

**NOTICE OF ACTION TAKEN BY BOARD  
TOWNSHIP OF NUTLEY  
ZONING BOARD OF ADJUSTMENT**

TAKE NOTICE that on the 12<sup>h</sup> of January 2026, at a regular hearing of the Zoning Board of Adjustment of the Township of Nutley in the County of Essex (“the Board”) took the following actions:

1. Gary D. Bennett, Esq., on behalf of his client Fernando Michelin of 140 Spatz Avenue, was granted a variance with conditions to build a new one-family dwelling, in an R-1 zoning district.
2. Gregory Mascera, Esq. on behalf of his client Ketan Darji of 34 Humbert Street, was granted a variance with conditions to construct a townhouse residential development, consisting of four dwelling units, site development including parking, landscaping, trash enclosure, draining and lighting, etc., located in an R-2 zoning district.
3. Mr. Thomas and Aracelis Hurley of 380 Mount Vernon Street were granted a variance to leave as erect an eight (8’) foot in height decorative wall located in the rear yard and a patio installed in the side yard along East Passaic Avenue, located in an R-1 zoning district.
4. Mr. and Mrs. Hua Ping Dong and Xue Rong Tang of 3 Union Avenue were granted a variance to widen the existing driveway to 16’, which reduces the front yard coverage, located in an R-2 zoning district.

Adopted resolutions memorializing the following final decisions of the Board from the meeting of the Board on 15th of December 2025 are set forth below. Full copies of the memorialized decisions are on file and are available for public inspection at the Building Department in the Township Hall, Nutley, NJ during regular business hours.

1. Mr. Matthew Horner of 21 Tennis Place was granted a variance to construct a new two-story addition at the rear yard of the property and to install a new second floor addition over the existing dwelling, having a 7.65’ ft. side yard setback on the right side, in an R-1AA zoning district.

Mr. Frank Graziano, Chairman  
Zoning Board of Adjustment