



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

August 19, 2025

Mr. James and Marisa Robertazzi
19 Sylvan Place
Nutley, NJ 07110

**Re: Addition-Corner Property
19 Sylvan Place
Block/Lot: 4904/5**

Dear Mr. and Mrs. Robertazzi,

Your request for a permit at the above referenced address to construct an addition on to the existing dwelling, having an 11.5' front yard setback to the street side other on Vreeland Avenue as shown on the plans by Architect Serge Demerjian dated June 24, 2025 is disapproved for the following reasons:

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

Chapter 700, Article VIII, Section 700-46 B (6) of the Codes of Nutley states in specified areas, the depth of front yards for one-family dwellings to be hereafter erected in an R-1, R-1A or R-1AA District and for one- or two-family dwellings to be hereafter erected in an R-2 District shall be as follows:

(a) in the area between two intersecting streets or between an intersecting street and the Township limit or between an intersecting street and a zoning district boundary ("intersecting streets," for the purpose of this section, are those which intersect the same side of the street on which the lot which is to be developed fronts), the depth of the front yard of a lot to be developed in the area shall not be less than the average depth of the front yards of other buildings on the same side of the street, in the same zoning district and having frontage upon the same street, provided that 50% of the frontage of the lots in the same area is developed, but not less than the setback required for the district by the Schedule of Regulations.

The minimum required front yard setback as per the Schedule of Regulations in Section 700-46 in an R-1A zoning district is 25'. *The average front yard setback is 29' and the proposed front yard (side yard other street side) is 11.5'.*

A non-refundable use variance fee of \$175.00 was received by the Code Enforcement Department. 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 Jessica D'Onofrio, jdonofrio@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 to 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-25-0026

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: 8/19/25

Section I: SUBJECT PROPERTY

Address: 19 Sylvan Place

Block: 4904 Lot: 5 Zone: R-1A

	District Requirements	Proposed
Lot Area	<u>6,500 SF</u>	<u>No change</u>
Lot Width	<u>60'</u>	<u>no change</u>
Lot Depth	<u>100'</u>	<u>no change</u>
Front Yard	<u>25'</u>	<u>no change</u>
Side Yard	<u>8'</u>	<u>no change</u>
Rear Yard	<u>30'</u>	<u>52.12 SF</u>
Other		

Section II: APPLICANT INFORMATION

Name: JAMES/MARISA ROBERTAZZI

Address: 19 SYLVAN PLACE

NUTLEY NJ 07110

Telephone: 973 432 0875 (MARISA - cell)

Email Address: MARISA.MERRIGAN@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	_____	_____
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? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted 12/21/98 to erect a front yard fence.

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).

N/A

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

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

I have had relapsing remitting Multiple Sclerosis for 20 years and while I am moving okay right now, not having a restroom on the first floor, is somewhat challenging having to navigate stairs to use the bathroom on the 2nd floor.

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.

The beautiful design of the addition will enhance the appearance of the house and the neighborhood.



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 4904-5
ROBERTAZZI, JAMES M. & MARISA M.
19 SYLVAN PLACE

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

Block-Lot: 4904-10

LEHIGH, ELAINE
74 COEYMAN AVE
NUTLEY, NJ 07110
RE: 74 COEYMAN AVENUE

Block-Lot: 4903-1

NEVOLO, NICHOLAS & BARBARA
259 VREELAND AVE
NUTLEY, NJ 07110
RE: 259 VREELAND AVENUE

Block-Lot: 4904-8

BERCARI, GRANT & TRACY
7 SYLVAN PLACE
NUTLEY, NJ 07110
RE: 7 SYLVAN PLACE

Block-Lot: 4903-2

GROOME, MICHAEL E. & EILEEN F.
255 VREELAND AVE
NUTLEY, NJ 07110
RE: 255 VREELAND AVENUE

Block-Lot: 4904-1

MENE-AFEJUKU, TUOYO & BAMIDELE
564 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 564 BLOOMFIELD AVENUE

Block-Lot: 4903-18

ABUALI, IBRAHIM & SUZANNE
52 COEYMAN AVE
NUTLEY, NJ 07110
RE: 52 COEYMAN AVENUE

Block-Lot: 4900-9

SOUSA, JOHN & SARA
27 SYLVAN PL
NUTLEY, NJ 07110
RE: 27 SYLVAN PLACE

Block-Lot: 4900-11

SELLOUM, S & NAJMEDDINE, H
296 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 296 VREELAND AVENUE

Block-Lot: 4900-8

KERR, NOLAN
31 SYLVAN PL
NUTLEY, NJ 07110
RE: 31 SYLVAN PLACE

Block-Lot: 4903-3

O'BRIEN, ROBERT A. & LEE RAE
251 VREELAND AVE
NUTLEY, NJ 07110
RE: 251 VREELAND AVENUE

Block-Lot: 4900-13

MELOI, PETER C. & NEREIDA
582 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 582 BLOOMFIELD AVENUE

Block-Lot: 4900-12

LAZU, MARIANGEL & NELSON M II
576 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 576 BLOOMFIELD AVENUE

Block-Lot: 4900-6

HUSAINI, SAIMA
39 SYLVAN PL
NUTLEY, NJ 07110
RE: 39 SYLVAN PLACE

Block-Lot: 4900-10

KANE, DANIEL & COLLEEN
286 VREELAND AVE
NUTLEY, NJ 07110
RE: 286 VREELAND AVENUE

Block-Lot: 4900-7

ALBERT, ROBERT L. & PATRICIA M.
35 SYLVAN PL
NUTLEY, NJ 07110
RE: 35 SYLVAN PLACE

Block-Lot: 4904-2

BUONO, ANGELINA M.
293 VREELAND AVE
NUTLEY, NJ 07110
RE: 293 VREELAND AVENUE

Block-Lot: 4901-8

OXLAND, RANDY M. & BARBARA
36 SYLVAN PL
NUTLEY, NJ 07110
RE: 36 SYLVAN PLACE

Block-Lot: 4904-3

GREENWOOD, CAROL S.
287 VREELAND AVE
NUTLEY, NJ 07110
RE: 287 VREELAND AVENUE

Block-Lot: 4904-14

JHAVERI, AKASH & PRIYANKA
558 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 558 BLOOMFIELD AVENUE

Block-Lot: 4901-7

CHOUKEIR, ABDOU-ALLAH
260 VREELAND AVE
NUTLEY, NJ 07110
RE: 260 VREELAND AVENUE

Block-Lot: 4901-6

SOTO, ANGEL L.
254 VREELAND AVE
NUTLEY, NJ 07110
RE: 254 VREELAND AVENUE

Block-Lot: 4904-4

PETE, KATALIN E.
281 VREELAND AVE
NUTLEY, NJ 07110
RE: 281 VREELAND AVENUE

Block-Lot: 4904-6

DELANEY, JOHN & TRACEY
15 SYLVAN PL
NUTLEY, NJ 07110
RE: 15 SYLVAN PLACE

Block-Lot: 4904-7

MCCARTHY, DANIEL J & AMY L
11 SYLVAN PL
NUTLEY, NJ 07110
RE: 11 SYLVAN PLACE

Block-Lot: 4904-12

BERNARDINI, ANTHONY & GATANIS, DANI
82 COEYMAN AVE
NUTLEY, NJ 07110
RE: 82 COEYMAN AVENUE

Block-Lot: 4904-11

VACCARO, CALOGERO
80 COEYMAN AVE
NUTLEY, NJ 07110
RE: 80 COEYMAN AVENUE

Block-Lot: 4904-9

BURD, STEPHEN & TARA
1 SYLVAN PLACE
NUTLEY, NJ 07110
RE: 1 SYLVAN PLACE

Block-Lot: 4903-19

NEBELUNG, JAMES J. & WAJDA, MICHAEL C
8 SYLVAN PL
NUTLEY, NJ 07110
RE: 8 SYLVAN PLACE

Block-Lot: 4900-14

SHOEB, ABU AWAL MD & SHALIA, SHABNAM

590 BLOOMFIELD AVE

NUTLEY, NJ 07110

RE: 590 BLOOMFIELD AVENUE


[illegible]

➤ that I am the applicant

➤ _____ 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  Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 25th day of August, 2025.

X  _____
Signature of person authorized to take oaths



PROJECT: **ADDITION / ALTERATION TO
19 SYLVAN PLACE
NUTLEY, NJ**

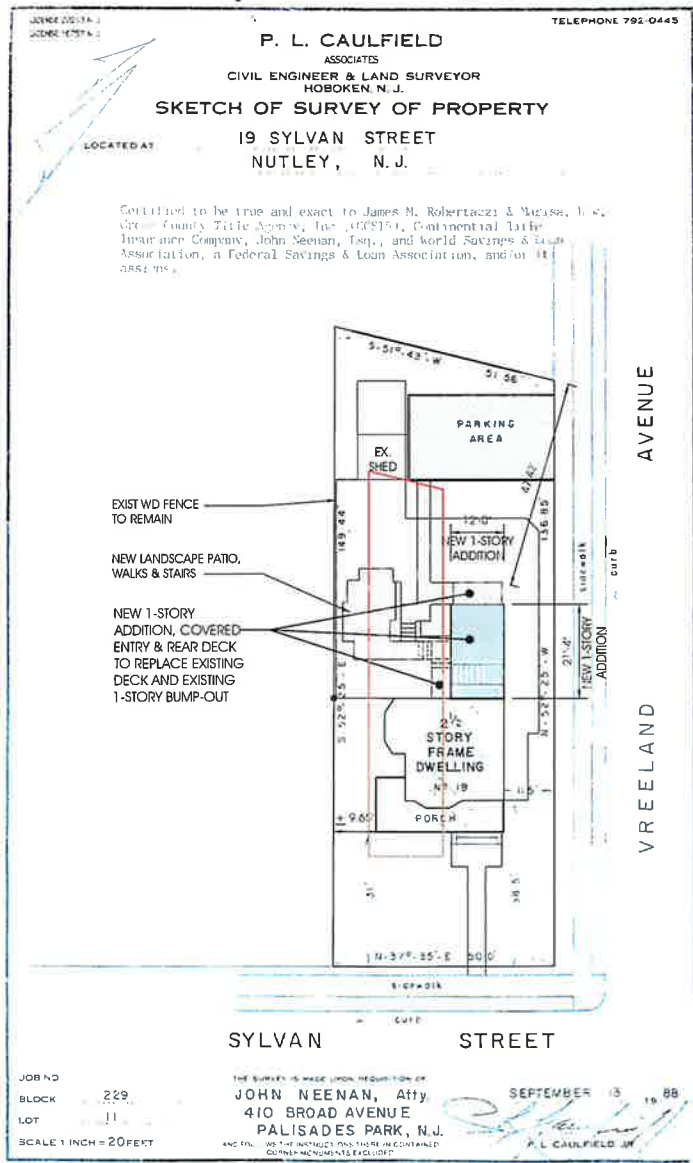
OWNER: **JAMES & MARISIA ROBERTAZZI
19 SYLVAN PLACE
NUTLEY, NJ 07071**

ISSUE: **BOA APPLICATION
8/27/2025**

ZONING & DWELLING INFORMATION

ADDRESS: 19 SYLVAN PLACE		BULK, AREA & HEIGHT REGULATIONS			MAXIMUM LOT COVERAGE (PERCENTAGE):	
OWNER:	JAMES & MARISA ROBERTAZZI	EXISTING:	REQUIRED:	PROPOSED:	EXISTING STRUCTURE:	806 sf
LOT:	5 - CORNER LOT	LOT AREA :	7,157 sf	6,500 sf	EXISTING SHED:	116 sf
BLOCK:	4905	LOT WIDTH:	50 ft ^	60 ft	NEW ADDITION:	256 sf
		LOT DEPTH:	150 ft (irregular)	100 ft	NEW REAR COVERED ENTRY:	30 sf
ZONE:	R-1A ONE FAMILY DISTRICT	FRONT YARD: (SYLVAN)	31.0 ft	25 ft	NEW REAR DECK:	55 sf
USE:	EXISTING ONE FAMILY RESIDENCE - NO CHANGE	FRONT YARD: (VREELAND)	11.5 ft ^ *	25 ft	TOTAL PROPOSED COVERAGE (sf)	1,263 sf
AREAS:	PROPOSED ADDITION: 256 sf	SIDE YARD: (SOUTH)	~ 9.64 ft	8 ft	LOT AREA:	7,157 sf
		REAR YARD:	47.42 ft	30 ft	PROPOSED LOT COVERAGE (%)	17.64 % ✓
		MAX. HEIGHT (FEET):	~ 28 ft	30 ft	MAX. ALLOWABLE LOT COVERAGE: 35 %	
		MAX. HEIGHT (STORIES):	2.5 sf	2.5 sf	MAXIMUM IMPERVIOUS COVERAGE (PERCENTAGE):	
					PROPOSED DWELLING COVERAGE (SEE ABOVE)	1,263 sf
					EXISTING FRONT WALK:	179 sf
					EXISTING DRIVEWAY:	651 sf
					PROPOSED REAR ENTRY STAIRS, PATIO & WALKS	442 sf
					TOTAL PROPOSED COVERAGE (sf)	2,535 sf
					LOT AREA:	7,157 sf
					PROPOSED LOT COVERAGE (%)	35.42 % ✓
					MAX. ALLOWABLE LOT COVERAGE: 65 %	

LEGEND:
n.c. = NO CHANGE * = VARIANCE REQUIRED
n.a. = NOT APPLICABLE ^ = EXISTING NON-CONFORMANCE
~ = ESTIMATED



NOT VALID FOR CONSTRUCTION UNLESS REVIEWED AND
SEALED BY THE ARCHITECT AND APPROVED BY
TOWNSHIP CONSTRUCTION OFFICIAL

DATE	ISSUE	REVISIONS
JUNE 24, 2025	AS SHOWN	1
		2

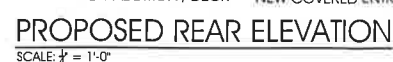
© 2025 SERGE DEMERJIAN ARCHITECT

**ADDITION / ALTERATION TO
19 SYLVAN PLACE, NUTLEY, NJ**

TITLE SHEET, ZONING INFO & SITE PLAN
JAMES & MARISA ROBERTAZZI
19 SYLVAN PL
NUTLEY, NJ 07110

SERGE DEMERJIAN ARCHITECT

63 Brookfield Ave
Nutley, NJ 07110
(973) 412-5289



ISSUES		REVISIONS		DATE		BY	
NO.	DESCRIPTION	NO.	DESCRIPTION	DATE	BY	DATE	BY
1	ISSUED FOR CONSTRUCTION (PLEASE REVIEWED BY THE ARCHITECT AND APPROVED BY THE ISSUING AGENCY/CONTRACTOR OFFICIAL)	1	ISSUED FOR CONSTRUCTION (PLEASE REVIEWED BY THE ARCHITECT AND APPROVED BY THE ISSUING AGENCY/CONTRACTOR OFFICIAL)	09/27/2025	SCA APPLICATION	09/27/2025	LETTER OF DENIAL
2		2					
3		3					
4		4					
5		5					
6		6					
7		7					
8		8					
9		9					
10		10					
11		11					
12		12					
13		13					
14		14					
15		15					
16		16					
17		17					
18		18					
19		19					
20		20					
21		21					
22		22					
23		23					
24		24					
25		25					
26		26					
27		27					
28		28					
29		29					
30		30					
31		31					
32		32					
33		33					
34		34					
35		35					
36		36					
37		37					
38		38					
39		39					
40		40					
41		41					
42		42					
43		43					
44		44					
45		45					
46		46					
47		47					
48		48					
49		49					
50		50					

**ADDITION / ALTERATION TO
19 SYLVAN PLACE, NUTLEY, NJ**

FLOOR PLANS & ELEVATIONS

JAMES & MARISA ROBERTAZZI
19 SYLVAN PL
NUTLEY, NJ 07110
908.666.1110

SERGE DEMERIAN ■ ARCHITECT

63 Brookfield Ave
Nutley, NJ 07110
(973) 412-5289

2 of 2 **A-02**
project no. **24240**