

THOMAS J. EVANS
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

February 2, 2022

Mr. Loaiza and Ms. Hryb
32 De Vausney Place
Nutley, NJ 07110

Re: **Widen Driveway in Front of Dwelling**
32 De Vausney Place
Block/Lot: 7700/18

Dear Mr. Loaiza and Ms. Hryb:

Your request, at the above referenced premises, to enlarge your existing driveway four (4') feet in front of the existing dwelling, as shown on the property survey prepared by Gary S. Moldovany, dated March 30, 2020 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 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. *The proposed four (4') foot increase will be installed in front of the main dwelling, the total width proposed will be 16 ft.*

A non-refundable filing fee of \$175.00 was received by the Code Enforcement Department. **All tax and water bills must be paid to date.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Antonette DeBlasio, adeblasio@nutleynj.org or Jessica D'Onofrio, jdonofrio@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-21-0087

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: 2/2/22

Section I: SUBJECT PROPERTY

Address: 32 De Vausney Pl.

Block: 7700 Lot: 18 Zone: R-1

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

Section II: APPLICANT INFORMATION

Name: Heather Hryb + John Loaiza Jr

Address: 32 De Vausney Pl

Nutley NJ 07110

Telephone: 862-202-2015

Email Address: hrybhe@yahoo.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? yes

If yes, state the nature, date and the disposition of each such matter: This address
was granted a variance to erect a one family dwelling
on a lot less than the 6000 sq. ft required in
Res. B. on 2/28/49.

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).

X The driveway is presently constructed is too narrow to park two cars side by side.

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.

X Based on the current configuration of the driveway we are unable to place two cars next to each other and constantly having to move cars.

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 The driveway widening will have no impact on my neighbors or the public good. It will benefit the public good as we will not need to move cars in and out of the street impacting traffic.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX }

SS.


X Heather Hryb, being duly sworn, hereby certify (check one)

➤ X that I am the applicant


or

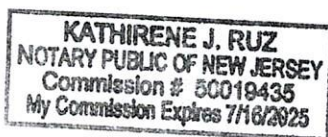
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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 11th day of February 2022.

X 
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

Docket Number: ZBA-21-0087

Work Site Location: 32 De Vausney Place

Applicant: Hryb/Loaiza

I do hereby certify to the ownership of the properties listed on pages

1 to 3, as of 10/6/21.

Jessica D'Onofrio
Jessica D'Onofrio
Clerk



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 7700-18
HRYB, HEATHER & LOAIZA, JOHN JT
32 DE VAUSNEY PLACE

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

Block-Lot: 7704-6

POSSUMATO, RICHARD & GONA MARIE
21 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 21 DE VAUSNEY PLACE

Block-Lot: 7700-14

RITACCO, DOMINICK & ELIZABETH
12 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 12 DE VAUSNEY PLACE

Block-Lot: 7704-1

188 BLOOMFIELD AVENUE, LLC
11 CRANE AVE
WEST CALDWELL, NJ 07006
RE: 188 BLOOMFIELD AVENUE

Block-Lot: 7700-15

EVANS, JANINE
18 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 18 DE VAUSNEY PLACE

Block-Lot: 7704-2

CHRISTOPHER, JOHN R.
33 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 33 DE VAUSNEY PLACE

Block-Lot: 7704-3

PATEL, JAGDISH & JAYSHRI
29 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 29 DE VAUSNEY PLACE

Block-Lot: 7704-21

EAGLE LAND C/O INV. PROP. GROUP LLC
PO BOX 6
ESSEX FELLS, NJ 07021
RE: 174 BLOOMFIELD AVENUE

Block-Lot: 7704-4

DEMETRIA, RAUL M. & AMALIA S.
27 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 27 DE VAUSNEY PLACE

Block-Lot: 7704-5

BRYLINSKI, JOSEPHINE & PETER & JOHN
23 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 23 DE VAUSNEY PLACE

Block-Lot: 7704-7

FRAZIER, RUTH
17 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 17 DE VAUSNEY PLACE

Block-Lot: 7704-8

PONTON-MUNOZ, JOSE G.
15 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 15 DE VAUSNEY PLACE

Block-Lot: 7704-20

ARENAS, MAJULIA & RANNE, J. ETALS
330 HARRISON ST
NUTLEY, NJ 07110
RE: 330 HARRISON STREET

Block-Lot: 7704-19

PERALTA, S. & GILCES, A. ET AL
326 HARRISON ST
NUTLEY, NJ 07110
RE: 326 HARRISON STREET

Block-Lot: 7704-18

CARNICELLA, VINCENT III
322 HARRISON ST
NUTLEY, NJ 07110
RE: 322 HARRISON STREET

Block-Lot: 7704-17

CARNICELLA, VINCENT III
320 HARRISON ST
NUTLEY, NJ 07110
RE: 320 HARRISON STREET

Block-Lot: 7805-23

PATEL, JULI JITENDRA
38 VINE ST
NUTLEY, NJ 07110
RE: 38 VINE STREET

Block-Lot: 7805-22

GIORDANO, JOSEPHINE
34 VINE ST
NUTLEY, NJ 07110
RE: 34 VINE STREET

Block-Lot: 7805-24

BIJAPUR, JETASHRI+CHINTALA, SHOBAN
220 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 220 BLOOMFIELD AVENUE

Block-Lot: 7805-21

PULA, MARIA
30 VINE ST
NUTLEY, NJ 07110
RE: 30 VINE STREET

Block-Lot: 7805-20

PICCIRILLO, ALEXANDER C. & PHYLLIS
26 VINE ST
NUTLEY, NJ 07110
RE: 26 VINE STREET

Block-Lot: 8304-28

HAZZARD, RICHARD
211 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 211 BLOOMFIELD AVENUE

Block-Lot: 7700-1

WU, WENQUAN
216 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 216 BLOOMFIELD AVENUE

Block-Lot: 8304-29

GINGERELLI, FLORENCE R. & LOUIS
4 HOPPER AVE
NUTLEY, NJ 07110
RE: 4 HOPPER AVENUE

Block-Lot: 7700-22

CASCARANO, MARIE C.
210 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 210 BLOOMFIELD AVENUE

Block-Lot: 7700-2

ENG, KENNY
31 VINE ST
NUTLEY, NJ 07110
RE: 31 VINE STREET

Block-Lot: 7700-21

BLOOMFIELD AVE SOUTH CONDOMINIUM
206-208 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 206-208 BLOOMFIELD AVENUE

Block-Lot: 7700-3

FISHER, CORAZON & EARL JR.
27 VINE ST
NUTLEY, NJ 07110
RE: 27 VINE STREET

Block-Lot: 8305-9

STANDING ON THE MOON, LLC
37 MONROE AVE
ROSELAND, NJ 07068
RE: 201 BLOOMFIELD AVENUE

Block-Lot: 7700-4

FABIANO, NICOLE S.
23 VINE ST
NUTLEY, NJ 07110
RE: 23 VINE STREET

Block-Lot: 7700-5

SASSO, MARK D. & SUSAN
19 VINE ST
NUTLEY, NJ 07110
RE: 19 VINE STREET

Block-Lot: 8305-10

AUGUSTOWICZ, STEPHEN & ET AL.
195 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 195 BLOOMFIELD AVENUE

Block-Lot: 7700-6

HUNGERBUHLER, MICHAEL
15 VINE ST
NUTLEY, NJ 07110
RE: 15 VINE STREET

Block-Lot: 7700-20

BLOOMFIELD AVE SOUTH CONDOMINIUMS
202-204 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 202-204 BLOOMFIELD AVENUE

Block-Lot: 7700-7

HARRINGTON, LISA
11 VINE ST
NUTLEY, NJ 07110
RE: 11 VINE STREET

Block-Lot: 7700-19

NARDIELLO, JOSEPH JR. & ALESSANDRA
36 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 36 DE VAUSNEY PLACE

Block-Lot: 8305-11

DRIES, DENNIS R. & BETTY C.
191 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 191 BLOOMFIELD AVENUE

Block-Lot: 7700-17

CASCARANO, JOHN & NANCY
26 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 26 DE VAUSNEY PLACE

Block-Lot: 7700-16

MORGAN, CLAIRE & GIRGESS, DOROTHY
22 DE VAUSNEY PL
NUTLEY, NJ 07110
RE: 22 DE VAUSNEY PLACE

Block-Lot: 7700-20-C0204

ACOCCELLA, MICHELE
204 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 204 BLOOMFIELD AVENUE

Block-Lot: 7700-21-C0208

STAUB, LUCIANN, DAVID, SR., KAREN
206-208 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 208 BLOOMFIELD AVENUE

Block-Lot: 7700-20-C0202

ROGERS, ALISON
202 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 202 BLOOMFIELD AVENUE

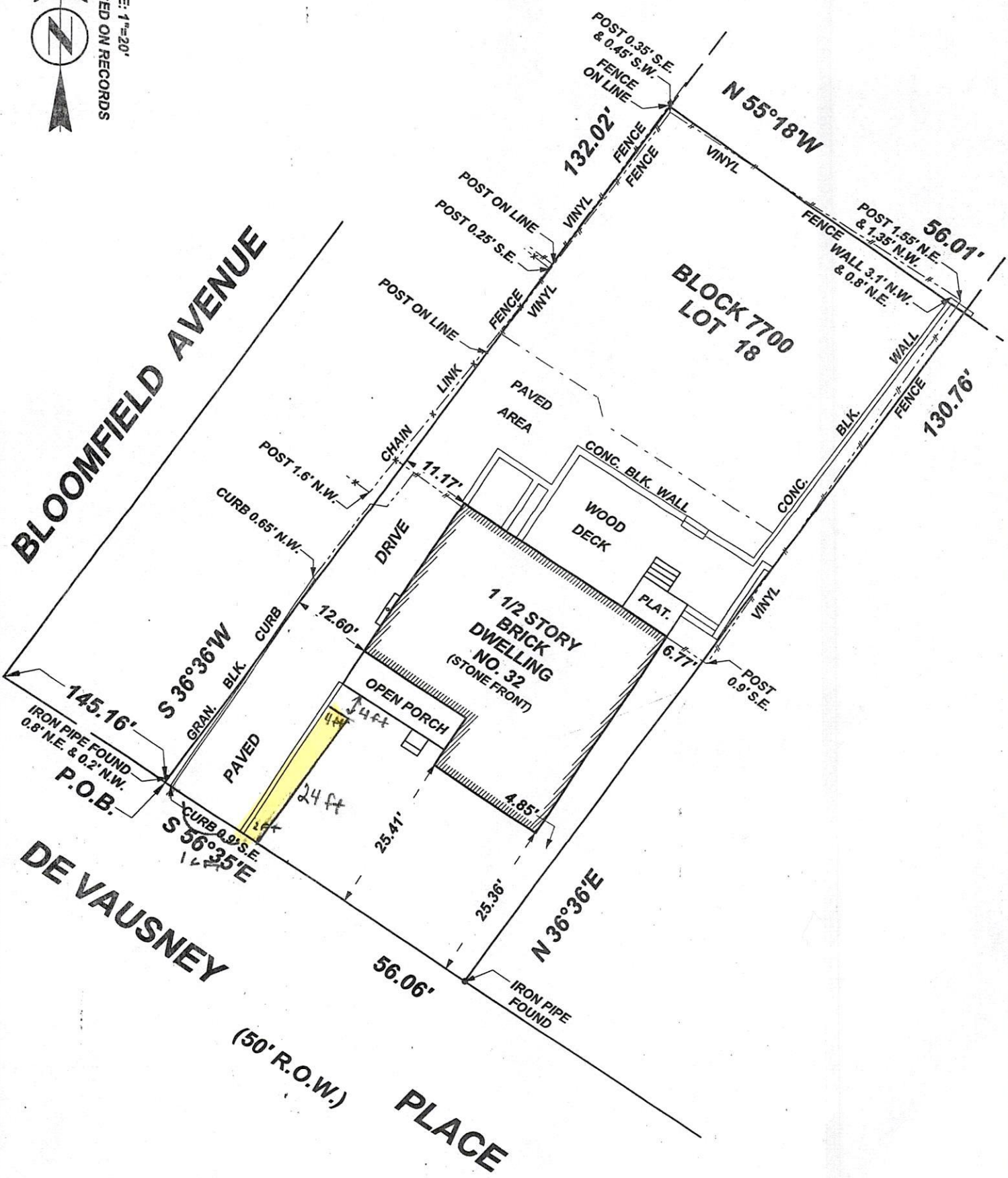
Block-Lot: 7700-21-C0206

STAUB, RYAN & DE CHAVEZ, KIRSTEN
206 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 206 BLOOMFIELD AVENUE



SCALE: 1"=20'
BEARINGS BASED ON RECORDS

MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF NUTLEY, ESSEX COUNTY, N.J.



A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d)

CERTIFICATE OF AUTHORIZATION NO. 24GA28046000

SCALE: 1"=20'	THIS SURVEY PREPARED ONLY FOR: HEATHER HYRB & JOHN LOAIZA, PRESTIGE TITLE AGENCY, INC., WESTCOR LAND TITLE INSURANCE CO., TITLE NO. 20-06097-H-IE-IE-WR, IAN EPSTEIN, ESQ., GUARANTEED RATE, INC., THEIR SUCCESSORS AND/OR ASSIGNS
DATE: MAR. 30, 2020	
DRAWN: G.M.	
CHECKED: R.J.H.	
TAX MAP: 7700-18	
SURVEY: 20-27326	

RICHARD J. HINGOS, INC.
PROFESSIONAL LAND SURVEYORS
539 VALLEY ROAD P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE: (973) 783-1114
EMAIL: RJHINGOS@COMCAST.NET

GARY S. MOLDOVANY
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 35863

RICHARD J. HINGOS, JR.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 43231