

Approved
DKM
9/15/2025

NUTLEY ZONING BOARD OF ADJUSTMENT
Public Session Meeting Minutes
August 18, 2025

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: Robin LePre, Marc Calicchio, Patricia Doherty, Gregory Tolve, Daniel Tolve, Chairman Graziano, Diana Powell McGovern Esq.

EXCUSED: Lorraine Castro, Theresa Duva, John Cafone, Yvette Wallace

ABSENT:

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No. 1. 12 Oak Street – Approved 6-0

Applicant: John Borick, 12 Oak Street, Nutley, NJ 07110

Application: To convert the existing attached garage into living space for a disabled individual, as shown on the plans by Ong Chi Li, P.E. dated June 23, 2025 and survey prepared by 3 Wire Surveying LLC dated May 20, 2025.

Appearances: John Borick

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

Chapter 700, Article V, Section 700-9A of the Codes of Nutley states uses are permitted in the R-1 Zoning District are single-family dwellings, not to exceed one dwelling unit on each lot. No other principal use is permitted on the same lot with a single-family dwelling. Each single-family dwelling shall have two parking spaces, at least one of which is in a garage

Mr. Borick testified that the garage for his home is located in the rear of the house and is useless as a car cannot turn from the driveway into the garage. All the home on Oak Street that have this garage design have already changed their garages into living space because they also are not useable. Mr. Borick stated that his wife had a stroke 7 years ago and is an invalid and cannot climb stairs so the conversion of the garage to ground floor bedroom is necessary for them to stay in the house. Chairman Graziano noted that the plans show that the architect included granite block at the base of the design which will act as a barrier from any vehicle that strike the area from the driveway. The driveway can fit three cars so there are no negative effects. The Board stated that the new siding on the garage renovation must match the existing house siding.

With no further questions or concerns a motion to grant the variance was made by Dan Tolve and was seconded by Gregory Tolve. The board approves this motion by a vote of 6-0.

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Bill: Secretary Fee \$150

Public Comment : None.

Resolutions: 118 Mapes Avenue, 83 Stanley Avenue, 380 Mount Vernon Street`

**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,

A handwritten signature in black ink, appearing to read "Paul Marranzino". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Paul Marranzino
Board Secretary**