



THOMAS J. EVANS
Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

July 8, 2020

Mr. & Mrs. Thomas & Dawn Wassman
79 William Street
Nutley, NJ 07110

RE: Leave As Erected
Deck Addition
Block-Lot: 5902/14

Dear Mr. & Mrs. Wassman:

Your request for a permit, at the above referenced premises, to leave as erected a 4'x24', 96 square foot addition to the existing deck, which has a six (6') foot setback to the existing garage, as shown on the property survey prepared by Frank J. Ernst, dated September 11, 2000, and on the plan submitted by the homeowners, received on April 21, 2020, is denied for the following reasons:

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

Chapter 700, Article XI, Section 700-67 D of the Codes of Nutley, entitled "Accessory buildings and uses," states that "an attached accessory structure or accessory use shall be considered to be part of the main building."

Chapter 700, Article XI, Section 700-67 C of the Codes of Nutley, entitled "Accessory buildings and uses," states that "no detached accessory building shall be located nearer than 10 feet to a main building." *The existing garage has a six (6') foot setback from the proposed deck.*

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.

Very truly yours,


DAVID BERRY
Zoning Official

DB/vlw

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: residence

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? yes

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

2013 - Replacement of above Ground Swimming Pool - Original permit by previous owners of property passed although pool was too close to property line. Variance passed to bring to code.

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 01' topographic conditions).

_____ none _____

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

_____ none _____

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

No undue hardship would occur ~~with~~ if variance was not passed, although considerable monies have already been laid out.

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 alteration is not visible, property is fully fenced and bordered by a parking lot on two sides.

There are no safety concerns.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX }

SS.

Thomas + Dawn Wassman, being duly sworn, hereby certify (check one)

➤ ✓ that I am the applicant

or

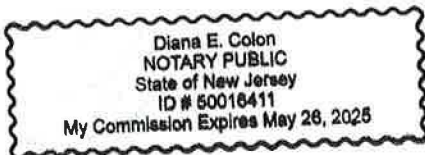
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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

Thomas Wassman
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 19th day of August, 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

.....

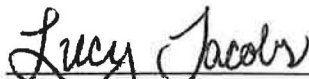
Docket Number: ZBA-20-0029

Work Site Location: 79 William Street

Applicant: Thomas & Dawn Wassman

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

1 to 3, as of May 29, 2020.



Lucy Jacobs
Clerk



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 5902-14
WASSMAN, THOMAS V. & DAWN
79 WILLIAM STREET

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

Block-Lot: 5901-11

STOLL, NICOLE
85 NEW ST
NUTLEY, NJ 07110
RE: 85 NEW STREET

Block-Lot: 5901-12

BLEEZARDE, ALAN G.
79 NEW ST
NUTLEY, NJ 07110
RE: 79 NEW STREET

Block-Lot: 5902-13

PINO, JOHN & JUDITH M.
81 WILLIAM ST
NUTLEY, NJ 07110
RE: 81 WILLIAM STREET

Block-Lot: 5901-19

ISM REALTY, LLC
247 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 247 FRANKLIN AVENUE

Block-Lot: 5902-15

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 406 CENTRE STREET

Block-Lot: 5902-16

FRANKLIN AVE. PARTNERS NJ, LLC
8 SHADOWBROOK WAY
MENDHAM, NJ 07945
RE: 239 FRANKLIN AVENUE

Block-Lot: 5902-17

FRANKLIN AVE. PARTNERS NJ, LLC
8 SHADOWBROOK WAY
MENDHAM, NJ 07945
RE: 233 FRANKLIN AVENUE

Block-Lot: 5902-26

GIANDONATO, MICHAEL & CAMILLE
426 CENTRE ST
NUTLEY, NJ 07110
RE: 426 CENTRE STREET

Block-Lot: 5902-18

FRANKLIN AVE. PARTNERS NJ, LLC
8 SHADOWBROOK WAY
MENDHAM, NJ 07945
RE: 231 FRANKLIN AVENUE

Block-Lot: 5902-25

LITTLE, PATRICIA
420 CENTRE ST
NUTLEY, NJ 07110
RE: 420 CENTRE STREET

Block-Lot: 5902-19

BAO LUNG REALTY CORP.
33 RAVINE AVENUE
NUTLEY, NJ 07110
RE: 227 FRANKLIN AVENUE

Block-Lot: 5902-24

414 CENTRE ST LLC C/O UNION AVE PRP
414 CENTRE ST
NUTLEY, NJ 07110
RE: 414 CENTRE STREET

Block-Lot: 5902-23

AM REALTY, LLC
410 CENTRE ST
NUTLEY, NJ 07110
RE: 410 CENTRE STREET

Block-Lot: 5902-20

DANOR REALTY COMPANY
15 CURTIS AVE
WEST ORANGE, NJ 07052
RE: 223 FRANKLIN AVENUE

Block-Lot: 5902-22

RASKIND, CINDY & BEVERLY RASKIND
15 CURTIS AVENUE
WEST ORANGE NJ 07052
RE: 402 CENTRE STREET

Block-Lot: 5902-21

DANOR REALTY COMPANY C/O GINSBERG &
15 CURTIS AVE
WEST ORANGE, NJ 07052
RE: 211 FRANKLIN AVENUE

Block-Lot: 5901-16

ESPOSITO, ELIZABETH
67 NEW ST
NUTLEY, NJ 07110
RE: 67 NEW STREET

Block-Lot: 5901-24

UTTRACCHI, MARGARET
86 WILLIAM ST
NUTLEY, NJ 07110
RE: 86 WILLIAM STREET

Block-Lot: 5901-13

IDROVO, ANDRES
77 NEW ST
NUTLEY, NJ 07110
RE: 77 NEW STREET

Block-Lot: 5901-26

LEMMA, PETER & LINDA LEMMA
96 WILLIAM STREET
NUTLEY, NJ 07110
RE: 96 WILLIAM STREET

Block-Lot: 5901-14

FRAZZA, MARILYN
75 NEW ST
NUTLEY, NJ 07110
RE: 75 NEW STREET

Block-Lot: 5901-25

PETRONIO, SETH & DANA
92 WILLIAM ST
NUTLEY, NJ 07110
RE: 92 WILLIAM STREET

Block-Lot: 5901-15

BEDI, SHUBPAL S. & GURJIT K.
71 NEW ST
NUTLEY, NJ 07110
RE: 71 NEW STREET

Block-Lot: 5901-23

PUGLIESE, NICHOLAS L. & JUDYLEE
82 WILLIAM ST
NUTLEY, NJ 07110
RE: 82 WILLIAM STREET

Block-Lot: 5902-9

CRUZ, ANGELO M. & MILAGROS C.
99 WILLIAM ST
NUTLEY, NJ 07110
RE: 99 WILLIAM STREET

Block-Lot: 5901-22

PASTORE, VALERIE
80 WILLIAM ST
NUTLEY, NJ 07110
RE: 80 WILLIAM STREET

Block-Lot: 5901-21

DE ROMA, JOSE C. & LUZVIMINDA C.
78 WILLIAM ST
NUTLEY, NJ 07110
RE: 78 WILLIAM STREET

Block-Lot: 5901-18

SENIOR PROPERTIES, LLC
361 FRANKLIN AVE, 2ND FL.
NUTLEY, NJ 07110
RE: 255 FRANKLIN AVENUE

Block-Lot: 5901-20

KOHNEN, MATHEW G & CATHERINE
76 WILLIAM ST
NUTLEY, NJ 07110
RE: 76 WILLIAM STREET

Block-Lot: 5902-10

D'ANTONIO, ANN
91 WILLIAM ST
NUTLEY, NJ 07110
RE: 91 WILLIAM STREET

Block-Lot: 5902-11

SICIGNANO, LETIZIA (TR)
32 COLUMBUS AVE
TOTOWA, NJ 07512
RE: 89 WILLIAM STREET

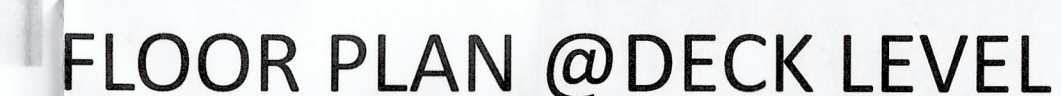
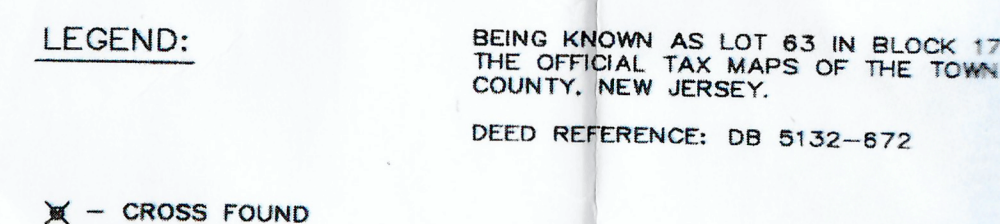
Block-Lot: 5902-12

ROBERTIELLO, ANTONIO (TRUSTEE)
2417 WESTFIELD AVE
SCOTCH PLAINS, NJ 07076
RE: 85 WILLIAM STREET

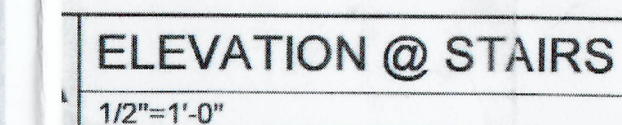
Proj. No.: 00-19999

NOTE: PROPERTY HAS
BEEN SET AS
AGREEMENT

THIS SURVEY
CONDITIONS
TITLE SEARCH

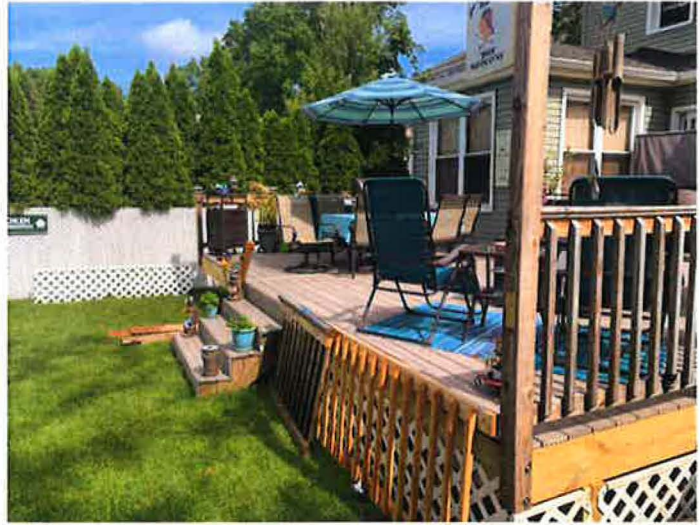


11A SECTION @ TYPICAL FOOTING
1/2"=1'-0"





4 ft. addition



As completed. Rails added for safety reasons.



Spacing between the addition and
garage

Re: Deck Addition

79 William St

Nutley, NJ 07110