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MANTUA TOWNSHIP ZONING BOARD OF ADJUSTMENT

APPLICATION FOR APPEAL

APPLICATION# 2025-015 DATE FILED: 7/1/25

☒ APPEAL IS MADE FROM THE ACTION OF THE ZONING OFFICER IN REFUSING MY APPLICATION
FOR A ZONING PERMIT 40:55D-70Aa.
☐ VARIANCE RELIEF (HARDSHIP) 40:55D-70c(1)
☒ VARIANCE RELIEF (SUBSTANTIAL BENEFIT) 40:55D-70c(2)
☐ VARIANCE RELIEF USE 40:55D-70d

APPELLANT: Joe Villari TELEPHONE: _____
ADDRESS: 419 Mantua Blvd Mantua NJ 08057 EMAIL: _____

OWNER: SAME TELEPHONE: _____
ADDRESS: _____ EMAIL: _____

ATTORNEY: _____ EMAIL: _____

Interest of appellant if not owner (agent, lessee, etc.) _____

DESCRIPTION OF LAND

STREET LOCATION: 419 Mantua Blvd
BLOCK: 160 LOT(S): 2 TAX MAP: Plate 31 LOT SIZE: 90,351 sq ft 2.074 Acres
PRESENT ZONING: _____

PRESENT USE OF PROPERTY: Residential Home
CURRENT LAND IMPROVEMENTS: House
HAS A PREVIOUS APPEAL BEEN FILED IN CONNECTION WITH THIS PARCEL? NO

ACTION DESIRED BY APPELLANT: Variance to Allow 6' Fence 1W
Front Yard with Gate 20' set back from Roadway

REASON APPELLANT BELIEVES BOARD SHOULD APPROVE THE DESIRED ACTION: _____

The benefit of Aesthetics, Safety and Privacy is more
substantial than the burden of the fence in the front
yard particularly because the fence sit back 20 feet of Roadway

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true and to the best of my knowledge, information and belief.

[Signature]
SIGNATURE OF APPELLANT/OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS
26th DAY OF JUNE 2025

Pamela S. Levine
NOTARY PUBLIC

PAMELA S. LEVINE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 12, 2026

Q MANTUA BOULEVARD

