

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

TAKE NOTICE that on the 16th of March 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. Ms. Araceli M. Nael of 51 Kingsland Street was granted a variance with conditions to construct a new addition to the rear of the property, in an R-1 zoning district.
2. Ms. Carol Baran of 28 May Place was granted a variance with conditions to construct a two and a half story addition on to the front of the existing dwelling for the use of an elevator, in an R-1 zoning district.

PLEASE TAKE FURTHER NOTICE that on the 9th of February 2026, the Zoning Board of Adjustment adopted resolutions memorializing the following final decisions of the Board from the meeting of January 12, 2026 as 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. 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.

Mr. Frank Graziano, Chairman
Zoning Board of Adjustment