

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

TAKE NOTICE that on the 18th of May 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, on behalf of 198 Park Avenue, were approved for a certificate of continued non-conforming use to operate a contractor yard for the parking of commercial vehicles and storage of materials, located in an R-3 zoning district.
2. Mr. and Mrs. Reillo of 395 Walnut Street were granted a variance with conditions to install new additions to the front and rear of the existing dwelling, having a three (3’) foot or less side yard setback on the right side, in an R-1 zoning district.
3. Mr. Vittorio Virili of 371 Walnut Street was carried to the next regularly scheduled meeting of the Zoning Board on June 15, 2026 for the application to install a 10’ x 12’ gazebo, having an approximate eight (8’) foot setback to the attached deck and will increase the total lot coverage to 40%, in an R-1 zoning district.

Adopted resolutions memorializing the following final decisions of the Board from the meeting of the Board on 13th of April 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. 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.

Mr. Frank Graziano, Chairman
Zoning Board of Adjustment