

NUTLEY ZONING BOARD OF ADJUSTMENT

Meeting Date: June 15, 2026

Meeting Time: 7:30 PM

Meeting Location: Municipal Court, 228 Chestnut Street, 2nd Floor

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. 117 Saint Mary's Place—**Demolish Existing Single-Family Dwelling/
Construct New Two-Family Dwelling**
 - b. 371 Walnut Street—**Gazebo**
 - c. 278 Kingsland Street—**Additions/Second-Floor Deck**
 - d. 150 Coeyman Avenue—**Driveway in front of dwelling/Front Yard
Coverage (DW Increase and Add Walkway)**
 - a. 96 Howard Place—**6' Solid Fence-Side Yard**
 - b. 31 Overlook Terrace—**Side Yard Fence**
7. New Business
8. Public Comment – 3 minutes per person
9. Executive Session
10. Adjournment

NEXT REGULAR MEETING: July 20, 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.