

THOMAS J. EVANS
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

DAVID BERRY
-Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

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

June 26, 2023

Mr. Daniel and Jessica LePage
599 Centre Street
Nutley, NJ 07110

Re: Side Yard Fence
599 Centre Street
Block- Lots: 7903/2

Dear Mr. and Mrs. LePage:

Your request for a permit, at the above referenced address, to install a six (6') foot solid fence located in the side yard on the right side of the property, as shown on the survey prepared by Bernard Criscenzo dated July 27, 2017, 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 700-71 B of the Codes of Nutley states a fence erected along the side lines from the front line of a main structure to the rear line of such structure and within such lines shall not exceed four feet in height and shall be not less than two feet in height and shall be of 50% open construction (i.e., the open spaces in the fence shall be at least the same width of each picket, slat or other construction element of such fence). The setback for any such fence shall be in line with the furthest setback of the adjacent property or the property upon which the fence is being erected, whichever setback is greater.

A non-refundable filing fee of \$75.00 in connection with your appeal was received by the Code Enforcement Department 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 Antonette DeBlasio, adeblasio@nutleynj.org or Jessica D'Onofrio, 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-23-0030

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: 6/26/23

Section I: SUBJECT PROPERTY

Address: 599 Centre Street

Block: 7903 Lot: 2 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Daniel & Jessica Lepage

Address: 599 Centre St.

Nutley N.J. 07110

Telephone: 862-202-9464

Email Address: Danlepage1023@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: 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 or topographic conditions).

X The space is currently only protected from the main
one by chicken wire, dividing my neighbors
and our property. Short front yard, so we
are close to the main st

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 N/A

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

X Our house is on a main road, we are looking to have a safe space for our children and dog to play with out worrying that they will get out. Also to try and avoid things coming in which can ~~be~~ cause a tripping hazard for our daughter who has JIA.

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 Our neighbor is in agreement with letting up the fence, ~~around~~ especially since it is for safety for our 3 year old daughter. This property is also there side yard were the fence will be going up

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

X Jessica Lepore, being duly sworn, hereby certify (check one)
➤ ☒ that I am the applicant

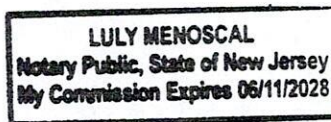
or

➤ _____ 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.

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

Subscribed and sworn to before me
this 6th day of July, 2023.



X [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

Docket Number: ZBA-23-0030

Work Site Location: 599 Centre Street

Applicant: Daniel and Jessica LePage

I do hereby certify to the ownership of the properties listed on pages

1 to 3, as of 6/26/23.

Jessica D'Onofrio
Jessica D'Onofrio
Clerk



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 7903-2
MEGARO, JESSICA PATRICIA
599 CENTRE STREET

34 parcels fall within 200 feet of this parcel(s)

Block-Lot: 5601-33

ROHR, NADINE
21 HOWARD PL
NUTLEY, NJ 07110
RE: 21 HOWARD PLACE

Block-Lot: 7902-4

SODA, AMANDA & STEVEN
617 CENTRE ST
NUTLEY, NJ 07110
RE: 617 CENTRE STREET

Block-Lot: 7903-11

LI, YI
10 MONROE ST
NUTLEY, NJ 07110
RE: 10 MONROE STREET

Block-Lot: 7903-12

BRAFFA, JOHN J. & MICHELLE
16 MONROE ST
NUTLEY, NJ 07110
RE: 16 MONROE STREET

Block-Lot: 7904-1

MOLINARO, NICHOLAS A JR. & THERESA L
26 FULTON ST
NUTLEY, NJ 07110
RE: 26 FULTON STREET

Block-Lot: 7903-4

MORAN, LUIS & AMY
19 FULTON ST
NUTLEY, NJ 07110
RE: 19 FULTON STREET

Block-Lot: 7902-8

JONES, MICHAEL M. & JANIS L.
11 MONROE ST
NUTLEY, NJ 07110
RE: 11 MONROE STREET

Block-Lot: 7904-2

SCHACK, GENE F. & ANGELA M.
581 CENTRE ST
NUTLEY, NJ 07110
RE: 581 CENTRE STREET

Block-Lot: 5601-44

LOCASCIO, TIMOTHY J & VELEZ, DESTINY
596 CENTRE ST
NUTLEY, NJ 07110
RE: 596 CENTRE STREET

Block-Lot: 5601-34

GONZALEZ, PETER & SKRIVANIC, JULIE
17 HOWARD PL
NUTLEY, NJ 07110
RE: 17 HOWARD PLACE

Block-Lot: 7902-5

MEGGIOLARO, LOUIS A. & GAIL M.
27 MONROE ST
NUTLEY, NJ 07110
RE: 27 MONROE STREET

Block-Lot: 5601-43

GONZALEZ, JAZMIN & GIVETTE
592 CENTRE ST
NUTLEY, NJ 07110
RE: 592 CENTRE STREET

Block-Lot: 5601-42

RASCZYK, JUDY
590 CENTRE ST
NUTLEY, NJ 07110
RE: 590 CENTRE STREET

Block-Lot: 7902-6

ISLAM, MOHAMMED K & CHOWDHURY, MASUD
619 CENTRE ST
NUTLEY, NJ 07110
RE: 23 MONROE STREET

Block-Lot: 7903-1

ENCINAS, SARITA M & CABREJOS, JORGE
605 CENTRE ST
NUTLEY, NJ 07110
RE: 605 CENTRE STREET

Block-Lot: 5601-41

GUARINI, CHRISTOPHER M.
584 CENTRE ST
NUTLEY, NJ 07110
RE: 584 CENTRE STREET

Block-Lot: 7902-7

SANFILIPPO, PATRICIA
19 MONROE ST
NUTLEY, NJ 07110
RE: 19 MONROE STREET

Block-Lot: 5601-40

PATEL REAL ESTATE 2, LLC
1 PARROTT DRIVE
PARSIPPANY, NJ 07054
RE: 580 CENTRE STREET

Block-Lot: 7903-3

BAZAN, JOHN A. & CYNTHIA
25 FULTON ST
NUTLEY, NJ 07110
RE: 25 FULTON STREET

Block-Lot: 7903-13

FERNANDEZ, XAVIER & MERCADO L.
22 MONROE ST
NUTLEY, NJ 07110
RE: 22 MONROE STREET

Block-Lot: 7903-5

SCHRODI, KRISTOPHER & NICOLE
15 FULTON ST
NUTLEY, NJ 07110
RE: 15 FULTON STREET

Block-Lot: 7904-12

SHEIKH, MAQSOOD A. & SHIRIN J.
2 FULTON ST
NUTLEY, NJ 07110
RE: 2 FULTON STREET

Block-Lot: 7903-10

LOMBARDINI, DEBORAH J
4 MONROE ST
NUTLEY, NJ 07110
RE: 4 MONROE STREET

Block-Lot: 7903-6

SO, WENDY & CURRIE, RICHARD T.
11 FULTON ST
NUTLEY, NJ 07110
RE: 11 FULTON STREET

Block-Lot: 7903-9

TURANO, NATALE & MARIA
24 COLUMBIA AVE
NUTLEY, NJ 07110
RE: 24 COLUMBIA AVENUE

Block-Lot: 7903-8

CERAMI, WILLIAM
30 COLUMBIA AVENUE
NUTLEY, NJ 07110
RE: 30 COLUMBIA AVENUE

Block-Lot: 7904-11

HARTNER, CHARLES L. & LINDA A.
12 FULTON ST
NUTLEY, NJ 07110
RE: 12 FULTON STREET

Block-Lot: 7903-7

RIZZI, ANTONIO & TERESA LIV TRUST
3 FULTON STREET
NUTLEY, NJ 07110
RE: 3 FULTON STREET

Block-Lot: 5601-31

PERAINO, JOHN & SHARON

29 HOWARD PL

NUTLEY, NJ 07110

RE: 29 HOWARD PLACE

Block-Lot: 5601-1

PRATT, ALETHIA M

2 POVERSHON RD

NUTLEY, NJ 07110

RE: 2 POVERSHON ROAD

Block-Lot: 5601-45

FASTOOK, GEORGE S.

604 CENTRE ST

NUTLEY, NJ 07110

RE: 604 CENTRE STREET

Block-Lot: 5601-2

MICHALEK, DANIEL J & NICOLE M

4 POVERSHON RD

NUTLEY, NJ 07110

RE: 4 POVERSHON ROAD

Block-Lot: 5601-46

CORDASCO, STEVEN

608 CENTRE ST

NUTLEY, NJ 07110

RE: 608 CENTRE STREET

Block-Lot: 5601-32

OSTLIN, WILLIAM E. & MARILYN

25 HOWARD PL

NUTLEY, NJ 07110

RE: 25 HOWARD PLACE

BUILDING AND OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION, ARCHITECTURAL DESIGN OR DETERMINING PROPERTY LINES. THIS SURVEY IS SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS OF RECORD, THE ACCURACY OF THE SEARCH AND APPROVAL OF THE TITLE COMPANY SO NAMED. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON

CENTRE

(60)

STREET

DEED

N 47°-37'W

50.00'

P.O.B.

75.00'

STEPS 2.3' IN ST.

WALL 0.9' NW

100.00'

WALL 0.1' NW

FENCE 0.5' SE

Rear Yard
of Fulton
6' Solid
Permitted
Permit Issued
6-28-23
Partial Permit

NO. 599

1 CAR
GARAGE
UNDER

1 1/2 STORY
FRAME DWELLING

WOOD
DECK

CONTAINS 5,000.00 SQ. FT.

VINYL
SHED

FENCE 0.35' SE

N 42°-23'E

50.00'

S 47°-37'E

SE SIDE OF FENCE 0.9' NW

SE SIDE OF FENCE 0.35' NW

S 42°-23'W

FENCE

WIRE

NE SIDE OF FENCE 0.35' SW

NE SIDE OF FENCE 0.50' SW

NE SIDE OF FENCE 0.4' NE

MEANDERS
ALONG
LINE

WALK

CONC.

WALK

24.7'

100.00'

WALK

CONC. WALK

BLOCK WALL

MACADAM DRIVE

24.6'

BLOCK WALK

Six Foot
Solid
Variance
Required

Side
Yard

STREET

FULTON

DEED REF.: DBK. 3922 PG. 504

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO PL. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).

SURVEY CERTIFIED TO:
JESSICA PATRICIA MEGARO AND DANIEL LEPAGE
PETERSON & PETERSON, ESQS.
GLENN PETERSON, ESQ.
CHICAGO TITLE INSURANCE COMPANY
PASSAIC VALLEY TITLE SERVICE, INC.
BOND STREET MORTGAGE, LLC | SAOA

PROPERTY SURVEY
OF
LOT 2 BLOCK 7903 TAX MAP
TOWNSHIP OF NUTLEY
ESSEX COUNTY, N. J.

SCALE 1" = 15'
DATE JULY 27, 2017

BERNARD CRISCENZO
LAND SURVEYOR, L.L.C. NO. 33995

P 46252