

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 18, 2025

Joseph E. Venturino and Minghui Wang
369 Chestnut Street
Nutley, NJ 07110

Re: Solid Fence-No Neighbor Consent
369 Chestnut Street
Block- Lot: 5701/7

Dear Mr. Venturino and Ms. Wang,

Your request for a permit, at the above referenced premises, to construct a new six (6') foot solid type fence at the rear line where the adjacent property owner from Lot 27 will not sign consent for the construction, as shown on the survey by Schmidt Surveying dated January 17, 2025, is denied for the following reason:

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

Chapter 700, Article XI, Section 700-71 H of the Codes of Nutley states a stockade fence with no open construction may be erected in accordance with the location and height limitations contained in Subsection C hereof if the written consent of the adjoining property owner or owners is filed with the Construction Official.

A non-refundable filing fee of \$75.00 in connection with your appeal was received by the Code Enforcement Office 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 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-25-0030

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: 8/18/25

Section I: SUBJECT PROPERTY

Address: 369 Chestnut Street

Block: 5701 Lot: 7 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Minghui Wang & Joseph E. Ventrino

Address: 369 Chestnut St

Telephone: 201-282-9801

Email Address: josephventurino@gmail.com

Applicant is a:

____ Corporation ____ Partnership ____ LLC X 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 01' topographic conditions).

N/A

X

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

X

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

I'm requesting a variance to allow the installation of a stockade fence on my property. The specific

conditions of my lot make a solid fence necessary for both the safety of my pets and the reasonable enjoyment of my property. My wife and I own a cat and dog, and an open fence style ~~would~~ would not provide the secure containment they require. A stockade fence is the only way to ensure their safety while allowing them outdoor access, without the risk of the cat climbing the fence

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.

1) The proposed fence is a standard white privacy fence that is consistent w/ the style and design already present in this neighborhood - on our rear right side and left side of our left neighbor.

2) 3 out of the 4 neighbors already signed and approved the installation of the fence, and this confirms that they do not view the fence as detrimental to the zoning ordinance.

3) Adding on top 2), because the majority of the surrounding property owners are in agreement, the variance will not negatively impact the overall streetscape, because variance grants the small section on the back in between the houses.

4) ~~into~~ and risking escape and exposure to traffic and other hazards.

- Additionally, my immediate neighbor already has a stockade fence, and another neighbor has bamboo growing along the property line. As you may or may not know bamboo is highly invasive and has the potential to spread into my yard. A solid fence will help provide a barrier to protect my landscaping and property use. The stockade fence will also provide privacy and security for my family which cannot be achieved with an open fence. Importantly, the requested fence style will remain consistent with existing character of my neighbor's fence and others in the neighborhood, since stockade fences are already ^{on} adjacent properties. Lastly, we will construct and maintain in a manner that is safe, attractive, and harmonious with surrounding properties.

5

For the reasons above, we respectfully request approval of this variance so that we can provide a safe and secure environment for our pets, protect my property from invasive bamboo growth, and preserve my family's privacy, and remain while preserving a consistent fencing style in the neighborhood.

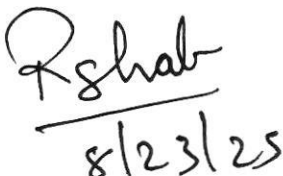
[illegible]

➤ ✓ 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

X Rshah
Signature of person authorized to take oaths





Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 5701-7
VENTURINO, JOSEPH E. & WANG, MINGHUI
369 CHESTNUT STREET

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

Block-Lot: 4701-28

SIGNORILE, JOHN & DAWN
370 CHESTNUT ST
NUTLEY, NJ 07110
RE: 370 CHESTNUT STREET

Block-Lot: 5701-2

LUONGO, GERALD & DEBRA A.T.
389 CHESTNUT ST
NUTLEY, NJ 07110
RE: 389 CHESTNUT STREET

Block-Lot: 5701-46

CANALES, JILLIAN M. LEGOSKI & ADAM C
36 LINDEN PLACE
NUTLEY, NJ 07110
RE: 36 LINDEN PLACE

Block-Lot: 4701-29

VERHASSELT, BRYAN & SUE ANNE
372 CHESTNUT ST
NUTLEY, NJ 07110
RE: 372 CHESTNUT STREET

Block-Lot: 4701-27

AMMIANO, RICHARD P. & MELANIE M.
368 CHESTNUT ST
NUTLEY, NJ 07110
RE: 368 CHESTNUT STREET

Block-Lot: 5701-44

TABOR, JAROSLAW & GOLASIK, AGNIESZKA
30 LINDEN PLACE
NUTLEY, NJ 07110
RE: 30 LINDEN PLACE

Block-Lot: 5701-8

MARRON, BRIAN K
63 ATKINS TERR
EAST RUTHERFORD, NJ 07073
RE: 363 CHESTNUT STREET

Block-Lot: 5701-47

NARDIELLO, GERALD & JERYL ANN
41 LINDEN PL
NUTLEY, NJ 07110
RE: 41 LINDEN PLACE

Block-Lot: 5701-9

KOZYRA, BARRY ALAN & CHERYL ANN
361 CHESTNUT ST
NUTLEY, NJ 07110
RE: 361 CHESTNUT STREET

Block-Lot: 5701-11

BUTLER, MADIA J.
351 CHESTNUT ST
NUTLEY, NJ 07110
RE: 351 CHESTNUT STREET

Block-Lot: 5701-49

WECHTER, JOSEPH & CAROLE
35 LINDEN PL
NUTLEY, NJ 07110
RE: 35 LINDEN PLACE

Block-Lot: 5701-48

MORRELL, LESLIE R. SR. & ARLENE J.
37 LINDEN PL
NUTLEY, NJ 07110
RE: 37 LINDEN PLACE

Block-Lot: 5701-10

CALDAS,DANIEL P+WESELOH,KRISTIANA
357 CHESTNUT ST
NUTLEY, NJ 07110
RE: 357 CHESTNUT STREET

Block-Lot: 5701-12

KASHIV, VARUN & DEEKSHA
347 CHESTNUT ST
NUTLEY, NJ 07110
RE: 347 CHESTNUT STREET

Block-Lot: 5701-50

ABREU, CRISTIAN & DARSIA
31 LINDEN PL
NUTLEY, NJ 07110
RE: 31 LINDEN PLACE

Block-Lot: 5701-45

MCKINNEY, VERNON JR. & PATRICIA
34 LINDEN PL
NUTLEY, NJ 07110
RE: 34 LINDEN PLACE

Block-Lot: 5701-27

CHALK, VICTORIA
29 CARTERET PL
NUTLEY, NJ 07110
RE: 29 CARTERET PLACE

Block-Lot: 5701-51

VIZUETE, DANIEL M.
29 LINDEN PL
NUTLEY, NJ 07110
RE: 29 LINDEN PLACE

Block-Lot: 5701-28

SABATINO, GIULIA & RAIMONDO
25 CARTERET PL
NUTLEY, NJ 07110
RE: 25 CARTERET PLACE

Block-Lot: 5701-43

STERUSKY, STEPHEN & SANDRA
28 LINDEN PL
NUTLEY, NJ 07110
RE: 28 LINDEN PLACE

Block-Lot: 5701-26

ZIRPOLI, PERRY J. & PAMELA J.
32 CARTERET PL
NUTLEY, NJ 07110
RE: 32 CARTERET PLACE

Block-Lot: 5701-42

NICHIRCO, JOSEPH P. & PATRICIA
24 LINDEN PL
NUTLEY, NJ 07110
RE: 24 LINDEN PLACE

Block-Lot: 5701-29

JOZWICKI, RYSZARD & KRZYSTYNA
19 CARTERET PL
NUTLEY, NJ 07110
RE: 19 CARTERET PLACE

Block-Lot: 5701-25

ROBERTS, RICHARD T. & JANICE M.
24 CARTERET PL
NUTLEY, NJ 07110
RE: 24 CARTERET PLACE

Block-Lot: 5701-30

D'ANGELO, GIOVANNI & CARMELINA
17 CARTERET PL
NUTLEY, NJ 07110
RE: 17 CARTERET PLACE

Block-Lot: 4701-34

MATKOVIC, LISA
386 CHESTNUT ST
NUTLEY, NJ 07110
RE: 386 CHESTNUT STREET

Block-Lot: 4701-33

RITACCO, MARIA
382 CHESTNUT ST
NUTLEY, NJ 07110
RE: 382 CHESTNUT STREET

Block-Lot: 4701-32

FROBOSE, JEANNE A.
380 CHESTNUT ST
NUTLEY, NJ 07110
RE: 380 CHESTNUT STREET

Block-Lot: 4701-31

ALBANO, MARINE
376 CHESTNUT ST
NUTLEY, NJ 07110
RE: 376 CHESTNUT STREET

Block-Lot: 4701-30

IADAROLA, PAUL & MEGAN
374 CHESTNUT ST
NUTLEY, NJ 07110
RE: 374 CHESTNUT STREET

Block-Lot: 5701-3

CARNOVALE, CHRISTOPHER & MARIANNA
385 CHESTNUT ST
NUTLEY, NJ 07110
RE: 385 CHESTNUT STREET

Block-Lot: 4701-26

DENUZZO, NICHOLAS & WONG, ERINA
356 CHESTNUT ST
NUTLEY, NJ 07110
RE: 356 CHESTNUT STREET

Block-Lot: 5701-4

YEE, LISA
379 CHESTNUT ST
NUTLEY, NJ 07110
RE: 379 CHESTNUT STREET

Block-Lot: 5701-5

MIRON, ALEXANDRA
375 CHESTNUT ST
NUTLEY, NJ 07110
RE: 375 CHESTNUT STREET

Block-Lot: 4701-25

CLAFFEY, JAMES & SIMON, STEPHANIE
350 CHESTNUT ST
NUTLEY, NJ 07110
RE: 350 CHESTNUT STREET

Block-Lot: 5701-6

LUBERTO, JEFFREY & BOGUSLAWA
371 CHESTNUT ST
NUTLEY, NJ 07110
RE: 371 CHESTNUT 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)

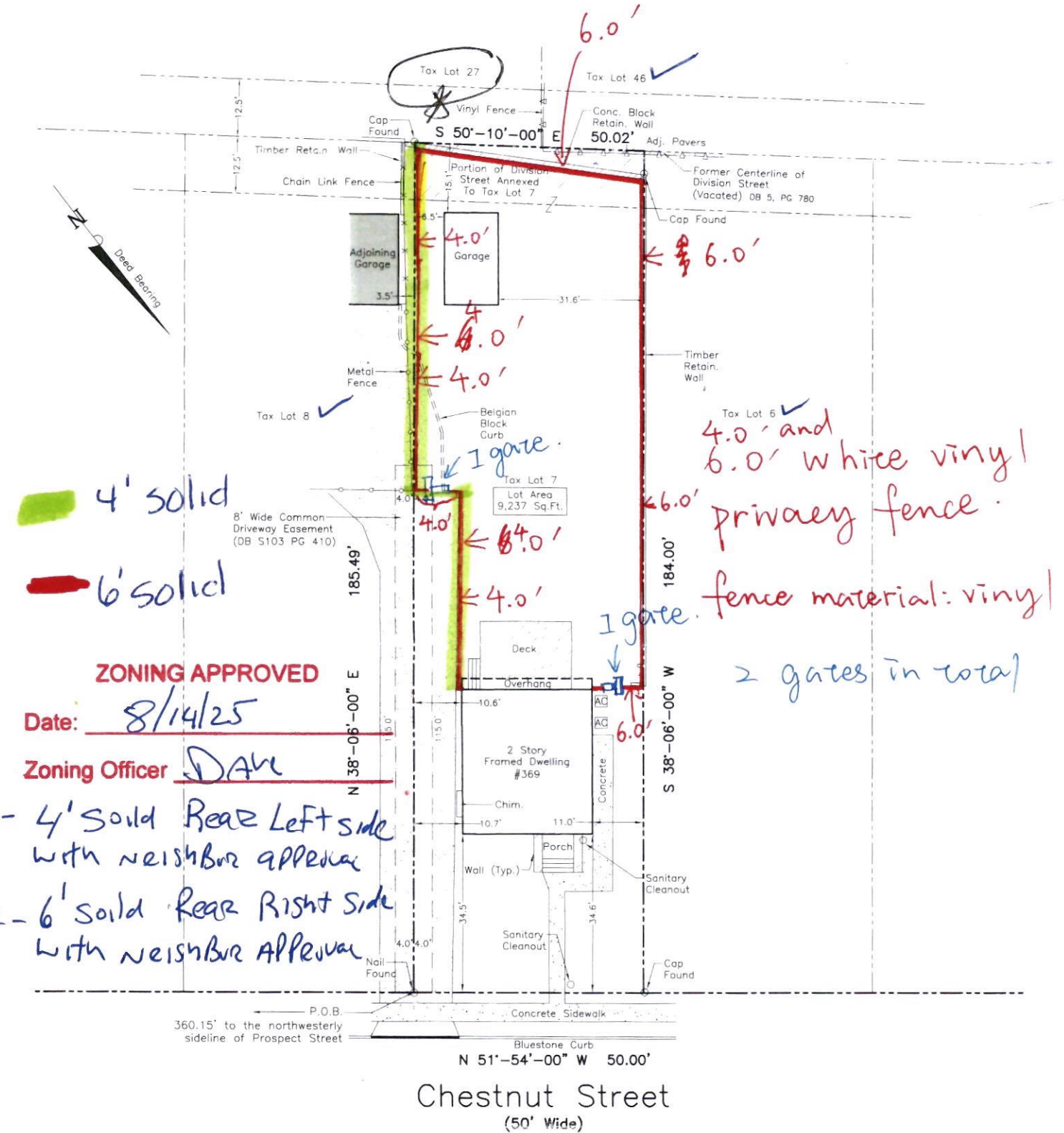
Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

References:

1. KNOWN AN DESIGNATED as Lot 7 in Block 5701 as shown on the current Tax Assess. Map, Township of Nutley, Essex County, New Jersey.
2. Instrument No. 2025013564

Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
5. Subject to easements, restrictions, terms, and conditions as described in Deed Book S103 Page 410, and Deed Book 5 Page 780.



This Survey is certified to:
Joseph E. Venturino and Minghui Wang

Schmidt Surveying

49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

Survey of Property
Tax Lot 7 - Block 5701
369 Chestnut Street
Township of Nutley
Essex County, New Jersey

Drawn: JK	Checked: AS	Date: 01-17-25	Scale: 1" = 30'
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