



THOMAS J. EVANS
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

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

October 14, 2020

Mr. & Mrs. Richard LaFiura
129 Rhoda Avenue
Nutley, NJ 07110

**Re: Widen Driveway
129 Rhoda Avenue
Block- Lots: 5101/5**

Dear Mr. & Mrs. LaFiura:

Your request, at the above referenced premises, to widen the existing driveway approximately two (2') feet, which will be in front of the main dwelling, for a total width of 17', as shown on the survey prepared by Bernard W. Criscenzo, dated September 4, 2007, is denied for the following.

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

Chapter 700, Article XIII, Section 700-94 A (1) of the Codes of Nutley states no front yard of a lot upon which is located in a one- or two-family dwelling shall be used for the parking of motor vehicles, except that motor vehicles may be parked upon a driveway in the front yard. The driveway shall consist of the area directly opposite to an attached garage, detached garage or depressed garage or the extension of the side yard into the front yard. The driveway width shall not exceed 16 feet. However, if there is no garage and no available side yard, a driveway not to exceed 16 feet in width from the side lot line may be constructed. *The proposed widen driveway shall be approximately two (2') feet, which will be in front of the main dwelling, for a total width of 17'.*

A non-refundable filing fee of \$175.00 in connection with your appeal is to be paid to 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 Antonette DeBlasio, 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.

Sincerely,


David Berry
Zoning Official

DB/adb



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0005

TO ALL APPLICANTS: This application form is designed to obtain from your information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175.00 (on denial letter)

Date of Denial Letter: 2/26/20

Section I: SUBJECT PROPERTY

Address: 129 Rhoda Avenue

Block: 5101 Lot: 5 Zone: _____

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	<u>N/A</u>	<u>N/A</u>
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Richard LaFiura

Address: 129 Rhoda Ave

Nutley NJ 07110

Telephone: 973-662-0146

Email Address: rnlafiura1019@Verizon.net

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	<u>-</u>	<u>-</u>
Total existing and total proposed parking spaces	<u>-</u>	<u>-</u>

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).

Driveway is too narrow. We want to make driveway wider to fit all of our family cars.

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

I only have approximately 5 feet of property on right side of driveway which is not enough without going 2 feet into lawn in front of the house.

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

I wouldn't be able to fit all of my family cars in my driveway.

Y 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.

I would still maintain a front lawn along the new driveway as well as landscaping.

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

8 Richard LaFiura, being duly sworn, hereby certify (check one)

➤ ☒ 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.

8 [Signature]
Applicant/Applicant's Authorized
Officer or Representative

8 Subscribed and sworn to before me
this 12 day of October, 2020.

Denise Castro
Signature of person authorized to take oaths

DENISE CASTRO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/14/2021





TOWNSHIP OF NUTLEY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-20-0005

Work Site Location: 129 Rhoda Avenue

Applicant: LaFiura

I do hereby certify to the ownership of the properties listed on pages

1 to 2, as of 3/5/2020.

*Requires
Bloomfield property
owner*

Antonette DeBlasio
ANTONETTE DEBLASIO
Technical Assistant/ZBA-PB
Township of Nutley, NJ



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 5101-5
LAFIURA, RICHARD & RENEE
129 RHODA AVENUE

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

Block-Lot: 5102-1

CIEL, ANTHONY R. & DEBORAH
136 RHODA AVE
NUTLEY, NJ 07110
RE: 136 RHODA AVENUE

Block-Lot: 5101-8

RICE, MARY B. & JOHN
141 RHODA AVE
NUTLEY, NJ 07110
RE: 141 RHODA AVENUE

Block-Lot: 5101-9

ROGERS, STEVEN L.
145 RHODA AVE
NUTLEY, NJ 07110
RE: 145 RHODA AVENUE

Block-Lot: 2600-2

ALBANESE, GERALD JR. & ROSEMARIE
111 RHODA AVE
NUTLEY, NJ 07110
RE: 111 RHODA AVENUE

Block-Lot: 2600-1

MIEDLER, PHYLLIS
115 RHODA AVE
NUTLEY, NJ 07110
RE: 115 RHODA AVENUE

Block-Lot: 2603-2

BONGIOVANNI, PETER & LUCILLE
112 RHODA AVE
NUTLEY, NJ 07110
RE: 112 RHODA AVENUE

Block-Lot: 5101-3

KIEVIT, JOSEPH M. & SHARON A.
121 RHODA AVE
NUTLEY, NJ 07110
RE: 121 RHODA AVENUE

Block-Lot: 2603-1

CONTE, RAYMOND & MICHELLE
116 RHODA AVE
NUTLEY, NJ 07110
RE: 116 RHODA AVENUE

Block-Lot: 5101-4

GRAFFEO, ANTHONY & JULIETT
125 RHODA AVE
NUTLEY, NJ 07110
RE: 125 RHODA AVENUE

Block-Lot: 5102-4

VELEZ, XAVIER & VILMA
120 RHODA AVE
NUTLEY, NJ 07110
RE: 120 RHODA AVENUE

Block-Lot: 2603-24

OUATU, MARIAN & MIHAELA
101 MAPES AVE
NUTLEY, NJ 07110
RE: 101 MAPES AVENUE

Block-Lot: 5102-5

GAJEWSKI, MICHAEL F. & DAWN M.
109 MAPES AVE
NUTLEY, NJ 07110
RE: 109 MAPES AVENUE

Block-Lot: 5102-3

CAVANAGH, MICHAEL & KRISTIN
124 RHODA AVE
NUTLEY, NJ 07110
RE: 124 RHODA AVENUE

Block-Lot: 5102-2

MICHALEK, STEPHEN & ALICIA
132 RHODA AVE
NUTLEY, NJ 07110
RE: 132 RHODA AVENUE

Block-Lot: 5101-6

RITACCO, JOSEPH & FOLEY, DONNA
133 RHODA AVE
NUTLEY, NJ 07110
RE: 133 RHODA AVENUE

Block-Lot: 5102-6

DAUKSIS, FRANK
113 MAPES AVE
NUTLEY, NJ 07110
RE: 113 MAPES AVENUE

Block-Lot: 5101-2

PSEG SERVICES CORP/PROPERTIES DEPT.
80 PARK PLZ 6TH FL
NEWARK, NJ 07102
RE: 258 COEYMAN AVENUE

Block-Lot: 5102-7

CAPUTO, PAUL & LORRAINE MARIE
117 MAPES AVE
NUTLEY, NJ 07110
RE: 117 MAPES AVENUE

Block-Lot: 5101-7

OLIVO, MARK A. & TERESA B.
137 RHODA AVE
NUTLEY, NJ 07110
RE: 137 RHODA AVENUE

Township
of Bloomfield





**Township of Nutley
Planning Board and Zoning Board of Adjustment
Notice to Applicant**

A PORTION OF THE 200 FOOT RADIUS OF THIS PROPERTY FALLS OUT OF THE BOUNDARIES OF THE TOWNSHIP OF NUTLEY. YOU ARE REQUIRED TO OBTAIN THIS PROPERTY INFORMATION FROM THE **TOWNSHIP OF BLOOMFIELD TAX ASSESSOR.**

PLEASE INCLUDE BOTH YOUR TOWNSHIP OF NUTLEY LIST **AND** YOUR BLOOMFIELD LIST IN YOUR COMPLETED APPLICATION.

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1293 21	112 RENNER AVENUE	2	SULLIVAN, DANIEL & CATHERINE 112 RENNER AVENUE BLOOMFIELD, NJ	07003
1293 22	RHODA AVENUE	15F	UNKNOWN UNKNOWN NUTLEY, NJ	07110
1293 23	120 RENNER AVENUE	2	WELLINGTON, DAVID 120 RENNER AVE. BLOOMFIELD, NJ	07003
1293 24	116 RENNER AVENUE	2	MURRAY, CHRISTOPHER & LAURA 116 RENNER AVENUE BLOOMFIELD, NJ	07003
1293 25	RHODA AVENUE	15F	UNKNOWN UNKNOWN NUTLEY, NJ	07110
1293 27	RHODA AVENUE	15F	UNKNOWN UNKNOWN NUTLEY, NJ	07110
1293 28	RHODA AVENUE	15F	UNKNOWN UNKNOWN NUTLEY, NJ	07110
1293 30	RHODA AVENUE	15F	UNKNOWN UNKNOWN NUTLEY, NJ	07110
1293 34	RENNER AVE REAR	1	PUBLIC SERVICE E. & G. C/O TAX DEPT. 80 PARK PLAZA T-6B NEWARK, NJ	07102.4194
1293 124	DARLING AVENUE REAR	1	PUBLIC SERVICE E. & G. C/O TAX DEPT. 80 PARK PLAZA T-6B NEWARK, NJ	07102.4194
1293 134	29 BRYANT AVENUE	2	TUASON, RENATO P & NARCISA P 29 BRYANT AVENUE BLOOMFIELD, NJ	07003
1293 135	33 BRYANT AVENUE	2	MBANUGO, IJEOMA 33 BRYANT AVENUE BLOOMFIELD, NJ	07003
1293 136	37 BRYANT AVENUE	2	URIBE, MAYRA & VERA, ITALO 37 BRYANT AVENUE BLOOMFIELD, NJ	07003
1293 137	41 BRYANT AVENUE	2	JOVEN, BENJAMIN C. JR & SHIRLEY C. 41 BRYANT AVENUE BLOOMFIELD, NJ	07003
1293 138	45 BRYANT AVENUE	2	45 BRYANT, LLC PO BOX 315 TENAFLY, NJ	07670
1293 139	49 BRYANT AVENUE	2	ANTOLA, ALDO P. & ANDREA M. 49 BRYANT AVENUE BLOOMFIELD, NJ	07003

TOWNSHIP OF BLOOMFIELD

PUBLIC UTILITY LIST

TOWNSHIP OF BLOOMFIELD
MUNICIPAL CLERK
MUNICIPAL PLAZA
BLOOMFIELD, NJ
07003

PUBLIC SERVICE E & G
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA T-6B
NEWARK, NJ 07102

NEW JERSEY TURNPIKE AUTHORITY
PO BOX 5042, 581 MAIN ST.
WOODBIDGE, NJ
07095-5042

PASSAIC VALLEY WATER COMMISSION
1525 MAIN AVENUE - PO BOX 230
CLIFTON, NJ
07015

CITY OF NEWARK WATER BUREAU
1294 MC BRIDE AVENUE
LITTLE FALLS, NJ 07424

NORTH JERSEY DIST WATER SUPPLY COMM
741 RINGWOOD AVENUE
WANAQUE, NJ 07465

TRANSCONTINENTAL GAS PIPE LINE
P.O BOX 2400
TULSA, OK 74102

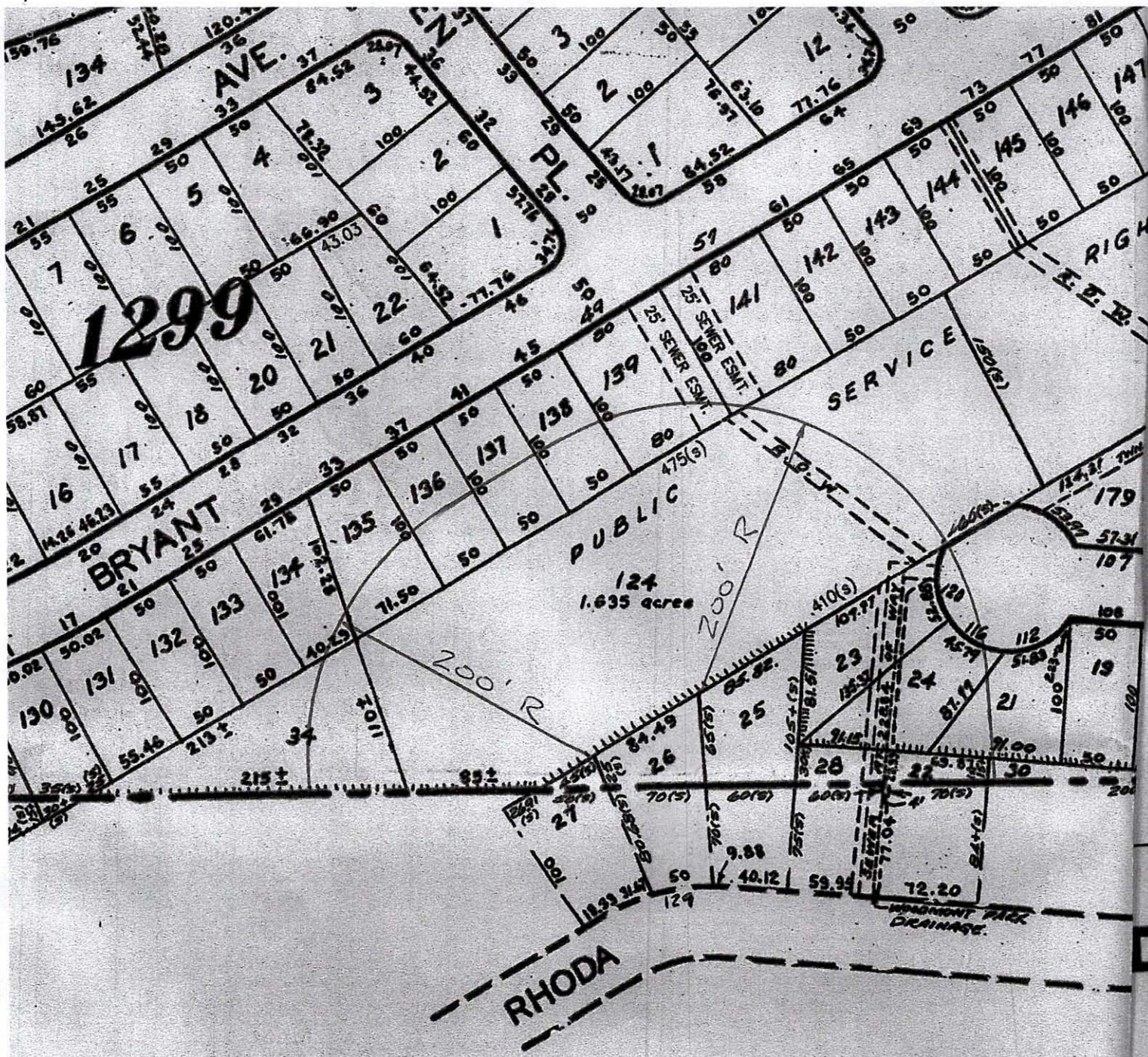
TWP. OF BLOOMFIELD/SUB.CABLE/COMCAST
800 RAHWAY AVENUE
UNION, NJ 07083

VERIZON
PO BOX 152206
IRVING, TX 75015

PASSAIC VALLEY SEWAGE COMMISSION
600 WILSON AVENUE
NEWARK, NJ 07105

COUNTY OF ESSEX
COUNTY CLERK
HALL OF RECORDS
465 DR. MARTIN LUTHER KING, JR. BLVD.
NEWARK, NJ
07102

NORFOLK SOUTHERN RR CORPORATION
3 COMMERCIAL PLACE
NORFOLK, VA
23510



TOWN OF G
COUNTY OF ...

VE.COM

Bldg Dent
Copy



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).

THIS SURVEY CERTIFIED TO: RICHARD LAFIURA and RENEE LAFIURA
WILLIAM S. TAYLOR, ESQ. 973-495268
TICOR TITLE INSURANCE COMPANY
PASSAIC VALLEY TITLE SERVICE, INC.
AMERICA'S WHOLESALE LENDER ISAOA/ATIMA

P 35752

PROPERTY SURVEY
OF

LOT 17 BLOCK 204 TAX MAP
TOWNSHIP OF NUTLEY
ESSEX COUNTY, N. J.

SCALE: 1" = 15'

DATE: SEPTEMBER 4, 2007

BERNARD W. CRISCENZO,
LAND SURVEYOR; LIC. NO.14161