

## NUTLEY ZONING BOARD OF ADJUSTMENT

**Meeting Date: January 12, 2026**

**Meeting Time: 7:30 PM**

### MEETING AGENDA

1. Meeting Call to Order
2. Roll Call & Attendance
3. Announcement of Compliance with Open Public Meetings Act
4. Approval of Minutes of Previous Meeting(s) and/or Invoices
5. Memorialization of Resolutions from Previous Meeting
6. Applications Scheduled:
  - a. 140 Spatz Avenue—**New Single-Family Dwelling**
  - b. 34 Humbert Street—**Townhouse Residential Development**
  - c. 380 Mount Vernon Street—**Violation: Patio/Retaining Wall/Decorative Wall**
  - d. 3 Union Avenue—**Driveway Increase**
7. New Business
8. Public Comment – 3 minutes per person
9. Adjournment

**NEXT REGULAR MEETING: February 9, 2026**

**NOTE: NORMALLY NO APPLICATIONS WILL BE HEARD AFTER 11:00 P.M. AND NO NEW TESTIMONY WILL BE HEARD BY THE BOARD AFTER 11:00 P.M.**

This agenda is prepared for internal informational purposes for use by the Nutley Zoning Board and does not limit or restrict the Board from adding to or removing from the actual schedule any matters as it may deem appropriate consistent with the Open Public Meetings Act and the Municipal Land Use Law.