



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

December 8, 2020

Juan Nina
20 Hudson Street
Nutley, NJ 07110

RE: Portico Roof
20 Hudson Street
Block/Lot: 7901/15

Dear Mr. Nina:

Your request for a permit, at the above referenced premises, to install a front portico roof, having a 17.5' front yard setback, as shown on the plans prepared by Guzzo + Guzzo Architects, LLC, dated January 24, 2020, 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 VIII, Section 700-46 B (4) (d) of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" states that "Extensions of a structure into a **required** front or rear yard shall be permitted as follows: by any terrace or porch having its floor level no higher than the floor level of the first story of the building and having no railing or other member higher than three feet above floor level: six feet." *The above referenced property is located in an R-1 zoning district, where the required front yard setback is 25 feet, and the permitted encroachment is six (6) feet. The required setback to the portico shall be 19 feet; the proposed will be 17.5 feet.*

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 (973) 284-4957 or ljacobs@nutleynj.org. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office not 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: 2 BA-20-0055

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: \$ 175 (on denial letter)

Date of Denial Letter: 12/8/2020

Section I: SUBJECT PROPERTY

Address: 20 Hudson St. Nutley, N.J. 07110

Block: _____ Lot: _____ Zone: _____

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	<u>25ft</u>	<u>17.5 ft</u>
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Juan Nina

Address: 20 Hudson St.
Nutley, N.J. 07110

Telephone: 973-856-4149

Email Address: minnie214 amsn. 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:

1 family home

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 or topographic conditions).

N/A See Plans

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

The existing was a non performing Portico that was not structural.

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

I have a child with a rare muscular disease. He partially walks with a walker very slowly and has severe low muscle tone. If I can't build this (Portico Roof) on days with severe weather conditions it will cause wetness when raining because of no roof. Snow etc.

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.

It will not detrimentally affect the public good because we will obey all square footage in our house zone. Following with necessary protocols with permits, variances, and following exact copy according to architects prints/drawings.

CERTIFICATION

STATE OF NEW JERSEY }

ss.

COUNTY OF ESSEX }

Juan D. Nina, being duly sworn, hereby ^{certify} 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.

[Signature]
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 15th day of June, 2021

[Signature]
Signature of person authorized to take oaths





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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET


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Docket Number: ZBA-20-0055

Work Site Location: 20 Hudson Street

Applicant: Juan Nina

I do hereby certify to the ownership of the properties listed on pages
1 to 3, as of December 8, 2020.



Lucy Jacobs
Clerk



Nutley Parcel Offset List

Target Parcel(s): Block-Lot: 7901-15
NINA, JUAN & ET AL.
20 HUDSON STREET

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

Block-Lot: 7902-2

KRYZNEFSKI, GERALD
621 CENTRE ST
NUTLEY, NJ 07110
RE: 621 CENTRE STREET

Block-Lot: 7900-9

BUCINO, FRANK & ELAINE BUCINO
11 HUDSON STREET
NUTLEY, NJ 07110
RE: 11 HUDSON STREET

Block-Lot: 7901-14

NATALE, ANGELA
18 HUDSON ST
NUTLEY, NJ 07110
RE: 18 HUDSON STREET

Block-Lot: 7900-12

LA CORTE, SALVATORE J. & LORETTA A.
94 COLUMBIA AVE
NUTLEY, NJ 07110
RE: 94 COLUMBIA AVENUE

Block-Lot: 7900-17

MC GUINNESS, MARY
292 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 292 VAN WINKLE AVENUE

Block-Lot: 7901-5

KOUKOURDELIS, THOMAS & RITTER, E.
21 WEBSTER ST
NUTLEY, NJ 07110
RE: 21 WEBSTER STREET

Block-Lot: 7902-13

GIORDANO, JAMES P & ANTOINETTE M
58 COLUMBIA AVE
NUTLEY, NJ 07110
RE: 58 COLUMBIA AVENUE

Block-Lot: 7901-6

ASLAM, MUHAMMAD & TAHSEEN
17 WEBSTER ST
NUTLEY, NJ 07110
RE: 17 WEBSTER STREET

Block-Lot: 7900-11

WROCLAWSKI, DANIEL ALBERTO & SARAH
281 SPRING STREET
OSSINING, NY 10562
RE: 90 COLUMBIA AVENUE

Block-Lot: 7901-13

LY, JIMMY & THI LAN THACH
12 HUDSON ST
NUTLEY, NJ 07110
RE: 12 HUDSON STREET

Block-Lot: 7902-17

RUIZ, LISA & CARLOS
22 WEBSTER ST
NUTLEY, NJ 07110
RE: 22 WEBSTER STREET

Block-Lot: 7900-10

CARDONA, ALMA & CARLOS
3 HUDSON STREET
NUTLEY, NJ 07110
RE: 3 HUDSON STREET

Block-Lot: 7901-7

BERRY, JEFFREY & JANET LEE
15 WEBSTER ST
NUTLEY, NJ 07110
RE: 15 WEBSTER STREET

Block-Lot: 7902-16

VINTIGAN, ANGELINA
18 WEBSTER ST
NUTLEY, NJ 07110
RE: 18 WEBSTER STREET

Block-Lot: 7901-12

ISREAL, SHERI LYNN
4 HUDSON ST
NUTLEY, NJ 07110
RE: 4 HUDSON STREET

Block-Lot: 7901-8

SAMMARTINE, CAROLYN
9 WEBSTER ST
NUTLEY, NJ 07110
RE: 9 WEBSTER STREET

Block-Lot: 7901-11

VARGA, ATTILA L. & DOREEN
74 COLUMBIA AVE
NUTLEY, NJ 07110
RE: 74 COLUMBIA AVENUE

Block-Lot: 7902-15

NEUBERT, RICHARD P. & MARILYN R.
16 WEBSTER ST
NUTLEY, NJ 07110
RE: 16 WEBSTER STREET

Block-Lot: 7901-10

DE HOPE, ERIK C. & SARAI M.
70 COLUMBIA AVE
NUTLEY, NJ 07110
RE: 70 COLUMBIA AVENUE

Block-Lot: 7901-9

BELL, HELEN
3 WEBSTER ST
NUTLEY, NJ 07110
RE: 3 WEBSTER STREET

Block-Lot: 7902-14

NOWAK, PETER & CHERI ANNE
12 WEBSTER ST
NUTLEY, NJ 07110
RE: 12 WEBSTER STREET

Block-Lot: 7900-8

SULLIVAN, JOHN R. & SUZANNE M.
15 HUDSON ST
NUTLEY, NJ 07110
RE: 15 HUDSON STREET

Block-Lot: 7901-4

KRYZNEFSKI, GERALD
621 CENTRE ST
NUTLEY, NJ 07110
RE: 25 WEBSTER STREET

Block-Lot: 7902-1

ZISKIN, BRIDGET A. & GARY W.
625 CENTRE ST
NUTLEY, NJ 07110
RE: 623 CENTRE STREET

Block-Lot: 7900-2

PIACENZA, GALETTA, VALERIE & SAMUEL
659 CENTRE ST
NUTLEY, NJ 07110
RE: 659 CENTRE STREET

Block-Lot: 7900-3

ROTONDA, JAMES V. & ROTONDA, ANNE E
657 CENTRE ST
NUTLEY, NJ 07110
RE: 657 CENTRE STREET

Block-Lot: 7900-4

PIOMBO, FRANK J. & VICKY
33 HUDSON ST
NUTLEY, NJ 07110
RE: 33 HUDSON STREET

Block-Lot: 7900-14

GREGOR, CAROLYN
278 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 278 VAN WINKLE AVENUE

Block-Lot: 7900-5

IRENE, ANTONIO
25 HUDSON ST
NUTLEY, NJ 07110
RE: 25 HUDSON STREET

Block-Lot: 7901-1

RUSSONIELLO, DONALD M. & CHIARA Z.
32 HUDSON ST
NUTLEY, NJ 07110
RE: 32 HUDSON STREET

Block-Lot: 7901-2

ZEREN, ZAFER
639 CENTRE ST
NUTLEY, NJ 07110
RE: 639 CENTRE STREET

Block-Lot: 7900-16

GIANNOGLOU, ANGELIKI
286 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 286 VAN WINKLE AVENUE

Block-Lot: 7900-6

SCHIMMENTI, LISA
21 HUDSON ST
NUTLEY, NJ 07110
RE: 21 HUDSON STREET

Block-Lot: 7901-3

JIANG, GING CHONG & CHEN, ZHU MEI
633 CENTRE ST
NUTLEY, NJ 07110
RE: 633 CENTRE STREET

Block-Lot: 7901-16

CAPALBO, ERNEST & FRANCES D.
26 HUDSON ST
NUTLEY, NJ 07110
RE: 26 HUDSON STREET

Block-Lot: 7900-15

CORDOVA, MARCO MARURI
282 VAN WINKLE AVENUE
NUTLEY, NJ 07110
RE: 282 VAN WINKLE AVENUE

Block-Lot: 7900-7

ELI, CHRISTOPHER P. & LINDA M.
17-19 HUDSON STREET
NUTLEY, NJ 07110
RE: 19 HUDSON STREET