



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

October 27, 2020

Ms. Maria Lucila Carnicella
67 Crestwood Avenue
Nutley, NJ 07110

**Re: Widen Driveway/Curb Cut
67 Crestwood Avenue
Block- Lots: 8800/14**

Dear Ms. Carnicella:

Your request, at the above referenced premises, to widen the driveway and curb cut to 19', as shown on the survey prepared by Brunswick Surveying Incorporated, dated November 19, 1998, is denied for the following reasons:

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 that 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.

Chapter 700, Article XIII, Section 700-94 A (3) (a) of the Codes of Nutley states that curb cuts shall not exceed 16 feet in length.

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) 284-4957 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-19-0060

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: \$ 175.00 (on denial letter)

Date of Denial Letter: 12/13/19

Section I: SUBJECT PROPERTY

Address: 67 Crestwood Avenue

Block: 8800 Lot: 14 Zone: R1

	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: Maria Lucia Carnirella

Address: 67 Crestwood Ave
Nutley, NJ 07110

Telephone: 973-563-2194

Email Address: lcarnirella@gmail.com

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

Total existing and total proposed dwelling units

Existing

Proposed

Total existing and total proposed professional offices

Total existing and total proposed parking spaces

_____1_____

_____1_____

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).

The narrowness of the existing shape of driveway doesn't allow to park our vehicles without blocking a portion of sidewalk. Current shape is a trip hazard.

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

Due to the existing curve, one of our three cars needs to be parked on an angle to fit in the driveway blocking another vehicle and a portion of the sidewalk. We had several incidents of people exiting the property from backyard tripping on existing curve.

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

It is a danger for pedestrians to have tail-end
of the car invading the sidewalk and also.
we need unrestricted access for our son which
is a first responder. It is a trip hazard for visitors.

Existing curb had to be repaired several times due to the
fives of our vehicles hitting the curb.

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.

Granting this variance will affect the public
in a positive way because it will be safer for pedestrians
to walk on the sidewalk instead of having to walk on
the street. It would not negatively affect the
character of the house or neighborhood.

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

SS.

Maria Lucia Carnicella, 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.

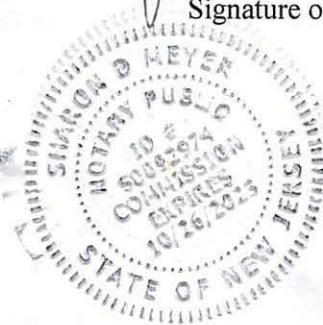
[Signature]
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 12th day of November, 2020.

[Signature]
Signature of person authorized to take oaths

Sharon D Meyer
NOTARY PUBLIC
State of New Jersey
ID # 50092974
My Commission Expires 10/26/2023

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NOTARY PUBLIC
State of New Jersey
ID # 50092974
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Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 8800-14
CARNICELLA, MARIA LUCILA
67 CRESTWOOD AVENUE

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

Block-Lot: 8902-22

KOPPULA, SUBI
104 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 104 CRESTWOOD AVENUE

Block-Lot: 8800-13

GERVASI, JOHN J. & NANCY J.
71 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 71 CRESTWOOD AVENUE

Block-Lot: 8901-20

BERKE, M. & LAUDADIO, A. & PETILLO, K.
47 JEFFERSON ST
NUTLEY, NJ 07110
RE: 47 JEFFERSON STREET

Block-Lot: 8801-24

CAPPOZZOLI, LUANN
62 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 62 CRESTWOOD AVENUE

Block-Lot: 8803-11

PESSOA, JOSE A. & LURDES O.
53 HOPE ST
NUTLEY, NJ 07110
RE: 53 HOPE STREET

Block-Lot: 8803-12

CHAVEZ, CESAR & ROSIBEL
57 HOPE ST
NUTLEY, NJ 07110
RE: 57 HOPE STREET

Block-Lot: 8803-13

PATEL, VINODCHANDRA & PARULBEN
65 HOPE ST
NUTLEY, NJ 07110
RE: 65 HOPE STREET

Block-Lot: 8801-23

BARRAGAN, STEVEN & STEPHANIE I.
58 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 58 CRESTWOOD AVENUE

Block-Lot: 8801-6

TELCIDE, ALEX & MONTALVO, JACQUELYN
57 PROSPECT ST
NUTLEY, NJ 07110
RE: 57 PROSPECT STREET

Block-Lot: 8803-14

MENEGAZ, LAWRENCE W. & SUSAN
69 HOPE ST
NUTLEY, NJ 07110
RE: 69 HOPE STREET

Block-Lot: 8801-22

CARIAGA, FLORENTINO A. & ALICIA R.
12 CRESTWOOD CT
NUTLEY, NJ 07110
RE: 12 CRESTWOOD COURT

Block-Lot: 8901-19

MAGILL, ALLEN & SHARI
51 JEFFERSON ST
NUTLEY, NJ 07110
RE: 51 JEFFERSON STREET

Block-Lot: 8901-18

PARRELLA, VINCENT J JR. & BETTY ANN
57 JEFFERSON ST
NUTLEY, NJ 07110
RE: 57 JEFFERSON STREET

Block-Lot: 8901-17

NAVALHO DE OLIVEIRA, LUIS & VIVIAN
63 JEFFERSON ST
NUTLEY, NJ 07110
RE: 63 JEFFERSON STREET

Block-Lot: 8902-24

DAVINO, ANTHONY & NICOLE
110 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 110 CRESTWOOD AVENUE

Block-Lot: 8800-9

HUYNH, PAUL & BECKY
44 JEFFERSON ST
NUTLEY, NJ 07110
RE: 44 JEFFERSON STREET

Block-Lot: 8800-10

SACCENTE, LAWRENCE M. & MELODY L.
48 JEFFERSON ST
NUTLEY, NJ 07110
RE: 48 JEFFERSON STREET

Block-Lot: 8902-23

PALMER, ROBERT L. & MARLENE
108 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 108 CRESTWOOD AVENUE

Block-Lot: 8800-11

SPRINGSTEEN, A & NANKIVELL, D
52 JEFFERSON STREET
NUTLEY, NJ 07110
RE: 52 JEFFERSON STREET

Block-Lot: 8800-12

CIFRODELLA, SUSAN N.
58 JEFFERSON ST
NUTLEY, NJ 07110
RE: 58 JEFFERSON STREET

Block-Lot: 8800-20

FRUM, RANDY & EMERALINO, ARLENE
50 HOPE ST
NUTLEY, NJ 07110
RE: 50 HOPE STREET

Block-Lot: 8801-1

SCHEIDEL, DENISE & DAVID SCHEIDEL
72 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 72 CRESTWOOD AVENUE

Block-Lot: 8800-19

ROMANELLI, RUSSELL & EVONNE
54 HOPE ST
NUTLEY, NJ 07110
RE: 54 HOPE STREET

Block-Lot: 8800-18

DANELIA, ZURAB & NINO
58 HOPE ST
NUTLEY, NJ 07110
RE: 58 HOPE STREET

Block-Lot: 8800-17

ORR, JOHN F. & LINDA L.
14417 N GALATEA DR UNIT B
FOUNTAIN HILLS, AZ 85268
RE: 62 HOPE STREET

Block-Lot: 8801-3.01

RIZZO, MICHELE & LAURA
61 PROSPECT ST
NUTLEY, NJ 07110
RE: 61 PROSPECT STREET

Block-Lot: 8801-3.02

RIZZO, MICHELE & LAURA
61 PROSPECT ST
NUTLEY, NJ 07110
RE: 65 PROSPECT STREET

Block-Lot: 8801-26

VITIELLO, DONNA M
70 CRESTWOOD AVE
NUTLEY, NJ 07110
RE: 70 CRESTWOOD AVENUE

Block-Lot: 8800-16

YUCEL, HUSEYIN & ISAYEV, ALEXANDRA

66 HOPE STREET

NUTLEY, NJ 07110

RE: 66 HOPE STREET

Block-Lot: 8800-15

CORDERO, CARMEN A.

63 CRESTWOOD AVE

NUTLEY, NJ 07110

RE: 63 CRESTWOOD AVENUE

Block-Lot: 8801-25

CARUSO, LEONARD J.

66 CRESTWOOD AVE

NUTLEY, NJ 07110

RE: 66 CRESTWOOD AVENUE

PROPERTY CORNERS NOT SET AS PER
WRITTEN CONTRACTUAL AGREEMENT

FILED MAP
1" = 20'

ZONING APPROVED

HOPE STREET Date 9-21-16

Zoning Officer Dave

DRIVEWAY, RE PAVE SAME FOOTPRINT
Now conforms with

N 56° 45' N 104.13'

PIPE
AND

N 44° 45' E

54.47'

AN INSPECTION IS REQUIRED PRIOR
TO DRIVEWAY MATERIAL
FOR INSPECTIONS CALL 973-284-4957

CURB AND SIDEWALK PERMITS ARE
TO BE OBTAINED FROM THE ENGINEERING DEPT.
CALL 973-284-4958 FOR ADDITIONAL INFORMATION

BLOCK 71A
LOT 3
CONC. T.M. & F.M.

CONC.
PATIO
W/ ROOF

SPLIT LEVEL
FRAME
DWELLING
#67

A.C.
UNIT

S 56° 45' E 91.64'

REFERENCES:

"FINAL" MAP, CRESTWOOD HOMES; CASE 2231, FILED
8/30/1956; DEED BOOK 3469, PG. 203;
TOWN OF NUTLEY TAX MAP 541.10.

P.O.B. S 33° 15' W R=132.56'
33.00' L=20.44'
CRESTWOOD AVENUE
50' R.O.W.

Brunswick Surveying Incorporated
Land Surveying
61 Stelton Road Piscataway, New Jersey
(732) 752-0100 08854

PLAN OF SURVEY

Paul J. & Lucila M. Carnicella
Town of Nutley

I hereby certify this survey to:
Paul J. Carnicella and Lucila M.
Carnicella, his wife; Summit Bank,
its successors and/or assigns as
their interest may appear; Couch
Braunsdorf Title Agency, Inc.