

Approved  
4/13/2026  
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**NUTLEY ZONING BOARD OF ADJUSTMENT  
Public Session Meeting Minutes  
March 16, 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:** John Cafone, Lorraine Castro, Theresa Duva, Patricia Doherty, Yvette Wallace, Gregory Tolve, Daniel Tolve, Chairman Graziano, Diana Powell McGovern Esq.

**EXCUSED:** Marc Calicchio, Robin LePre

**ABSENT:**

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**No. 1. 51 Kingsland Street – Approved 7-0**

**Applicant:** Araceli M. Nael, 51 Kingsland Street, Nutley, NJ 07110

**Application:** To construct a new addition to the rear of the property, as shown on the property survey prepared by Darnstatter, Inc dated July 11, 2025 and plans by Architect Lester Katz, NCARB dated August 21, 2025;

**Appearances:** Arceli M. Nael, Dominic Iannarella (Attorney), Zev Lazar (Architect)

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

Chapter 700, Article VIII, Section 700-46A (Schedule of Regulations) of the Codes of Nutley which states the requirement in the R-1 zoning district for the rear yard setback is thirty (30') feet and 14.11 feet is proposed, permitted lot coverage is 35% and proposed lot coverage is 40% and 70% maximum impervious coverage is permitted which is exceeded and requires a variance, and also citing, Chapter 700, Article XI, Section 700-67C of the Codes of Nutley which states no detached accessory building shall be located nearer than 10 feet to a main building;

Ms. Nael states that she would like this addition so she can have a master bedroom and bath on the first floor. She struggles to climb the stairs and she feels this addition is the only thing that will allow her to stay in her home, which she has owned since 1984. She states that her grandson and two granddaughters live with her. The Deck in the rear of the property would be removed and the addition would go onto where the patio currently sits. The patio will be totally removed and there will be a garden or grass area in the 14' feet behind the home. The board also states that the pavers in front of the shed must be removed to increase green space on the property.

In addition to this the following conditions were put in place, no new pavers will be installed anywhere on the property, debris will be cleared from front of home, siding and roofing will match the existing home and there will be drainage out into the street.

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. 28 May Place – Approved 7-0**

**Applicant:** Carol Baran, 28 May Place, Nutley, NJ 07110

**Application:** Your request for a permit at the above referenced address. to construct a two and a half story addition on to the front of the existing dwelling for the use of an elevator, as shown on the plans by Mark Roselli Architect. Dated January 9 2026

**Appearances:** Dana Collins (on behalf of mother Carol), Mark Roselli (Architect)

**Letter of Denial:**

Chapter 700. Article VII. Section 700-.16 A of the Codes of Nutley states the Schedule of Regulations requires the following in an R-1 district.

	Required	Proposed
Front Yard	25'	12'4"

Ms. Collins states that they would like to install a 2.5 story addition for an elevator. She states that her mother has arthritis and has trouble moving around her home as she once did. She states they investigated a first-floor master addition but it needed far too many variances so they felt this discreet elevator would be more practical. The addition would be facing memorial drive which has very little traffic. The siding and roofing will all match the existing home. The driveway grade will be taken down slightly to flatten the driveway.

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:**

**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 written in a cursive style with a long, sweeping underline.

**Paul Marranzino  
Board Secretary**