THOMAS J. EVANS
Director of Revenue and Finance

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

July 28, 2026

James and Michelle Garatina
4 Villa Place
Nutley, NJ 07110

Re: Additions/Alterations-Corner Lot
4 Villa Place
Block/Lot: 3904/1

Dear Mr. and Mrs. Garatina,

Your request for a permit at the above referenced address, to construct additions and portico on to the existing dwelling, as shown on the plans prepared by Pulice/Williams Architects dated July 22, 2026, is disapproved 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 A, the Schedule of Regulations, requires the following in an R-1 zoning district.

New proposed two-story addition:

	Required	Proposed	
Front yard	**25'**	**14.80' and 18.5'**	**Variance**
Rear yard	**30'**	**3.3' and 5'**	**Variance**
Lot Coverage	**35%**	**43%**	**Variance**

Chapter 700, Article VIII, Section 700-46 B (d) (3) of the Codes of Nutley states by any open portico and porch, no variance from front yard setback requirements of Chapter **700**, Zoning, shall be required for an open portico added to an existing single-family, two-family and three-family dwelling, which dwelling was constructed prior to August 1, 2023, in an R-1, R-1A, R-1AA, R-2, or R-3 Zoning District, provided that the following conditions are met:
(3) The portico shall not encroach more than 10 feet into the minimum required front yard for the zone in which it is located. ***The required front yard is 25', the maximum encroachment is 10', (25'-10'=15'). The proposed setback will be 8.82.'***

A non-refundable use variance fee of $175.00 was received by the Code Enforcement Department. ***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 Jessica Liebold, jliebold@nutleynj.org or 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 to 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

DAVID BERRY
Zoning Official
DB:jl

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0028

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 (on denial letter) Date of Denial Letter: 7/28/20

Section I: SUBJECT PROPERTY

Address: 4 Villa Place

Block: 3904 Lot: 1 Zone: R-1

	District Requirements	Proposed
Lot Area Corner lot	6,000 sf.	5,000'
Lot Width	60'	50'
Lot Depth	100'	100'
Front Yard	25'	8.82'
Side Yard	6'	9.5'
Rear Yard	30'	2.55'
Other	25'	24.50'

Section II: APPLICANT INFORMATION

Name: James Garatina

Address: 4 Villa Place
Nutley NJ 07110

Telephone: 813-892-6948

Email Address: jim@hpsnj.net

Applicant is a:

____ Corporation ____ Partnership ____ LLC X 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: _____

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? no

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 01' topographic conditions).

We have a corner lot with no rear yard.

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.

Our family is growing older with our children becoming driving age. We have limited space inside. Need additional space inside and for parking. If we cannot build up we will have to move.

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.

N/A

CERTIFICATION

STATE OF NEW JERSEY }
} ss.
COUNTY OF ESSEX }

X James Garatina, being duly sworn, hereby certify *(check one)*

- X that I am the applicant

or

- _____ that I am the _____ of _____.
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation on behalf of _____:
(Company Name)

and that the information presented in this application is true, complete and accurate.

X _____
Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 4th day of August 2026.

X _____
Signature of person authorized to take oaths

ANTONIA DEBLASIO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2326725
MY COMMISSION EXPIRES MARCH 24, 2030

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 3904-1
GARATINA,JAMES C & GARATINA,MICHEL
4 VILLA PLACE

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

Block-Lot: 6701-9
KONG, KAI YUEN & YELIZAROV, SERGEY
75 QUARRY STREET
NUTLEY, NJ 07110
RE: 75 QUARRY STREET

Block-Lot: 3905-16
BOBIS, IRLENE H
15 VILLA PL
NUTLEY, NJ 07110
RE: 15 VILLA PLACE

Block-Lot: 3904-2
DORFMAN, BARBARA R.
62 GRANT AVE
NUTLEY, NJ 07110
RE: 62 GRANT AVENUE

Block-Lot: 3800-55
TRIPOLDI, JOSEPH N. & BARBARA ANN
54 GRANT AVE
NUTLEY, NJ 07110
RE: 54 GRANT AVENUE

Block-Lot: 6701-8
COMERICA BANK C/O RYAN, LLC
PO BOX 460169 DEPT 651
HOUSTON, TX 77056
RE: 57 GRANT AVENUE

Block-Lot: 6702-19
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 80 PARK AVENUE

Block-Lot: 6701-3
MELNYK, ROMAN
16 SPURR PLACE
NUTLEY, NJ 07110
RE: 16 SPURR PLACE

Block-Lot: 3905-13
PIRES, ANTONIO S.
21 VILLA PLACE
NUTLEY, NJ 07110
RE: 21 VILLA PLACE

Block-Lot: 3904-8
GRANDE, PATSY W. & JANET
22 VILLA PL
NUTLEY, NJ 07110
RE: 22 VILLA PLACE

Block-Lot: 3800-2
RODRIGUEZ, R.& L.(LIFE EST) ETALS
50 HETHERINGTON RD
NUTLEY, NJ 07110
RE: 50 HETHERINGTON ROAD

Block-Lot: 3905-14
SANTIAGO, EMAUS & TZAKIS, ANGELA
19 VILLA PL
NUTLEY, NJ 07110
RE: 19 VILLA PLACE

Block-Lot: 3905-3
GARRCO PROPERTIES, LLC
609 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 260 WASHINGTON AVENUE

Block-Lot: 3905-15
ROMERO, IVELISE & HERRERA
17 VILLA PL
NUTLEY, NJ 07110
RE: 17 VILLA PLACE

Block-Lot: 3904-7
RODAS, WILLIAM & ALMA
20 VILLA PL
NUTLEY, NJ 07110
RE: 20 VILLA PLACE

Block-Lot: 3904-6
SPADA, STEPHANIE L.
18 VILLA PL
NUTLEY, NJ 07110
RE: 18 VILLA PLACE

Block-Lot: 3800-31
LETTIERI, MARY M & JONATHAN C
49 HETHERINGTON RD
NUTLEY, NJ 07110
RE: 49 HETHERINGTON ROAD

Block-Lot: 3905-17
CIFELLI, ROBERT & LESLIE A.
11 VILLA PL
NUTLEY, NJ 07110
RE: 11 VILLA PLACE

Block-Lot: 3904-5
DIGIACOMO, JOHN
16 VILLA PL
NUTLEY, NJ 07110
RE: 16 VILLA PLACE

Block-Lot: 3904-3
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 14 VILLA PLACE REAR

No Data

Block-Lot: 3905-19
ROOT, MARY ANN & DARRELL W. & ETAL
80 GRANT AVE
NUTLEY, NJ 07110
RE: 80 GRANT AVENUE

Block-Lot: 3800-32
THOMPSON, GEORGE F. & PATRICIA
45 HETHERINGTON RD
NUTLEY, NJ 07110
RE: 45 HETHERINGTON ROAD

Block-Lot: 3904-4
12 VILLA, LLC
188 RUTGERS PLACE
NUTLEY, NJ 07110
RE: 12 VILLA PLACE

Block-Lot: 3905-18
66 GRANT AVE LLC
59 ELM PLACE
NUTLEY, NJ 07110
RE: 66 GRANT AVENUE

Block-Lot: 3800-56
SALEH, RAIED DIAB
58 GRANT AVENUE
NUTLEY, NJ 07110
RE: 58 GRANT AVENUE

Block-Lot: 3800-54
MORALES, EMMANUEL
50 GRANT AVENUE
NUTLEY, NJ 07110
RE: 50 GRANT AVENUE

Block-Lot: 6700-9
GJONPALI,KRISTIAN & KIELAN,ALICJA
21 SPURR PL
NUTLEY, NJ 07110
RE: 21 SPURR PLACE

Block-Lot: 6701-4
ANTEBY, JEFFREY
13-13 6TH STREET
FAIR LAWN, NJ 07410
RE: 73 GRANT AVENUE

Block-Lot: 6701-5
FEDE, ANTOINETTE
69 GRANT AVE
NUTLEY, NJ 07110
RE: 69 GRANT AVENUE

Block-Lot: 6701-6
GUO, WENJIN & YANG MI
65 GRANT AVE
NUTLEY, NJ 07110
RE: 65 GRANT AVENUE

Block-Lot: 6701-7
OSIEJA, CHRISTINA
61 GRANT AVE
NUTLEY, NJ 07110
RE: 61 GRANT AVENUE

Block-Lot: 3800-1
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: HETHERINGTON ROAD REAR

Block-Lot: 3905-4
WASINGTON AVENUE VENTURES LLC
61 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 274 WASHINGTON AVENUE

UTILITIES

(A)

AT & T
Corporate Office
P.O. Box 7207
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation
1035 Parkway Avenue
CN-600
Trenton, NJ 08625

(C)

Essex County Planning Board
Public Works Building
900 Bloomfield Avenue
Verona, NJ 07044

(D)

PSE&G Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.
1 F.A. Orechio Drive
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.
1525 Main Avenue
Clifton, NJ 07011

(G)

Verizon
540 Broad Street, Room 305
Newark, NJ 07101

(H)

TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

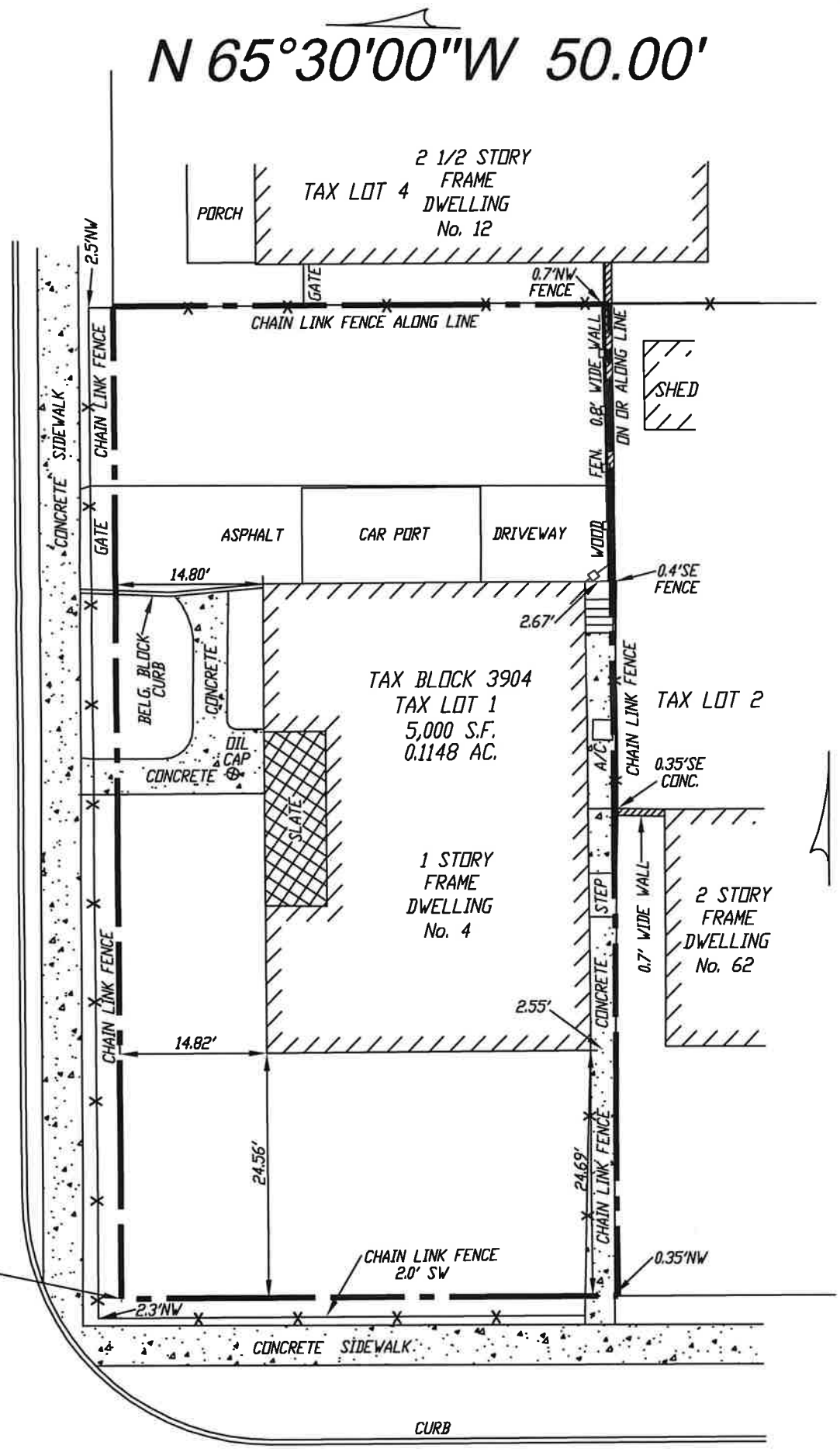
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

NOTE: OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF 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 CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAYS OF RECORD. SUBJECT TO ANY FACTS THAT A TITLE SEARCH WOULD DISCLOSE. SUB-SURFACE UTILITIES HAVE NOT BEEN LOCATED OR OTHERWISE INDICATED.

N 65°30'00"W 50.00'



VILLA PLACE
(50' WIDE)

P.O.B.

S 65°30'00"E 50.00'

GRANT AVENUE
(60' WIDE)

PROPERTY CORNERS TO BE SET

LOCATION SURVEY OF PROPERTY OF
JAMES & MICHELLE GARATINA
TOWNSHIP OF NUTLEY, ESSEX COUNTY, N.J.

CERTIFIED TO: *JAMES & MICHELLE GARATINA*

SCALE:	*1" = 15'*	DATE:	*10/24/2022.10/28/2022 REVISED*
TAX MAP LOT:	*1*	TAX MAP BLOCK:	*3904*
FILE MAP LOT:		FILE MAP BLOCK:	

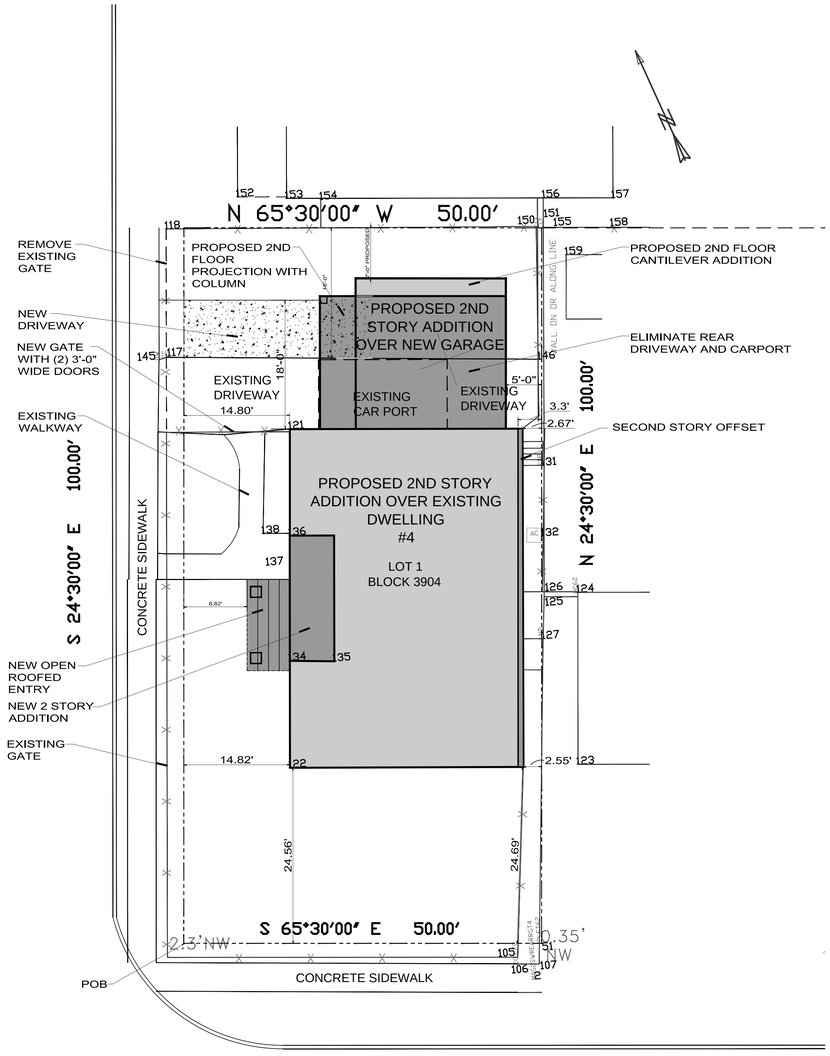
MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 3904 AS SHOWN ON THE TAX MAP IN THE TOWNSHIP OF NUTLEY, ESSEX COUNTY, STATE OF NEW JERSEY.

Job No. *22-496* Title Company No. *NA*

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVE. LYNDHURST, N.J. 07071
TEL. (201) 438- 7454 FAX (201) 460-0132
EMAIL: VLEVEL42@gmail.com

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011

CERTIFICATE OF AUTHORIZATION NO. 24GA28191300



PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM SURVEY LOT 1 BLOCK 3904 , 4 VILLA PLACE, NUTLEY NEW JERSEY PERFORMED BY MANNO SURVEYING, INC. 543 POST AVENUE LYNDHURST NEW JERSEY DATED 10 28 2022.

A PLOT PLAN
1" = 10'-0"

ZONING SUMMARY / CALCULATIONS
TOWNSHIP OF NUTLEY

SCHEDULE OF REGULATIONS AS TO BULK, HEIGHT AND OTHER REQUIREMENTS RESIDENTIAL DISTRICTS

DISTRICT R-1 SINGLE FAMILY DWELLING
BLOCK 3904 LOT 1

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA (CORNER LOT)	6000 SF	5000 SF (ENC)	5000 FT (ENC)
LOT WIDTH	60 FT	50 FT (ENC)	50 FT (ENC)
LOT DEPTH	100 FT	100 FT	100 FT
FRONT SETBACK	25 FT	14.82 FT (ENC)	8.82 FT (V)
REAR SETBACK	30 FT	2.55 FT (ENC)	2.55 FT (V)
SIDE OTHER	25 FT	24.56 FT (ENC)	24.56 FT (ENC)
ONE SIDE	6 FT	18 FT	9.5 FT
MAX. HEIGHT	2.5 STY/ 30 FT	1 STY/ +/ 15 FT	2.5 STY/ 30 FT MAX
MAX. LOT COVERAGE	35 %	32 %	43 % (V)
SURFACE COVERAGE MAX IMPERVIOUS COVERAGE	70%	47 %	56.3 %

(ENC) EXISTING NON-CONFORMING CONDITION
(V) VARIANCE REQUIRED

EXISTING BUILDING COVERAGE CALCULATIONS

EXISTING SINGLE FAMILY DWELLING	1425 SF
ROOFED CARPORT (OPEN SIDES)	174 SF
	1599 SF/5000 SF = (32 %)

EXISTING IMPERVIOUS SURFACE COVERAGE

CONCRETE WALKWAY	128 SF
SLATE ENTRY	108 SF
ASPHALT DRIVEWAY	321 SF
REAR YARD WALKWAY	185 SF
	742 SF/ 5000 SF = 14.8 %

EXISTING MAX. IMPERVIOUS

BUILDING AREA	1599 SF
IMPERVIOUS AREA	742 SF
	2341 SF/ 5000 SF = 47 %

PROPOSED BUILDING COVERAGE CALCULATIONS

EXISTING DWELLING	1425 SF
NEW 2 1/2 STORY (INFILL)	108 SF
NEW ROOF ENTRY	76 SF
NEW 2 STORY GARAGE/ ADDITION	533.5 SF
	2142.5 SF/ 5000 SF = 43 %

PROPOSED IMPERVIOUS COVERAGE

EXISTING DRIVEWAY	190 SF
NEW DRIVEWAY	171 SF
CONCRETE WALKWAY	128 SF
REAR YARD WALKWAY	185 SF
	674 SF/ 5000 SF = 13.5 %

PROPOSED MAX. IMPERVIOUS

PROPOSED BUILDING AREA	2142.5 SF
PROPOSED IMPERVIOUS AREA	674 SF
	2816.5 SF/ 5000 SF = 56.3%

PULICE / WILLIAMS ARCHITECTS
344 BROAD AVENUE
LEONIA, NEW JERSEY 07605
TEL 201 461 5154
C8541 - NJ

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PROJECT
PROPOSED ADDITIONS
GARATINA RESIDENCE
4 VILLA PLACE
NUTLEY, NEW JERSEY 07110

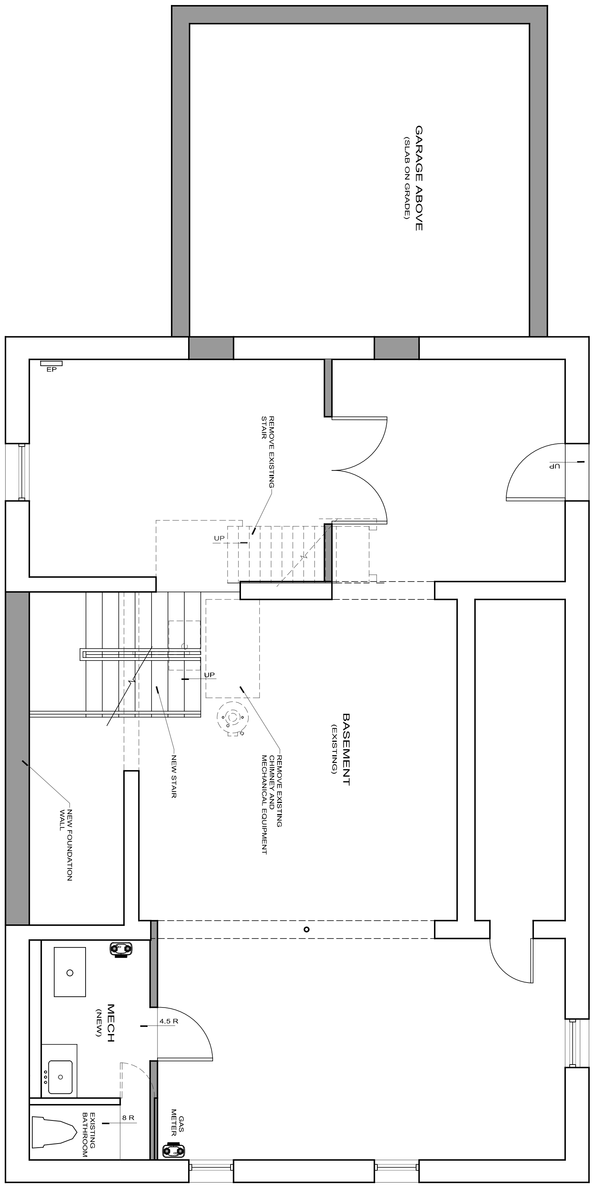
DRAWING TITLE
PLOT PLAN/ ZONING SUMMARY

REVISION
7.22.2026 ZBA

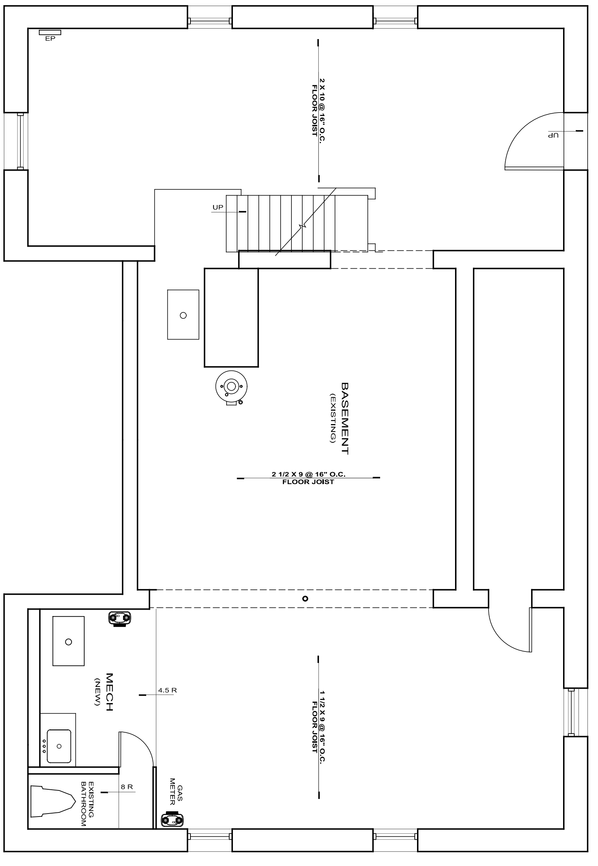
DATE
5.22.2026

SCALE
AS NOTED

SHEET NUMBER
SP1



B PROPOSED BASEMENT PLAN
1/4" = 1'-0"



A EXISTING BASEMENT PLAN
1/4" = 1'-0"

SHEET NUMBER
D1

REVISION

DATE
7 22 2026 ZBA

SCALE
AS NOTED

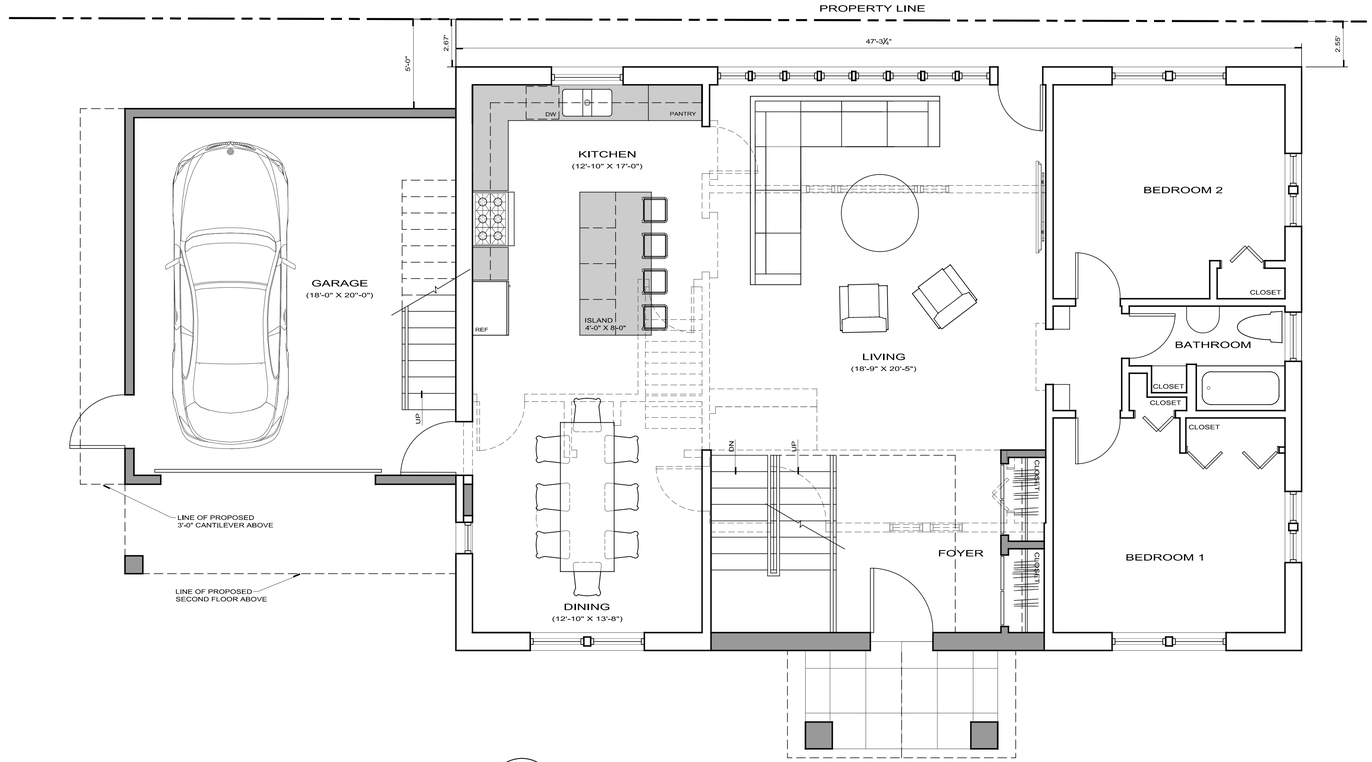
PROJECT
PROPOSED ADDITIONS
GARATINA RESIDENCE
4 VILLA PLACE
NUTLEY, NEW JERSEY 07110

DRAWING TITLE
EXISTING / PROPOSED BASEMENT PLAN

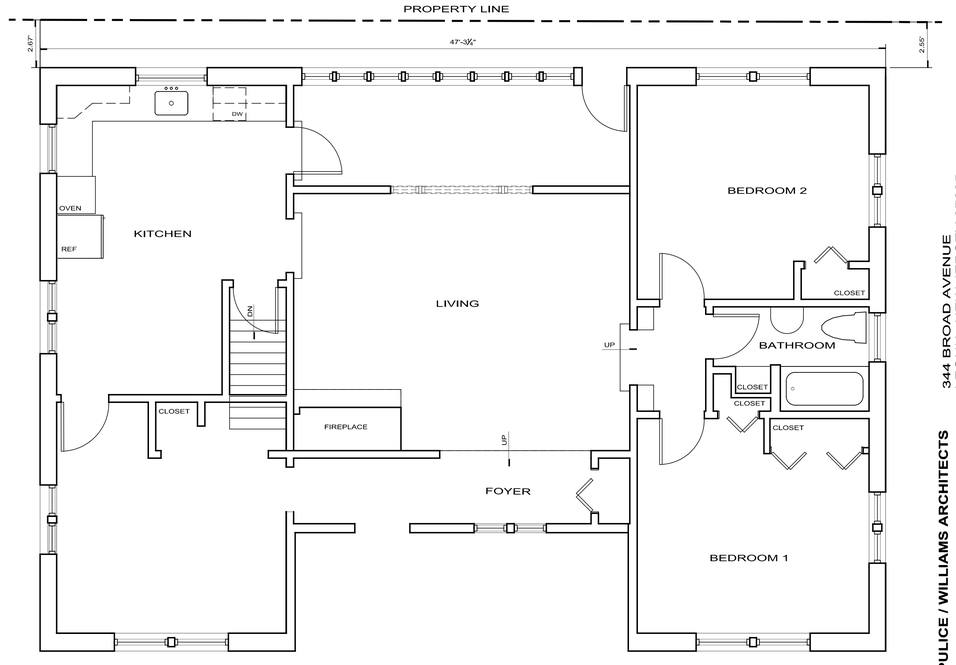
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344 BROAD AVENUE
LEONIA, NEW JERSEY 07605
TEL 201 461 5154

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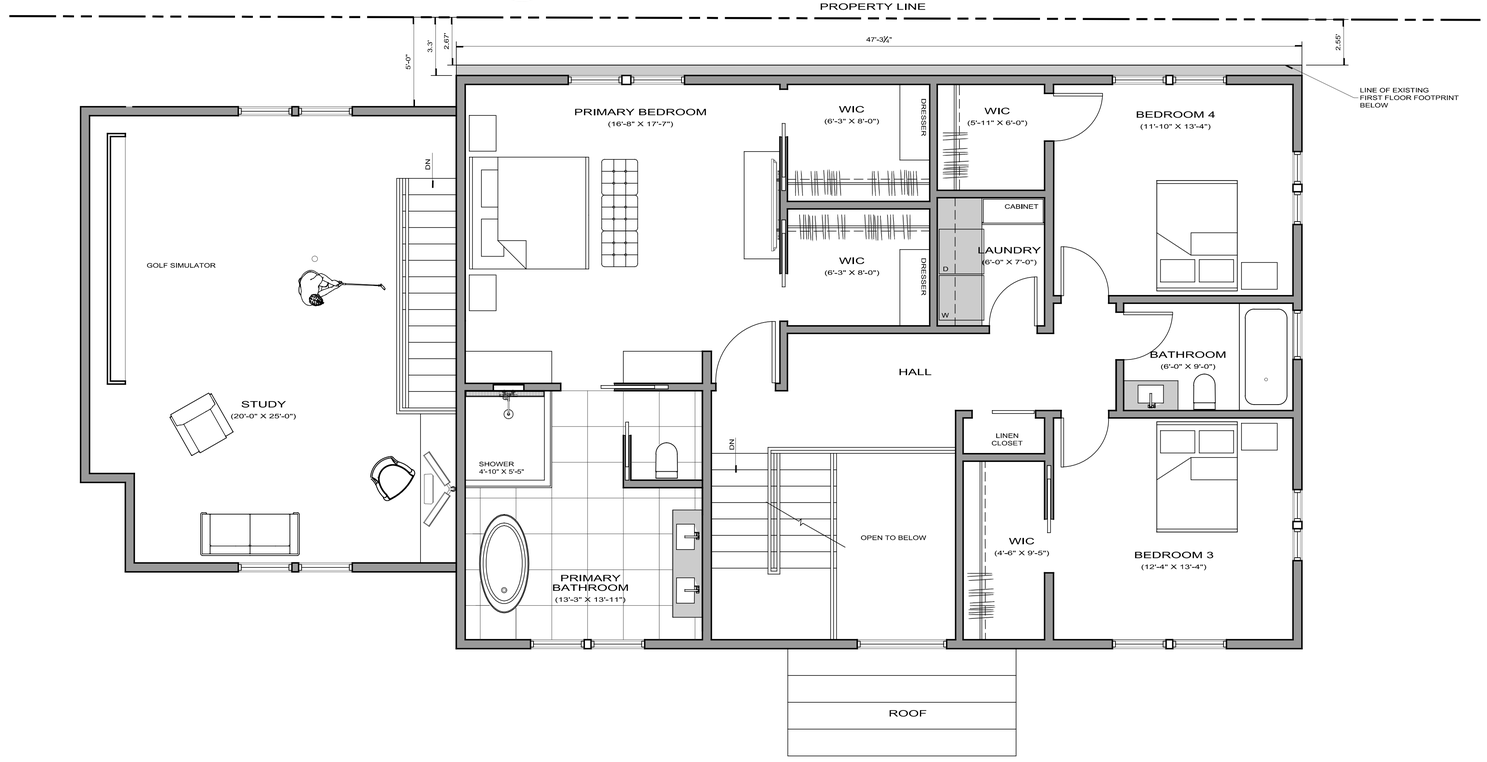
C8541 - NJ



A PROPOSED FIRST FLOOR PLAN (1926.5 SF)
1/4" = 1'-0"



C EXISTING FIRST FLOOR PLAN (1425 SF)
1/4" = 1'-0"



B PROPOSED SECOND FLOOR PLAN (2041.5 SF)
1/4" = 1'-0"

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PROJECT
PROPOSED ADDITIONS
GARATINA RESIDENCE
4 VILLA PLACE
NUTLEY, NEW JERSEY 07110

DRAWING TITLE
EXISTING/ PROPOSED FIRST AND SECOND FLOOR PLANS

REVISION
7.22.2026 ZBA
DATE
5.12.2026

SCALE
AS NOTED

SHEET NUMBER
D2



1 PROPOSED FRONT ELEVATION (VILLA PLACE)
1/4" = 1'-0"



2 EXISTING FRONT ELEVATION PHOTO (VILLA PLACE)

PULICE / WILLIAMS ARCHITECTS
344 BROAD AVENUE
LEONIA, NEW JERSEY 07605
TEL 201 461 5154

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PROJECT
PROPOSED ADDITIONS
GARATINA RESIDENCE
4 VILLA PLACE
NUTLEY, NEW JERSEY 07110

DRAWING TITLE
PROPOSED ELEVATIONS

REVISION

DATE
7.22.2026

SCALE
AS NOTED

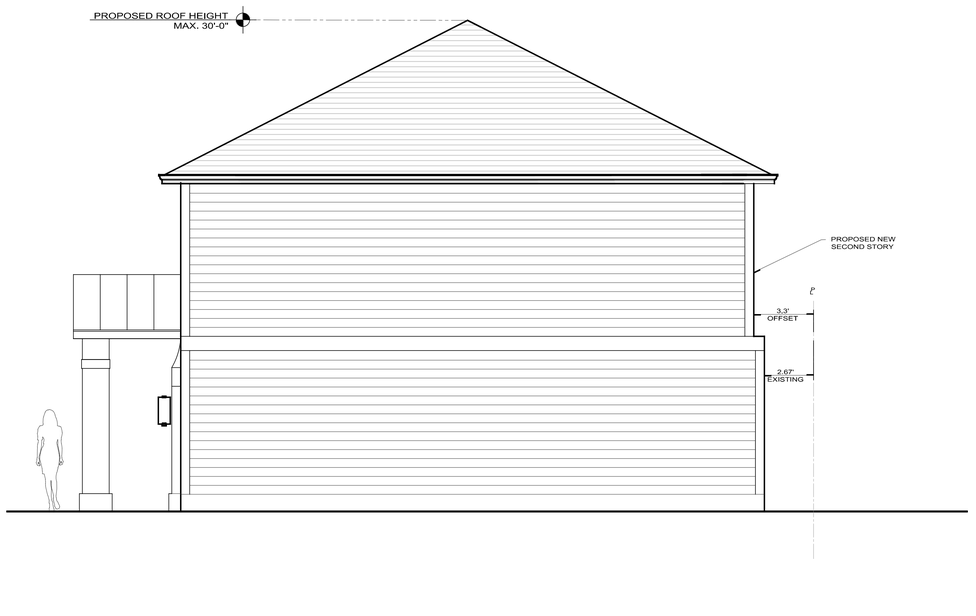
SHEET NUMBER
D3



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

PULICE / WILLIAMS ARCHITECTS
344 BROAD AVENUE
LEONIA, NEW JERSEY 07605
TEL 201 461 5154

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PROJECT
PROPOSED ADDITIONS
GARATINA RESIDENCE
4 VILLA PLACE
NUTLEY, NEW JERSEY 07110

DRAWING TITLE
PROPOSED ELEVATIONS

REVISION

DATE
7.22.2026

SCALE
AS NOTED

SHEET NUMBER
D4