



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

May 13, 2025

Robert Harbison
143 Church Street
Nutley, NJ 07110

RE: SYF-Corner Property
143 Church Street
Block/Lot: 5800/11

Dear Mr. Harbison,

Your request for a permit, at the above referenced address, to install a six (6') foot solid fence (five (5') solid, one (1') foot lattice) located in the side yard of the corner property along Manhattan Court, 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 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 is located in the side yard along Manhattan Court, which is located in the front yard of the adjoining property along Manhattan Court.*

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 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



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0010

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: 5/13/25

Section I: SUBJECT PROPERTY

Address: 143 Church street

Block: 5800 Lot: 11 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Robert + Nancy Harbison

Address: 143 church st.

Telephone: 973-919-7197 (Robert) 973-699-7460 (Nancy)

Email Address: harb0108@gmail.com (Robert) nancyharbison96@gmail.com (Nancy)

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 | <u>1</u> | <u>1</u> |
| Total existing and total proposed professional offices | <u> </u> | <u> </u> |
| Total existing and total proposed parking spaces | <u> </u> | <u> </u> |

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 This is a corner property

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 Fenced yard will help with constraining our dog while giving us privacy within our yard.

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 The fence will create the property aesthetically more appealing.

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX

SS.

x Robert P. Herbison, 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 16th day of May, 2025.

X 
Signature of person authorized to take oaths

INCHOL YO
NOTARY PUBLIC OF NEW JERSEY
Commision Expires 2/11/2029
ID Number 2311188



Nutley Parcel Offset List

Target Parcel(s): Block-Lot: 5800-11
HARBISON, ROBERT & NANCY
143 CHURCH STREET

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

Block-Lot: 5801-1

CERQUEIRA, BRUNO M & TADDEO, CHARLOT
135 CHURCH ST
NUTLEY, NJ 07110
RE: 135 CHURCH STREET

Block-Lot: 5801-2

BUTKOWSKY, BRYAN G
131 CHURCH ST
NUTLEY, NJ 07110
RE: 131 CHURCH STREET

Block-Lot: 5801-3

VALDES, ROY & MARLEEN
129 CHURCH ST
NUTLEY, NJ 07110
RE: 129 CHURCH STREET

Block-Lot: 5801-4

RUCINSKI, DAVID J. & PEGGY A.
125 CHURCH ST
NUTLEY, NJ 07110
RE: 125 CHURCH STREET

Block-Lot: 5801-44

THIELE, THOMAS A.
26 MANHATTAN COURT
NUTLEY, NJ 07110
RE: 26 MANHATTAN COURT

Block-Lot: 5801-48

MANN, LINDA
60 MANHATTAN CT
NUTLEY, NJ 07110
RE: 60 MANHATTAN COURT

Block-Lot: 5801-47

SCHEIDER, MARK J. & MELISSA A.
56 MANHATTAN COURT
NUTLEY, NJ 07110
RE: 56 MANHATTAN COURT

Block-Lot: 5800-12

DROSOS, KONSTANTINOS & RAQUEL A.
75 MANHATTAN COURT
NUTLEY, NJ 07110
RE: 75 MANHATTAN COURT

Block-Lot: 5801-52

TREMARCO, ANTHONY & DIANE LAVRADOR
76 MANHATTAN CT
NUTLEY, NJ 07110
RE: 76 MANHATTAN COURT

Block-Lot: 5800-13

VIYAR, NOGEL & KATRINA
71 MANHATTAN CT
NUTLEY, NJ 07110
RE: 71 MANHATTAN COURT

Block-Lot: 5801-51

MULLIGAN, ROBERT J. & LUCILLE
72 MANHATTAN CT
NUTLEY, NJ 07110
RE: 72 MANHATTAN COURT

Block-Lot: 5800-14

RICO, BENEDICTO J. & JOCELYN
67 MANHATTAN COURT
NUTLEY, NJ 07110
RE: 67 MANHATTAN COURT

Block-Lot: 5801-50

AVERSANO, AGNES
68 MANHATTAN CT
NUTLEY, NJ 07110
RE: 68 MANHATTAN COURT

Block-Lot: 5800-15

OPANOWICZ, THOMAS A. JR. & CAROLYN
63 MANHATTAN CT
NUTLEY, NJ 07110
RE: 63 MANHATTAN COURT

Block-Lot: 5801-49

DIGIUSEPPE, THOMAS & SHERRY
64 MANHATTAN COURT
NUTLEY, NJ 07110
RE: 64 MANHATTAN COURT

Block-Lot: 5800-16

SALIMBENE, ANTHONY & CHRISTINE
59 MANHATTAN CT
NUTLEY, NJ 07110
RE: 59 MANHATTAN COURT

Block-Lot: 5801-45

COLE, WALTER & LISA
30 MANHATTAN COURT
NUTLEY, NJ 07110
RE: 30 MANHATTAN COURT

Block-Lot: 5800-6

NELSON, ANTHONY JR & BAHADOURIAN, A
155 CHURCH ST
NUTLEY, NJ 07110
RE: 155 CHURCH STREET

Block-Lot: 5702-8

FALDUTO, ROBIN J.
5 VALLEY RD
NUTLEY, NJ 07110
RE: 5 VALLEY ROAD

Block-Lot: 5701-58

MARTE, ANTONIO & MELO, ELAYNE
17 HAZEL TER
NUTLEY, NJ 07110
RE: 17 HAZEL TERRACE

Block-Lot: 5701-71

BURBANK, ALFRED & DEBRA
14 VALLEY RD
NUTLEY, NJ 07110
RE: 14 VALLEY ROAD

Block-Lot: 5702-11

GALINDO, RICHARD & MAHON, MARGARET
5 CHURCH ST
NUTLEY, NJ 07110
RE: 160 CHURCH STREET

Block-Lot: 5701-59

WECHTER, HARVEY & CHERYL
15 HAZEL TER
NUTLEY, NJ 07110
RE: 15 HAZEL TERRACE

Block-Lot: 5702-10

O'FARRILL, PETER & DEBORA O'FARRILL
156 CHURCH STREET
NUTLEY, NJ 07110
RE: 156 CHURCH STREET

Block-Lot: 5800-8

NASIADKO, SYLWIA & CALKA, ANDREW
149 CHURCH ST
NUTLEY, NJ 07110
RE: 149 CHURCH STREET

Block-Lot: 5800-7

BYRNE, CHRISTOPHER & MARTA BYRNE
153 CHURCH STREET
NUTLEY, NJ 07110
RE: 153 CHURCH STREET

Block-Lot: 5702-9

JASNOWITZ, JAMES
152 CHURCH ST
NUTLEY, NJ 07110
RE: 152 CHURCH STREET

Block-Lot: 5701-70

SCISCIONE, THOMAS & CHERYL
10 VALLEY RD
NUTLEY, NJ 07110
RE: 10 VALLEY ROAD

Block-Lot: 5701-68

HANNA, GAMIL K. & REMONDA S.
142 CHURCH ST
NUTLEY, NJ 07110
RE: 142 CHURCH STREET

Block-Lot: 5701-67

AVALLONE, PASQUALE & ROSE
130 CHURCH ST
NUTLEY, NJ 07110
RE: 130 CHURCH STREET

Block-Lot: 5701-69

DUKA, MIRELA
148 CHURCH ST
NUTLEY, NJ 07110
RE: 148 CHURCH STREET

Block-Lot: 5701-66

RACHURI, ELIZABETH & ELIAZER
128 CHURCH ST
NUTLEY, NJ 07110
RE: 128 CHURCH STREET

Block-Lot: 5701-65

THIELE, ROBERT L. JR. & JOANN
124 CHURCH ST
NUTLEY, NJ 07110
RE: 124 CHURCH STREET

Block-Lot: 5701-64

CLAUSSEN, OTTO F. & AMPARO P.
122 CHURCH ST
NUTLEY, NJ 07110
RE: 122 CHURCH STREET

Block-Lot: 5800-4

TOPPETA, JENNIFER
161 CHURCH ST
NUTLEY, NJ 07110
RE: 161 CHURCH STREET

Block-Lot: 5800-5

MCGEE, RYAN J. & NICOLE MCGEE
159 CHURCH STREET
NUTLEY, NJ 07110
RE: 159 CHURCH STREET

Block-Lot: 5800-9

CHOE, YONG & HEESANG
151 CHURCH ST
NUTLEY, NJ 07110
RE: 151 CHURCH STREET

Block-Lot: 5800-10

OPALKA, ERICK & JAMIE L.
147 CHURCH STREET
NUTLEY, NJ 07110
RE: 147 CHURCH 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)

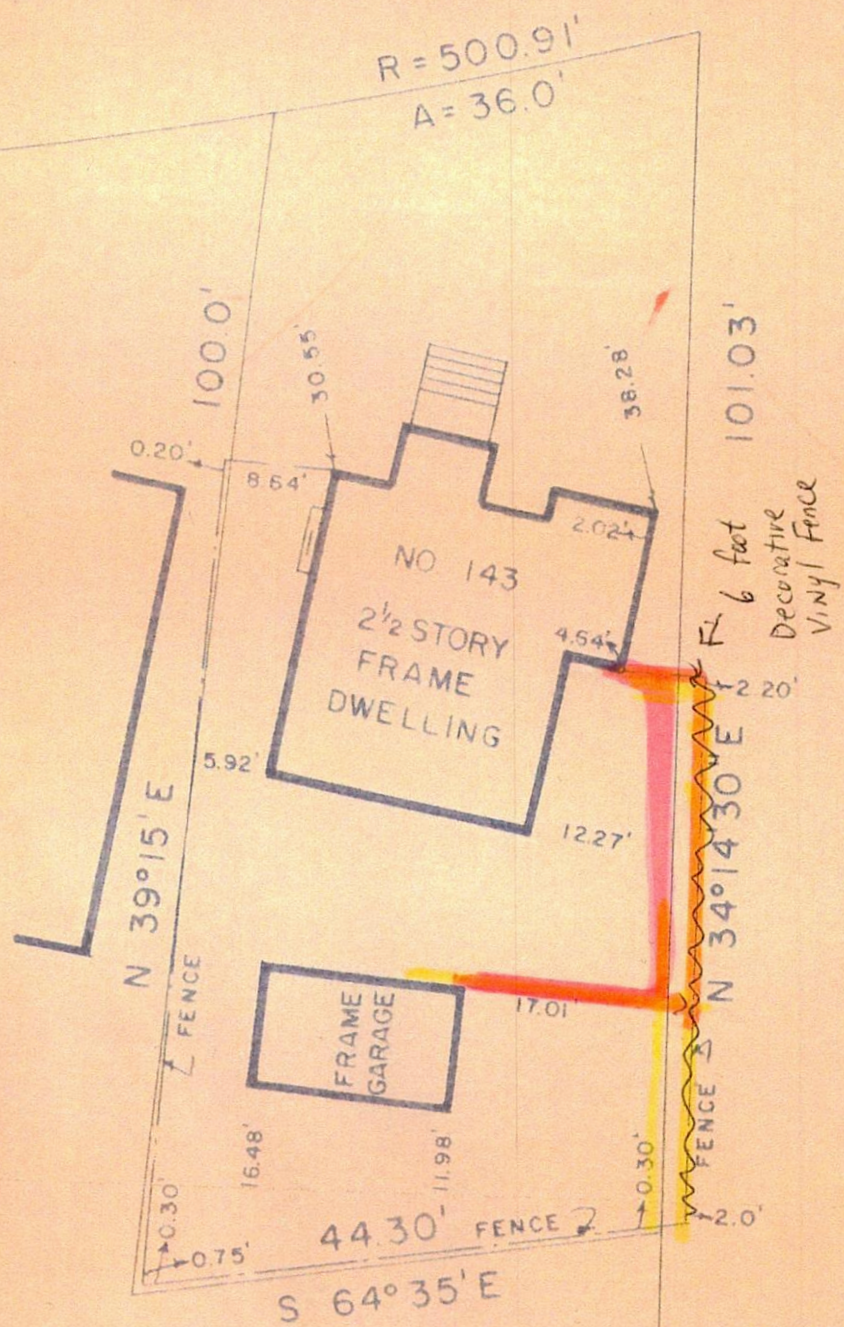
Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

BORRIE & McDONALD
 SUCCESSORS TO BORRIE & KREINER
 EST. 1869
 LICENSED LAND SURVEYORS
 NEWARK, N. J.

MAP OF PROPERTY
 LOCATED AT NUTLEY, NEW JERSEY

CHURCH STREET

MANHATTAN COURT



SURVEY NO. 68-221
 MAP NUMBER 1806
 TAX SHEET
 SCALE 1 IN. = 16 FT
 55-111

THIS SURVEY IS CERTIFIED TO
 ANDREW HARBISON AND
 AGNES HARBISON, HIS WIFE,
 WILLIAM A. SCHILLING, ATTORNEY,
 THE HOWARD SAVINGS INSTITUTION
 AND LAWYERS-CLINTON DIVISION OF
 CHELSEA TITLE AND GUARANTY COMPANY

NEWARK, N. J. OCT. 29 TH, 1968
Frank H. McDonald
 SURVEYOR