

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

TAKE NOTICE that on the 13th of April 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. Mr. Tom DiBiasi, Esq. and Sal Corvino, Architect, on behalf of 165 Franklin Avenue, were granted a certificate of pre-existing non-conforming use, in a B-3A zoning district.
2. Mr. Rui Silva of 55 Highfield Lane was granted a variance with conditions to install a 12’ x 20’ x 54” above ground pool which will be attached to a deck that is attached to the main dwelling, in a R-1 zoning district.
3. Mr. Thomas Bernard of 104 Stanley Avenue was granted a variance to construct a new two-story addition at the rear and to construct a new second-floor add-a-level addition, having a 4.3" side yard setback, in an R-1 zoning district.
4. Mr. Dylan Ozyjowski of 72 Whitford Avenue was granted a variance with conditions to install a four (4’) foot aluminum, open-style fence located in the front yard and side yard other along Grant Avenue, in an R-1 AA zoning district.
5. Mr. Sal Corvino, Architect, on behalf of his client Philip Blancato of 24 Joerg Avenue was granted a variance with conditions to add an addition to the existing garage at the rear, having a three (3’) foot side yard setback, in an R-1 district.

Adopted resolutions memorializing the following final decisions of the Board from the meeting of the Board on 16th of March 2026 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. 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.

Mr. Frank Graziano, Chairman
Zoning Board of Adjustment