



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

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 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



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0029

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: 7/8/2020

Section I: SUBJECT PROPERTY

Address: 79 William St., Nutley, NJ 07110

Block: 5902 Lot: 14 Zone: R-1

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Thomas & Dawn Wassman

Address: 79 William St.
Nutley, NJ 07110

Telephone: 973/542-1544

Email Address: dawn.wassman@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	_____ _____	_____ _____
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 ~~if~~ 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.



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

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

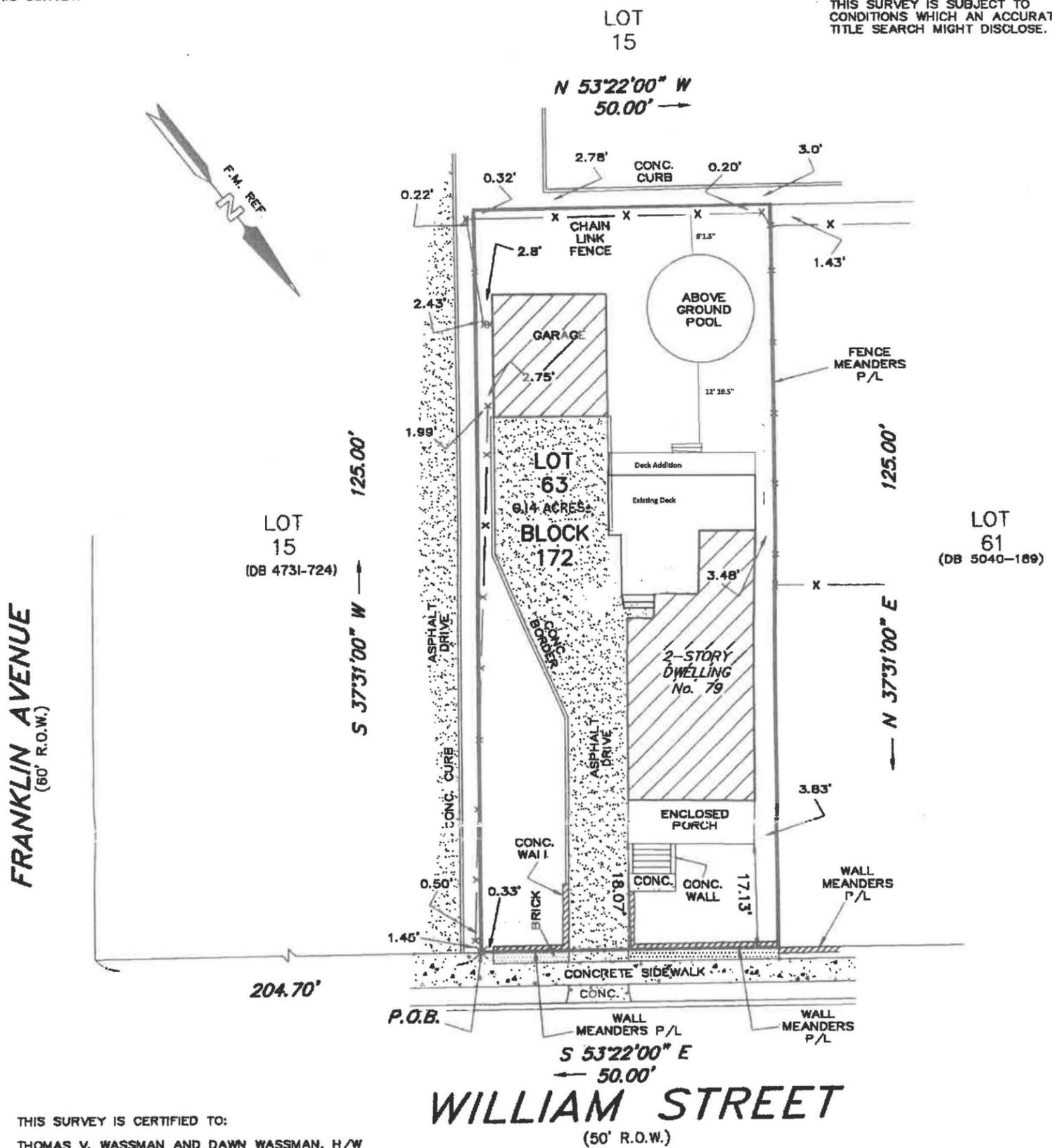
Block-Lot: 5902-12

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

NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

NOTE: PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT WITH THE OWNER

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.



THIS SURVEY IS CERTIFIED TO:
 THOMAS V. WASSMAN AND DAWN WASSMAN, H/W
 LEEMARC TITLE AGENCY, INC. (LM2K082)
 STEWART TITLE GUARANTY COMPANY
 RICHARD SELTZER, ESQUIRE
 WORLD SAVINGS,
 ITS SUCCESSORS AND/OR ASSIGNS
 AS THEIR INTEREST MAY APPEAR

LEGEND:

✕ - CROSS FOUND

BEING KNOWN AS LOT 63 IN BLOCK 172 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NUTLEY, ESSEX COUNTY, NEW JERSEY.

DEED REFERENCE: DB 5132-672

"TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

DATE	REVISIONS

9/11/2000
DATE

Frank J. Ernst

FRANK J. ERNST

PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 28308
 PROFESSIONAL PLANNER NO. 2864

PLAN OF SURVEY

SITUATE

TOWN OF NUTLEY

ESSEX COUNTY, NEW JERSEY

BLOCK 172

LOT 63

SENECA SURVEY CO., INC.

SURVEYORS & PLANNERS

1314 HOOPER AVENUE

SUITE No. 3

TOMS RIVER, NEW JERSEY 08753

(732)341-7744

FAX (732)341-7708.

Date: 9-11-00

Drawn by: S.L.M.

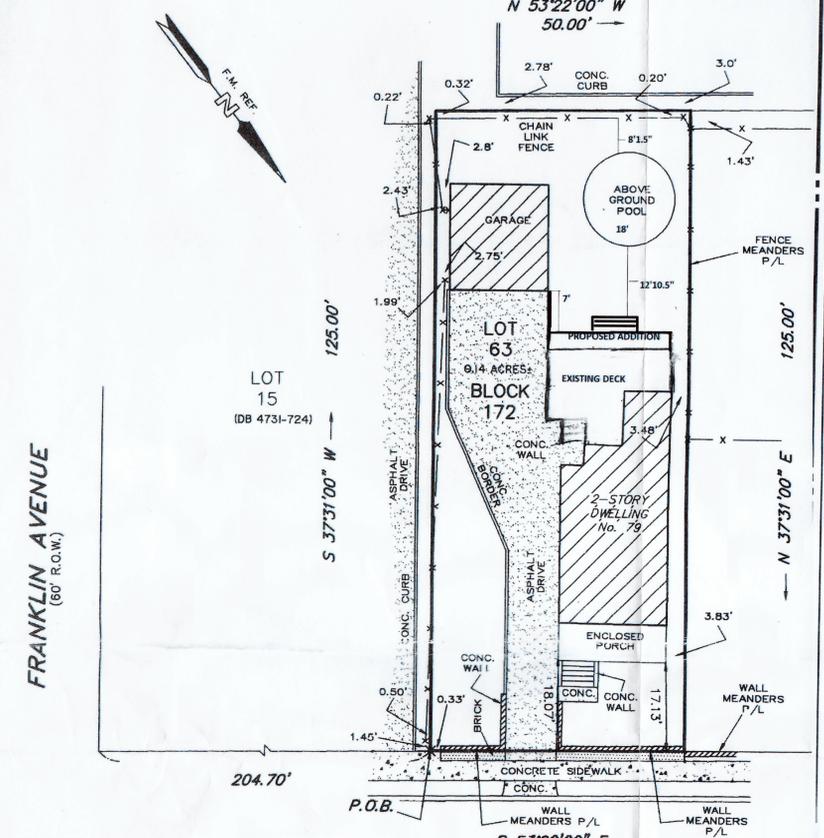
Scale: 1"=20'

Proj. No.: 00-19999

01868

NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

NOTE: PROPERTY BEEN SET AGREEMENT THIS SURVEY CONDITIONS TITLE SEARCH



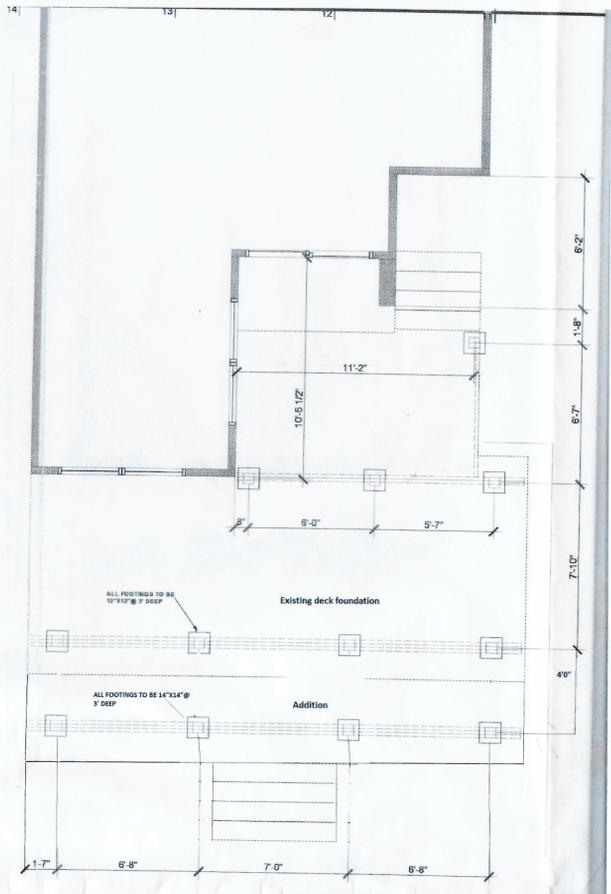
WILLIAM STREET
(50' R.O.W.)

LEGEND:
X - CROSS FOUND

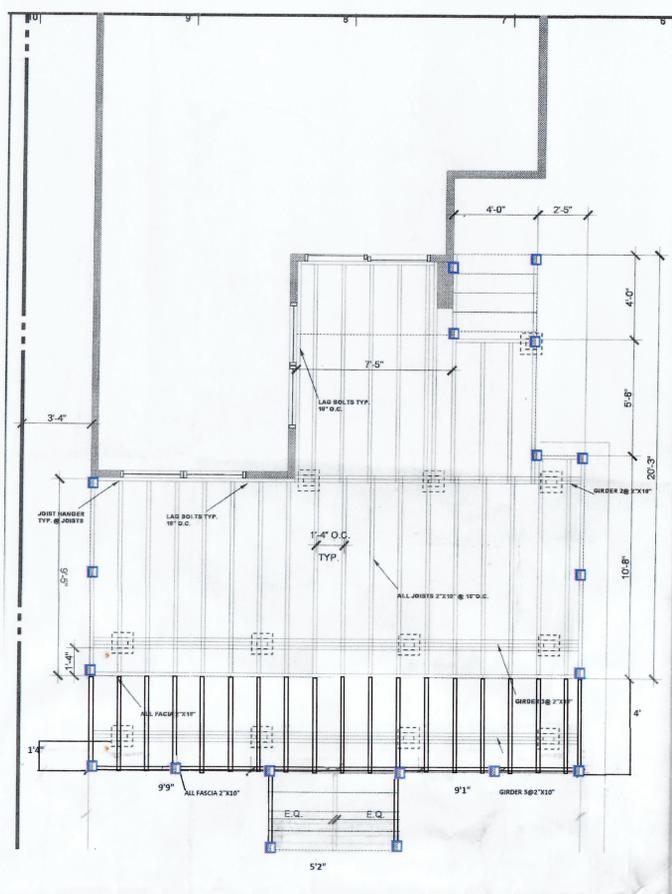
BEING KNOWN AS LOT 63 IN BLOCK 172 THE OFFICIAL TAX MAPS OF THE TOWN OF NUTLEY, NEW JERSEY.
DEED REFERENCE: DB 5132-872

THIS SURVEY IS CERTIFIED TO:
THOMAS V. WASSMAN AND DAWN WASSMAN, H/W
LEEMARC TITLE AGENCY, INC. (LM2K082)
STEWART TITLE GUARANTY COMPANY
RICHARD SELTZER, ESQUIRE
WORLD SAVINGS,
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

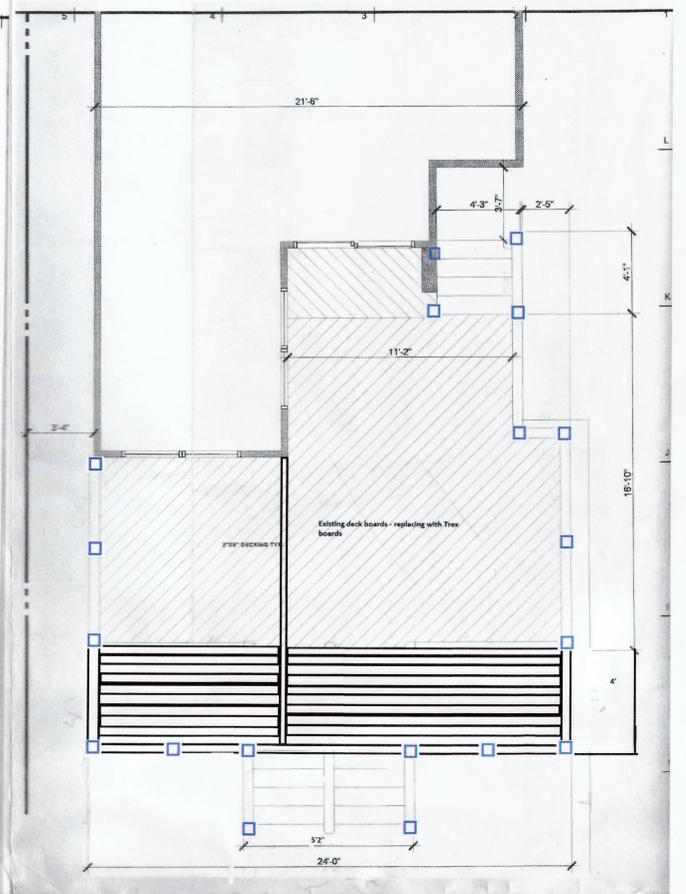
FOUNDATION PLAN



FRAMING PLAN



FLOOR PLAN @ DECK LEVEL

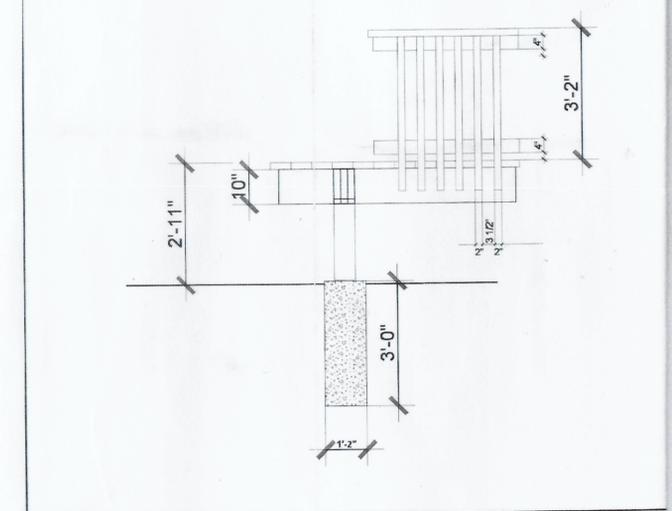


DECK ADDITION FOR :
79 WILLIAM ST, NUTLEY, NJ
BLOCK 5902 LOT 14

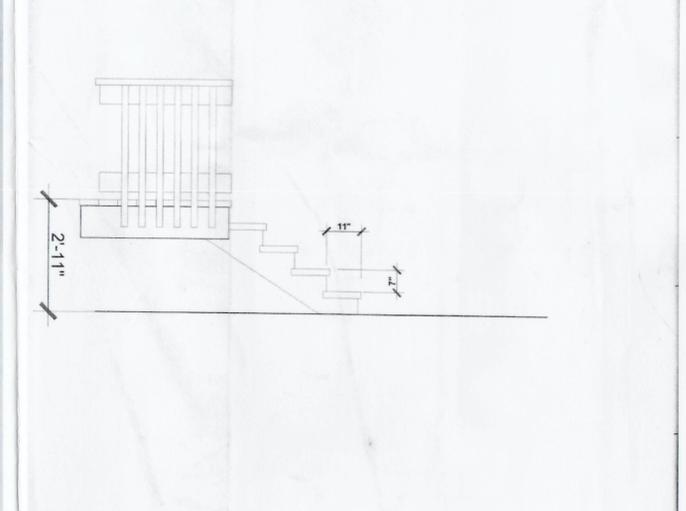
This plan has been modified from the original deck plans submitted and approved in April 2001 by the homeowners, Thomas and Dawn Wassman

- SPECIFICATIONS :
- Length: 24' Total Deck
 - Width: 22' 3.5" (18' 3.5" Existing, 4' addition)
 - Post spacing on addition 4' from existing
 - Footing Depth : 36"
 - Post Size 6" x 6"
 - Girder Size: 3 @ 2" x 10"
 - Joist Size: 2" x 10"
 - Corner posts to be moved to new corners and additional 2 posts added at original corners.

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



ELEVATION @ STAIRS
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