

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 18, 2020

Mr. James Giordano  
58 Columbia Avenue  
Nutley, NJ 07110

**Re: SOLID FENCE/CORNER PROPERTY**  
**58 Columbia Avenue**  
**Block/Lots: 7902/13**

Dear Mr. Giordano:

Your request for permission, at the above referenced premises, to erect a six (6') foot solid type fence on the street side along Webster Street, which is the front yard of the adjoining property, as shown on the property survey prepared by Ampol Surveying, LLC, dated April 15, 2013, is denied for the following.

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

Chapter 700, Article XI, Section 700-71 A of the Codes of Nutley states no fences of any type shall be permitted in any front yard. ***The portion of the six (6') foot solid type fence is located right side in the side yard.***

Chapter 700, Article XI, Section 700-71 D of the Codes of Nutley states a fence erected on any corner lot shall conform to the fence requirements for the adjoining properties.

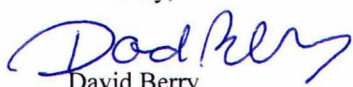
Chapter 700, Article XI, Section 700-71 B of the Codes of Nutley states a fence erected along the side lines from the front line of a main structure to the rear line of such structure and within such lines shall not exceed four feet in height and shall be not less than two feet in height and shall be of 50% open construction (i.e., the open spaces in the fence shall be at least the same width of each picket, slat or other construction element of such fence). The setback for any such fence shall be in line with the furthest setback of the adjacent property or the property upon which the fence is being erected, whichever setback is greater.

A non-refundable filing fee of \$75.00 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 Antonette DeBlasio, at (973) 284-4957. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not 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/adb



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-18-0047

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

Application Fee: \$ 75 (on denial letter)

Date of Denial Letter: 5/18/20

### Section I: SUBJECT PROPERTY

Address: 58 Columbia Avenue

Block: 7902 Lot: 13 Zone: R-1

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	<u>N/A</u>	<u>N/A</u>
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

### Section II: APPLICANT INFORMATION

Name: James Giordano

Address: 58 Columbia Avenue  
Nutley, N.J. 07110

Telephone: 201-481-9491

Email Address: Jpg8791@gmail.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	<u>1</u>	<u>1</u>
Total existing and total proposed professional offices	<u>1</u>	<u>1</u>
Total existing and total proposed parking spaces	<u>1</u>	<u>1</u>



Present use of premises: One Family Dwelling

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? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Architect***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Engineer***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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 or topographic conditions).

N/A

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

N/A

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

We have 2 little kids who can get out of the yard. Also, the children run over to people walking by and are talking to strangers. And with what is going on today with this pandemic we are trying to avoid contact with to many people.

9 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.

The left fence will not be off the corner blocking anyones view on the road. we are a corner property but fence will be on the side of webster which is not off the corner.

**CERTIFICATION**

STATE OF NEW JERSEY }

}

ss.

COUNTY OF ESSEX }

}

 being duly sworn, hereby certify (*check one*)

➤ ☒ that I am the applicant

or

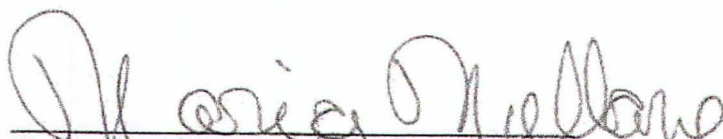
➤ \_\_\_\_\_ that I am the \_\_\_\_\_ of \_\_\_\_\_,  
(Title) (Company Name)  
the Applicant, and that I am duly empowered and authorized to make this representation  
on behalf of \_\_\_\_\_;  
(Company Name)

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

  
Applicant/Applicant's Authorized  
Officer or Representative

 Subscribed and sworn to before me

this 27<sup>th</sup> day of May, 2020

  
Signature of person authorized to take oaths

**Maria Mullane  
Notary Public  
State of New Jersey  
My Commission Expires  
November 7, 2021**





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

**CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET**

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Docket Number: ZBA-18-00047

Work Site Location: 58 Columbia Avenue

Applicant: Giordano

I do hereby certify to the ownership of the properties listed on pages

1 to 3, as of 3/19/2020.

*Antonette DeBlasio*

ANTONETTE DEBLASIO  
Technical Assistant/ZBA-PB  
Township of Nutley, NJ



**Block-Lot: 7906-11**

VITIELLO, VINCENT J.  
61 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 61 COLUMBIA AVENUE

**Block-Lot: 7906-15**

RUANE, CYNTHIA K.  
70 MOUNT VERNON ST  
NUTLEY, NJ 07110  
RE: 70 MOUNT VERNON STREET

**Block-Lot: 7906-14**

NELSON, ANTHONY J. SR.  
66 MOUNT VERNON ST  
NUTLEY, NJ 07110  
RE: 66 MOUNT VERNON STREET

**Block-Lot: 7905-1**

HARRIS, CHERI  
49 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 49 COLUMBIA AVENUE

**Block-Lot: 7906-13**

WOODS, TRAVIS LEE  
62 MOUNT VERNON ST  
NUTLEY, NJ 07110  
RE: 62 MOUNT VERNON STREET

**Block-Lot: 7905-3**

BARTULOVICH, GEORGE & KAREN  
41 COLUMBIA AVENUE  
NUTLEY, NJ 07110  
RE: 41 COLUMBIA AVENUE

**Block-Lot: 7901-15**

NINA, JUAN & ET AL.  
20 HUDSON STREET  
NUTLEY, NJ 07110  
RE: 20 HUDSON STREET

**Block-Lot: 7901-6**

ASLAM, MUHAMMAD & TAHSEEN  
17 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 17 WEBSTER STREET

**Block-Lot: 7901-13**

LY, JIMMY & THI LAN THACH  
12 HUDSON ST  
NUTLEY, NJ 07110  
RE: 12 HUDSON STREET

**Block-Lot: 7902-17**

RUIZ, LISA & CARLOS  
22 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 22 WEBSTER STREET

**Block-Lot: 7901-7**

JINKS, JOANNE; NOSTI, LOUIS & JOHN  
605 OPPOSITION WAY  
WAKE FOREST, NC 27587  
RE: 15 WEBSTER STREET

**Block-Lot: 7902-16**

VINTIGAN, ANGELINA  
18 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 18 WEBSTER STREET

**Block-Lot: 7902-6**

ISLAM, MOHAMMED K & CHOWDHURY, MASUD  
619 CENTRE ST  
NUTLEY, NJ 07110  
RE: 23 MONROE STREET

**Block-Lot: 7901-12**

ISREAL, SHERI LYNN  
4 HUDSON ST  
NUTLEY, NJ 07110  
RE: 4 HUDSON STREET

**Block-Lot: 7901-8**

SAMMARTINE, CAROLYN  
9 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 9 WEBSTER STREET

**Block-Lot: 7902-7**

SANFILIPPO, PATRICIA  
19 MONROE ST  
NUTLEY, NJ 07110  
RE: 19 MONROE STREET

**Block-Lot: 7901-11**

VARGA, ATTILA L. & DOREEN  
74 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 74 COLUMBIA AVENUE

**Block-Lot: 7902-15**

NEUBERT, RICHARD P. & MARILYN R.  
16 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 16 WEBSTER STREET

**Block-Lot: 7901-10**

DE HOPE, ERIK C. & SARAI M.  
70 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 70 COLUMBIA AVENUE

**Block-Lot: 7901-9**

BELL, HELEN  
3 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 3 WEBSTER STREET

**Block-Lot: 7902-14**

NOWAK, PETER & CHERI ANNE  
12 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 12 WEBSTER STREET

**Block-Lot: 7902-9**

TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 46 COLUMBIA AVENUE

**Block-Lot: 7906-10**

AVALLONE, ANNIBALE & ANNA  
63 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 63 COLUMBIA AVENUE



## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 7902-13  
GIORDANO, JAMES  
58 COLUMBIA AVENUE

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

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**Block-Lot: 7901-14**

NATALE, ANGELA  
18 HUDSON ST  
NUTLEY, NJ 07110  
RE: 18 HUDSON STREET

**Block-Lot: 7906-12**

MAYER, MARC  
58 MOUNT VERNON ST  
NUTLEY, NJ 07110  
RE: 58 MOUNT VERNON STREET

**Block-Lot: 7905-2**

LITTLE, MARIA  
45 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 45 COLUMBIA AVENUE

**Block-Lot: 7905-22**

BRAY, NEVA M.  
46 MOUNT VERNON ST  
NUTLEY, NJ 07110  
RE: 46 MOUNT VERNON STREET

**Block-Lot: 7905-21**

CASALE, GEORGE & ELIZABETH  
42 MOUNT VERNON ST  
NUTLEY, NJ 07110  
RE: 42 MOUNT VERNON STREET

**Block-Lot: 7902-10**

CEDRONE, DENNIS & MARIA E.  
50 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 50 COLUMBIA AVENUE

**Block-Lot: 7906-9**

PASTORE, RALPH R. & RUTH ANN  
69 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 69 COLUMBIA AVENUE

**Block-Lot: 7901-5**

KOUKOURDELIS, THOMAS & RITTER, E.  
21 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 21 WEBSTER STREET

**Block-Lot: 7902-12**

NOWAK, PETER & CHERI ANNE  
12 WEBSTER ST  
NUTLEY, NJ 07110  
RE: 56 COLUMBIA AVENUE

**Block-Lot: 7902-8**

JONES, MICHAEL M. & JANIS L.  
11 MONROE ST  
NUTLEY, NJ 07110  
RE: 11 MONROE STREET

**Block-Lot: 7902-11**

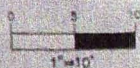
MAIRELLA, DANIEL  
54 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 54 COLUMBIA AVENUE

**Block-Lot: 7906-8**

NINAN, THOMAS K. & AJITHA  
73 COLUMBIA AVE  
NUTLEY, NJ 07110  
RE: 73 COLUMBIA AVENUE



NORTH



DB. 6284 PG. 173

# WEBSTER STREET

(50' R.O.W. AS PER TAX MAP)

## MAP REFERENCE:

1. TAX MAP OF THE TOWNSHIP OF NUTLEY SHEET NUMBER 79.

## DEED REFERENCE:

1. DEED BOOK 6284 PAGE 173, MADE ON DECEMBER 15, 2009.

## PLAN LEGEND:

RD	ROAD	EP	EDGE OF
DC	DEPRESSED CURB	SP	SPUR
BD	BASEMENT DOOR	○	MANHOLE
○	UTILITY POLE	○	INLET
○	FIRE HYDRANT	○	TREE
○	WATER VALVE	○	SHRUB
○	GAS VALVE		
○	CLEAN OUT		

## SURVEYOR'S CERTIFICATION:

TO: JAMES GIORGANO, SINGLE, I CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF NEW JERSEY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURFACE AND ALSO, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF ENGINE SURVEYORS.

I DECLARE THAT THE INFORMATION SHOWN HEREON REPRESENTS THE CONDITIONS FOUND AT, AND, OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS, EASEMENTS, IF ANY, BEYOND THE SURFACE AND ALSO, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF ENGINE SURVEYORS.

THIS CERTIFICATION IS GIVEN SEPARATELY TO THE PARTIES EXCEPT AS FOLLOWS:

A. TITLE INSURER:  
STEWART TITLE GUARANTY COMPANY  
POLICIA TITLE AGENCY, LLC (File No. 100885)

B. LENDER:  
PNC Mortgage, a division of PNC Bank N.A. I and/or assigns as their interest may appear.

C. ATTORNEY:  
WARREN S. STROEDER, ESQ.

## NOTES:

1. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE INDIVIDUAL(S) IN THE TITLE AND/OR THE UNDERSIGNED WILL NOT BE RESPONSIBLE OR LIABLE FOR THE USE OF THIS SURVEY FOR ANY PURPOSE INCLUDING, BUT NOT LIMITED TO, THE SALE OF THE PROPERTY OR ASSIGNMENT OF ANY PERSON NOT SO NAMED.
2. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE BOARD OF ENGINE SURVEYORS, EFFECTIVE DATE: 3-26-13.
4. CONTAINING: 5,000 SQ. FT.; 0.11 ACRES.
5. A WRITTEN WAIVER AND DECLARATION NOT TO BE OBTAINED FROM THE ULTIMATE USER OF THIS SURVEY, EFFECTIVE DATE: 3-26-13.

COLUMBIA AVENUE  
(50' R.O.W. AS PER TAX MAP)

## SURVEYORS NOTE:

1. FENCES & WALLS HAVE BEEN LOCATED AT THE BOTTOM OF THE STRUCTURE, AT THE TIME OF FIELD SURVEY, UNLESS OTHERWISE NOTED OFFSETS WILL BE TO THE CENTERLINE.
2. DUE TO THE VARYING THICKNESS & IRREGULAR NATURE OF WALLS AND FENCES, OFFSETS ARE SHOWN TO THE CENTERLINE OF THE STRUCTURE IN QUESTION, AND ARE SHOWN TO THE NEAREST TENTH OF A FOOT.

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

BLOCK 7902

LOT 13

LOT 14

LOT 12

DATE:	04-15-13
PROJECT:	NUTL-1-13
SCALE:	1"=10'

Jerzy Baraniewicz, P.L.S.  
Professional Land Surveyor

*Jerzy Baraniewicz*  
New Jersey License No. 43282  
New York License No. 050767

## BOUNDARY SURV

58 COLUMBIA AVENUE LOT 13  
TOWNSHIP OF NUTLEY  
NEW JERSEY

## AMPOL SURVEYING

24 Woodland Court, Kinnelon, NJ 07405

Telephone: (973) 838-4549 Fax: (973) 909-9265 E-mail: jbaran@ampol-surveying.com