

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

June 30, 2020

Ms. Mercedes Nuñez
14 Ackerman Street
Nutley, NJ 07110

**Re: Violation – Leave As Erected Fence/Side Yard
14 Ackerman Street
Block- Lots: 7800/16**

Dear Ms. Nuñez:

Your request for a permit, at the above referenced premises, to leave as erected a six (6') foot solid fence installed, which was replacing a 5 (five) foot fence with slats, and which is in a portion of both side yards, as shown on the survey prepared by Guy W. Falconeri, dated August 31, 1995, 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 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." *The proposed fence is a 6 (six) foot solid fence located in the side yards on both sides of the property.*

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 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-20-0021

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: 6/30/2020

Section I: SUBJECT PROPERTY

Address: 14 Ackerman St

Block: 7800 Lot: 16 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Mercedes Nuñez

Address: 14 Ackerman Street
Nutley NJ 07110

Telephone: (201) 210-9091

Email Address: mercy-14@hotmail.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>-</u>	<u>-</u>
Total existing and total proposed parking spaces	<u>-</u>	<u>-</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.

One of the reasons we choose to do a solid white fence around the house was to doggie proof our yard. My wife is a Paramedic + I'm a Police officer. We both work long hours and instead of paying someone to walk or feed our dog, our dog now has the freedom to go in + out with his doggie door. Having a shorter fence or picket fence can give people access to hop fence + possibly take our dog. Also with both our line of work it's nice to have the privacy in our homes.

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.

Granting this variance will not detrimentally affect my neighbors but instead add value and privacy to their homes. Both neighbors approved the fencing and love the privacy it gives us all.

* Attached are photos showing I replaced an existing fence.



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-20-0021

Work Site Location: 14 Ackerman Street

Applicant: Nunez

I do hereby certify to the ownership of the properties listed on pages
1 to 3, as of May 29, 2020.

Antonette DeBlasio

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



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 7800-16
NUNEZ, MERCEDES & FRANCES
14 ACKERMAN STREET

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

Block-Lot: 7806-11

GLOVIN, WILLIAM I. & SHERYL F.
6 TAFT AVE
NUTLEY, NJ 07110
RE: 6 TAFT STREET

Block-Lot: 7800-18

VELASQUEZ, DAMON & LISSETTE
18 ACKERMAN STREET
NUTLEY, NJ 07110
RE: 18 ACKERMAN STREET

Block-Lot: 5800-39

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 532 CENTRE STREET

Block-Lot: 7806-12

CALICCHIO, JOHN P. JR.
12 TAFT AVE
NUTLEY, NJ 07110
RE: 12 TAFT STREET

Block-Lot: 7806-10

VYAS, HARDIK R & VYAS, MINAL H.
79 SPRING ST
NUTLEY, NJ 07110
RE: 79 SPRING STREET

Block-Lot: 7800-6

GIL, EULOGIA E.
539 CENTRE ST
NUTLEY, NJ 07110
RE: 539 CENTRE STREET

Block-Lot: 7800-12

BURBANK, DEBRA
14 VALLEY ROAD
NUTLEY, NJ 07110
RE: 6 ACKERMAN STREET

Block-Lot: 7800-4

MAZZEO, JAMES
1091 LAKESIDE DR E
HIGHLAND LAKES, NJ 07422
RE: 545 CENTRE STREET

Block-Lot: 7800-5

KAMIENIECKI, ELEANOR & BIBBO, WENDY
541 CENTRE ST
NUTLEY, NJ 07110
RE: 541 CENTRE STREET

Block-Lot: 7800-15

GAGLIARDO, GEORGE A. JR. & EMILY
12 ACKERMAN ST
NUTLEY, NJ 07110
RE: 12 ACKERMAN STREET

Block-Lot: 7806-3

KEBER, JOSEPH & CHRISTA
33 ACKERMAN ST
NUTLEY, NJ 07110
RE: 33 ACKERMAN STREET

Block-Lot: 7800-14

BENAQUISTA, ROBERT T. & EVELYN
10 ACKERMAN ST
NUTLEY, NJ 07110
RE: 10 ACKERMAN STREET

Block-Lot: 7800-13
DEVINCENZO, JOHN & DIANE
8 ACKERMAN ST
NUTLEY, NJ 07110
RE: 8 ACKERMAN STREET

Block-Lot: 7806-4
CONTRERAS, DOLORES
29 ACKERMAN ST
NUTLEY, NJ 07110
RE: 29 ACKERMAN STREET

Block-Lot: 7800-7
CICCARELLI, JOSEPH J.
535 CENTRE ST
NUTLEY, NJ 07110
RE: 535 CENTRE STREET

Block-Lot: 7800-11
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 2 ACKERMAN STREET

Block-Lot: 7800-21
TURANO, ANNA MARIE
34 ACKERMAN ST
NUTLEY, NJ 07110
RE: 34 ACKERMAN STREET

Block-Lot: 7800-8
PECCARELLI, BARBARA L.
533 CENTRE ST
NUTLEY, NJ 07110
RE: 533 CENTRE STREET

Block-Lot: 7800-9
ALLISON, DEREK
529 CENTRE ST
NUTLEY, NJ 07110
RE: 529 CENTRE STREET

Block-Lot: 7800-20
BECK, MICHAEL & BEAULIEU, ANNA M.
32 ACKERMAN ST
NUTLEY, NJ 07110
RE: 32 ACKERMAN STREET

Block-Lot: 7800-10
UTTRACCHI, ANGELO
527 CENTRE ST
NUTLEY, NJ 07110
RE: 527 CENTRE STREET

Block-Lot: 7801-2
CAMPANA, DONALD & GLADYS
509 CENTRE STREET
NUTLEY, NJ 07110
RE: CENTRE STREET REAR

Block-Lot: 7800-19
SHEN, JIMMY LICHIEEN
28 ACKERMAN ST
NUTLEY, NJ 07110
RE: 28 ACKERMAN STREET

Block-Lot: 7800-17
DEBLASIO, FRANK R. & ANTONIA N.
16 ACKERMAN ST
NUTLEY, NJ 07110
RE: 16 ACKERMAN STREET

Block-Lot: 7806-5
MANGUBAT, KEVIN RUIZ & RUBY LYNN
23 ACKERMAN STREET
NUTLEY, NJ 07110
RE: 23 ACKERMAN STREET

Block-Lot: 7806-6
MITCHELL, ROSALIE ANN
19 ACKERMAN ST
NUTLEY, NJ 07110
RE: 19 ACKERMAN STREET

Block-Lot: 7806-7
BARRAGATO, SALVATORE & PEGGY
15 ACKERMAN ST
NUTLEY, NJ 07110
RE: 15 ACKERMAN STREET

Block-Lot: 7806-16
MARTINEZ, NATIVIDAD
26 TAFT AVE
NUTLEY, NJ 07110
RE: 26 TAFT STREET

No Data

Block-Lot: 7806-8

ROBERTS, KELLY L
11 ACKERMAN ST
NUTLEY, NJ 07110
RE: 11 ACKERMAN STREET

Block-Lot: 7806-15

MOSCA, MARIANNE
22 TAFT AVE
NUTLEY, NJ 07110
RE: 22 TAFT STREET

Block-Lot: 7806-9

HAMER, JENELLE & ADAM HAMER
1 ACKERMAN ST
NUTLEY, NJ 07110
RE: 1 ACKERMAN STREET

Block-Lot: 7806-14

RAMOS, JULIO C. & JACKELINE
18 TAFT AVE
NUTLEY, NJ 07110
RE: 18 TAFT STREET

Block-Lot: 7802-1

KOPIDLOWSKI, MARY ANN
98 RACE ST
NUTLEY, NJ 07110
RE: 98 RACE STREET

Block-Lot: 7806-13

POLLITT, M. & BENAQUISTA, S.
14 TAFT AVE
NUTLEY, NJ 07110
RE: 14 TAFT STREET

Block-Lot: 5800-40

LLANO, JOHN & GASTON & MARTINS, LUCILIA
536 CENTRE ST
NUTLEY, NJ 07110
RE: 536 CENTRE STREET

No Data

APPROVAL LETTER FROM NEIGHBORS

I/we Mercedes Nuñez the owner(s) of 14 Ackerman Street
would like your permission to erect a 4ft solid fence in my yard adjacent to
our common property line.

[Signature]
Name (Signature/s)

3/20/20
Date

16 Ackerman St
Address

7800/17
Block/Lot

[Signature]
Name (Signature/s)

3-20-2020
Date

12 Ackerman St
Address

7800/15
Block/Lot

[Signature]
Name (Signature/s)

6/12/2020
Date

2 Ackerman St/Township
Address

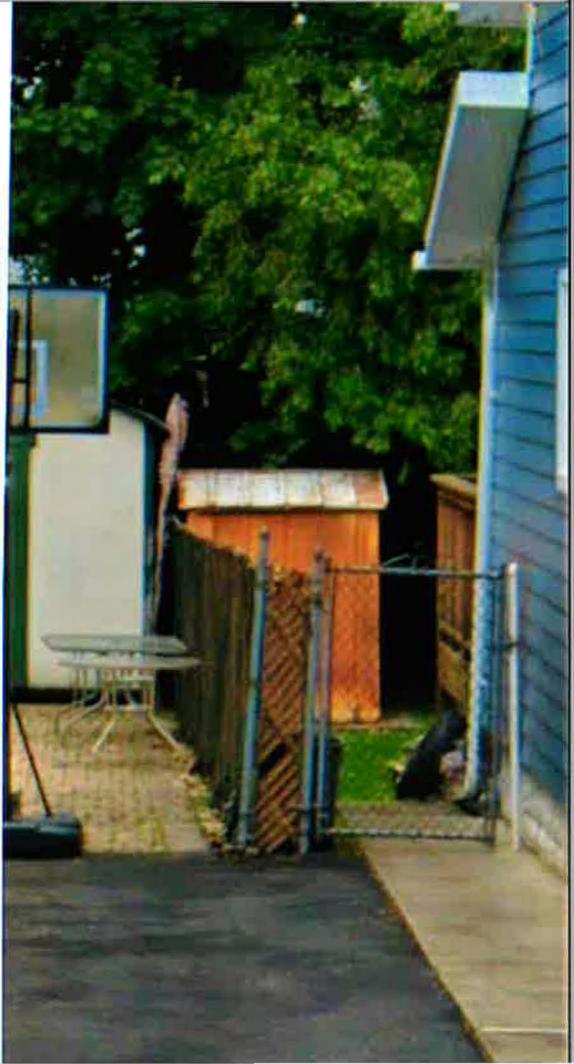
7800/11
Block/Lot

[Signature]
Name (Signature/s)

[Signature]
Date

Address

Block/Lot



LeS...
...
...



Right side