THOMAS J. EVANS
Director of Revenue and Finance

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

April 28, 2026

Estate of Betty and Eric Steck
217 Ridge Road
Nutley, NJ 07110

Re: Leave as Erect
Driveway Width
217 Ridge Road
Block- Lot: 5206/11

Dear Estate of Betty and Eric Steck,

Your request for a permit, at the above referenced premises, to leave as erect a driveway which was increased to 20', which was found on a driveway inspection, as shown on a property survey by George J. Anderson dated June 30, 2004, 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 VIII, Section 700-94 A (2) of the Codes of Nutley states side yard of corner lots: the driveway shall consist of the area directly opposite and adjacent to an attached garage, detached garage or depressed garage, or not more than two feet in front of the main dwelling, when a two-foot in-depth landscape area is provided directly in front of the main dwelling or the extension of the rear yard into the side yard which abuts a street. However, if there is no garage and no available rear yard, a driveway not to exceed 16 feet in width from the rear lot line may be constructed. Lots having a width greater than 50 feet may have a driveway width of up to 18 feet in width when conforming to § 700-48.

A non-refundable filing fee of $175.00 was received by the Code Enforcement Department 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 Jessica Liebold, jliebold@nutleynj.org or 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/jl

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-24-0006

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: 4/28/26

Section I: SUBJECT PROPERTY

Address: 217 Ridge Road

Block: 5206 Lot: 11 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Eric Steck

Address: 217 Ridge Road
Nutley, NJ 07110

X

Telephone: H: 973-661-0072 Cell: 201-463-4158

Email Address: ELAZ@optonline.net

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: _____

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? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted to erect a 6' and 5' solid type fence in the side yard, the side along Raymond Ave. being micro mesh.

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 01' topographic conditions).

X N/A

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

X N/A

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

Widening the driveway eliminates an 1½ foot strip of dirt between the side of the driveway and the retaining wall. This area is difficult to maintain and creates a safety hazard when entering and exiting vehicles.

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.

Removing the strip improves the functionality and appearance of the space.

CERTIFICATION

STATE OF NEW JERSEY }
}
COUNTY OF ESSEX } ss.

X Eric Stedt, 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.

X _____
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 22nd day of May, 2020.

X _____
Signature of person authorized to take oaths

ANTONIA DEBLASIO
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2326725
MY COMMISSION EXPIRES MARCH 24, 2030

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 5206-11
STECK, BETTY F. ESTATE
217 RIDGE ROAD

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

Block-Lot: 5207-10
JOHNSON, HOPE & MALIN
103 CEDAR ST
NUTLEY, NJ 07110
RE: 103 CEDAR STREET

Block-Lot: 5304-45
ALLEN, BRAD
74 CEDAR ST
NUTLEY, NJ 07110
RE: 74 CEDAR STREET

Block-Lot: 5207-11
LOVE, ARTHUR R. & KAREN
95 CEDAR ST
NUTLEY, NJ 07110
RE: 95 CEDAR STREET

Block-Lot: 5304-44
GOLOVINSKY, VLADIMIR
70 CEDAR ST
NUTLEY, NJ 07110
RE: 70 CEDAR STREET

Block-Lot: 5206-10
VICIDOMINI, RALPH & JOANNE
181 RAYMOND AVE
NUTLEY, NJ 07110
RE: 181 RAYMOND AVENUE

Block-Lot: 5206-19
ROBERTO, ROBERT & ROSEMARY
118 CEDAR ST
NUTLEY, NJ 07110
RE: 118 CEDAR STREET

Block-Lot: 5207-8
LYNCH, JESSE R & SPEER, ALEXA J
111 CEDAR STREET
NUTLEY, NJ 07110
RE: 111 CEDAR STREET

Block-Lot: 5304-1
SAEZ, CHRISTOPHER & PATRICIA
208 RIDGE RD
NUTLEY, NJ 07110
RE: 208 RIDGE ROAD

Block-Lot: 5206-18
SHERPA, TSERING & LAMA, DOLMA
114 CEDAR ST
NUTLEY, NJ 07110
RE: 114 CEDAR STREET

Block-Lot: 5206-7
STAUBLE, MARYANN M. & STEVEN L.
191 RAYMOND AVE
NUTLEY, NJ 07110
RE: 191 RAYMOND AVENUE

Block-Lot: 5206-8
IANNUZZELLI,VICTORIA & CIPOLLONE, A
161 RAYMOND AVE
NUTLEY, NJ 07110
RE: 187 RAYMOND AVENUE

Block-Lot: 5206-9
URBANOVICH, ROBERT T. & JOAN M.
185 RAYMOND AVE
NUTLEY, NJ 07110
RE: 185 RAYMOND AVENUE

Block-Lot: 5206-20
MURRAY, THOMAS O. & SUSAN M.
122 CEDAR ST
NUTLEY, NJ 07110
RE: 122 CEDAR STREET

Block-Lot: 5206-6
DEY, RICHARD
193 RAYMOND AVE
NUTLEY, NJ 07110
RE: 193 RAYMOND AVENUE

Block-Lot: 5206-17
BUDINE, JONATHAN R. & SUSIE L.
110 CEDAR ST
NUTLEY, NJ 07110
RE: 110 CEDAR STREET

Block-Lot: 5100-22
DUCA, JOSEPH J. & AMBER L.
196 RAYMOND AVE
NUTLEY, NJ 07110
RE: 196 RAYMOND AVENUE

Block-Lot: 5206-12
PORTELA, JOSEPH & COLASURDO,GINA
213 RIDGE RD
NUTLEY, NJ 07110
RE: 213 RIDGE ROAD

Block-Lot: 5206-16
BARBOSA, STACEY & GABINO BARBOSA
106 CEDAR ST
NUTLEY, NJ 07110
RE: 106 CEDAR STREET

Block-Lot: 5206-15
ROMERO, VIRGINIA
102 CEDAR ST
NUTLEY, NJ 07110
RE: 102 CEDAR STREET

Block-Lot: 5304-2
MEISCH, DONALD J. & VICTORIA E.
165 RAYMOND AVE
NUTLEY, NJ 07110
RE: 165 RAYMOND AVENUE

Block-Lot: 5206-13
SHAW, KATAYOON ET AL.
207 RIDGE RD
NUTLEY, NJ 07110
RE: 207 RIDGE ROAD

Block-Lot: 5304-3
IANNUZZELLI, VICTORIA J.& AMAN,W.K.
161 RAYMOND AVENUE
NUTLEY, NJ 07110
RE: 161 RAYMOND AVENUE

Block-Lot: 5206-14
VALIAKULATHIL,MATHEW+THANA,SUHANYA
205 RIDGE RD
NUTLEY, NJ 07110
RE: 205 RIDGE ROAD

Block-Lot: 5304-4
RUFINO, MARK & AMY
157 RAYMOND AVE
NUTLEY, NJ 07110
RE: 157 RAYMOND AVENUE

Block-Lot: 5304-5
RUBINO, RICHARD & PATRICIA
155 RAYMOND AVE
NUTLEY, NJ 07110
RE: 155 RAYMOND AVENUE

Block-Lot: 5207-9
GARCIA, SARAH & PALAO, VIRGILIO, JR
107 CEDAR ST
NUTLEY, NJ 07110
RE: 107 CEDAR STREET

Block-Lot: 5100-21
PALERMO, ANTHONY & TINA E.
192 RAYMOND AVE
NUTLEY, NJ 07110
RE: 192 RAYMOND AVENUE

Block-Lot: 5100-20
VAICELS, DONNA
188 RAYMOND AVE
NUTLEY, NJ 07110
RE: 188 RAYMOND AVENUE

Block-Lot: 5100-19
VASQUEZ, VIRGINIA & HAVERICK, PETER
184 RAYMOND AVE
NUTLEY, NJ 07110
RE: 184 RAYMOND AVENUE

Block-Lot: 5003-36
MENDEZ, ANDRES
158 RAYMOND AVE
NUTLEY, NJ 07110
RE: 158 RAYMOND AVENUE

Block-Lot: 5003-38
SARNO, MICHAEL J. & BARBARA J.
236 RIDGE RD
NUTLEY, NJ 07110
RE: 236 RIDGE ROAD

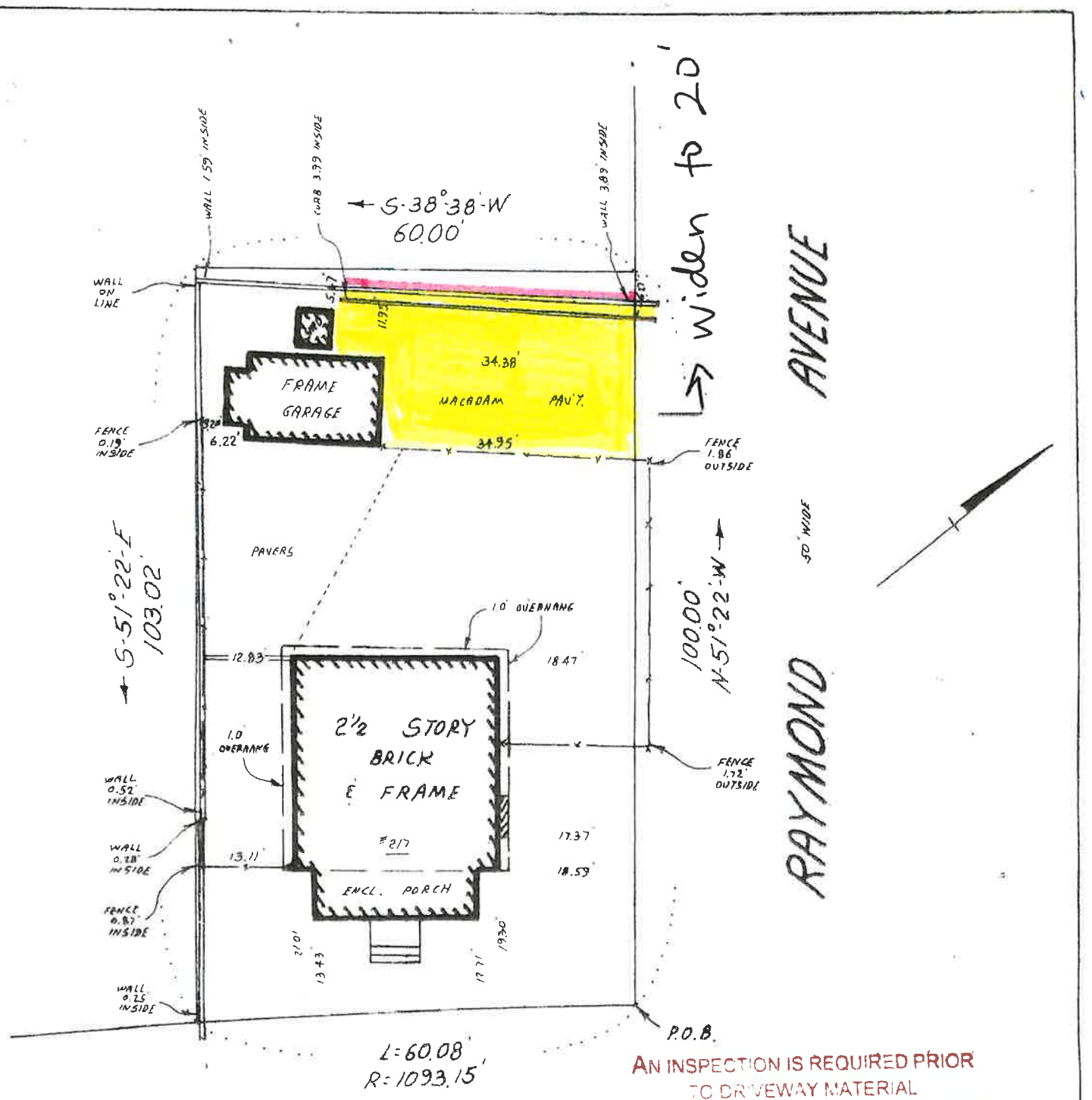
Block-Lot: 5003-37
CARMELICH, TINA M & MICHAEL L
228 RIDGE RD
NUTLEY, NJ 07110
RE: 228 RIDGE ROAD

Block-Lot: 5004-7
SNOGANS, CHARLES B & CAROLYN BERRY
231 RIDGE RD
NUTLEY, NJ 07110
RE: 231 RIDGE ROAD

Block-Lot: 5004-9
LYNCH, KEVIN & ALESI, CYNTHIA
180 RAYMOND AVE
NUTLEY, NJ 07110
RE: 180 RAYMOND AVENUE

Block-Lot: 5004-8
ALFARO, LAUREN
174 RAYMOND AVE
NUTLEY, NJ 07110
RE: 174 RAYMOND AVENUE

Block-Lot: 5004-6
NAPOLES, RUBEN & WENDY
235 RIDGE RD
NUTLEY, NJ 07110
RE: 235 RIDGE ROAD



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

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

ZONING APPROVED
Date 12/4/23
Zoning Officer Dan
Driveway Repair
Same Footprint as Existing

MAP OF PROPERTY SITUATED AT -
217 RIDGE ROAD, TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY

SURVEY NO. - 2004500 | SCALE - 1" = 20'

BLOCK 192 LOT(S) 4 TAX MAPS

FILED MAP -

DESCRIPTION	DR	CK	DATE
LOCATION SURVEY	R.R.	G.A.	JUNE 30, 2004

GEORGE J. ANDERSON, L.L.C.
PROFESSIONAL LAND SURVEYORS
(RECORDS OF SHEPARD & SHEPARD, INC.)
641-B FRANKLIN AVE. - NUTLEY, NEW JERSEY 07110
TEL-(973) 667-0713 FAX-(973) 667-0517

George J. Anderson
GEORGE J. ANDERSON LIC. NO. - 36706