



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

March 11, 2026

Dylan Ozyjowski
72 Whitford Avenue
Nutley, NJ 07110

**RE: Corner Property Fence
72 Whitford Avenue
Block/Lot: 4100/1**

Dear Mr. Ozyjowski,

Your request for a permit, at the above referenced address, to install a three (3') foot aluminum, open-style fence located in the front yard and side yard other along Grant Avenue, as shown on the property survey prepared by Richard J. Hingos, Inc. dated November 3, 2025 is disapproved for the following reason.

This property is located in an R-1AA 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 location other is in the front yard of the adjoining property.*

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 Liebold, jliebold@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-26-0001

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: 3/11/26

Section I: SUBJECT PROPERTY

Address: 72 Whitford Avenue

Block: 4100 Lot: 1 Zone: R-1 AA

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

Section II: APPLICANT INFORMATION

Name: Dylan Ozyjowski

Address: 72 Whitford Ave
Nutley NJ 07110

X Telephone: 973-464-6995

Email Address: _____

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	_____ 1 _____	_____ 1 _____
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).

X The house is placed on a corner lot where the house is set in front of the
neighboring properties. This leads to a majority of the usable yard space as front yard.

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 The land is generally flat but, is adjacent to Grant Ave and Whitford Ave which are busy
through streets with high traffic both from vehicles and pedestrians.

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

X By granting this request you will be allowing our family the peace of mind for our young child and pets to play in our yard in a secure space with less worry from the busy street and pedestrian traffic. Our daughter is 18 months old and we hope to have more children soon. We would also like to be able to garden in the front and side yard with our children and pets with us in a secure space.

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 proposed fencing is designed to be visually compatible with the neighborhood and will not alter the character of the street or negatively impact the surrounding area.

X The limited portion of sight blocking fence will be in line and set back from the street to build a private area of the backyard while maintaining the line of sight for traffic and pedestrians on the front and side yard. The front and side yard fence will non-sight blocking and set to maintain view while allowing our children and pets to play safely in an enclosed secure space.



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 4100-1
OZYJOWSKI, DYLAN JAMES & ALLISON RO
72 WHITFORD AVENUE

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

Block-Lot: 4100-2

LAYDEN, WILLIAM JOSEPH & LINDA I.
86 WHITFORD AVE
NUTLEY, NJ 07110
RE: 86 WHITFORD AVENUE

Block-Lot: 4100-28

CRISTANTIELLO, MICHAEL
256 GRANT AVENUE
NUTLEY, NJ 07110
RE: 256 GRANT AVENUE

Block-Lot: 4100-29

MISKOVICH, PAUL & MICHELE
262 GRANT AVE
NUTLEY, NJ 07110
RE: 262 GRANT AVENUE

Block-Lot: 4100-27

MORRIS, BARBARA & DI CAMILLO, JOHN P
252 GRANT AVE
NUTLEY, NJ 07110
RE: 252 GRANT AVENUE

Block-Lot: 6503-1

ESPINOZA, LUIS & MARTINEZ, MAUREEN
283 GRANT AVENUE
NUTLEY, NJ 07110
RE: 283 GRANT AVENUE

Block-Lot: 6503-2

TIENE, DEBRA
279 GRANT AVE
NUTLEY, NJ 07110
RE: 279 GRANT AVENUE

Block-Lot: 6503-3

KELLY, JOHN & KATHY
273 GRANT AVE
NUTLEY, NJ 07110
RE: 273 GRANT AVENUE

Block-Lot: 6503-4

DALTON, JOAN & DALTON, ROSEMARY
269 GRANT AVE
NUTLEY, NJ 07110
RE: 269 GRANT AVENUE

Block-Lot: 6503-5

TALARICO, NITA
263 GRANT AVE
NUTLEY, NJ 07110
RE: 263 GRANT AVENUE

Block-Lot: 6503-33

BOWLING, BRIAN & DIANE
56 WHITFORD AVE
NUTLEY, NJ 07110
RE: 56 WHITFORD AVENUE

Block-Lot: 6504-1

LANEY, MARK R. & CATHERINE M.
257 GRANT AVE
NUTLEY, NJ 07110
RE: 257 GRANT AVENUE

Block-Lot: 6504-2

PECORA, CHRISTINE
253 GRANT AVE
NUTLEY, NJ 07110
RE: 253 GRANT AVENUE

Block-Lot: 6504-3

STEFAN, TUDOR & PATRIZIO,ALEXANDRA
249 GRANT AVE
NUTLEY, NJ 07110
RE: 249 GRANT AVENUE

Block-Lot: 6503-6

MARINZULICH, LEONARD L. & LINDA
55 HAMPTON PL
NUTLEY, NJ 07110
RE: 55 HAMPTON PLACE

Block-Lot: 6504-32

ROSA, DOLORES
60 HAMPTON PL
NUTLEY, NJ 07110
RE: 60 HAMPTON PLACE

Block-Lot: 4100-8

GALLAGHER, MARYBETH
47 CHESTNUT ST
NUTLEY, NJ 07110
RE: 47 CHESTNUT STREET

Block-Lot: 4100-9

REILLY, THOMAS L. & GAIL S.
45 CHESTNUT ST
NUTLEY, NJ 07110
RE: 45 CHESTNUT STREET

Block-Lot: 4200-17

MC GRANE, JOHN V. & BARBARA
83 WHITFORD AVE
NUTLEY, NJ 07110
RE: 83 WHITFORD AVENUE

Block-Lot: 4100-5

RAJA, KARAN & DIPTI
94 WHITFORD AVE
NUTLEY, NJ 07110
RE: 94 WHITFORD AVENUE

Block-Lot: 4200-16

MERCANTE, THOMAS M. & ROSEMARIE
91 WHITFORD AVE
NUTLEY, NJ 07110
RE: 91 WHITFORD AVENUE

Block-Lot: 4100-7

PUNZALAN, CRISPINO R& MARIA SOCORRO
55 CHESTNUT ST
NUTLEY, NJ 07110
RE: 55 CHESTNUT STREET

Block-Lot: 4100-4

KRUGLINSKI, MICHAEL & MELISSA T.
92 WHITFORD AVENUE
NUTLEY, NJ 07110
RE: 92 WHITFORD AVENUE

Block-Lot: 4200-18

WAINAINA, EPHRAIM N.
282 GRANT AVENUE
NUTLEY, NJ 07110
RE: 282 GRANT AVENUE

Block-Lot: 4100-3

INTINDOLA, BRIAN & JOY
90 WHITFORD AVE
NUTLEY, NJ 07110
RE: 90 WHITFORD 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

MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF NUTLEY, ESSEX COUNTY, N.J.



3' Alum
(Front Side)

6' High Solid
(Rear) Cedar

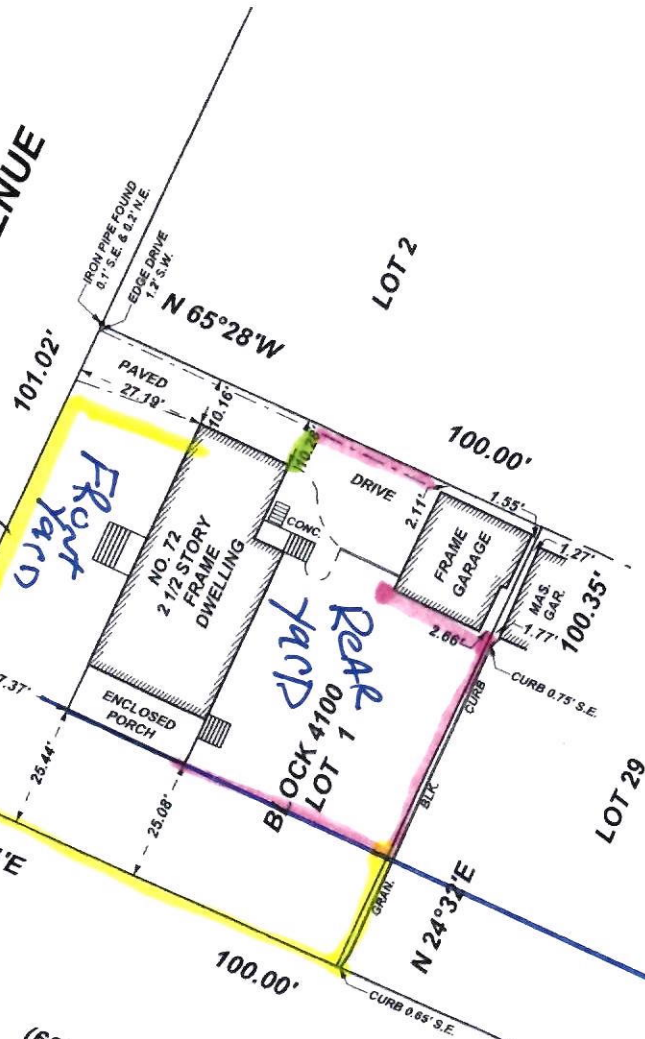
4' High Solid
(Gate) Cedar

WHITFORD
Set back
off walk
2' 1/2"
S 24°32'W

AVENUE

GRANT

AVENUE



A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

REF: DBK 4415 PG. 832

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=30'	THIS SURVEY PREPARED ONLY FOR: DYLAN OZYJOWSKI & ALLISON OZYJOWSKI, HUSBAND & WIFE, RIDGE TITLE AGENCY, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE CO., TITLE NO. RT-5843, J. CRAIG DICKSON, III, ESQ., LUMINATE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
DATE: NOV. 3, 2025	
DRAWN: G.M.	
CHECKED: R.J.H.	
TAX MAP: 4100-1	
SURVEY: 25-31632	

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RJHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35863

RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231