

THOMAS J. EVANS
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

May 7, 2020

Mr. Richard Panzer
10 Bank Street
Nutley, NJ 07110

Re: Above-Ground Pool
10 Bank Street
Block- Lots: 5700/10

Dear Mr. Panzer:

Your request for a permit, at the above referenced premises, to construct a 15'x24' (fifteen by twenty-four foot) above-ground pool, having a 4' rear yard setback and a 5' setback to the main dwelling, as shown on the survey prepared by EKA Associates, P.A., dated November 10, 2014, is denied for the following.

This property is located in an R-1 district as shown on the Nutley Zoning Map.

Chapter 700, Article V, Section 700-9 D (1) of the Codes of Nutley states that "the pool shall be no closer than eight feet to any side or rear lot line." *The proposed pool is four feet from the rear lot lines.*

Chapter 700, Article XI, Section 700-67 C of the Codes of Nutley states that "no detached accessory building shall be located nearer than 10 feet to a main building." *The proposed pool is five feet from the main building.*

A non-refundable filing fee of \$175.00 in connection with your appeal is to be paid to the Code Enforcement Office in order to begin the application process. All tax and water bills must be paid to date prior to the processing of a variance fee.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Lucy Jacobs, at ljacobs@nutleynj.org. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior the applications being returned to the Code Enforcement Office. No changes can be made once the application is received by this office.

Sincerely,

David Berry
Zoning Official

DB/vlw



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-008

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175.00 (on denial letter)

Date of Denial Letter: 5-7-2020

Section I: SUBJECT PROPERTY

Address: 10 Bank ST Nutley NJ 07110

Block: 5700 Lot: 10 Zone: _____

	District Requirements	Proposed
Lot Area	<u>5400</u>	_____
Lot Width	<u>72.22</u>	_____
Lot Depth	<u>74.22</u>	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Richard S. Panzer

Address: 10 Bank ST Nutley
NJ 07110

Telephone: 862-668-3680

Email Address: RICH-PANZER@MSN.COM

Applicant is a:

____ Corporation ____ Partnership ____ LLC ☒ Individual

If the owner is not the applicant, the following must be provided:

Owner Name: _____

Address: _____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	_____	_____
Total existing and total proposed professional offices	_____	_____
Total existing and total proposed parking spaces	_____	_____

Present use of premises: Residential

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? NO

If yes, state the nature, date and the disposition of each such matter: _____

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: _____
Address: N/A _____
Telephone: _____ Fax: _____
Email Address: _____

Applicant's Architect

Name: _____
Address: N/A _____
Telephone: _____ Fax: _____
Email Address: _____

Applicant's Engineer

Name: _____
Address: N/A _____
Telephone: _____ Fax: _____
Email Address: _____

Applicant's Planning Consultant

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email Address: _____

***List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets, if necessary)***

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email Address: _____ Field of Expertise: _____

Section VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

_____ *Narrow / No-conforming Lot in* _____
_____ *B-1 District* _____

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

_____ *"Same"* _____

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.

Swimming Pool would NOT
be allowed on premises

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

NO Impact on neighbors
or zoning code

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

Richard S. Pawzer, being duly sworn, hereby certify (check one)

➤ ☒ that I am the applicant

or

➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

and that the information presented in this application is true, complete and accurate.

Richard S. Pawzer

Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 29 day of MAY, 20120.

William Barretta
Signature of person authorized to take oaths

WILLIAM BARRETTA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 09/05/2022





TOWNSHIP OF NUTLEY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

.....

Docket Number: ZBA-20-0018

Work Site Location: 10 Bank Street

Applicant: Richard Panzer

I do hereby certify to the ownership of the properties listed on pages 1 to 3, as of March 19, 2020.

Sincerely,

Lucy Jacobs
Clerk
Township of Nutley, NJ



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 5700-10
PANZER, RICHARD & GUTTMAN-HAMI, S.
10 BANK STREET

29 parcels fall within 200 feet of this parcel(s).

Block-Lot: 5702-2

PINEDA, JUAN F & RAMOS, ADRIANA M
384 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 384 BLOOMFIELD AVENUE

Block-Lot: 5700-7

MARSHALL, GLENN & ANNE M.
11 PLAIN ST
NUTLEY, NJ 07110
RE: 11 PLAIN STREET

Block-Lot: 5701-79

RUSH, JOAN T.
50 VALLEY RD
NUTLEY, NJ 07110
RE: 50 VALLEY ROAD

Block-Lot: 5300-18

FLYNN, THOMAS DAVID
415 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 415 BLOOMFIELD AVENUE

Block-Lot: 4701-44

CANTRELLA, IDA M.
418 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 418 BLOOMFIELD AVENUE

Block-Lot: 4701-43

CODOMO, JOHN A. & TODARO, ROSEMARIE
416 CHESTNUT ST
NUTLEY, NJ 07110
RE: 416 CHESTNUT STREET

Block-Lot: 4701-42

DYER, PATRICIA H.
414 CHESTNUT ST
NUTLEY, NJ 07110
RE: 414 CHESTNUT STREET

Block-Lot: 5603-13

PONTORIERO, GIACOMO & CATERINA
441 CHESTNUT ST
NUTLEY, NJ 07110
RE: 441 CHESTNUT STREET

Block-Lot: 4701-41

VITETTA, MICHAEL & ALEXIS
412 CHESTNUT ST
NUTLEY, NJ 07110
RE: 412 CHESTNUT STREET

Block-Lot: 5603-14

KUUSELA, JONNE & ROMERO, CARLA
405 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 405 BLOOMFIELD AVENUE

Block-Lot: 4701-40

BRYLINSKY, RAYMOND & URSULA B.
410 CHESTNUT ST
NUTLEY, NJ 07110
RE: 410 CHESTNUT STREET

Block-Lot: 4701-39

FAY, BRIAN G.
406 CHESTNUT ST
NUTLEY, NJ 07110
RE: 406 CHESTNUT STREET

Block-Lot: 5700-1

ROSA, ADELFIN & SANTIAGO, EVELYN
406 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 406 BLOOMFIELD AVENUE

Block-Lot: 5700-2

WIRTH, MARION A.
421 CHESTNUT ST
NUTLEY, NJ 07110
RE: 421 CHESTNUT STREET

Block-Lot: 5700-11

MARX, RICHARD SCOTT & PETRON GLORIA
400 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 400 BLOOMFIELD AVENUE

Block-Lot: 5700-3

AMORIN, ANTHONY L. & ANNA M.
415 CHESTNUT ST
NUTLEY, NJ 07110
RE: 415 CHESTNUT STREET

Block-Lot: 5700-4

THE CENTER FOR FAMILY SUPPORT
71 ZABRISKIE STREET
HACKENSACK, NJ 07601
RE: 409 CHESTNUT STREET

Block-Lot: 5700-9

ARZADON, NOEL & KATHLEEN
16 BANK STREET
NUTLEY, NJ 07110
RE: 16 BANK STREET

Block-Lot: 5700-5

MASCOLO, PAUL JR. & ELLEN
405 CHESTNUT ST
NUTLEY, NJ 07110
RE: 405 CHESTNUT STREET

Block-Lot: 5702-1

ECO, FRANCIS & JOANNE
390 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 390 BLOOMFIELD AVENUE

Block-Lot: 5700-6

DI EDUARDO, BRUNO & SARA
401 CHESTNUT ST
NUTLEY, NJ 07110
RE: 401 CHESTNUT STREET

Block-Lot: 5700-8

SIGNORELLI, RICHARD P.
22 BANK ST
NUTLEY, NJ 07110
RE: 22 BANK STREET

Block-Lot: 5701-80

VAN DE ZILVER, RUSSELL & MARIA
15 BANK STREET
NUTLEY, NJ 07110
RE: 15 BANK STREET

Block-Lot: 5701-81

TORMEY, BRENDAN G. & ELYSE S
21 BANK ST
NUTLEY, NJ 07110
RE: 21 BANK STREET

Block-Lot: 5702-19

MENNONA, CECILIA A.
380 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 380 BLOOMFIELD AVENUE

Block-Lot: 5702-3

RITACCO, JOSEPH & ET AL.
33 VALLEY ROAD
NUTLEY, NJ 07110
RE: 33 VALLEY ROAD

Block-Lot: 5701-78

SCARDILLI, SHIRLEY
44 VALLEY RD
NUTLEY, NJ 07110
RE: 44 VALLEY ROAD

Block-Lot: 5701-82

DEL GRECO, ALBERT & PATRICIA
25 BANK ST
NUTLEY, NJ 07110
RE: 25 BANK STREET

Block-Lot: 5603-15

NUTLEY BOARD OF EDUCATION

375 BLOOMFIELD AVE

NUTLEY, NJ 07110

RE: 381 BLOOMFIELD AVENUE

PANZER
10 Bank Street
5700
10

Bldg Dept
Copy
ZONING Review
4-24-20
FOR DENIAL Letter

BLOOMFIELD AVENUE
(50' RIGHT OF WAY)



BANK STREET
(40' RIGHT OF WAY)

Lot Area 5400 ϕ
35% = 1890 ϕ
Lot Coverage = 1408 ϕ OK
Including Pool

Variance Required

700-9 D, (2) - Rear yard setback required 4' Proposed 4'

700-67 C. - required 10' setback to pool proposed 5'

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003,c.14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

NOTES

1. THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEPTIONS:

	YES	NO
A. DEED OF RECORD	X	
B. FILED MAP		X
C. FIELD SURVEY	X	
D. TITLE SEARCH		X
E. TAX MAP	X	
F. OTHER (SEE REFERENCES)	X	

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

3. THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.

5. PARCEL CONTAINS 5,402 S.F. \pm .

RECORD DEED
DEED BOOK 4102 PAGE 427

TAX MAP
SHEET 57

REFERENCE
SURVEY BY SHEPARD & SHEPARD SURVEYORS, DATED JUNE 11, 1965

FILED MAP DATA
N/A

PLAN OF SURVEY
TAX LOT 10 BLOCK 5700
TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

CERTIFIED TO:
RICHARD PANZER AND SMADAR GUTTMAN-HAMI
GERRY KITSOPOULOS, ESQ.
NORTH AMERICAN TITLE AGENCY
SECURE LENDING SOLUTIONS, INC., AND THE DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT, ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

James R. Watson
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 30750
N.Y. LICENSE NO. 50196
PROFESSIONAL PLANNER
N.J. LICENSE NO. 3363

Job No. 843632

Date 11/10/14

Scale 1" = 20'

Drawn SK

Map No. FILE

Sheet 1 of 1