



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

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

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

June 12, 2020

Mr. Dean Bozza
7 Tennis Place
Nutley, NJ 07110

**Re: Side Yard Fence
7 Tennis Place
Block- Lots: 4103/10**

Dear Mr. Bozza:

Your request for a permit, at the above referenced premises, to install a six (6') foot solid fence located in both side yards, as shown on the survey received by Code Enforcement, dated June 3, 2020, is denied for the following reason:

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

Chapter 700, Article XI, Section 700-71 B of the Codes of Nutley states that a fence erected along the side line 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.

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. 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/adh



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0023

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: _____

Section I: SUBJECT PROPERTY

Address: 7 Tennis Place

Block: 4103 Lot: 10 Zone: R-1AA

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: DEAN BOZZA

Address: 7 Tennis Place

Nutley NJ 07110

Telephone: 973-418-2364

Email Address: DLB 7889@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	1	1
Total existing and total proposed professional offices	-	-
Total existing and total proposed parking spaces	-	-

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? NO

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

N/A

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: _____ N/A _____

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: _____ N/A _____

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

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

I have two hardships that would require the 6' solid fence to be constructed.

1.) The first floor has 2 main bedrooms that are at ground level and easily accessible. I am requesting the fence be permitted up along the side of

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 6' foot solid vinyl fence would only be on my property and would not have any ill effect on my neighbors.

the house so that those 2 windows can not be viewed into by my neighbors or by any passers by it.

It also is a matter of safety and privacy for my family.

2.) I have a dog that would not be able to go outside in the back as all the other yards have no fence, it would also prevent him from barking at the neighbors.

CERTIFICATION

STATE OF NEW JERSEY }

}

SS.

COUNTY OF ESSEX }

}

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

➤ X that I am the applicant

or

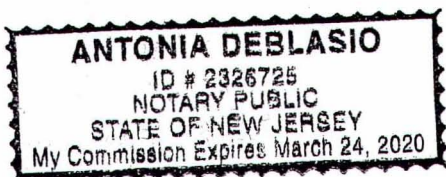
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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

[Signature]
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 15th day of June, 2020.

[Signature]
Signature of person authorized to take oaths





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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-20-0023

Work Site Location: 7 Tennis Place

Applicant: Bozza

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

1 to 2, as of 5/29/2020.

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



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 4103-10
BOZZA, DEAN & VOCATURO, DARRIEN
7 TENNIS PLACE

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

Block-Lot: 4002-5

IRVINE, WILLIAM J. & MARY GRACE
225 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 225 HIGHFIELD LANE

Block-Lot: 4002-40

CALICCHIO, PAUL
222 NUTLEY AVE
NUTLEY, NJ 07110
RE: 222 NUTLEY AVENUE

Block-Lot: 4103-11

PATEL, RUTUL & HARDI
240 NUTLEY AVE
NUTLEY, NJ 07110
RE: 240 NUTLEY AVENUE

Block-Lot: 4002-1

DIRENZI, GEORGE P. & GINA M.
230 NUTLEY AVE
NUTLEY, NJ 07110
RE: 230 NUTLEY AVENUE

Block-Lot: 4002-2

CHROMEY, ANDREW & ALISON
10 TENNIS PL
NUTLEY, NJ 07110
RE: 10 TENNIS PLACE

Block-Lot: 4002-6

HERRMANN, DENNIS & STANICI, DAWN
221 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 221 HIGHFIELD LANE

Block-Lot: 4103-9

FERNANDEZ, ANDRES JR. & KELLY Q.
355 FRANKLIN AVENUE
NUTLEY, NJ 07110
RE: 11 TENNIS PLACE

Block-Lot: 4103-7

BAZAZ, ROBERT & JULIANA
21 TENNIS PL
NUTLEY, NJ 07110
RE: 21 TENNIS PLACE

Block-Lot: 4002-4

DOYLE, JAMES P. ET AL
24 TENNIS PL
NUTLEY, NJ 07110
RE: 24 TENNIS PLACE

Block-Lot: 4103-8

SANTORO, MAUREEN & ANTHONY
15 TENNIS PL
NUTLEY, NJ 07110
RE: 15 TENNIS PLACE

Block-Lot: 4002-3

ROSELLI, MARK & FRANCESCA
18 TENNIS PL
NUTLEY, NJ 07110
RE: 18 TENNIS PLACE

Block-Lot: 4103-12

ZINNA, FRANK J. & MARIA A.
248 NUTLEY AVE
NUTLEY, NJ 07110
RE: 248 NUTLEY AVENUE

Block-Lot: 4101-11

PENA, NEWTON A.
3 DOGWOOD LN
NUTLEY, NJ 07110
RE: 3 DOGWOOD LANE

Block-Lot: 4104-1

ELLENBOGEN, ANTHONY & KRISTIN
235 NUTLEY AVE
NUTLEY, NJ 07110
RE: 235 NUTLEY AVENUE

Block-Lot: 4104-2

NOCERINO, DONALD & RUSSO, TERESA
227 NUTLEY AVE
NUTLEY, NJ 07110
RE: 227 NUTLEY AVENUE

Block-Lot: 4104-3

BERINATO, CHRIS & JERI W
1558 8TH STREET
BROOKLYN, NY 11128
RE: 217 NUTLEY AVENUE

Block-Lot: 4103-3

CORTESE, EDWARD D. & MARY ANN
251 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 251 HIGHFIELD LANE

Block-Lot: 4103-5

JAHN, PATRICIA C.
241 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 241 HIGHFIELD LANE

Block-Lot: 10-6

NORFOLK SOUTHERN RAILWAY
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

Block-Lot: 4103-4

HYLER, SHIRLEY
245 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 245 HIGHFIELD LANE

Block-Lot: 4103-6

BITTANTE, LUIS & RUCHLIN, D.
233 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 233 HIGHFIELD LANE

Block-Lot: 10-5

NORFOLK SOUTHERN RAILWAY
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

APPROVAL LETTER FROM NEIGHBORS

I/we DEAN BOZZA the owner(s) of 7 TENNIS PLACE
would like your permission to erect a 6' solid fence in my yard adjacent to
our common property line.

Kelly L. Lunn
Name (Signature/s)

11 Tennis Place
Address

Phil G. St
Name (Signature/s)

240 Nutley Ave
Address

Paul J. Zinn
Name (Signature/s)

248 Nutley Ave
Address

Name (Signature/s)

Address

5/28/20
Date

4103 / 9
Block/Lot

5/28/2020
Date

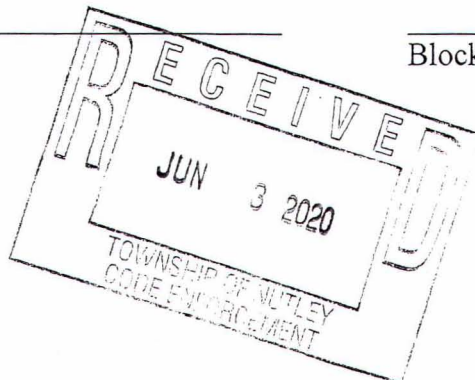
4103 / 11
Block/Lot

6-8-20
Date

4103 / 12
Block/Lot

Date

Block/Lot



#12

Front	Side	Rear
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TENNIS PLACE

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RECEIVED
JUN 3 2020
TOWNSHIP OF NUTLEY
CODE ENFORCEMENT