



**THOMAS J. EVANS**  
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

## 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

March 10, 2022

Ms. Briget Haug  
302 Whitford Avenue  
Nutley, NJ 07110

**RE: Fence/Corner Property  
Pool Barrier  
302 Whitford Avenue  
Block/Lot: 1801/8**

Dear Ms. Haug:

Your request for a permit, at the above referenced address, to install a fence/pool barrier, six (6') feet in height and 50% open, located in your side yard of your corner property, street side, which is in the front yard of the adjacent property along Rutgers Place, as shown on the property survey received by Code Enforcement dated February 18, 2022, is denied for the following reasons:

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

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

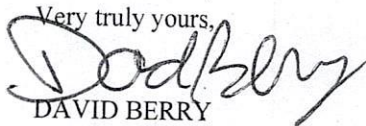
Chapter 700, Article XI, Section 700-71 D of the Codes of Nutley states that a fence erected on any corner lot shall conform to the fence requirements for the adjoining properties.

A non-refundable filing fee of \$175.00 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 Antonette DeBlasio, [adeblasio@nutleynj.org](mailto:adeblasio@nutleynj.org) or Jessica D'Onofrio, [jdonofrio@nutleynj.org](mailto:jdonofrio@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  
Zoning Official

DB/jd



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-22-0011

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: 3/10/22

### Section I: SUBJECT PROPERTY

Address: 302 Whitford Avenue

Block: 1801 Lot: 8 Zone: R-1A

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

### Section II: APPLICANT INFORMATION

Name: Briget Haug

Address: 302 Whitford Ave

Nutley NJ 07110

Telephone: 201 259 1784

Email Address: briget.haug@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: \_\_\_\_\_

**Section IV: PROPERTY INFORMATION**

	Existing	Proposed
Total existing and total proposed dwelling units	<u>1</u>	<u>1</u>
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).

X

I am on a corner lot  
which affects fence requirements

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

X

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

X I am attempting to install a pool  
To enhance my enjoyment of my yard  
I have already purchased the pool  
(#8000+) + it is in my garage.

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.

X While my lot is on a corner  
my planned fence is on the back half.  
There is a driveway and strip of land  
with trees separating my back yard  
from property on Rutgers.



**CERTIFICATION**

STATE OF NEW JERSEY }  
COUNTY OF ESSEX } SS.

X Brijesh Kumar, being duly sworn, hereby certify (check one)

➤ ☒ 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.

Shrungi  
SWORN TO AND SUBSCRIBED  
BEFORE ME THIS DATE

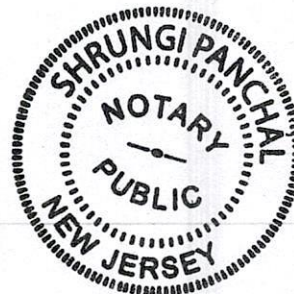
MAR 29 2022

SHRUNGI PANCHAL, Comm. # 50158641  
Notary Public of New Jersey  
My Commission Expires 04/26/2026

X Brijesh Kumar  
Applicant/Applicant's Authorized  
Officer or Representative

Subscribed and sworn to before me  
this 29 day of Mar, 2022

X Shrungi  
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-22-0011

Work Site Location: 302 Whitford Avenue

Applicant: Briget Haug

I do hereby certify to the ownership of the properties listed on pages  
1 to 3, as of 3/14/2022.

Jessica D'Onofrio  
Jessica D'Onofrio  
Clerk





## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 1801-8  
HAUG, GEORGE & BRIGET  
302 WHITFORD AVENUE

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

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**Block-Lot: 1801-10**

SCHWARTZ, THOMAS JR. & MARIALUISA  
267 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 267 RUTGERS PLACE

**Block-Lot: 1801-4**

ISABELLA, JOSEPH F & ASHLEE  
284 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 284 WHITFORD AVENUE

**Block-Lot: 1800-14**

REISCH, SCOTT A & TAJI KARIM  
54 BROOKFIELD AVENUE  
NUTLEY, NJ 07110  
RE: 54 BROOKFIELD AVENUE

**Block-Lot: 1801-5**

DEMETROULAKOS, ALEXIS  
288 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 288 WHITFORD AVENUE

**Block-Lot: 1800-9**

DEGIOVANNI, JOHN & JOSEPHINE SCIALFA  
305 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 305 WHITFORD AVENUE

**Block-Lot: 1800-7**

ZAREMBA, ALBERT  
546 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 546 PASSAIC AVENUE

**Block-Lot: 1800-12**

FREDA, ROBERT S. & KAREN  
293 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 293 WHITFORD AVENUE

**Block-Lot: 1802-29**

CAFONE, JOHN & LINDA  
264 RUTGERS PLACE  
NUTLEY, NJ 07110  
RE: 264 RUTGERS PLACE

**Block-Lot: 1801-12**

KELLY, CYNTHIA M.  
255 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 255 RUTGERS PLACE

**Block-Lot: 1801-7**

DUFFE, JOHN B. & DOROTHY A.  
296 WHITFORD AVENUE  
NUTLEY, NJ 07110  
RE: 296 WHITFORD AVENUE

**Block-Lot: 1802-30**

HOLLAND, WENDY & DEL VECCHIO, M.  
268 RUTGERS PLACE  
NUTLEY, NJ 07110  
RE: 268 RUTGERS PLACE

**Block-Lot: 1800-13**

MCMONAGLE, KEVIN & DONNA M.  
287 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 287 WHITFORD AVENUE

**Block-Lot: 1802-28**

BYKOWSKI, CAROLYN & BRIAN  
262 RUTGERS PLACE  
NUTLEY, NJ 07110  
RE: 262 RUTGERS PLACE

**Block-Lot: 1801-6**

WEISS, JEFFREY & BRACEY, LEE  
292 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 292 WHITFORD AVENUE

**Block-Lot: 1802-27**

LAWTON, JOHN & MICHELE  
258 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 258 RUTGERS PLACE

**Block-Lot: 1801-9**

RALLATOS, RENEE  
269 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 269 RUTGERS PLACE

**Block-Lot: 1801-11**

IBRAHIM, SAID & SALWA  
261 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 261 RUTGERS PLACE

**Block-Lot: 1801-3**

RUSSELL, ARTHUR  
280 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 280 WHITFORD AVENUE

**Block-Lot: 1801-20**

APPLETON, SCOTT  
32 BROOKFIELD AVENUE  
NUTLEY, NJ 07110  
RE: 32 BROOKFIELD AVENUE

**Block-Lot: 1801-1**

CARSON, MATHEW & ELAINE  
40 BROOKFIELD AVE  
NUTLEY, NJ 07110  
RE: 40 BROOKFIELD AVENUE

**Block-Lot: 1801-19**

KAROL, CHERYL  
22 BROOKFIELD AVE  
NUTLEY, NJ 07110  
RE: 22 BROOKFIELD AVENUE

**Block-Lot: 1800-8**

LLANEZA, DANIEL & MICHELE  
550 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 550 PASSAIC AVENUE

**Block-Lot: 1800-6**

ZHANG, DANNY QUN  
540 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 540 PASSAIC AVENUE

**Block-Lot: 1800-10**

JOHNSON, DENIS G. & BARBARA  
299 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 299 WHITFORD AVENUE

**Block-Lot: 1802-33**

SURGAN, MICHAEL H. & JUDITH C.  
280 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 280 RUTGERS PLACE

**Block-Lot: 1802-32**

MEISCH, JACQUELINE R.  
276 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 276 RUTGERS PLACE

**Block-Lot: 1800-11**

PIPPO, KERI C. & ANTHONY PIPPO  
295 WHITFORD AVE  
NUTLEY, NJ 07110  
RE: 295 WHITFORD AVENUE

**Block-Lot: 1802-31**

BIANCHI, SAUNDRA  
272 RUTGERS PL  
NUTLEY, NJ 07110  
RE: 272 RUTGERS PLACE



Block-Lot: 1802-1  
TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 300 RUTGERS PLACE

15426 OAS

SURVEY OF PROPERTY  
302 WHITFORD AVENUE  
LOT 8 BLOCK 1801 "TAX MAPS"

PREMISES IN  
TOWNSHIP OF

**NUTLEY**

ESSEX COUNTY, NEW JERSEY  
LOT AREA=13,278 S.F.  
OR 0.305 ACRES

**Bldg Dept  
Copy**

