



THOMAS J. EVANS
Director of Revenue and Finance

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

DAVID BERRY
Construction Official
Zoning Official

February 9, 2021

Mr. Kristjan Sokoli
60 Glendale Street
Nutley, NJ 07110

RE: Driveway Increase
60 Glendale Street
Block/Lot: 500/11

Dear Mr. Sokoli:

Your request for a permit, at the above referenced premises, to increase the existing 16' driveway and curb cut to a total width of 26 feet, as shown on the submitted property survey, dated April 22, 1977, is denied for the following reason:

This property is located in an R-1 district as shown on the Nutley Zoning Map.

As depicted on the survey, a portion of the existing driveway is located on the right-of-way. This has been reviewed by our Engineering Department, who has deemed the aforementioned request acceptable as it is a pre-existing condition.

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 "Notwithstanding any other section of this chapter, no front yard of a lot upon which is located 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. Similarly, in the case of corner lots, no side yard facing a street on a lot upon which is located 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 side yard. The use of a driveway for the parking of motor vehicles shall be subject to the following limitations: 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." *The current driveway width is 16 feet. The proposed driveway width is 26 feet.*

Chapter 700, Article XIII, Section 700-94 A (3) (a) of the Codes of Nutley, entitled "Additional regulations on off-street parking for one- and two-family dwellings," states that "Each property shall not have more than one driveway and one curb cut. Curb cuts are subject to the following standards: Curb cuts in R-1, R-1A, R1-AA R-2 and R-3 Districts shall not exceed 16 feet in length." *The current driveway width is 16 feet. The proposed driveway width is 26 feet.*

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 not 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.

Very truly yours,



DAVID BERRY
Zoning Official

DB/vlw



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-21-0005

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: 2-9-2021

Section I: SUBJECT PROPERTY

Address: 60 Glendale St. Nutley, NJ 07110

Block: 500 Lot: 11 Zone: _____

	District Requirements	Proposed
Lot Area	_____	<u>286 feet</u>
Lot Width	_____	<u>26 feet</u>
Lot Depth	_____	<u>10-12 feet</u>
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: Kristian Sokoli

Address: 60 Glendale St
Nutley NJ 07110

Telephone: 973 952 8743

Email Address: Sokorealestate@gmail.com

Applicant is a:

____ Corporation ____ Partnership ____ LLC ☒ Individual

If the owner is not the applicant, the following must be provided:

Owner Name: Kristjan Sokoli
Address: 60 Glendale St
Nutley NJ 07110
Telephone: 973-902-8743
Email Address: sokoliwealth@gmail.com

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:

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? 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).

Can't park third car. No on street
parking. Big issue with snow.

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

None.

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

No place to park for third car.

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.

I will improve the front yard of my home and appearance.

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

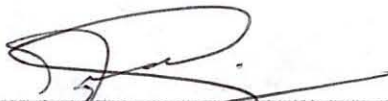
Kristyan Sokaci, being duly sworn, hereby certify (check one)

➤ that I am the applicant

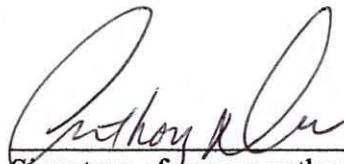
or

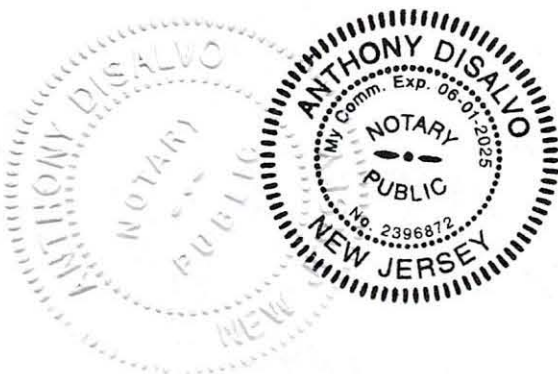
➤ that I am the of ,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of ;
(Company Name)

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 11th day of FEB, 2024.


Signature of person authorized to take oaths





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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

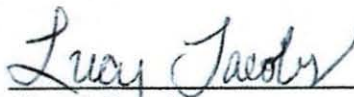
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Docket Number: ZBA-21-0005

Work Site Location: 60 Glendale Street

Applicant: Kristjan Sokoli

I do hereby certify to the ownership of the properties listed on pages
1 to 3, as of February 4, 2021.



Lucy Jacobs
Clerk



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 500-11
SOKOLI, KRISTJAN
60 GLENDALE STREET

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

Block-Lot: 502-3

KAMENETSKIY, A & SUANINO, S
61 GLENDALE STREET
NUTLEY, NJ 07110
RE: 61 GLENDALE STREET

Block-Lot: 502-30

RECIO, JOHN & ORDONEZ, OLIVIA
710 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 710 FRANKLIN AVENUE

Block-Lot: 502-2

FERRARO, CARMELO
65 GLENDALE ST
NUTLEY, NJ 07110
RE: 65 GLENDALE STREET

Block-Lot: 502-31

LABIAK, JOHN & CALELLO, FRANCES
714 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 714 FRANKLIN AVENUE

Block-Lot: 502-4

MEO, ALFONSO & PHYLLISANN
57 GLENDALE ST
NUTLEY, NJ 07110
RE: 57 GLENDALE STREET

Block-Lot: 502-5

ORAMAS, ANTHONY & PORTA, MARIA
53 GLENDALE ST
NUTLEY, NJ 07110
RE: 53 GLENDALE STREET

Block-Lot: 502-27

WILLESKI, JOHN J. & FRANCES M.
160 KINGSLAND ST
NUTLEY, NJ 07110
RE: 160 KINGSLAND STREET

Block-Lot: 502-6

MC QUILLEN, ELIZABETH
49 GLENDALE ST
NUTLEY, NJ 07110
RE: 49 GLENDALE STREET

Block-Lot: 502-26

CACERES, OSIBELL
154 KINGSLAND STREET
NUTLEY, NJ 07110
RE: 154 KINGSLAND STREET

Block-Lot: 502-7

ISABELLA, JOSEPH V. & MANZO, TONI
45 GLENDALE ST
NUTLEY, NJ 07110
RE: 45 GLENDALE STREET

Block-Lot: 502-25

EVERAS COMMUNITY SERVICES, INC
24 K WORLDS FAIR DR.
SOMERSET, NJ 08873
RE: 150 KINGSLAND STREET

Block-Lot: 502-1

KEEFE, KAREN
720 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 720 FRANKLIN AVENUE

Block-Lot: 500-1

MALLOY, HOWARD F. & JOAN
746 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 746 FRANKLIN AVENUE

Block-Lot: 500-2

WHEELER, DAVID & ROBIN
67 PRINCETON ST
CLIFTON, NJ 07014
RE: 748 FRANKLIN AVENUE REAR

Block-Lot: 500-3

VASQUEZ, JOHNNY & ROA, JULY
63 PRINCETON ST
CLIFTON, NJ 07014
RE: 750 FRANKLIN AVENUE REAR

Block-Lot: 500-4

DESAI, SHREYAS A. & VAISHALI S.
21 PATERSON AVE
NUTLEY, NJ 07110
RE: 21 PATERSON AVENUE

Block-Lot: 500-19

GREIG, J. EDWARD III & GRACE M.
744 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 744 FRANKLIN AVENUE

Block-Lot: 500-16

TODD, NANCY R. & THOMAS H.
736 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 736 FRANKLIN AVENUE

Block-Lot: 500-5

GARCIA POTASH, DOLORES
19 PATERSON AVE
NUTLEY, NJ 07110
RE: 19 PATERSON AVENUE

Block-Lot: 500-18

VALLABH, SHAMEER+MANLEY, JESSICA M
742 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 742 FRANKLIN AVENUE

Block-Lot: 500-17

HARTLEROAD, JAMES
738 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 738 FRANKLIN AVENUE

Block-Lot: 500-15

CERRETO, JOSEPH & JENNIFER
734 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 734 FRANKLIN AVENUE

Block-Lot: 500-6

MARANDO, JOYCE
17 PATERSON AVE
NUTLEY, NJ 07110
RE: 17 PATERSON AVENUE

Block-Lot: 500-14

BILOTTA, JOSEPH A. & VERONICA
730 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 730 FRANKLIN AVENUE

Block-Lot: 500-7

PERRETTA-DAVIS, FRANCINE & SHAWN L.
15 PATERSON AVENUE
NUTLEY, NJ 07110
RE: 15 PATERSON AVENUE

Block-Lot: 500-8

HALMA, ANDREW & HAMADE, NICOLE
11 PATERSON AVENUE
NUTLEY, NJ 07110
RE: 11 PATERSON AVENUE

Block-Lot: 500-9

HUSI, DODONA
52 GLENDALE ST
NUTLEY, NJ 07110
RE: 52 GLENDALE STREET

Block-Lot: 500-10

NEARY, CLARE F.
56 GLENDALE ST
NUTLEY, NJ 07110
RE: 56 GLENDALE STREET

Block-Lot: 500-12

MANGINO, JASON & RUSSONIELLO, M.
64 GLENDALE ST
NUTLEY, NJ 07110
RE: 64 GLENDALE STREET

Block-Lot: 500-13

FAGIOLI, LINDA J.
726 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 726 FRANKLIN AVENUE

Block-Lot: 501-10

ECHEVARRIA, DAVID & TWYNAM, ASHLEY
44 JACKSON STREET
NUTLEY, NJ 07110
RE: 44 JACKSON STREET

Block-Lot: 501-11

BRUNO, DALE M.
43 JACKSON STREET
NUTLEY, NJ 07110
RE: 43 JACKSON STREET

Block-Lot: 501-34

GUARINO, JOSEPH P. & ROXANNE
22 CROWDALE PLACE
GALLOWAY, NJ 08205
RE: 46 GLENDALE STREET

Block-Lot: 501-33

CHINCHILLA, FRANCIS & SUSAN
44 GLENDALE ST
NUTLEY, NJ 07110
RE: 44 GLENDALE STREET

FRANKLIN AVENUE

S 48° 14' E

N 41° 46' E - 109.54

Z 10 46' E - 117.6

152.91

50.57

METAL SHED

Proposed Deck

2.9

12

GATE

GATE

14.74

2 1/2
STORY
FRAME
DWG.

14.51

WIRE FENCE 1.50' WEST

13.92

ST. 116.60

Front Yard

R = 525.31 R.O.W.

GLENDALE

Proposed extension to driveway - Add 10 feet

STREET

← Existing Side Walk

Current Driveway 16 feet

* → Drawn to scale
1" = 20'

KS [Signature]

SURVEY OF PREMISES LOCATED AT NUTLEY, ESSEX COUNTY, NEW JERSEY
THIS SURVEY IS CERTIFIED TO MARGARETTEN & COMPANY, INC.
JOHN A. KERBER AND ALISON S. KERBER
SCALE - 1" = 20'

APRIL 22, 1977