



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*

August 13, 2025

Ajay Tailor
65 Msgr. Owens Place
Nutley, NJ 07110

**RE: Front Yard/Side Yard Fence
65 Msgr. Owens Place
Block/Lot: 7001/23**

Dear Mr. Tailor,

Your request for a permit, at the above referenced address, to install a four (4') foot solid type fence, located on the right side of the front yard and to install a six (6') foot solid type fence located in the side yard, as shown on the property survey by George Anderson dated September 27, 1994 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.

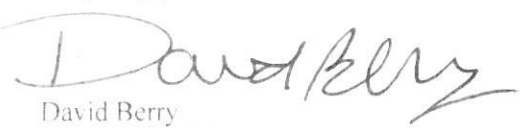
Chapter 700, Article XI, Section 700-71 B of the Codes of Nutley states a fence erected along the side lines from the front line of a main structure to the rear line of such structure and within such lines shall not exceed four feet in height and shall be not less than two feet in height and shall be 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 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-25-0025

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: 8/13/25

Section I: SUBJECT PROPERTY

Address: 65 Msgr. Owens Place.

Block: 7001 Lot: 23 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Ajay Tailor

Address: 65 MSGR OWENS PL
Nutley NJ 07110

Telephone: 973-699-3802

Email Address: tailoraj@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? 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

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

x

N/A

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

For the safety of my tenants with young children (twins). People walks through fence for short cut.

x

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

CERTIFICATION

[illegible]

+ Ajay Tailor, being duly sworn, hereby certify (check one)
 ➤ ✓ that I am the applicant

➤ ✓ that I am the applicant

or

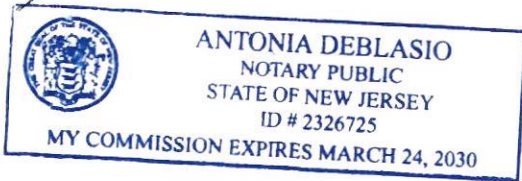
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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 29th day of August, 2025.

+ Patricia DeBlasio
Signature of person authorized to take oaths





Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 7001-23
TAILOR, AJAY
65 MSGR. OWENS PLACE

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

Block-Lot: 7001-8

ACEVEDO, YOLANDA
158 UNION AVE
NUTLEY, NJ 07110
RE: 158 UNION AVENUE

Block-Lot: 7103-8

MICCICHE, SALVATORE
29 RUTHERFORD CT.
TOTOWA, NJ 07512
RE: 265 PARK AVENUE

Block-Lot: 7103-9

GLAVAN, DENNIS G. & ANN MARIE
2 OAK RIDGE AVE
NUTLEY, NJ 07110
RE: 2 OAK RIDGE AVENUE

Block-Lot: 7001-7

NEVES, ARLETTE
156 UNION AVE
NUTLEY, NJ 07110
RE: 156 UNION AVENUE

Block-Lot: 7001-9.01

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

Block-Lot: 7001-9

SARRIDO, GIANFRANCO & MARIA
168 UNION AVE
NUTLEY, NJ 07110
RE: 168 UNION AVENUE

Block-Lot: 7001-6

BERRONES, MARIA
152 UNION AVE
NUTLEY, NJ 07110
RE: 152 UNION AVENUE

Block-Lot: 7001-5

CERNIGLIA, DOUGLAS & MELISSA
150 UNION AVE
NUTLEY, NJ 07110
RE: 150 UNION AVENUE

Block-Lot: 7001-4

BALDE, ANITA
142 UNION AVENUE
NUTLEY, NJ 07110
RE: 142 UNION AVENUE

Block-Lot: 7001-26

COLEMAN, CAROL M.
57 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 57 MSGR. OWENS PLACE

Block-Lot: 7001-27

DARJEE, DIMPESH D.
225 E 63RD ST APT 1M
NEW YORK, NY 10065
RE: 51 MSGR. OWENS PLACE

Block-Lot: 7001-3

ELIAS, M. & CRUZ, R. & VELASCO, M.
140 UNION AVE
NUTLEY, NJ 07110
RE: 140 UNION AVENUE

Block-Lot: 7001-28

COLLAR, JOSEPH A. & MENESES, LUZ
17 MYRTLE AVE
NUTLEY, NJ 07110
RE: 17 MYRTLE AVENUE

Block-Lot: 7001-32

CAFONE, MICHAEL & PAUL
11-13 BROOKLINE AVENUE
NUTLEY, NJ 07110
RE: 88-98 CENTRE STREET

Block-Lot: 7103-4

BALT GREYLOCK REALTY, LLC
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 291 PARK AVENUE

Block-Lot: 7001-12

OLEKSIJ, ALEXANDER M.
249 PARK AVE
NUTLEY, NJ 07110
RE: 249 PARK AVENUE

Block-Lot: 7001-13

FARRO, GIUSEPPE & DORA
130 PLENGE DR
BELLEVILLE, NJ 07109
RE: 245 PARK AVENUE

Block-Lot: 7001-14

ESPOSITO, ADELE SIERCHIO
241 PARK AVENUE
NUTLEY, NJ 07110
RE: 241 PARK AVENUE

Block-Lot: 7001-17

PEREZ, FREDDY & LILIANA
37 MYRTLE AVE
NUTLEY, NJ 07110
RE: 37 MYRTLE AVENUE

Block-Lot: 7001-16

PAUN, GEORGE & NICULINA PAUN
35 SAN ANTONIO AVENUE
NUTLEY, NJ 07110
RE: 47 MYRTLE AVENUE

Block-Lot: 7001-22

CHENG, KUNG-E & CHEN, NIEM-TZU
62 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 62 MSGR. OWENS PLACE

Block-Lot: 7001-21

MARTZEN, ROBERT A. & NICOLE M.
60 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 60 MSGR. OWENS PLACE

Block-Lot: 7001-20

ALOI, MICHAEL
300 HARVEST RIDGE RD
STRATFORD, CT 06614
RE: 58 MSGR. OWENS PLACE

Block-Lot: 7001-18

PEREZ, FREDDY
35 MYRTLE AVE
NUTLEY, NJ 07110
RE: 35 MYRTLE AVENUE

Block-Lot: 7001-24

POPLAWSKI, PAUL & ELIZABETH BOK
63 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 63 MSGR. OWENS PLACE

Block-Lot: 7001-19

ROSA, RENEE
33 MYRTLE AVE
NUTLEY, NJ 07110
RE: 33 MYRTLE AVENUE

Block-Lot: 7001-25

LAM,FRAN.&CATHERINE &PHILIP & ELLIE
61 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 61 MSGR. OWENS PLACE

Block-Lot: 7001-11

DIMINNI, DOMENICK
24 ROSALIE AVENUE
CLIFTON, NJ 07011
RE: 255 PARK AVENUE

Block-Lot: 7001-10

SALDANA, EFRAIN

170 UNION AVE

NUTLEY, NJ 07110

RE: 170 UNION AVENUE

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)

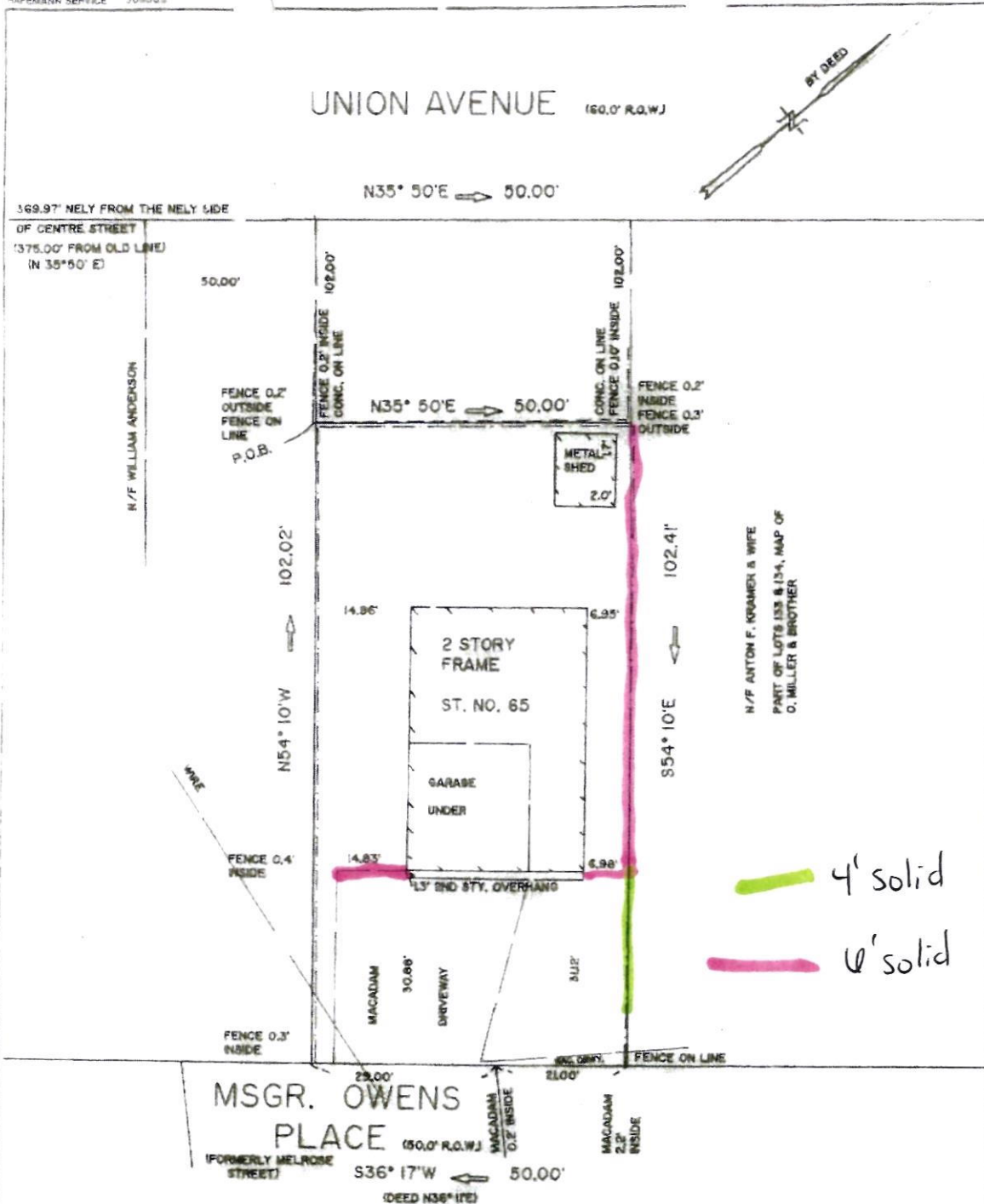
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(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 SURVEY IS CERTIFIED TO AJAY D. TAILOR, MARRIED; JOHN P. RYDER, ESQ.; ABRAXAS ABSTRACT, INC. (948340); MNC MORTGAGE CORPORATION, THEIR SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

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 any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

This is a Location Survey. Property values were not stated by anticipated agreement.

SHEPARD & SHEPARD, INC.
PROFESSIONAL LAND SURVEYORS

242 WASHINGTON AVENUE NUTLEY, N.J. 07110 TEL 201-667-0713 FAX 201-667-0517

MAP OF PROPERTY SITUATED AT:
65 MSGR. OWENS PLACE
TOWNSHIP OF NUTLEY
COUNTY OF ESSEX

SURVEY NO. 940478

BLOCK 382 LOT(S) 38 TAX MAPS

SCALE 1" = 20'

DRAWN BY LA CHECKED BY GJA

GEORGE J. ANDERSON
NJ PLS - 36706

George J. Anderson

DATE(S) 9/27/94