



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

September 14, 2020

Laura Valente
64 Plymouth Road
Nutley, NJ 07110

Re: Violation – Leave as Erected/Driveway
64 Plymouth Road
Block/Lot: 8700/66

Dear Ms. Valente:

Your request for a permit, at the above referenced premises, to leave as erected the widened driveway, which was increased approximately 4.5' to the right side for a total width of 16 feet, which will be located in front of the main dwelling, as shown on the homeowner's sketch which was submitted, and on the property survey prepared by Richard J. Hingos, Jr., dated July 9, 2015, 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 XIII, Section 700-94 A (1) of the Codes of Nutley, entitled "Additional regulations on off-street parking for one- and two-family dwellings," states that "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 increased driveway was installed in front of the main dwelling.*

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 Lucy Jacobs, at 973-284-4951 x2236 or ljacobs@nutleynj.org. 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/vlw



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0046

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 (on denial letter)

Date of Denial Letter: 9/14/20

Section I: SUBJECT PROPERTY

Address: 64 Plymouth Road Nutley

Block: 8700 Lot: 66 Zone: _____

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

Section II: APPLICANT INFORMATION

Name: Laura Valente

Address: 64 Plymouth Rd.
Nutley NJ 07110

Telephone: 973-508-2770

Email Address: drlauravalente64@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	<u>0</u>	<u>0</u>
Total existing and total proposed parking spaces	<u>2</u>	<u>3</u>

Present use of premises: Private home

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? yes

If yes, state the nature, date and the disposition of each such matter: _____

I have applied for and received several building permits since moving here in 2015. (Pool, deck, bathroom, laundry room)

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

The driveway is wide enough for only one car, long enough for only two cars. The property has about 5 feet to the west (left) of the driveway and less than two feet of that space is useable for a driveway due to a telephone pole immediately to the left (west) of the driveway opening/apron. Therefore, to widen the driveway to fit a third car, there is no choice but to use some of the space to the right (east) of the driveway which is in front of the house.

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

Nearly all of the houses on Plymouth Road have these constraints and about half of them have widened the driveway in this way. (photos are included in this application.)

There is ^{about} ~~about~~ 12 feet between the end of this new piece of driveway and the house, with a concrete walkway, a low stone barrier and a shrub/ flower garden.

This additional piece of driveway in front of the house, allowing the third car, is about 50 sq feet; the overall parcel is 10,000 sq feet, making this a very very small portion of the property.

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

I have two sons – ages 18 and 19 – with cars that they use to go to school and work, but my driveway only fit two cars. There is no overnight parking and we live in the outermost edge of Nutley (on the Bloomfield border), not close to any municipal overnight lots.

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.

The size and aesthetic quality of the driveway enhances the condition of my home and the block. (The old driveway was crumbling and did not have stone edging.) In addition, it comports with all the other homes on Plymouth Rd.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX }

ss.

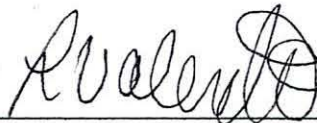
Laura Valente, being duly sworn, hereby certify (check one)

➤ ☒ that I am the applicant

or

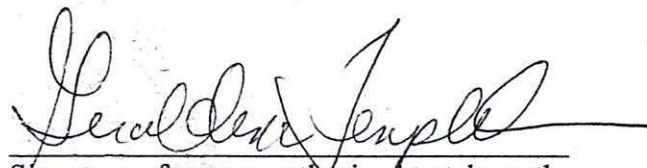
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

and that the information presented in this application is true, complete and accurate.



Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 20th day of October, 2020.



Signature of person authorized to take oaths

Geraldina Templeton
Notary Public of New Jersey
Commission ID# 2402133
Commission Expires 11/9/2020



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

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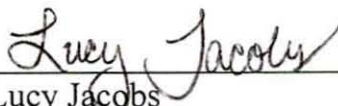
Docket Number: ZBA-20-0046

Work Site Location: 64 Plymouth Road

Applicant: Laura Valente

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

1 to 2, as of August 4, 2020.



Lucy Jacobs
Clerk



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 8700-66
VALENTE, LAURA
64 PLYMOUTH ROAD

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

Block-Lot: 8701-9

ROMERO, JAMAL & STACY
57 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 57 PLYMOUTH ROAD

Block-Lot: 8701-4

RUSSONELLA, JACQUELINE
75 PLYMOUTH ROAD
NUTLEY, NJ 07110
RE: 75 PLYMOUTH ROAD

Block-Lot: 8700-64

MCINTYRE, JUDITH
56 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 56 PLYMOUTH ROAD

Block-Lot: 8700-63

DIAMONDE, RONALD A. & MADEO, MARILYN
52 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 52 PLYMOUTH ROAD

Block-Lot: 8700-62

RIAZ, MOHAMMAD
48 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 48 PLYMOUTH ROAD

Block-Lot: 8701-3

MILES, ANITA
79 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 79 PLYMOUTH ROAD

Block-Lot: 8701-5

OCHSE, SCOTT & CATHERINE L.
71 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 71 PLYMOUTH ROAD

Block-Lot: 8701-6

LALLJEE, MARGARET MAGWHATIE & ADRIAN
67 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 67 PLYMOUTH ROAD

Block-Lot: 8701-7

PORTALATIN, PETER N & HEIDI L
63 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 63 PLYMOUTH ROAD

Block-Lot: 8701-8

FLORES, RUTH
61 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 61 PLYMOUTH ROAD

Block-Lot: 8701-10

VELASQUEZ, JASON ANTHONY & JOSE
53 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 53 PLYMOUTH ROAD

Block-Lot: 8701-11

SPARACINO, KRISTIN A & CHIN, DOREEN
49 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 49 PLYMOUTH ROAD

Block-Lot: 8700-49

PSEG SERVICES CORP/PROPERTIES DEPT.
80 PARK PLZ 6TH FL
NEWARK, NJ 07102
RE: 33 BLOOMFIELD AVENUE

Block-Lot: 8700-69

BARTLEY, DANNY & GINA
76 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 76 PLYMOUTH ROAD

Block-Lot: 8700-70

CRITELLI, MARGARET A.
80 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 80 PLYMOUTH ROAD

Block-Lot: 8700-72

WILLIAMS, DERECK ABRAM
22 COOK RD
NUTLEY, NJ 07110
RE: 22 COOK ROAD

Block-Lot: 8700-68

GARNER, MICHAEL J. IV & JENNIFER
72 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 72 PLYMOUTH ROAD

Block-Lot: 8700-71

VALDES, CARMELITA S & LUIS
90 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 90 PLYMOUTH ROAD

Block-Lot: 8700-67

SLOMKOWSKI MICHAEL T. & ELEANOR J.
68 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 68 PLYMOUTH ROAD

Block-Lot: 8700-65

CHAVEZ, MIGUEL & CHAVEZ, RAYSA
60 PLYMOUTH RD
NUTLEY, NJ 07110
RE: 60 PLYMOUTH ROAD

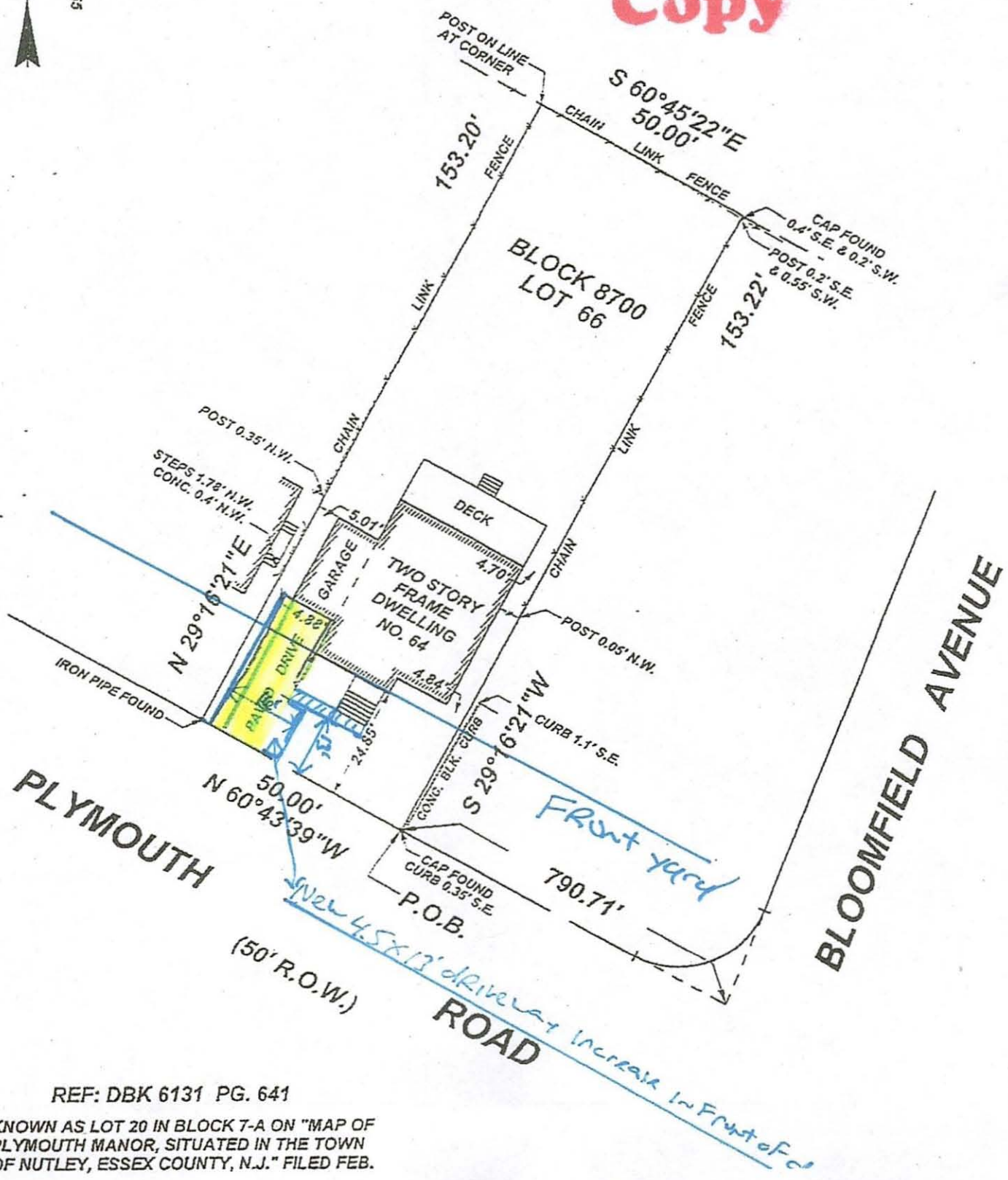
DB 8-14-20

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

**Bldg Dept
Copy**



SCALE: 1"=30'
FILED MAP NO. 1553



REF: DBK 6131 PG. 641

KNOWN AS LOT 20 IN BLOCK 7-A ON "MAP OF PLYMOUTH MANOR, SITUATED IN THE TOWN OF NUTLEY, ESSEX COUNTY, N.J." FILED FEB.

64 Plymouth Rd.



Laura Valente

64 Plymouth Road

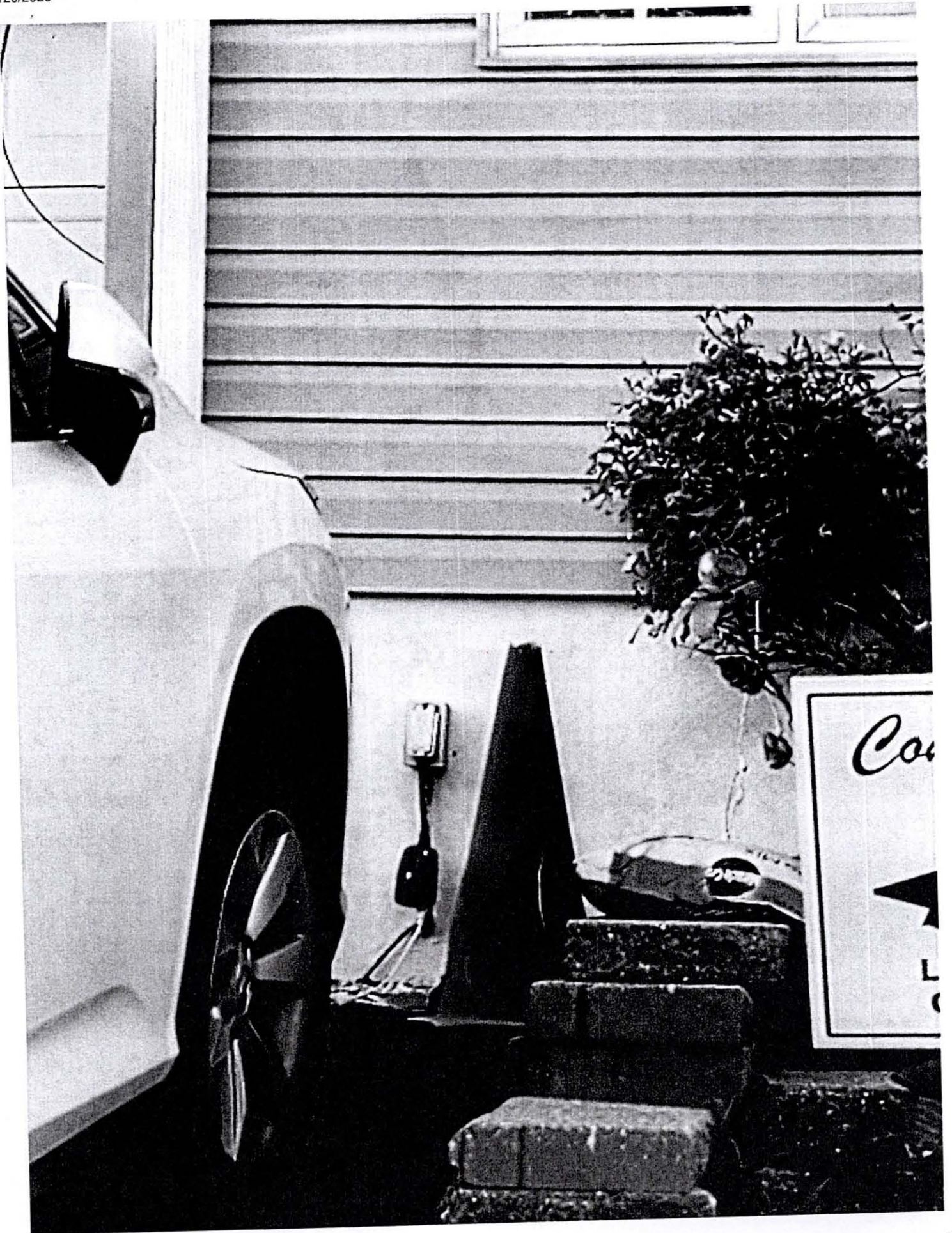
Nutley NJ 07110

973-508-2770

drlauravalente64@gmail.com

The attached photos show nine other homes on Plymouth Road which have driveways that were extended in front of the house. In every case, the driveways go right up to the front wall of the house. It must be noted that my driveway does NOT do that. In fact, there are 12 feet separating the driveway and the house. Those 12 feet contain a Belgian block border, a concrete walkway, a low stone "wall" and a deep shrub garden.















10/20/2020



