



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

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

July 15, 2020

Ms. Natalie De LA Rosa & Mr. Kelvin Batrista
6 Cortland Street
Nutley, NJ 07110

Re: Side Yard Fence/Neighbors Consent
6 Cortland Street
Block- Lots: 9002/7

Dear Ms. De La Rosa & Mr. Batrista:

Your request for a permit, at the above referenced premises, to install a six (6') foot solid type fence on the left side lot line, which is located in the side and rear yard lot line, and without having consent from the neighbor, as shown on the survey received by Code Enforcement, dated May 19, 2020, and applicants letter of intent dated May 18, 2020, 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 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.

Chapter 700, Article XI, Section 700-71 H of the Codes of Nutley requires written consent of the adjoining property owner or owners when a privacy fence with no open construction may be erected.

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 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/adb



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0030

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: 7/15/20

Section I: SUBJECT PROPERTY

Address: 6 Cortland Street

Block: 9002 Lot: 7 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: Natalie De La Rosa, Kelvin Batista

Address: 6 Cortland Street
Nutley, NJ 07110

Telephone: 201-673-2360, 201-850-0531

Email Address: nat.delarosa2@gmail.com
Kelvin batista @ outlook.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? _____

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).

We believe the only physical constraint of the proposed fence would be the fact that it is placed in between dwellings. The fence will benefit the dwellings providing security and privacy for both parties.

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

We believe there is no extraordinary situation that would constrain development in accordance with zoning regulations.

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

If the variance request was not granted it would impose a lot of hardship on us. To start, we are expecting our first child and would like to provide safety & privacy for them and ourselves inside and outside of our home. The fence would allow us to have privacy since our nursery and bedroom is currently on the first floor. The windows of these rooms are on ground level so anyone can easily walk up to our room windows and be able to look inside. There is also a lot of garbage that is blown

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.

This fence will not affect the public good or the zone plan as it will be placed alongside the adjacent structures. The fence will strictly provide privacy and safety for ourselves and our neighbors. We think this fence will not only benefit us but also our neighbors, providing them privacy since they have a pool in their yard. We believe the fence would also promote the appearance of our home.

in from the street into our backyard. We would like to avoid this garbage so that we can maintain a clean yard for our family. Also, with everything going on in the world with COVID-19, we would like to make sure we have the security of a fence for our own health and safety. Soon, we plan on rescuing a dog and would like to have our yard closed off.



Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 9002-7
DE LA ROSA, NATALIE & BATISTA, KELVIN
6 CORTLAND STREET

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

Block-Lot: 9002-9

ONTRACK ENTERPRISES, LLC
65 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 65 FRANKLIN AVENUE

Block-Lot: 9000-75

LAFERRIERE, JAMES
6 HOMER AVE
NUTLEY, NJ 07110
RE: 6 HOMER AVENUE

Block-Lot: 9002-8

POLITO, WILLIAM & BARBARA
7 CORTLAND ST
NUTLEY, NJ 07110
RE: 7 CORTLAND STREET

Block-Lot: 9000-62

SWEENEY, JOHN J. JR. & PEGUERO, S.
26 ALBANY AVENUE
NUTLEY, NJ 07110
RE: 26 ALBANY AVENUE

Block-Lot: 9000-70

TOLEDO, FELIPE
41 ALBANY AVE
NUTLEY, NJ 07110
RE: 41 ALBANY AVENUE

Block-Lot: 9000-58

75 FRANKLIN LLC C/O M. DISCEPOLO
10 DOWNING ST
RIDGEWOOD, NJ 07450
RE: 75 FRANKLIN AVENUE

Block-Lot: 9000-61

VENDITTI, MICHAEL & GIORGIA
20 ALBANY AVE
NUTLEY, NJ 07110
RE: 20 ALBANY AVENUE

Block-Lot: 9000-71

NEILAN, MICHAEL & PATTI-LYNN
37 CORTLAND ST
NUTLEY, NJ 07110
RE: 37 CORTLAND STREET

Block-Lot: 9000-60

SCHULZE, PATRICIA A.
16 ALBANY AVE
NUTLEY, NJ 07110
RE: 16 ALBANY AVENUE

Block-Lot: 9000-72

GENCARELLI, FRANK & GINA
29 CORTLAND ST
NUTLEY, NJ 07110
RE: 29 CORTLAND STREET

Block-Lot: 9000-73

NARUCKI, VIOLA
423 JORALEMON ST
BELLEVILLE, NJ 07109
RE: 41 CORTLAND STREET

Block-Lot: 9000-74

BALLANTYNE, PATRICIA
43 CORTLAND ST
NUTLEY, NJ 07110
RE: 43 CORTLAND STREET

Block-Lot: 9002-6

GANDIA, JULIAN & TAPIA, CATHERINE
23 CORTLAND ST
NUTLEY, NJ 07110
RE: 23 CORTLAND STREET

Block-Lot: 9000-84

MARTINEZ, HENRY & ROIG, ANA PATRICIA
9 HOMER AVE
NUTLEY, NJ 07110
RE: 9 HOMER AVENUE

Block-Lot: 9002-10

CERAMI, DANIEL R. & LUCILLE T.
72 DEER PARK RD
FAIRFIELD, NJ 07004
RE: 61 FRANKLIN AVENUE

Block-Lot: 9002-5

WATKOWSKI, JOSEPH JR & JOYCE
25 CORTLAND STREET
NUTLEY, NJ 07110
RE: 25 CORTLAND STREET

Block-Lot: 9000-85

GRIPP, ANNA ANITA
12 VALE RD
WHIPPANY, NJ 07981
RE: 5 HOMER AVENUE

Block-Lot: 9000-86

CESANO, PAUL
11 CORTLAND ST
NUTLEY, NJ 07110
RE: 11 CORTLAND STREET

Block-Lot: 9002-11

PETRUCCI PROPERTY MANAGEMENT, LLC
49 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 49 FRANKLIN AVENUE

Block-Lot: 9002-4

VINUEZA, CELSO
16 CORTLAND STREET
NUTLEY, NJ 07110
RE: 16 CORTLAND STREET

Block-Lot: 9002-12

FDQ, LLC.
45 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 45 FRANKLIN AVENUE

Block-Lot: 9002-3

LOPEZ, OSCAR V. & EDUARDA E.
14 CORTLAND ST
NUTLEY, NJ 07110
RE: 14 CORTLAND STREET

Block-Lot: 9002-2

GALVAN, LUZEYDY
10 CORTLAND STREET
NUTLEY, NJ 07110
RE: 10 CORTLAND STREET

Block-Lot: 9002-15

COURTYARD TERRACE CONDOMINIUMS
2-8 SARGENT STREET
NUTLEY, NJ 07110
RE: 2-8 SARGENT STREET

Block-Lot: 9002-13

39 PLUMMER REALTY LLC
654 RICHMOND RD
STATEN ISLAND, NY 10304
RE: 39 FRANKLIN AVENUE

Block-Lot: 9000-65

GUZMAN, BERNABE & JUANA
38 ALBANY AVE
NUTLEY, NJ 07110
RE: 38 ALBANY AVENUE

Block-Lot: 9000-50

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 83 FRANKLIN AVENUE

Block-Lot: 9000-64

MARI, LIBIA
34 ALBANY AVE
NUTLEY, NJ 07110
RE: 34 ALBANY AVENUE

Block-Lot: 9000-63

LYDEN, KEVIN J & GRETA

28 ALBANY AVENUE

NUTLEY, NJ 07110

RE: 28 ALBANY AVENUE

Block-Lot: 9000-59

IPPOLITTO, KEVIN

10 ALBANY AVE

NUTLEY, NJ 07110

RE: 10 ALBANY AVENUE



EXISTING
ADJ.
STRUCTURE

EXISTING NEIGHBOR
4'-0" (H) CHAIN LINK FENCE
BUILT ON PROPERTY LINE

PROPOSED
6' -0" (H) VINYL FENCE
4" OFF PROPERTY LINE

96' - 9 - 1/4"

PROPERTY LINE

(E) CONC. WALKWAY

EXISTING
GARAGE



(E) CONC. WALKWAY

(E) ASPHALT
DRIVEWAY

PROPERTY LINE

EXISTING 1-1/2 STORY
DWELLING
6 CORTLAND STREET
LOT #7, BLOCK # 9002

PROPOSED
6' -0" (H) VINYL FENCE
GATE 4'-0"(W)

4'-0"
7'-10"

LAWN

PROPERTY LINE

CORTLAND STREET

6 CORTLAND STREET
LOT # 7, BLOCK # 9002
NUTLEY, NJ

1
A.01

SITE PLAN

SCALE: 1/16" = 1'-0"

SITE PLAN

DATE: 5-19-20





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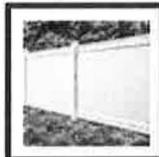
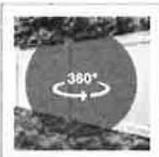
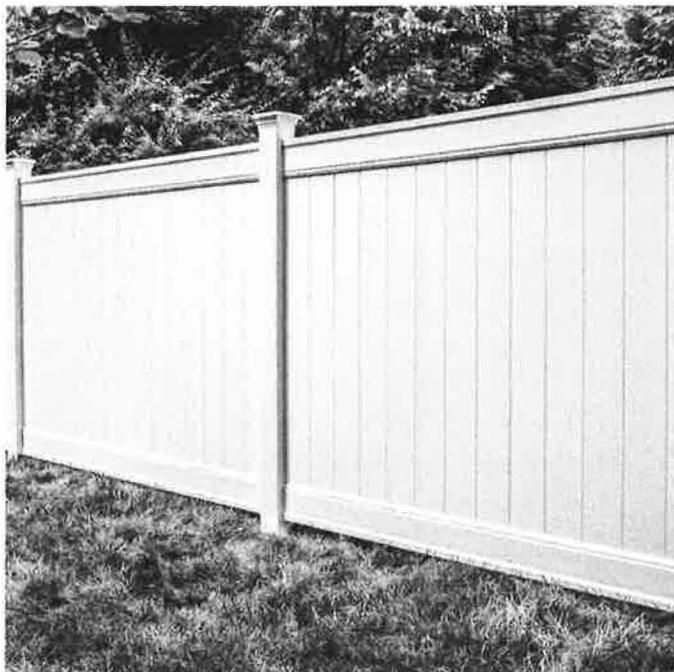
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Freedom Ready-to-Assemble Emblem 6-ft H x 8-ft W White Vinyl Flat-Top Vinyl Fence Panel

Item #12092 Model #73013949

- Fence panel kit features 6-in tongue and groove boards and 2-1/4-in x 7-in decorative top and...
- Follows varied terrain - racks 1 inch per foot
- GrippLok™ barbed rail system distributes weight evenly across the entire fence to...

Manufacturer Color/Finish: White



1



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Overview

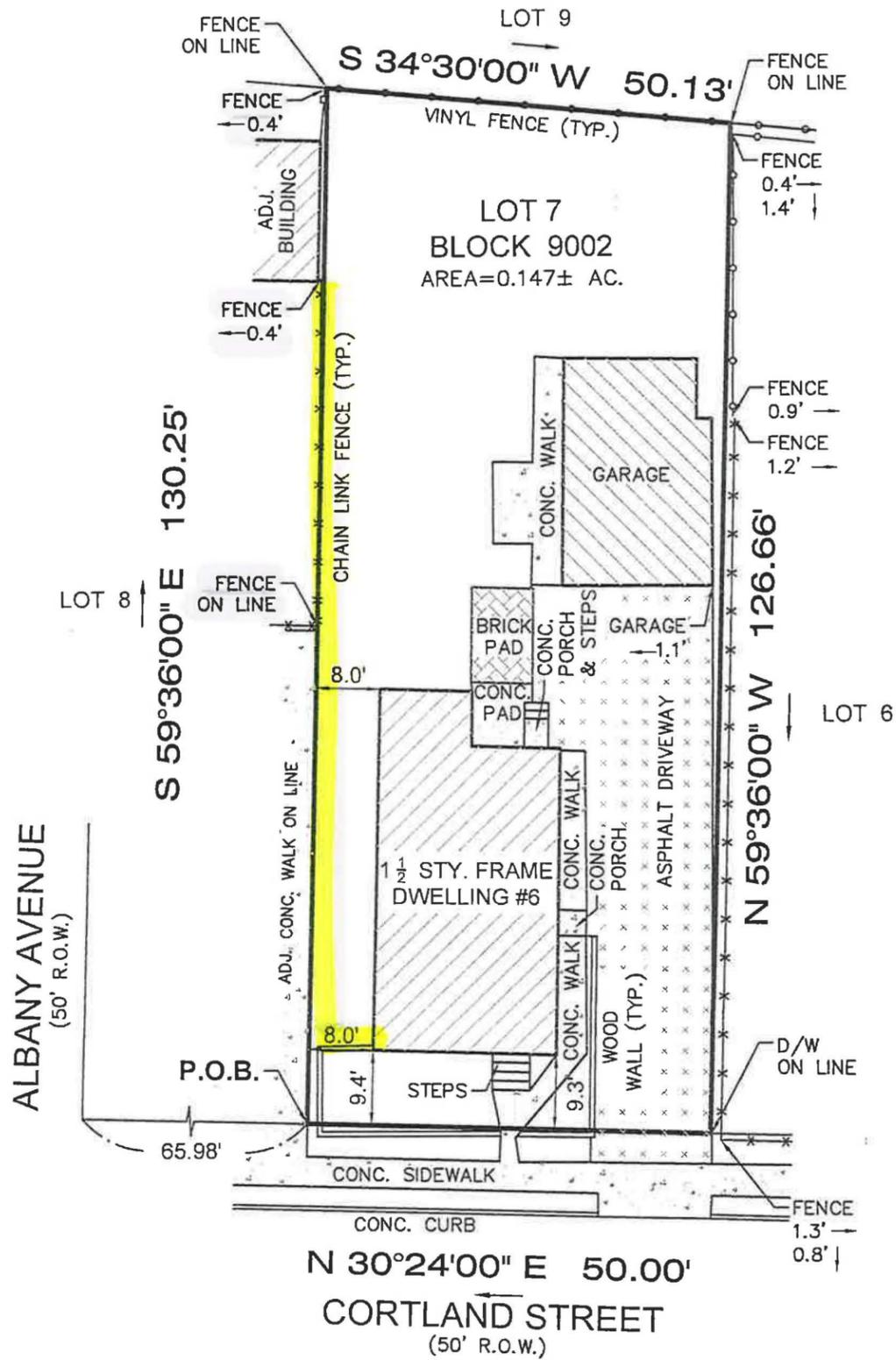
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Specifications

-

Series Name	Ready-to-Assemble	Manufacturer Color/Finish	White
Collection Name	Emblem	Ground Contact	<input checked="" type="checkbox"/>
Actual End Picket Thickness (Inches)	0.875	Package Quantity	1
Common Panel Height (Feet)	6	Warranty	Transferrable limited lifetime
Common Panel Width (Feet)	8	For Use With	Vinyl fence
Weight (lbs.)	48.78	Primary Recommended Use	Privacy
Actual Picket Thickness (Inches)	0.875	Color/Finish Family	White
Actual Picket Width (Inches)	6	Fence Top Style	Flat-top
Actual End Picket Width (Inches)	6	Primary Material	Vinyl
Gauge	0	Fence Style	N/A
Finish	N/A	Double Nailed	N/A
Pressure Treated	<input checked="" type="checkbox"/>	Type	Fence panel
Post and Accessories Included	<input checked="" type="checkbox"/>		
Assembly Required	<input checked="" type="checkbox"/>		

Feedback



PREPARED FOR: *NATALIE DE LA ROSA*

TITLE INSURER: *GUARDIAN TITLE SERVICES, LLC (GTS-28906)*
STEWART TITLE GUARANTY COMPANY AND GUARDIAN TITLE SERVICES, LLC

MORTGAGE HOLDER: *HOMEBRIDGE FINANCIAL SERVICES, INC*
its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: *CHANDER P. SINGH, Esquire*

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 8/30/18 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
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- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

CERTIFICATE OF AUTHORIZATION: 24GA28229800



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www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 7 BLOCK 9002
 TOWNSHIP OF NUTLEY
 COUNTY OF ESSEX NEW JERSEY

David J. Von Steenburg
DAVID J. VON STEENBURG
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. No. 34500

Scale: 1"=20'	Drawn By: SAM	Date: 8/30/18	JOB #: 18-08252	CAD File #: 18-08252	Sheet #: 1 OF 1
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