



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

February 26, 2020

Mr. Celso Vinueza
16 Cortland Street
Nutley, NJ 07110

Re: **Widen Driveway/Front Yard Coverage**
16 Cortland Street
Block- Lots: 9002/4

Dear Mr. Vinueza:

Your request, at the above referenced premises, to widen the existing driveway to 16' to the left, which will be in front of the main dwelling, and will reduce the required 60% landscape coverage to approximately 52%, as shown on the survey prepared by Morgan Engineering & Surveying, dated November 2, 2017, 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.

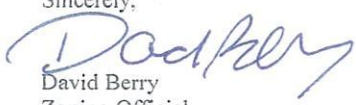
Chapter 700, Article VIII, Section 700-48 of the Codes of Nutley states any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material. *Proposed coverage will be approximately 52%.*

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-19-0047

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 (on denial letter)

Date of Denial Letter: 9/26/19

Section I: SUBJECT PROPERTY

Address: 16 Cortland Street

Block: 9002 Lot: 4 Zone: R-1

| | 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: Celso Vinuesa

Address: 16 Cortland St.

Nutley, NJ 07110

Telephone: 973 392 6784

Email Address: vinueza celso@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

| | 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 or topographic conditions).

- 8
- Currently I own a 2016 Toyota Tundra Pick-up & a 2018 Honda Accord.
 - My driveway is 10 feet wide. Also, I have a side entrance to the residence with 2 steps leading to the entrance. At that point, the driveway becomes 2 feet wide. The neighbor to the south of my residence has a metal fence. The Honda Accord narrowly fits in the driveway at the point of the side entrance. My Toyota Tundra is a large pick-up truck & will not fit past the steps in the driveway.

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

Parking the Toyota Tundra in the driveway will cause damage to the steps of the side entrance and to the tires of the Toyota Tundra. This will be a costly consequence.

Also, I do not want to violate the NJ Title 39 for parking in the driveway by the sidewalk portion. This will cause my vehicle to block the sidewalk impeding pedestrians to walk on the sidewalk and causing them to walk into the street to pass my residence.

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

- Costly circumstance due to damage to steps and damage to tires of vehicles.
- will/may cause vehicle to block sidewalk and receive summonses for blocking the sidewalk
- will cause people to have to walk on the street when passing my residence if the vehicle is blocking the sidewalk.

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 the variance will benefit the public because the sidewalk will not be blocked by my vehicles.

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

X CELSO A. VINUEZA

, being duly sworn, hereby certify (check one)

X > ☒ that I am the applicant

or

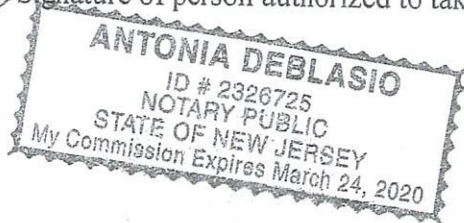
> _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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

Celso Vinuesa
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 26th day of February, 2020.

Antonia DeBlasio
Signature of person authorized to take oaths





Nutley Parcel Offset List

Target Parcel(s): Block-Lot: 9002-4
VINUEZA, CELSO
16 CORTLAND STREET

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

Block-Lot: 9002-7

DE LA ROSA, NATALIE & BATISTA, KELVIN
6 CORTLAND STREET
NUTLEY, NJ 07110
RE: 6 CORTLAND STREET

Block-Lot: 9002-9

ONTRACK ENTERPRISES, LLC
65 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 65 FRANKLIN AVENUE

Block-Lot: 9000-87

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 1 CORTLAND STREET

Block-Lot: 9000-75

LAFERRIERE, JAMES
6 HOMER AVE
NUTLEY, NJ 07110
RE: 6 HOMER AVENUE

Block-Lot: 9002-8

POLITO, WILLIAM & BARBARA
7 CORTLAND ST
NUTLEY, NJ 07110
RE: 7 CORTLAND STREET

Block-Lot: 9000-71

NEILAN, MICHAEL & PATTI-LYNN
37 CORTLAND ST
NUTLEY, NJ 07110
RE: 37 CORTLAND STREET

Block-Lot: 9000-72

GENCARELLI, FRANK & GINA
29 CORTLAND ST
NUTLEY, NJ 07110
RE: 29 CORTLAND STREET

Block-Lot: 9000-73

NARUCKI, VIOLA
423 JORALEMON ST
BELLEVILLE, NJ 07109
RE: 41 CORTLAND STREET

Block-Lot: 9000-74

BALLANTYNE, PATRICIA
43 CORTLAND ST
NUTLEY, NJ 07110
RE: 43 CORTLAND STREET

Block-Lot: 9002-6

GANDIA, JULIAN & TAPIA, CATHERINE
23 CORTLAND ST
NUTLEY, NJ 07110
RE: 23 CORTLAND STREET

Block-Lot: 9000-83

ESTRADA, JOSE
13 HOMER AVE
NUTLEY, NJ 07110
RE: 13 HOMER AVENUE

Block-Lot: 9000-84

MARTINEZ, HENRY & ROIG, ANA PATRICIA
9 HOMER AVE
NUTLEY, NJ 07110
RE: 9 HOMER AVENUE

Block-Lot: 9002-10

CERAMI, DANIEL R. & LUCILLE T.
72 DEER PARK RD
FAIRFIELD, NJ 07004
RE: 61 FRANKLIN AVENUE

Block-Lot: 9002-5

WATKOWSKI, JOSEPH JR & JOYCE
25 CORTLAND STREET
NUTLEY, NJ 07110
RE: 25 CORTLAND STREET

Block-Lot: 9000-85

GRIPP, ANNA ANITA
12 VALE RD
WHIPPANY, NJ 07981
RE: 5 HOMER AVENUE

Block-Lot: 9000-86

CESANO, PAUL
11 CORTLAND ST
NUTLEY, NJ 07110
RE: 11 CORTLAND STREET

Block-Lot: 9002-11

PETRUCCI PROPERTY MANAGEMENT,LLC
49 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 49 FRANKLIN AVENUE

Block-Lot: 9002-12

FDQ, LLC.
45 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 45 FRANKLIN AVENUE

Block-Lot: 9002-3

LOPEZ, OSCAR V. & EDUARDA E.
14 CORTLAND ST
NUTLEY, NJ 07110
RE: 14 CORTLAND STREET

Block-Lot: 9002-2

GALVAN, LUZEYDY
10 CORTLAND STREET
NUTLEY, NJ 07110
RE: 10 CORTLAND STREET

Block-Lot: 9002-15

COURTYARD TERRACE CONDOMINIUMS
2-8 SARGENT STREET
NUTLEY, NJ 07110
RE: 2-8 SARGENT STREET

Block-Lot: 9002-13

39 PLUMMER REALTY LLC
654 RICHMOND RD
STATEN ISLAND, NY 10304
RE: 39 FRANKLIN AVENUE

Block-Lot: 9002-1

LOCASCIO, JAMES JR. & AMELIA
35 SARGENT ST
NUTLEY, NJ 07110
RE: 35 SARGENT STREET

Block-Lot: 9002-16

HOADLEY, JOHN A.
18 SARGENT ST
NUTLEY, NJ 07110
RE: 18 SARGENT STREET

Block-Lot: 9002-14

PATWALIA FUEL CORPORATION
29 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 29 FRANKLIN AVENUE

Block-Lot: 9002-15-C0202

LEVINE, KRISTEN E.
2 SARGENT STREET #2
NUTLEY, NJ 07110
RE: 2 SARGENT STREET #2

Block-Lot: 9002-15-C0203

RAMOS, IRIS
2 SARGENT ST APT 3
NUTLEY, NJ 07110
RE: 2 SARGENT STREET #3

Block-Lot: 9002-15-C0801

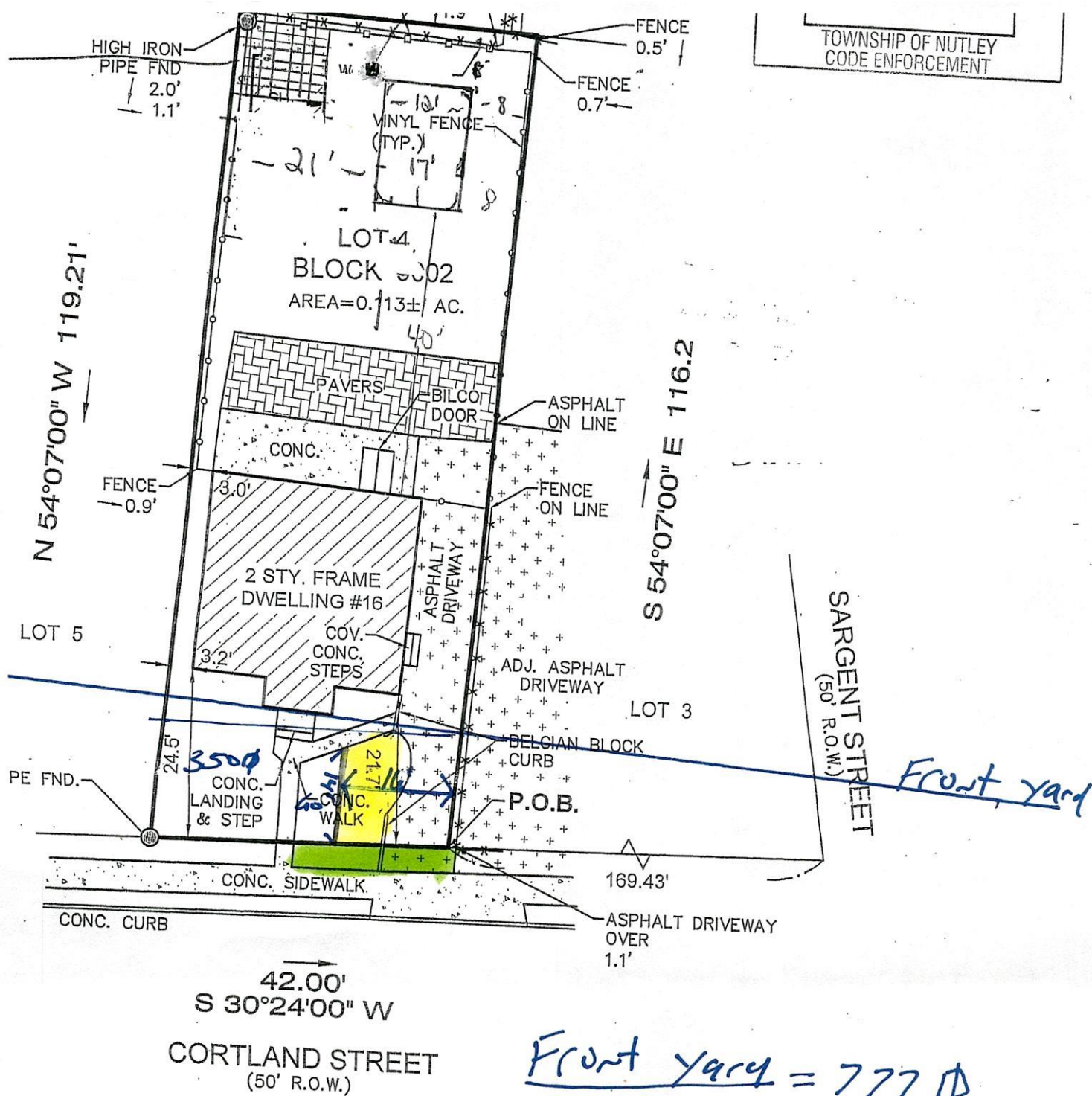
GARGIULO, THOMAS LOUIS
8 SARGENT ST #1 BLD 8
NUTLEY, NJ 07110
RE: 8 SARGENT STREET #1

Block-Lot: 9002-15-C0802
MANFRE, LISA
8 SARGENT ST #2
NUTLEY, NJ 07110
RE: 8 SARGENT STREET #2

Block-Lot: 9002-15-C0803
MEYERS, PATRICIA
8 SARGENT ST APT 3
NUTLEY, NJ 07110
RE: 8 SARGENT STREET #3

Block-Lot: 9002-15-C0804
PICA, SAMUEL H. JR.
31 MACLEOD LANE
BLOOMFIELD, NJ 07003
RE: 8 SARGENT STREET #4

Block-Lot: 9002-15-C0201
ZAKRZEWSKI, MONIKA
2-8 SARGENT ST, UNTI #1
NUTLEY, NJ 07110
RE: 2 SARGENT STREET #1



JEZA

PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 11/02/17 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND
 BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 Y BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF
 BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
 PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 CH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
 FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
 PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

CERTIFICATE OF AUTHORIZATION: 24GA28229800

DB 6097 PG 188

GAN
& surveying

P.O. BOX 5232
 TOMS RIVER, N.J. 08754
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 FAX: 732-270-9691

www.morganengineeringllc.com

ON STEENBURG
 IAL LAND SURVEYOR
 IC. No. 34500

SURVEY OF PROPERTY

LOT 4

BLOCK 9002

TOWNSHIP OF NUTLEY

COUNTY OF ESSEX

NEW JERSEY

| | | | | | |
|------------------|-----------------------|-------------------|--------------------|-------------------------|-------------------|
| Scale: 1"=20' | Drawn By: AQUINO17 | Date: 11/02/17 | JOB #: 17-09709 | CAD File # 17-09709D | Sheet # 1 OF 1 |
|------------------|-----------------------|-------------------|--------------------|-------------------------|-------------------|