



THOMAS J. EVANS
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

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

July 29, 2020

Mr. Richard Panzer
10 Bank Street
Nutley, NJ 07110

Re: Deck & Side Yard Solid Fence
10 Bank Street
Block/Lot: 5700/10

Dear Mr. Panzer:

The request for a permit, at the above referenced premises, to install a 19'x21' deck, which will be attached to the dwelling and to the pool, having a four (4') foot rear yard setback, which will reduce the rear yard required 30% coverage to 42%, and to install a six (6') foot solid type fence located in the side yard, as shown on the survey prepared by EKA Associates, P.A., dated November 10, 2014, and on the plans submitted by the homeowner, 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 VIII, Section 700-46 B (4) of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height, and Other Requirements," describes the requirements for "extensions of a structure into a **required front or rear yard.**"

Chapter 700, Article VIII, Section 700-46 B (4) (d) of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height, and Other Requirements," states that "extensions of a structure into a required front or rear yard shall be permitted ... by any terrace or porch having its floor level no higher than the floor level of the first story of the building and having no railing or other member higher than three feet above floor level: six feet." ***The required rear yard in an R-1 zone district is 30'; the allowable encroachment is six (6') feet. The required rear yard would be 24'; the proposed will be approximately four (4') feet.***

Chapter 700, Article XI, Section 700-67 A of the Codes of Nutley, entitled "Accessory buildings and uses," states that "detached accessory buildings and accessory uses may occupy in the aggregate an area not to exceed 30% of the area of any rear yard." ***The proposed rear yard coverage is 43%.***

Chapter 700, Article XI, Section 700-71 B of the Codes of Nutley, entitled "Fences and retaining walls," states that "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 of 50% open construction." ***The proposed side yard fence is six (6') solid.***

A non-refundable filing fee of \$175.00 in connection with the 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-20-0036

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: 7-29-2020

Section I: SUBJECT PROPERTY

Address: 10 BANK ST NUTLEY

Block: 5700 Lot: 10 Zone: _____

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	<u>24'</u>	<u>41</u>
Front Yard	<u>4ft fence</u>	<u>6FT Fence</u>
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: _____

N/A

Interest: _____

Name: _____

Address: _____

Interest: _____

Name: _____

Address: _____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	<u>1</u>	<u>0</u>
Total existing and total proposed professional offices	_____	_____
Total existing and total proposed parking spaces	_____	_____

Present use of premises: Home / Single Family

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: Variance
was approved on June 15 2020 To install
a 15x24 above ground pool 5FT From House
& 4FT From Property Line.

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: _____

N/A

***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).

Narrowness & shallowness to
Property Line

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

Residential Neighborhood

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

Existing patio is old and currently makes
it difficult for elderly relatives to
access the pool.

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.

all existing neighbors have complimented
us on how nice the property is looking.



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

.....

Docket Number: ZBA-20-0036

Work Site Location: 10 Bank Street

Applicant: Richard Panzer

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

1 to 2, as of May 29, 2020.

Lucy Jacobs

Lucy Jacobs
Clerk



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

ZYGAKIS, MARY & IOANNIS
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

Previous Z.B.A For Pool Approval 6-15-20

Proposed - deck - Fence New application

PANZER RICH 862-668-3680
10 Bank Street
5700
10

Bldg Dept
Copy

Zonings Review
4-24-20
Fur Denial Letter

BLOOMFIELD AVENUE
(50' RIGHT OF WAY)



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. ±.

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

BANK STREET

(40' RIGHT OF WAY)

Pool APPROVED BY Z.B.A 6-15-20
ZONING APPROVED

Date: 6-26-20

Zoning Officer: Dave
15' x 24' x 54" above ground
Pool with Ladder
enclosure

Lot Area 5400 φ
35% = 1890 φ
Lot Coverage = 1408 φ OK
30% Pervious = 1620 φ

Variance required - APPROVED 6-15-20
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).

Rear yard coverage Rear yard 1771 φ 30% = 531 φ
Proposed Deck 399 φ, Pool 360 φ

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

EKA ASSOCIATES, P.A.

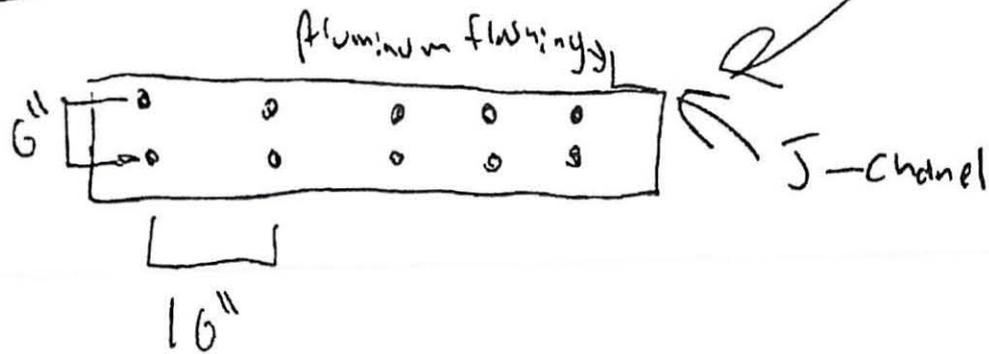
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

CERTIFIED TO:
RICHARD PANZER AND SMADAR GUTTMAN-HAMI
GERRY KITSPOULOS, 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

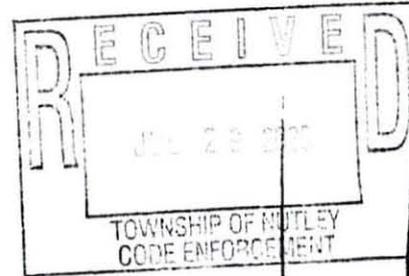
- Ledger into house mounted w/ $4\frac{1}{2}$ "
Headlok Screws Doubled every 16"



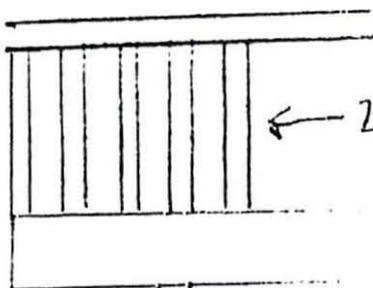
- Triple 2x10 headers w/ thru lock galvanized
 screws and bolts offset 16"

- Hangers & storm hangers on every joist.

- 4x4 post bracket on every post.



36" MIN



← 2x2 SPINDLES 4" O.C. MAX

(3) 2x10 GIRDER

← 4x4 POST PT

← POST BASE

42" MIN

← 12" POST

