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

Kevin Stevens and Anne Mullane
482 Kingsland Street
Nutley, NJ 07110

RE: Corner Property Fence
482 Kingsland Street
Block/Lot: 102/7

Dear Mr. Stevens and Ms. Mullane,

Your request for a permit, at the above referenced address, to install a four (4') foot picket style fence located on the corner property along the Windsor Place side, as shown on the property survey by James Pica dated July 17, 2019 is denied for the following reason.

This property is located in an R-1 district as shown on the Nutley Zoning Map.

Chapter 700, Article XI, Section 700-71 A of the Codes of Nutley states no fences of any type shall be permitted in any front yard.

Chapter 700, Article XI, Section 700-71 D of the Codes of Nutley states a fence erected on any corner lot shall conform to the fence requirements for the adjoining properties. ***The proposed fence will be located in the front yard of the adjoining property along Windsor Place.***

A non-refundable filing fee of $75.00 was received by the Code Enforcement Department. ***All tax and water bills must be paid to date.***

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 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

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0022

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: $ 75 (on denial letter) Date of Denial Letter: 7/28/20

Section I: SUBJECT PROPERTY

Address: 482 Kingsland Street

Block: 102 Lot: 7 Zone: _____

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

Section II: APPLICANT INFORMATION

Name: Anne Stevens

Address: 482 Kingsland St.
Nutley, NJ 07110

X

Telephone: 516-375-7883

Email Address: anne.m.mullane@gmail.com

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? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted 6/21/76 to enclose the rear porch.

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).

_____

_____

_____

_____

_____

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

This property is a corner lot.

_____

_____

_____

_____

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

We have two young children. Without a fence it is less safe for them to play in the yard.

X

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 fence will be contained on our property and will conform to all other town regulations regarding fences (height, openness, etc.) Neighbors have similar fences.

X

CERTIFICATION

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

X Anne Mullane-Stevens, 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 5 day of August, 20 26.

X _____
Signature of person authorized to take oaths

KELLY O'HALLORAN
Notary Public, State of New Jersey
Comm. # 50243832
My Commission Expires 3/23/2031

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 102-7
STEVENS, KEVIN & ANNE MULLANE
482 KINGSLAND STREET

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

Block-Lot: 2400-19
FRANQUI, JOSE & IRMA
88 KENZEL AVENUE
NUTLEY, NJ 07110
RE: 88 KENZEL AVENUE

Block-Lot: 2400-18
VALMORES, REGINALD & BAUSA, ROBYN
82 KENZEL AVE
NUTLEY, NJ 07110
RE: 82 KENZEL AVENUE

Block-Lot: 2400-20
HAMPTON, ANTHONY F. & MARTIN,JOETTE
505 KINGSLAND ST
NUTLEY, NJ 07110
RE: 505 KINGSLAND STREET

Block-Lot: 2400-17
IFTIKHAR, CHAUDHRY AZHAR
78 KENZEL AVE
NUTLEY, NJ 07110
RE: 78 KENZEL AVENUE

Block-Lot: 2400-21
JOSE, RICHARD & JESSICA F
499 KINGSLAND ST
NUTLEY, NJ 07110
RE: 499 KINGSLAND STREET

Block-Lot: 2400-16
BONILLA, TERESA REALPE
74 KENZEL AVE
NUTLEY, NJ 07110
RE: 74 KENZEL AVENUE

Block-Lot: 2400-22
SEGARRA, FERNANDO & KRISTIN N.
225 ALEXANDER AVE
NUTLEY,NJ 07110
RE: 225 ALEXANDER AVENUE

Block-Lot: 2400-23
GUEVARA, JOHN & GRIFFIN, MONICA
221 ALEXANDER AVENUE
NUTLEY, NJ 07110
RE: 221 ALEXANDER AVENUE

Block-Lot: 2400-24
DISANTO, THOMAS M & ANGELICA M
217 ALEXANDER AVE
NUTLEY, NJ 07110
RE: 217 ALEXANDER AVENUE

Block-Lot: 2401-20
MURAWINSKI, RICHARD T. & JOAN C.
224 ALEXANDER AVE
NUTLEY, NJ 07110
RE: 224 ALEXANDER AVENUE

Block-Lot: 2400-25
ASPERILLA, CASSEY & ANNA ASPERILLA
213 ALEXANDER AVENUE
NUTLEY, NJ 07110
RE: 213 ALEXANDER AVENUE

Block-Lot: 2401-19
HOCK, ROBERT & ANGELA
220 ALEXANDER AVE
NUTLEY, NJ 07110
RE: 220 ALEXANDER AVENUE

Block-Lot: 2401-18
PHELPS,AMANDA H & GOLDBERG, ERIC P
216 ALEXANDER AVE
NUTLEY, NJ 07110
RE: 216 ALEXANDER AVENUE

Block-Lot: 2401-21
NOCHE, FRICCI A & RAYMOND C
97 OAKLEY TERRACE
NUTLEY, NJ 07110
RE: 97 OAKLEY TERRACE

Block-Lot: 102-9
PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: 300 KINGSLAND STREET

Block-Lot: 102-13
BORGES, CARLOS & EDELTA
108 KENZEL AVE
NUTLEY, NJ 07110
RE: 108 KENZEL AVENUE

Block-Lot: 102-11
KEMPCZYNSKI, STANLEY R. & JANE M.
504 KINGSLAND ST
NUTLEY, NJ 07110
RE: 504 KINGSLAND STREET

Block-Lot: 102-3
KAPLONSKI, AUDREY (TRUSTEE)
27 WINDSOR PLACE
NUTLEY, NJ 07110
RE: 27 WINDSOR PLACE

Block-Lot: 102-10
GALSANOV, PAVEL
506 KINGSLAND ST
NUTLEY, NJ 07110
RE: 506 KINGSLAND STREET

Block-Lot: 102-4
PATEL, JATIN & BHARATI
23 WINDSOR PL
NUTLEY, NJ 07110
RE: 23 WINDSOR PLACE

Block-Lot: 102-5
BALTAZAR, MICHELLE
19 WINDSOR PLACE
NUTLEY, NJ 07110
RE: 19 WINDSOR PLACE

Block-Lot: 102-6
MATRONA, J.F. JR. & MAGUIRE, E.L.
15 WINDSOR PL
NUTLEY, NJ 07110
RE: 15 WINDSOR PLACE

Block-Lot: 102-8
WOLD, WENDY W. & MEDASKA, ROBERT J.
496 KINGSLAND ST
NUTLEY, NJ 07110
RE: 496 KINGSLAND STREET

Block-Lot: 200-22
RAGONE, MICHAEL & BARIC, AMANDA
28 WINDSOR PL
NUTLEY, NJ 07110
RE: 28 WINDSOR PLACE

Block-Lot: 200-21
GACINA,SAMANTHA LYNNE & LAM, DANIEL
20 WINDSOR PLACE
NUTLEY, NJ 07110
RE: 20 WINDSOR PLACE

Block-Lot: 200-20
DIAZ,CESAR O & KOEHLER-DIAZ,FABIANA
16 WINDSOR PLACE
NUTLEY, NJ 07110
RE: 16 WINDSOR PLACE

Block-Lot: 200-19
FERNANDEZ, FERNANDO
12 WINDSOR PLACE
NUTLEY, NJ 07110
RE: 12 WINDSOR PLACE

Block-Lot: 200-18
ISABELLA, JOHN & DICARLO, DANIELA
480 KINGSLAND ST
NUTLEY, NJ 07003
RE: 480 KINGSLAND STREET

Block-Lot: 200-17
AGRONT, DANIEL & PEREZ, INEZ
476 KINGSLAND ST
NUTLEY, NJ 07110
RE: 476 KINGSLAND STREET

Block-Lot: 200-16
MANALANG, RACHEL K
472 KINGSLAND ST
NUTLEY, NJ 07110
RE: 472 KINGSLAND STREET

Block-Lot: 200-3
PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: 340 KINGSLAND STREET

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)

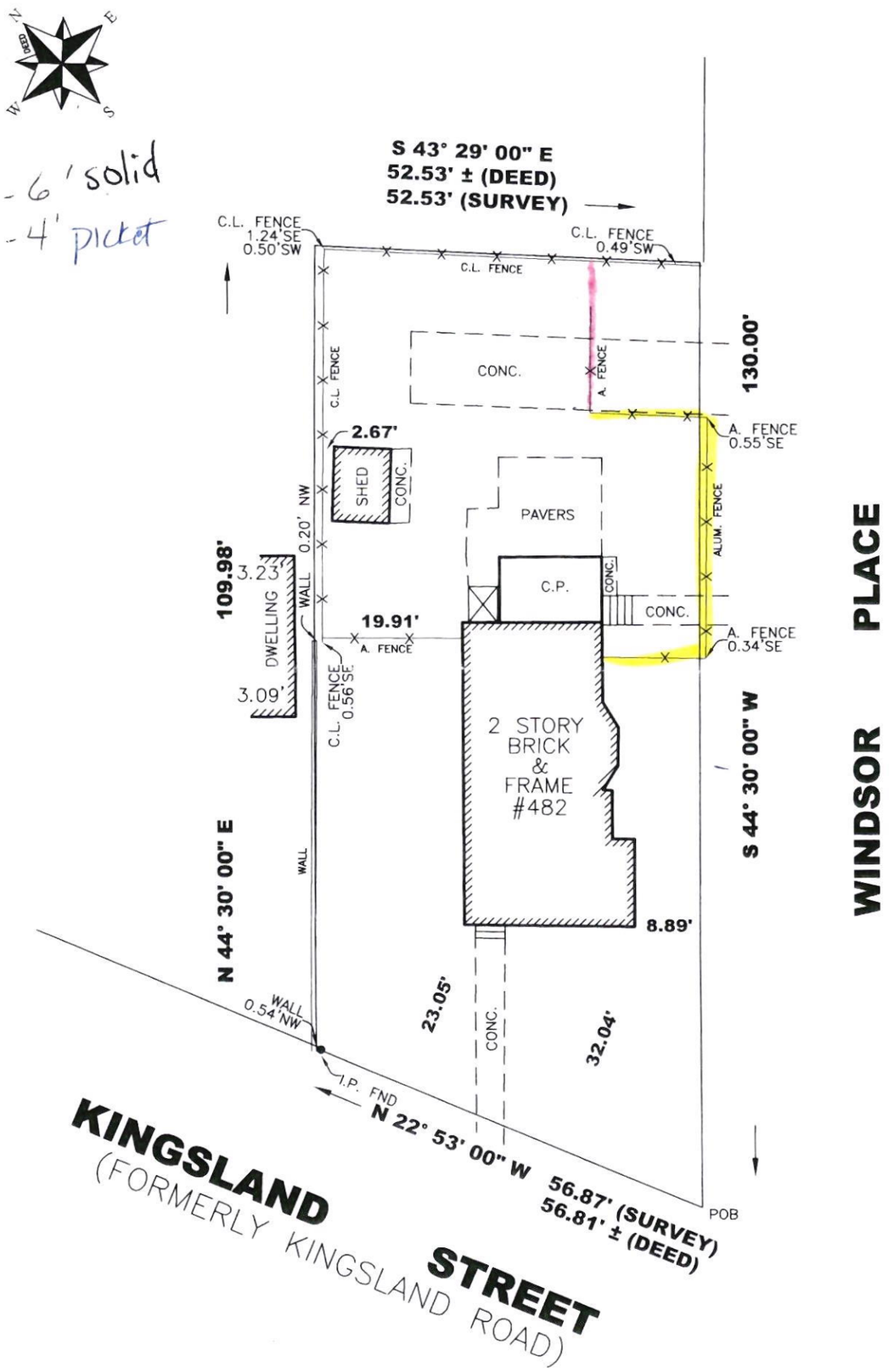
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(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



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 A WRITTEN 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS' HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL OF THE LICENSED SURVEYOR

SURVEY OF PROPERTY SITUATED AT #482 KINGSLAND STREET IN THE TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY

BEING KNOWN AS LOT 7 IN BLOCK 102 ON THE TAX MAP IN THE TOWNSHIP OF NUTLEY, ESSEX COUNTY, NEW JERSEY

CERTIFY TO KEVIN STEVENS AND ANNE MULLANE-STEVENS, H/W; WESTCOR LAND TITLE INSURANCE COMPANY; OLDE SCHOOL TITLE SERVICES, LLC; KIMBERLEY A. DONOHOE, ESQ.; BETTER MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

REVISED:

P² LAND SURVEYING, INC.
P.O. BOX 241 FLANDERS, NJ 07836
(908) 955-7161 FAX (908) 955-7162

DRAWN BY: MS	SCALE: 1" = 20'	
DATE: 07-17-19	TITLE NO. OST5968	JOB NO. 19-20501
CHECKED BY: JP		

JAMES PICA
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NUMBER 24GS03795400