra &
Dharmistha
Kapadia**

47 Chelsea Road,
Bl. 67.04 Lot: 7 Zone: RA3,

The applicant is proposing a second story addition and portico proposed over an existing non-conforming structure which requires the following bulk variances; front yard setback proposed at 13.99' where 25' required, and lot coverage proposed at 27.3% where 27% required. (PLANS SENT TO COMRS)

5. Site plan,
Conditional use,
and Bulk variances

**363 Lakeview-
Clifton, LLC**

**Douglas Kinz,
Esq.**

363 Lakeview Ave,
Bl. 1.27, Lot 9, Zone BC,

The applicant is proposing restaurant and bakery. (PLANS SENT TO COMRS)

6. Use variance

**Clifton Adult
Opportunity
Center**

**Dominic
Iannarella, Esq.**

900 Clifton Ave,
Bl. 35.01 Lot: 2 Zone: RA3,

The applicant is requesting to convert the former day program building into a group home for developmentally disabled people. The variance being requested is for more than once use on the property. (PLANS SENT TO COMRS)

7. Expansion of
Non-Conforming
Use

**1131 Bloomfield
Ave. LLC**

**Dominic
Iannarella, Esq.**

1131 Bloomfield Ave,
Bl. 79.04 Lot: 5 Zone M1,

The applicant is seeking expansion of an existing nonconforming restaurant in an M-1 Zone with associated bulk and parking variances for a party room addition. (PLANS SENT TO COMRS)

8. Site plan and
Use variance

Fuso Spiaggia

Dominic
Iannarella, Esq.

1151 Valley Road,
Bl. 62.04 Lot: 31 Zone: BC,
The applicant is requesting preliminary and final site plan
approval along with a use variance to construct a chapel and
bridal suite to be used in conjunction with The Valley
Regency Banquet Hall. (PLANS SENT TO COMRS)

ADOPTION OF MEMORIALIZING RESOLUTIONS/MINUTES

1. Resolution memorializing the approval of the application by Eisenman Medical Group LLC, 784 Bloomfield Avenue, Bl. 56.07 Lot: 13 Zone M2, for additional business signage on front and side windows of building which is in excess of the previously approved business sign
2. Resolution memorializing the DENIAL of the application by David Zaks, 33 Phyllis Place, Bl. 57.01 Lot: 36, Zone RA3, for 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
3. Resolution memorializing the approval of the application by Linda & Habeeb Yasin, 3 Harrington Road, Bl. 56.02 Lot: 17 Zone RA3, 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
4. Resolution memorializing the DENIAL of the application by Fatima & Said Aref, 149 West 4th Street, Bl. 9.13 Lot: 15 Zone RB1, for 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.
5. Resolution memorializing the approval of the application by 1607 Main Ave, LLC, 1607 Main Avenue, Bl. 9.09 Lot: 11 Zone: BC, for 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.
6. Minutes of the September 2, 2026 Regular Meeting