

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

TAKE NOTICE that on the 15th of June 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, on behalf of his client, 117 ST MARY LLC, of 117 Saint Mary’s Place, was carried to the next regularly scheduled meeting of the Zoning Board on July 20, 2026, for the application to demolish the existing single-family dwelling and to construct a new two-family dwelling, located in an R-2 zoning district on a 50 x 100 lot, located in an R-2 zoning district.
2. Mr. Vittorio Virili of 371 Walnut Street was granted a variance 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.
3. Mr. and Mrs. Milton and Claudia Mendez of 278 Kingsland Street were granted a variance with conditions to construct additions with a second-story deck on to the existing dwelling, located in a B-1 zoning district, located in a B-1 zoning district.
4. Mr. Jose Centeno of 150 Coeyman Avenue was granted a variance with conditions to increase the driveway in front of the main dwelling, which will reduce the front yard coverage to 37%, located in an R-1 zoning district.
5. Mr. Garry Facher of 96 Howard Place was granted a variance with conditions to install a six (6’) foot solid type fence located in both side yards, located in an R-1 zoning district.
6. Ms. Shorena Peikrishvili (708 Harmon LLC) of 31 Overlook Terrace was granted a variance with conditions to install a six (6’) foot solid type fence located in the left and right side yards, located in an R-1AA zoning district.

Adopted resolutions memorializing the following final decisions of the Board from the meeting of the Board on 18th of May 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, 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.

Mr. Frank Graziano, Chairman  
Zoning Board of Adjustment