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

May 4, 2026

Mr. Lenin Gomez
12 White Terrace
Nutley, NJ 07110

Re: Widen Driveway
Front Yard Coverage
12 White Terrace
Block/Lot: 3601/7

Dear Mr. Gomez,

Your request, at the above referenced premises, to widen the existing driveway to 19', reducing the front yard coverage to 54%, as shown on the property survey by Morgan Engineering & Surveying dated February 6, 2016, 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 700-48 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. ***The required is 60%, the proposed is 54%.***

Chapter 700, Article XIII, Section 700-94 A (1) of the Codes of Nutley states the driveway shall consist of the area directly opposite to an attached garage, detached 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 depressed garage or the extension of the side yard into the front yard. The driveway width shall not exceed 16 feet in width for lots up to 50 feet in width. 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**. 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 required driveway width is 16', the proposed is 19'.***

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/jd

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0019

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: 5/4/20

Section I: SUBJECT PROPERTY

Address: 12 White Terrace

Block: 3601 Lot: 7 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Lenin Gomez

Address: 12 White Terrace

X

Telephone: (973) 885-3602

Email Address: lengomez2273@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	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 01' topographic conditions).

_____

_____

_____

_____

_____

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

_____

_____

_____

_____

_____

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

X My mother & Father Need Room to Exit their Vehicle. More Room to Park 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.

X

CERTIFICATION

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

X Lenin Gomez, 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 27th day of May, 20 26.

X _____
Signature of person authorized to take oaths

SHANA PEREZ MONTANEZ
Commission # 50045360
Notary Public, State of New Jersey
My Commission Expires
September 07, 2026

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 3601-7
GOMEZ, LENIN
12 WHITE TERRACE

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

Block-Lot: 3601-9
RAMOS-DURAN, MAYRA
16 WHITE TER
NUTLEY, NJ 07110
RE: 16 WHITE TERRACE

Block-Lot: 3602-8
SOLARI, DANIEL & CASELLA, GENNA
15 WHITE TER
NUTLEY, NJ 07110
RE: 15 WHITE TERRACE

Block-Lot: 3602-9
DE LUCA, SCOTT
13 WHITE TER
NUTLEY, NJ 07110
RE: 13 WHITE TERRACE

Block-Lot: 3602-21
MCINTYRE, KATHLEEN
60 HIGHFIELD LANE
NUTLEY, NJ 07110
RE: 60 HIGHFIELD LANE

Block-Lot: 3602-13
MARINELLI, SAVERIO & TRACEY
5 WHITE TER
NUTLEY, NJ 07110
RE: 5 WHITE TERRACE

Block-Lot: 3602-24
SILVA, MICHAEL MATOS
72 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 72 HIGHFIELD LANE

Block-Lot: 3602-14
TELHAJ, DRITAN & AIDA
3 WHITE TERRACE
NUTLEY NJ 07110
RE: 3 WHITE TERRACE

Block-Lot: 3602-23
FASONE, PHYLLIS & FASONE, CELESTE
68 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 68 HIGHFIELD LANE

Block-Lot: 3602-22
ORTEGA, CORALY RAMOS & WILLIAM
64 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 64 HIGHFIELD LANE

Block-Lot: 3602-20
STRAZHNIK, M. & DRANNIKOV, DMITRY
56 HIGHFIELD LANE
NUTLEY, NJ 07110
RE: 56 HIGHFIELD LANE

Block-Lot: 3602-19
ROBSON, BRENT & MICHELLE
52 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 52 HIGHFIELD LANE

Block-Lot: 3602-18
MIKULSKI-GOMEZ, THOMAS G & MARISSA
48 HIGHFIELD LN
NUTLEY, NJ 07110
RE: 48 HIGHFIELD LANE

Block-Lot: 3601-10
NAPOLITANO, TERESITA
18 WHITE TER
NUTLEY, NJ 07110
RE: 18 WHITE TERRACE

Block-Lot: 3601-12
SCHNABEL, JON
22 WHITE TER
NUTLEY, NJ 07110
RE: 22 WHITE TERRACE

Block-Lot: 3601-11
PEREZ, JAHEIDA & MATEO, JOSE LUIS
20 WHITE TER
NUTLEY, NJ 07110
RE: 20 WHITE TERRACE

Block-Lot: 3601-8
BARROQUEIRO, ROSEMARIE
14 WHITE TERRACE
NUTLEY, NJ 07110
RE: 14 WHITE TERRACE

Block-Lot: 3601-6
STRAFACE, ANGELO & JAMIE
10 WHITE TER
NUTLEY, NJ 07110
RE: 10 WHITE TERRACE

Block-Lot: 3601-5
GIACOMINI, SARA & WIEGARTNER, MATT
8 WHITE TERRACE
NUTLEY, NJ 07110
RE: 8 WHITE TERRACE

Block-Lot: 3601-4
PATEL, NILKANTH & ARUNA
6 WHITE TER
NUTLEY, NJ 07110
RE: 6 WHITE TERRACE

Block-Lot: 3601-3
CURRIE, ROBERT & DAWN
4 WHITE TER
NUTLEY, NJ 07110
RE: 4 WHITE TERRACE

Block-Lot: 3601-2
KIRK, HARRY C. JR. & ROBYN
2 WHITE TER
NUTLEY, NJ 07110
RE: 2 WHITE TERRACE

Block-Lot: 3602-6
POP, ANDRADA L.
19 WHITE TER
NUTLEY, NJ 07110
RE: 19 WHITE TERRACE

Block-Lot: 3602-7
PALANGIO, GIANFRANCO & CYNTHIA
17 WHITE TER
NUTLEY, NJ 07110
RE: 17 WHITE TERRACE

Block-Lot: 3602-10
MIENKIEWICZ, MICHELE A
11 WHITE TER
NUTLEY, NJ 07110
RE: 11 WHITE TERRACE

Block-Lot: 3602-11
ERICKSON, SCOTT & KIM, JAESON
9 WHITE TER
NUTLEY,NJ 07110
RE: 9 WHITE TERRACE

Block-Lot: 3602-12
DEMETROULAKOS, JOHN J. & ROBERTA J.
7 WHITE TER
NUTLEY, NJ 07110
RE: 7 WHITE TERRACE

Block-Lot: 1300-1
CAMBRIDGE HEIGHTS AT NUTLEY
1 CAMBRIDGE DRIVE
NUTLEY, NJ 07110
RE: 1 CAMBRIDGE DRIVE

Block-Lot: 3601-1
ABUNDANT LIFE WORSHIP CENTER
390 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 390 WASHINGTON AVENUE

Block-Lot: 1300-1-C2084
SHAH, VIDIT D AND VACHA K
204 REGENTS DR
NUTLEY, NJ 07110
RE: 204 REGENTS DRIVE

Block-Lot: 1300-1-C2085
LIMANDRI, MATTHEW P.
205 REGENTS DRIVE
NUTLEY, NJ 07110
RE: 205 REGENTS DRIVE

Block-Lot: 1300-1-C2086
HO, SIMON TANG FOON & TERESA (TR)
206 REGENTS DRIVE
NUTLEY, NJ 07110
RE: 206 REGENTS DRIVE

Block-Lot: 1300-1-C2087
HENKE, HOLGER & SIMONE G.
207 REGENTS DR
NUTLEY, NJ 07110
RE: 207 REGENTS DRIVE

UTILITIES

(A)

AT & T
Corporate Office
P.O. Box 7207
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation
1035 Parkway Avenue
CN-600
Trenton, NJ 08625

(C)

Essex County Planning Board
Public Works Building
900 Bloomfield Avenue
Verona, NJ 07044

(D)

PSE&G Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.
1 F.A. Orechio Drive
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.
1525 Main Avenue
Clifton, NJ 07011

(G)

Verizon
540 Broad Street, Room 305
Newark, NJ 07101

(H)

TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

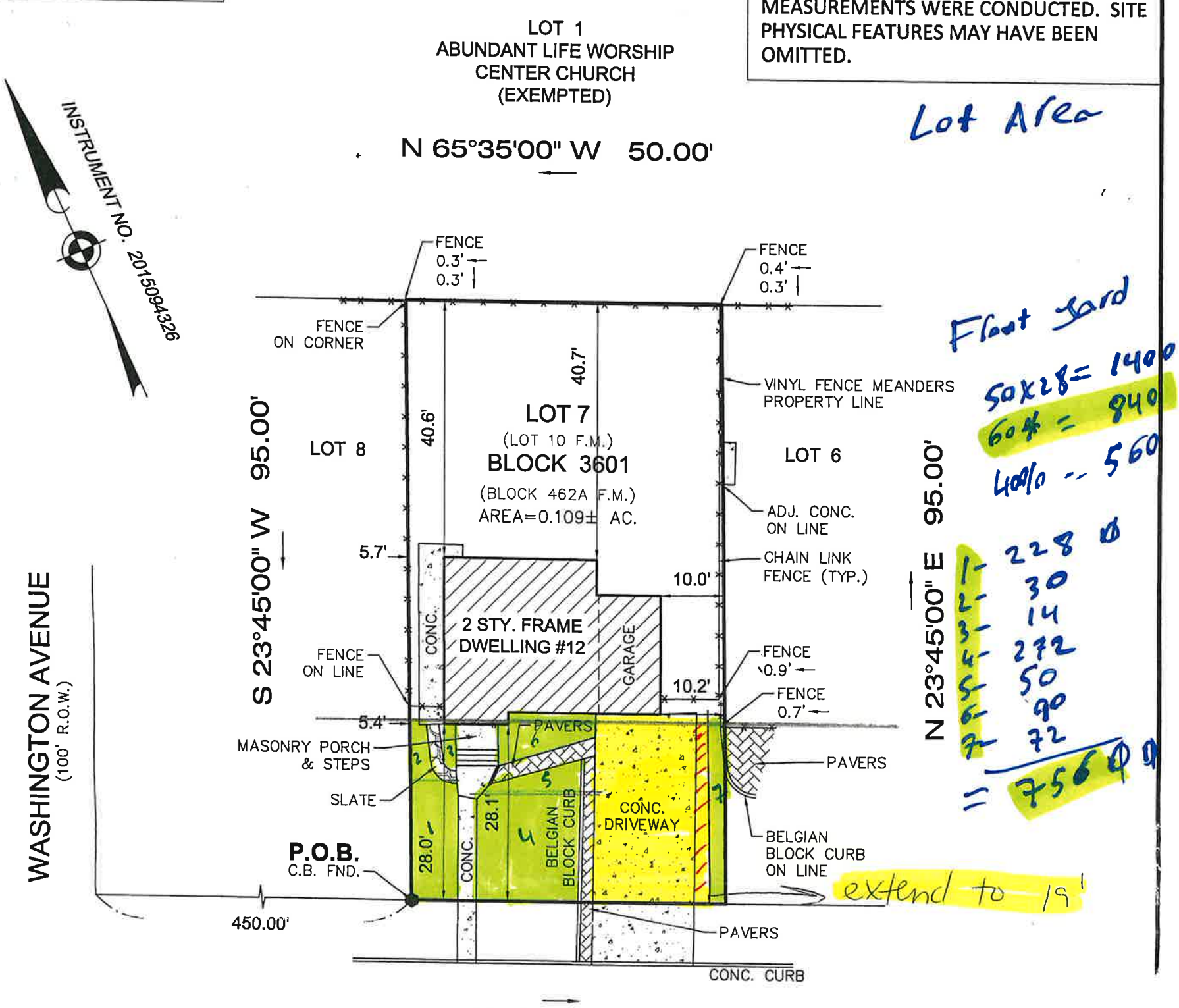
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY. THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

NOTE: THE PROPERTY WAS SNOW COVERED AT THE TIME THE FIELD MEASUREMENTS WERE CONDUCTED. SITE PHYSICAL FEATURES MAY HAVE BEEN OMITTED.



Lot Area

Front Yard
50x28 = 1400
60% = 840
40% -- 560

1- 228 Ø
2- 30
3- 14
4- 272
5- 50
6- 90
7- 72
= 756 Ø

extend to 19'

PREPARED FOR: *LENIN GOMEZ*

TITLE INSURER: *ADVANCED TITLE & ABSTRACT, LLC*
FIRST AMERICAN TITLE INSURANCE COMPANY

CLOSING ATTORNEY: *ANDRYS S. GOMEZ, Esquire*

Filed Map Reference:	Filed Map Block:	Filed Map Lot:	Filing Date:	Filed Map No.
MAP OF PROPERTY BELONGING TO WHITE OAKS, INC.	462A	10	7/13/1938	1419

I declare that, to the best of my professional knowledge and belief, this map or plan made on 2/6/16 by me or under my direct supervision is in accordance with the Rules and Regulations promulgated by the STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. This survey does not purport to identify below or above ground encroachments, utilities, services lines or structures, wetlands, or riparian rights. Offset dimensions from structures to property lines shown hereon are not to be used to reestablish property lines. This survey is subject to a full and accurate title search, subject to restrictions and easement record and/or unrecorded. Property corners have not been set as per contractual agreement.(N.J.A.C. 13:40-5.1(d))

DB 6279 PG 852

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

FRANK R. DeSANTIS
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 42001

SURVEY OF PROPERTY

LOT No. 7 **BLOCK No. 3601**

TOWNSHIP OF NUTLEY

COUNTY OF ESSEX **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
1"=20'	DVP	2/6/16	16-00629	16-00629DVP	1 OF 1