

Approved  
1/17/2026  
DOR

**NUTLEY ZONING BOARD OF ADJUSTMENT  
Public Session Meeting Minutes  
December 15, 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:** Marc Calicchio, Robin LePre, Patricia Doherty, Lorraine Castro, Yvette Wallace, Theresa Duva, Gregory Tolve, Daniel Tolve, Chairman Graziano, Diana Powell McGovern Esq.

**EXCUSED:** John Cafone

**ABSENT:**

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**No. 1. 34 Humbert Street – Adjourned to January 12, 2026**

**Applicant:** Ketan Darji, 34 Humbert Street, Nutley, NJ 07110

**Application:** Your request for a permit, on behalf of your client Ketan Darji, at the above referenced premises, to construct a townhouse residential development, consisting of four dwelling units, site development including parking, landscaping, trash enclosure, draining and lighting, etc., located in an R-2 zoning district, as shown on the plans prepared by Architect Salvatore Corvino Architect and Planner, LLC dated October 10, 2024 and Omland and Osterkorn Consulting Engineering & Surveyors dated May 1, 2025

**Appearances:**

**Letter of Denial:**

Chapter 700, Article VIII, Section 700-7 A of the Codes of Nutley states no building shall hereafter be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be used, designed or arranged to be used for any purpose other than is included among **the uses listed in this article as permitted in the district** in which such building or land is located nor in any manner contrary to any of the requirements specified in this article.

Chapter 700, Article V, Section 700-12 of the Codes of Nutley states the following uses are permitted in the R-2 Zoning District: uses and buildings permitted in the R-1 District (except home occupation and professions, see § 700-12C), as prescribed, two-family dwellings, not to exceed one building or structure on each lot, and home occupations and professions, Category A. **A townhouse residential development is not a listed permitted use. Townhouses are a permitted use in an R-3 zoning district.**

Chapter 700, Article VIII, Section 700-46 A, The Schedule of Regulations of the Codes of Nutley requires the following in an R-2 zoning district (see next page).

<b>ZONE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
<b>R-2</b>			
Lot Area	6,000 sf	11,697 sf	No
Lot Width	60'	70'	No
Lot Depth	100'	167.10'	No
Per Dwelling Unit	3,000 sf	2,924 sq	Yes
Front Yard	25'	60.91'	No
Rear Yard	30'	30'	No
1 Side	6'	6'	No
Side Other	6'	6'	No
Stories	2.5	3	Yes
Feet	30'	30'	No
Maximum Lot Coverage	35%	29.4%	No
Maximum Impervious Surface Coverage	70%	69.7%	No

Chapter 700, Article III, Section 700-3 of the Codes of Nutley states the definition of a parking space is an off-street space available for the parking of one motor vehicle and having minimum dimensions of nine feet in width and 18 feet in length, exclusive of passageways and driveways appurtenant thereto and giving access thereto, **and having direct usable access to a street. There are two proposed parking spaces per dwelling unit which will be tandem parking.**

Chapter 700, Section 600-1 A of the Codes of Nutley states no construction permit or certificate of occupancy shall be issued for any use except one- and two-family detached dwellings and permitted accessory use thereto unless a site plan shall have first been approved by the Board in accordance with the terms of this chapter, except that site plan approval also shall not be required for the following except as set forth in Subsection B.

Diana McGovern informs the board that the applicant has requested an adjournment to the January 12<sup>th</sup>, 2026, meeting.

A motion to adjourn was made, and the board approved this motion by a vote of 7-0.

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**No. 2. 21 Tennis Place – Approved 7-0**

**Applicant:** Matthew Horner, 21 Tennis Place, Nutley, NJ 07110

**Application:** Your request for a permit at the above referenced address to construct a new two-story addition at the rear yard of the property and to install a new second floor addition over the existing dwelling, having a 7.65' ft. side yard setback on the right side, as shown on the plans prepared by Architect Mark Roselli, RA dated September 4, 2025

**Appearances:** Matthew Horner, Mark Roselli (Architect)

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

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley states the Schedule of Regulations requires the following in an R-1AA zone:

	Required	Proposed
Side Yard	10'	7.65'

The applicant states that he would like to renovate his home, which is currently a single-story, ranch-style home. He wants to add a second floor and a small addition on the south side of the property. The addition would extend 10 feet to expand the kitchen. The addition on the north end would extend 8 feet. The only variance needed is because the home will be 2.5 feet over the permitted setback, which is pre-existing and will not be

increased due to the addition. There will be a new roof and all new siding on the home. The home will have 5 total bedrooms after the addition.

With no further questions or concerns, a motion to grant the variance was made by Yvette Wallace and was 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:** 365 Bloomfield Ave, 142 Raymond Ave

**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  
Board Secretary**