

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

TAKE NOTICE that on the 17th of August 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. Lenin Gomez of 12 White Terrace was denied a variance to widen the existing driveway to 19’, reducing the front yard coverage to 54%, in an R-1 zoning district.
2. Mr. Tejas Bhandari of 51 Ridge Road was granted a variance with conditions to construct a covered porch addition, having a 3.05’ side yard, located in an R-1 zoning district.
3. Mr. and Mrs. James and Michelle Garatina of 4 Villa Place were granted a variance with conditions to construct additions and portico on to the existing dwelling, located in an R-1 zoning district.
4. Ms. Shorena Peikrishvili (708 Harmon LLC) of 31 Overlook Terrace was granted reconsideration of a condition for the variance 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 the 20th of July 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, on behalf of his client, 117 ST MARY LLC, of 117 Saint Mary’s Place, was granted a variance with conditions 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.
2. Mr. Eric Steck of 217 Ridge Road was granted a variance to leave as erect a driveway which was increased to 20’, which was found on a driveway inspection, in an R-1 zoning district.
3. Mr. Josh Kapusinki and Ms. Erica Doherty of 435 Prospect Street were granted a variance with conditions to install a four (4’) foot open picket style fence located on the corner property street side, side yard along Beech Street, in an R-1 zoning district.
4. Mr. Esric Freckleton of 624 Bloomfield Avenue was granted a variance to modify the approval by the Zoning Board of Adjustment to include increasing the height of the front foyer, having a 16’6” front yard setback, in an R-1A zoning district.

Mr. Frank Graziano, Chairman
Zoning Board of Adjustment