



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*

May 7, 2025

Danielle Curry and Connor Pickel
264 Hillside Avenue
Nutley, NJ 07110

**RE: Corner Property-Front Yard Fence
264 Hillside Avenue
Block/Lot: 2002/1**

Dear Ms. Curry and Mr. Pickel,

Your request for a permit, at the above referenced address, to install a four (4') foot open picket fence and a six (6') foot solid type fence on the corner property, as shown on the property survey by George Anderson dated February 12, 2021 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 fence proposed along East Plaza and Hillside Avenue will be a four (4') open picket fence.

The fence located on the left side of the property will be a six (6') foot solid type fence. This location is in the side yard of the adjoining property along Hillside Avenue.

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: 5/7/25

Section I: SUBJECT PROPERTY

Address: 264 Hillside Avenue

Block: 2002 Lot: 1 Zone: R-1

District Requirements

Proposed

Lot Area

Lot Width

Lot Depth

Front Yard

Side Yard

Rear Yard

Other

Section II: APPLICANT INFORMATION

Name: Danielle Curry

Address: 264 Hillside Avenue
Nutley NJ 07110

Telephone: 201 889 7370

Email Address: dcurry128@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	<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 or topographic conditions).

X The front yard fence would allow for our yard to remain
the same size for outdoor play for our son.
We bought the house with this existing
structure.

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 Around our house is a large busy corner and abandoned
train tracks. This fence allows us a private
and safe yard.

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

X Without this fence, we would not be able
to enjoy our yard to the fullest. Our son
will have less space to play soccer in the
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 N / A

SS.

COUNTY OF ESSEX


x Danielle Curry, being duly sworn, hereby certify (check one)

➤ X that I am the applicant

I, _____, 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)

X OCury
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 2 day of June, 20 25.

X 
Signature of person authorized to take oaths

6



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 2002-1
PICKEL, CONNOR & CURRY, DANIELLE
264 HILLSIDE AVENUE

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

Block-Lot: 2003-1

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 11 EAST PLAZA

Block-Lot: 2002-8

CAYANAN, NICOLAS & RAQUEL
14 EAST PLAZA
NUTLEY, NJ 07110
RE: 14 EAST PLAZA

Block-Lot: 2002-6

NUTLEY APARTMENTS LLC
252 HIGHFIELD LANE
NUTLEY, NJ 07110
RE: 599 FRANKLIN AVENUE

Block-Lot: 2002-5

GARRUTO, ANDREW F.
5 SAINT PAULS PL
NUTLEY, NJ 07110
RE: 5 SAINT PAULS PLACE

Block-Lot: 2002-2

ARGUETA, ISAIAS & MUNOZ, KARLA
19 SAINT PAULS PLACE
NUTLEY, NJ 07110
RE: 19 SAINT PAULS PLACE

Block-Lot: 2002-3

COSTELLO, LOUIS J. & LYNN ANN H.
15 SAINT PAULS PL
NUTLEY, NJ 07110
RE: 15 SAINT PAULS PLACE

Block-Lot: 2002-4

NAVAS, MELISSA
11 SAINT PAULS PL
NUTLEY, NJ 07110
RE: 11 SAINT PAULS PLACE

Block-Lot: 2002-9

STELLATO, KEVIN
18 EAST PLZ
NUTLEY, NJ 07110
RE: 20 EAST PLAZA

Block-Lot: 2000-31

PUCCI, KENNETH & KATHLEEN M.
273 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 273 HILLSIDE AVENUE

Block-Lot: 2000-28

CARROLL, MATTHEW
285 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 285 HILLSIDE AVENUE

Block-Lot: 3101-1

NURAD ASSOCIATES, LLC
777 PASSAIC AVE
CLIFTON, NJ 07012
RE: 20 WEST PLAZA

Block-Lot: 2002-7

ANUJ SHAH NUTLEY ASSOCIATE LLC
293 PASSAIC STREET
PASSAIC, NJ 07055
RE: 591 FRANKLIN AVENUE

Block-Lot: 2000-27

NUTLEY LUMBER CO. INC.
263 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 271 HILLSIDE AVENUE

Block-Lot: 2000-29

GILBERT, DAVID B. & NOVELLA S.
283 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 283 HILLSIDE AVENUE

Block-Lot: 2001-1

ST. PAULS CONG. CHURCH & PARSONAGE
20 SAINT PAULS PL
NUTLEY, NJ 07110
RE: 2-20 SAINT PAULS PLACE

Block-Lot: 2000-30

PACHECO, JOSEPH & GARNELL, JONI L.
277 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 277 HILLSIDE AVENUE

Block-Lot: 2000-33

265 HILLSIDE AVENUE, LLC
P.O. BOX 1068
FAIR LAWN, NJ 07410
RE: 265 HILLSIDE AVENUE

Block-Lot: 2000-32

NEWMAN, ROBERT L
269 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 269 HILLSIDE AVENUE

Block-Lot: 2100-8

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 750 BLOOMFIELD AVENUE

Block-Lot: 10-2

NORFOLK SOUTHERN RAILROAD
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

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)

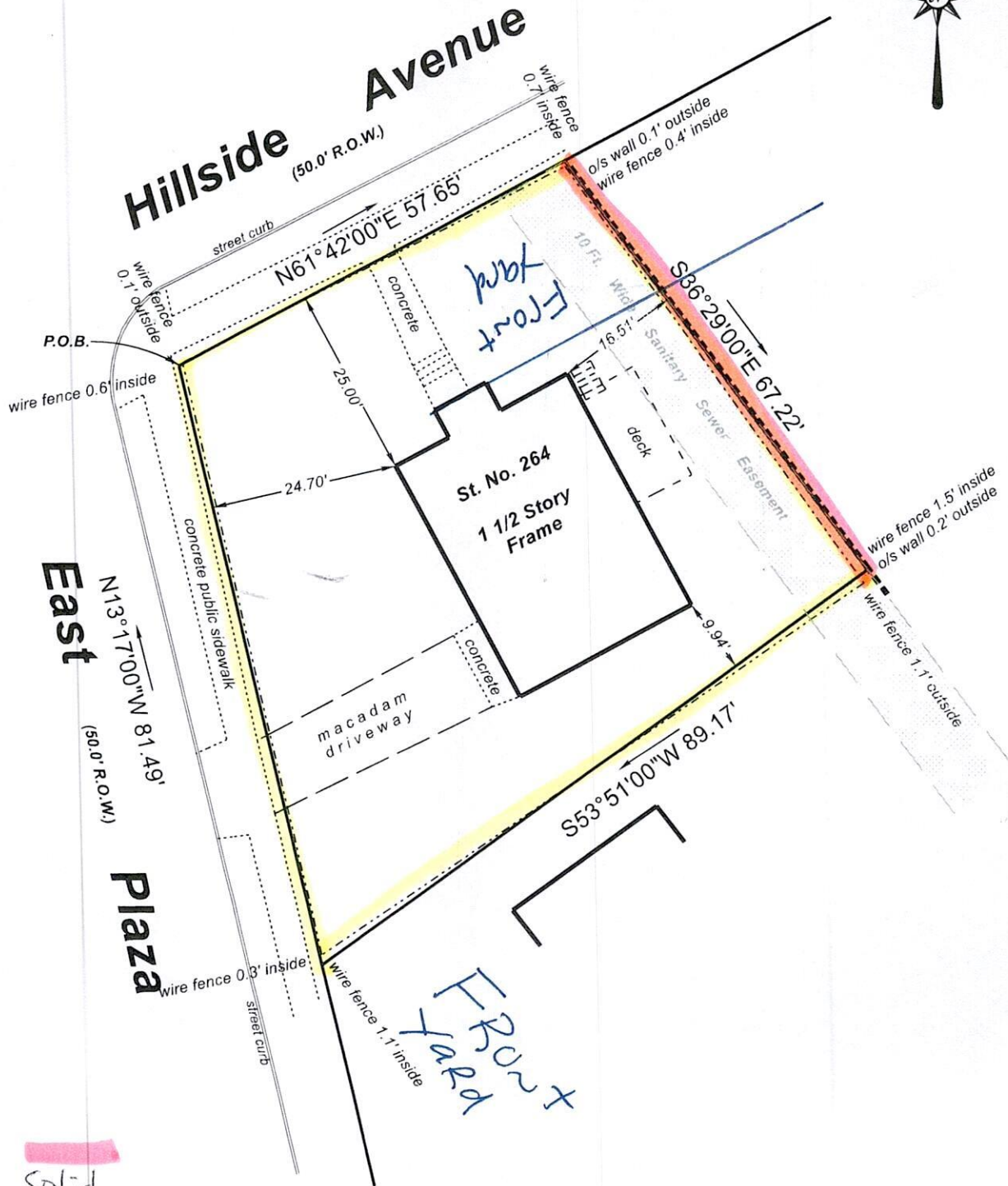
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for and other purpose including, but not limited to, use of survey for survey affidavit, resale or property, or to any other person not listed in certification, either directly or indirectly.

This is a location survey. Property corners were not staked by contractual agreement.



6' solid
4' picket

*** Survey Note - property and public sidewalk/curbs covered in 18-20 in. of snow and ice at time of field work

PROPERTY ADDRESS: **264 Hillside Avenue, Township of Nutley, Essex County, New Jersey**

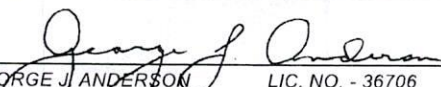
BLOCK 2002	LOT(S) 1	TAX MAPS	SURVEY NO. - G21-0082	SCALE - 1" = 20'
FILED MAP -			DESCRIPTION	DR/CK DATE
			Location survey w/o corners	laa/gja 02/12/2021

THIS SURVEY IS CERTIFIED TO:

Connor Pickel and Danielle Curry
Feinstein Raiss Kelin Booker & Goldstein, LLC
Metro Title Agency, Inc. (MT-13603)
Old Republic National Title Insurance Company
CrossCountry Mortgage, LLC, its successors and/or
assigns as their interests may appear.

GEORGE J. ANDERSON, L.L.C.

PROFESSIONAL LAND SURVEYORS
P.O. BOX 1348 - LITTLE FALLS, NJ 07424
TEL (973) 837-8159 EMAIL: GJALLC@GMAIL.COM
Certificate of Authorization - 24GA28180100


GEORGE J. ANDERSON LIC. NO. - 36706
LAURIA A. ANDERSON LIC. NO. - 43328

