

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.

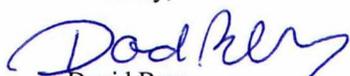
Chapter 700, Article XI, Section 700-71 B of the Codes of Nutley states a fence erected along the side lines from the front line of a main structure to the rear line of such structure and within such lines shall not exceed four feet in height and shall be not less than two feet in height and shall be 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

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.

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.



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

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

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

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

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

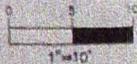
Block-Lot: 7902-11

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 ROOF DRAIN
- DC DEPRESSED CURB
- BD BASEMENT DOOR
- UP UTILITY POLE
- FD FIRE HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- CO CLEAN OUT
- EP EDGE OF SECTION
- SM SURVEY MANHOLE
- IN INLET
- TR TREE
- SH SHRUB

SURVEYOR'S CERTIFICATION:

TO: JAMES GIORGANO, SINGLE, I CERTIFY THAT I, PROFESSIONAL LAND SURVEYOR, LICENSED TO THE STATE OF NEW JERSEY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS A RESULT OF MY SURVEY MADE ON APRIL 15, 2013 UNDER MY OWN SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF ENGINEERING SURVEYORS.

I DECLARE THAT THE INFORMATION SHOWN HEREON REPRESENTS THE CONDITIONS FOUND AT, AND, I AM NOT RESPONSIBLE FOR ANY EASEMENTS OR ENCUMBRANCES, IF ANY, BELOW THE SURFACE AND NOT SHOWN ON THIS PLAN. THIS PLAN WAS PREPARED IN ACCORDANCE WITH A CONTRACTUAL AGREEMENT. THE PROPERTY LINES HEREON REPRESENT, UNLESS OTHERWISE NOTED, THE INFORMATION SHOWN IN THE RECORD DOCUMENTS REFERRED TO.

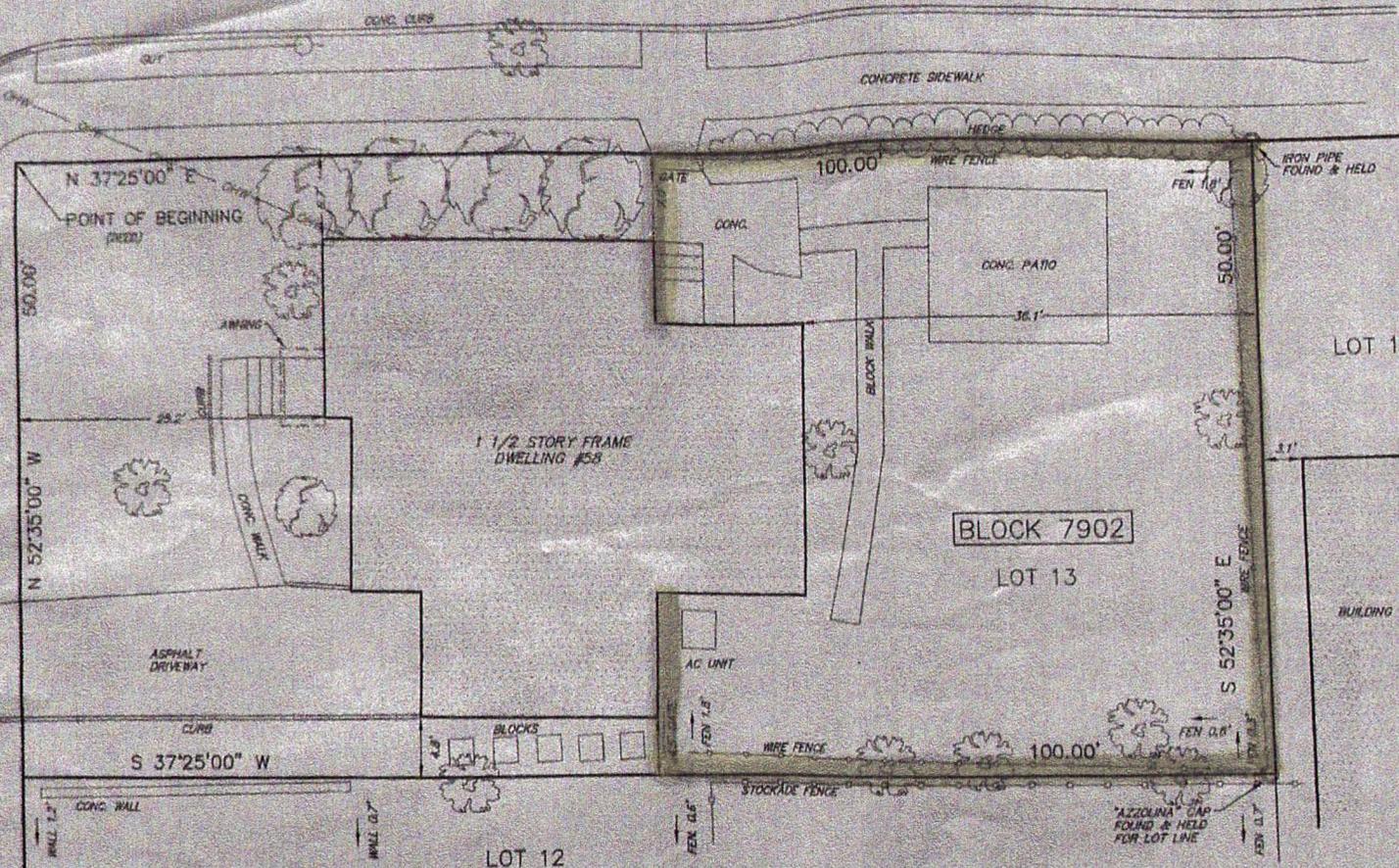
THIS CERTIFICATION IS GIVEN SEVERALLY TO THE PARTIES EXCEPT AS FOLLOWS:

- A. TITLE INSURER: STEWART TITLE GUARANTY COMPANY, POLICIA TITLE AGENCY, LLC (P.O. No. P10895)
- 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 ON 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 TO ANY PERSON NOT SO NAMED.
2. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH SEARCH PERFORMED BY ACTION TITLE RESEARCH, INC. (ATL) ON APRIL 15, 2013. EFFECTIVE DATE: 3-26-13.
4. CONTAINS: 5,000 SQ. FT.; 0.11 ACRES.
5. A WRITTEN WAIVER AND DECLARATION NOT TO BE HELD HARMLESS FROM THE ULTIMATE USER IS REQUIRED BY N.J.A.C. 17:27-1.1 AND N.J.A.C. 17:27-1.2.

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.

DATE:	04-15-13
PROJECT:	NUTL1-13
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) 838-4649 Fax: (973) 900-9265 E-mail: jbaran@ampol-surveying.com