Approved 10/19/2026 DPM

NUTLEY ZONING BOARD OF ADJUSTMENT
Public Session Meeting Minutes
September 21, 2026

CALL TO ORDER: A meeting of the Nutley Zoning Board of Adjustment was called to order at approximately 7:30 p.m. by Chairman Frank Graziano. The Pledge of Allegiance was recited. Roll was called and the Sunshine Notice was read.
PRESENT: Marc Calicchio, Lorainne Castro, Theresa Duva, Greg Tolve, Yvette Wallace, Patricia Doherty, Daniel Tolve, Chairman Graziano, Diana Powell McGovern Esq.
EXCUSED: Robin LePre, John Cafone
ABSENT:

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No. 1. 482 Kingsland Street – Approved 7-0

Applicant: Kevin Stevens and Anne Mullane, 482 Kingsland Street, Nutley, NJ 07110

Application: Your request for a permit, at the above referenced address, to install a four (4') foot picket style fence located on the corner property along the Windsor Place side, as shown on the property survey by James Pica dated July 17, 2019

Appearances: Anne Mullane Stevens

Letter of Denial: Letter of Denial was read by Patricia Doherty

Chapter 700, Article XI, Section 700-71 A of the Codes of Nutley states no fences of any type shall be permitted in any front yard.

Chapter 700, Article XI, Section 700-71 D of the Codes of Nutley states a fence erected on any corner lot shall conform to the fence requirements for the adjoining properties. The proposed fence will be located in the front yard of the adjoining property along Windsor Place.

Mrs. Stevens states that she would like to erect a 4' picket style fence on her corner lot along the Windsor place side. She states that she has two young children and wants to ensure their safety. There will be a gate by the pathway that leads toward the side door of the home and the gate will swing in to prevent it from hitting pedestirans.

With no further questions or concerns a motion to grant the variance was made by Theresa Duva and was seconded by Greg Tolve. The motion was approved by a vote of 7-0.

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No. 2. 16 Whitford Avenue – Approved 7-0

Applicant: Michael LaCorte, 16 Whitford Avenue, Nutley, NJ 07110

Application: Your request for a permit at the above referenced address, to construct a new dormer in the existing attic at the rear of the existing dwelling, as shown on the plans prepared by Architect Vincent C. Graziano, AIA LLC dated December 17, 2025

Appearances: Michael LaCorte

Letter of Denial: Letter of Denial was read by Patricia Doherty

Chapter 700, Article VII, Section 700-46 A of the Codes of Nutley states the Schedule of Regulations permits a two and a half story dwelling in an R-1 zoning district.

Chapter 700, Section 700-3 of the Code of Nutley states the definition of story, half is that portion of a building situated above a full story and having at least two opposite exterior walls meeting a sloping roof at a level not higher above the floor than a distance equal to 1/2 the floor-to-ceiling height of the story below.

Mr. LaCorte states that he would like to construct an attic dormer on the rear of his home. He states that he uses the attic for storage and would like more headspace because he is moving things in and out of storage frequently.

A motion to grant this variance was made by Theresa Duva and seconded by Greg Tolve. The motion was approved by a vote of 7-0.

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Bill: Secretary Fee $150

Public Comment : None.

Resolutions: 12 White Terrace, 51 Ridge Road, 4 Villa Place, 31 Overlook Terrace

NOTE: THE PROCEEDINGS IN THIS MATTER WERE VOICE RECORDED. THE RECITAL OF FACTS IN THE MINUTES IS NOT INTENDED TO BE ALL-INCLUSIVE, BUT IS A SUMMARY AND HIGHLIGHT OF THE COMPLETE RECORD MADE BEFORE THE ZONING BOARD

Respectfully Submitted,

Paul Marranzino

Paul Marranzino
Board Secretary