

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

August 18, 2025

Juan Miguel Lorenzo
10 Lincoln Street
Nutley, NJ 07110

**Re: Inground Pool
Lot Coverage
10 Lincoln Street
Block- Lot: 8103/11**

Dear Mr. Lorenzo,

Your request, at the above referenced premises, to construct a new inground pool in the rear yard which will increase the total lot coverage, as shown on the property survey by Bernard Criscenzo dated November 8, 2024, 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 700-46 A of the Codes of Nutley states Nutley states the "Schedule of Regulations as to Bulk, Height and Other Requirements", requires the following in an R-1 zone:

Lot coverage – 35% maximum
39% proposed including new pool

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 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-25-0037

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: 8/18/25

Section I: SUBJECT PROPERTY

Address: 10 Lincoln Street

Block: 8103 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: Juan Lorenzo & Rocio Perez

Address: 10 Lincoln St

Nutley, NJ 07110

X Telephone: 201-978-0224

Email Address: juanmlorenzosilva@yahoo.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? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted on 9/15/03 to build a 2nd Floor addition, having a side yard setback of 4'4" on the south side & a north side setback of 3'6". A variance was granted on 10/21/24 to leave as erect a 12'x 22' pergola with a five (5') foot setback to the main dwelling.

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).

_____ none _____

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.

X The proposed 18x36 ft pool is reasonable size for our backyard and will allow our family to make safe, practical recreational use of the property & fully enjoy our yard as our family's needs change over time.

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 Granting this variance will not harm the public good or impair the intent of the zoning plan. The property will remain in full residential use. The variance supports safe family recreation without negatively impacting neighbors or the community. Denying the variance would impose undue hardship by preventing us from fully enjoying our yard.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } SS.

X Juan D Lorenzo, being duly sworn, hereby certify (*check one*)

➤ X that I am the applicant

or

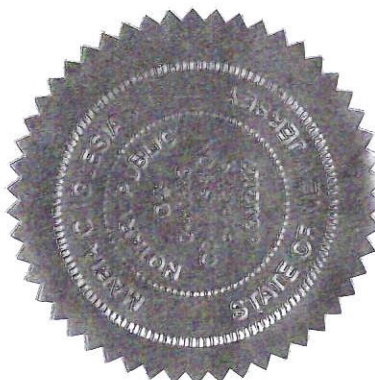
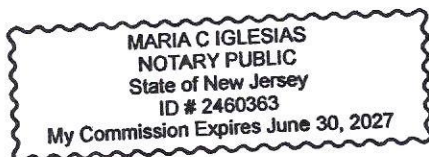
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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

X [Signature]
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 11 day of September 2025

X [Signature]
Signature of person authorized to take oaths





Nutley Parcel Offset List

Target Parcel(s): Block-Lot: 8103-11
LORENZO, JUAN MIGUEL & PEREZ, ROCIO
10 LINCOLN STREET

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

Block-Lot: 8103-5

RAFFAELLI, ANTHONY V. JR. & DOROTHY I
82 HASTINGS AVE
NUTLEY, NJ 07110
RE: 82 HASTINGS AVENUE

Block-Lot: 8104-3

STELLATO, RICHARD & KATHLEEN S.
54 HASTINGS AVE
NUTLEY, NJ 07110
RE: 54 HASTINGS AVENUE

Block-Lot: 8104-5

MEISE, MARY
11 LINCOLN ST
NUTLEY, NJ 07110
RE: 11 LINCOLN STREET

Block-Lot: 8104-8

BAULO, GERARD J.
215 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 215 VAN WINKLE AVENUE

Block-Lot: 8005-17

ABU, EBENEZER D & MIRA, JEDDAH P
136 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 136 MOUNT VERNON STREET

Block-Lot: 8103-10

MONTALVO, JOSE ET AL.
6 LINCOLN ST
NUTLEY, NJ 07110
RE: 6 LINCOLN STREET

Block-Lot: 8204-4

BERONIO, JOSEPH D & CAROL
238 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 238 VAN WINKLE AVENUE

Block-Lot: 8104-4

DIANTONIO, PAUL
58 HASTINGS AVENUE
NUTLEY, NJ 07110
RE: 58 HASTINGS AVENUE

Block-Lot: 8103-4

PATEL, KAMLESH M. & GITA K.
78 HASTINGS AVE
NUTLEY, NJ 07110
RE: 78 HASTINGS AVENUE

Block-Lot: 8103-6

ADDEO, VINCENZO & LUBRUNO, CHRISTINA
147 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 147 MOUNT VERNON STREET

Block-Lot: 8103-7

HOVAN, ROBERT & NANCY A.
143 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 143 MOUNT VERNON STREET

Block-Lot: 8103-3

ROTA, CARMEN & JOAN 2001 TRUST
74 HASTINGS AVE
NUTLEY, NJ 07110
RE: 74 HASTINGS AVENUE

Block-Lot: 8103-8

KINGSTON, FREDERICK S.
137 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 137 MOUNT VERNON STREET

Block-Lot: 8103-2

ADUBATO, GABRIEL J.
70 HASTINGS AVE
NUTLEY, NJ 07110
RE: 70 HASTINGS AVENUE

Block-Lot: 8103-12

MUNOZ, RAUL A PINEDA
14 LINCOLN ST
NUTLEY, NJ 07110
RE: 14 LINCOLN STREET

Block-Lot: 8204-5

RAFAEL, ELSA C.
242 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 242 VAN WINKLE AVENUE

Block-Lot: 8103-9

MARICONDA, GLENN R & ASAKA
235 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 235 VAN WINKLE AVENUE

Block-Lot: 8103-1

MENDOZA, RUNA S.
20 LINCOLN ST
NUTLEY, NJ 07110
RE: 20 LINCOLN STREET

Block-Lot: 8204-3

RAMEZANZEDEH, DAVID & PARVANEH
230 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 230 VAN WINKLE AVENUE

Block-Lot: 8104-6

CASTILLON, CEASAR VIDAN & JUDITH
3 LINCOLN ST
NUTLEY, NJ 07110
RE: 3 LINCOLN STREET

Block-Lot: 8204-2

LUBERTAZZA, DONALD & DEBORAH
226 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 226 VAN WINKLE AVENUE

Block-Lot: 8104-2

ANDRADE, ANTHONY R.
48 HASTINGS AVENUE
NUTLEY, NJ 07110
RE: 48 HASTINGS AVENUE

Block-Lot: 8104-7

GUERRA, RAMIRO & IDALIA
217 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 217 VAN WINKLE AVENUE

Block-Lot: 8204-1

JONES, STEVEN
130 HOPPER AVE
NUTLEY, NJ 07110
RE: 130 HOPPER AVENUE

Block-Lot: 8104-12

BENITEZ, JUAN C. JR. & MAEVE ORTIZ
12 DENVER ST
NUTLEY, NJ 07110
RE: 12 DENVER STREET

Block-Lot: 8104-11

MIR, FATIMA
8 DENVER ST
NUTLEY, NJ 07110
RE: 8 DENVER STREET

Block-Lot: 8104-9

YEPEZ, KRISTELLE
209 VAN WINKLE AVE
NUTLEY, NJ 07110
RE: 209 VAN WINKLE AVENUE

Block-Lot: 8005-19

PATEL, MANILAL A. & JASHODA M.
144 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 144 MOUNT VERNON STREET

Block-Lot: 8005-21

CETRULO, ELSIE TONI
156 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 156 MOUNT VERNON STREET

Block-Lot: 8005-20

JANKOWSKI, KATHLEEN
152 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 152 MOUNT VERNON STREET

Block-Lot: 8005-18

CUSTODE, JERRI ANN
142 MOUNT VERNON ST
NUTLEY, NJ 07110
RE: 142 MOUNT VERNON STREET

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)

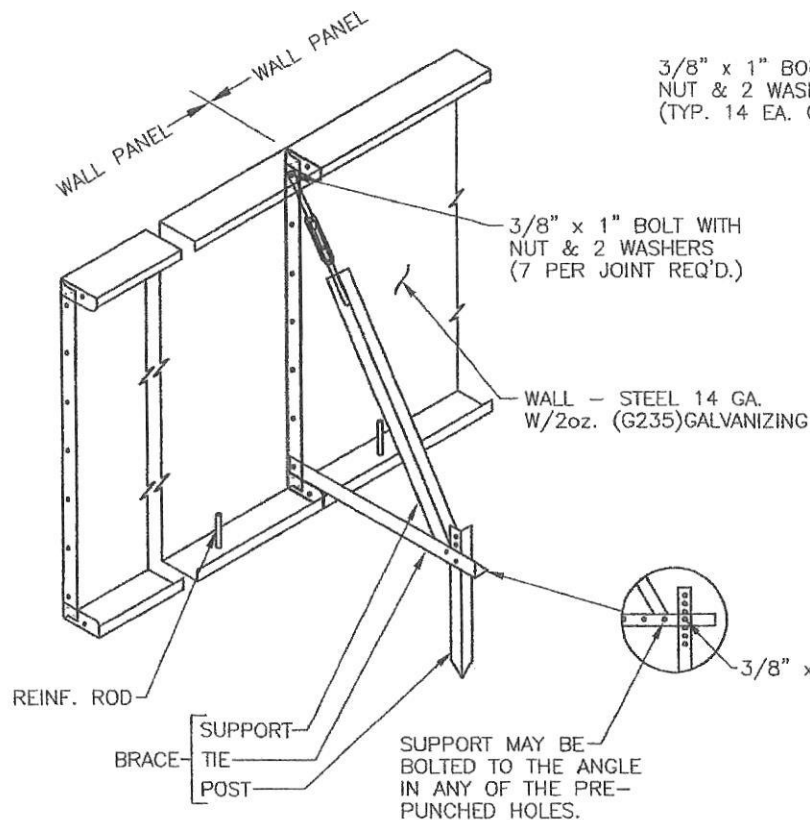
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

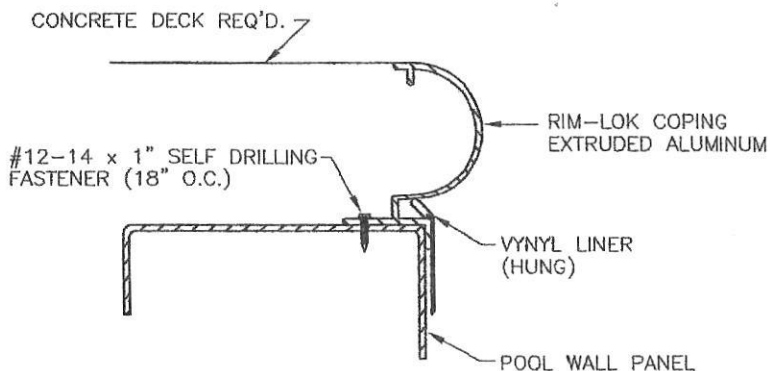
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

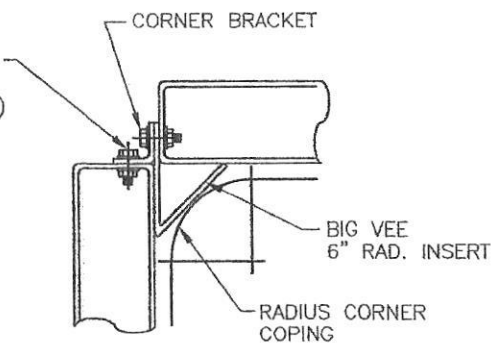
Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307



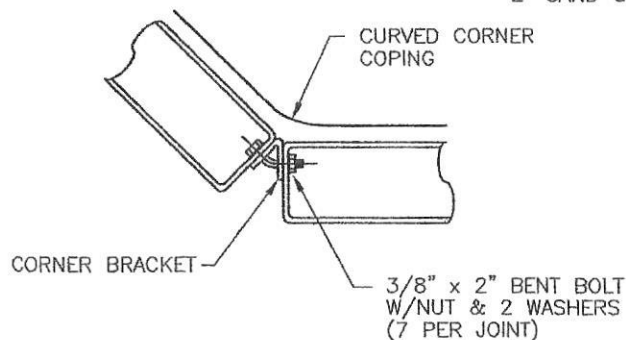
TYPICAL WALL BRACE ASSEMBLY



RIM-LOK COPING DETAIL



TYPICAL CORNER DETAIL
(RECTANGULAR POOLS)

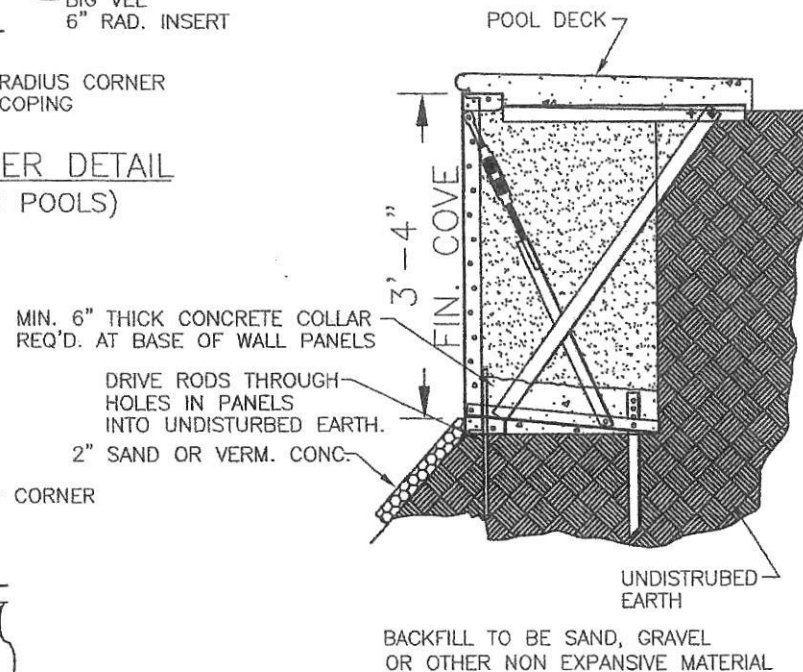


TYPICAL CORNER DETAIL
(GRECIAN POOLS)

PLANNING NOTES:

- . SET WIDTH OF POOL AT RIGHT ANGLES TO SLOPE
- . FINISHED ELEVATION OF DECK TO BE 1'00" ABOVE SURROUNDING GRADE
- . PROVIDE SWALE AROUND UP-HILL SIDE OF DRAIN. SURFACE WATER AWAY FROM POOL.
- . CONCRETE DECK SHOULD SLOPE MIN. 1/4" PER FOOT AWAY FROM POOL.
- . PLOT PLAN FURNISHED BY OWNER TO SHOW POOL LOCATION AND ENCLOSURE.
- . ELECTRICAL, PLUMBING AND FENCING TO CONFORM TO ALL CODES.
- . OPTIONS EXTRA IF REQ'D. BY SITE CONDITIONS OR WHEN SPECIFIED BY OWNER.
- . AT LEAST ONE MEANS OF EGRESS SHALL BE PROVIDED. OPTIONAL STAIRS OR LADDER

THE CONSTRUCTION METHODS ILLUSTRATED APPLY ONLY TO NORMAL GROUND CONDITIONS. IF UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED (I.E. HIGH ORGANIC MATERIAL, HIGH WATER LEVEL) ADDITIONAL MEASURES MUST BE TAKEN TO PROVIDE SUBSURFACE CONDITIONS WITHIN THE STRUCTURAL CAPABILITIES OF THE PANEL. ANY ADDITIONAL PRECAUTIONS OR METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. (NOTE: DECK SUPPORTS ARE OPTIONAL.)



TYP. LINER INSTALLATION DET.

DONALD P. SCHLACHTER
PROFESSIONAL ENGINEER
NJ LICENSE No. 23805

37 FIELDSTONE DRIVE, SOMERVILLE, NJ 08876
908-616-2051 donschiachterpe@gmail.com

DATE:

CARDINAL SYSTEMS

250. RT. 61 S. (570) 385-4733
SCHUYLKILL HAVEN, PA. (570) 385-1318 FAX.

SCALE: NONE
DRAWN: SED

TITLE: CONSTR. DET. SHT.
HUNG LINER STL. POOL
FILE NAME: CONSTDET

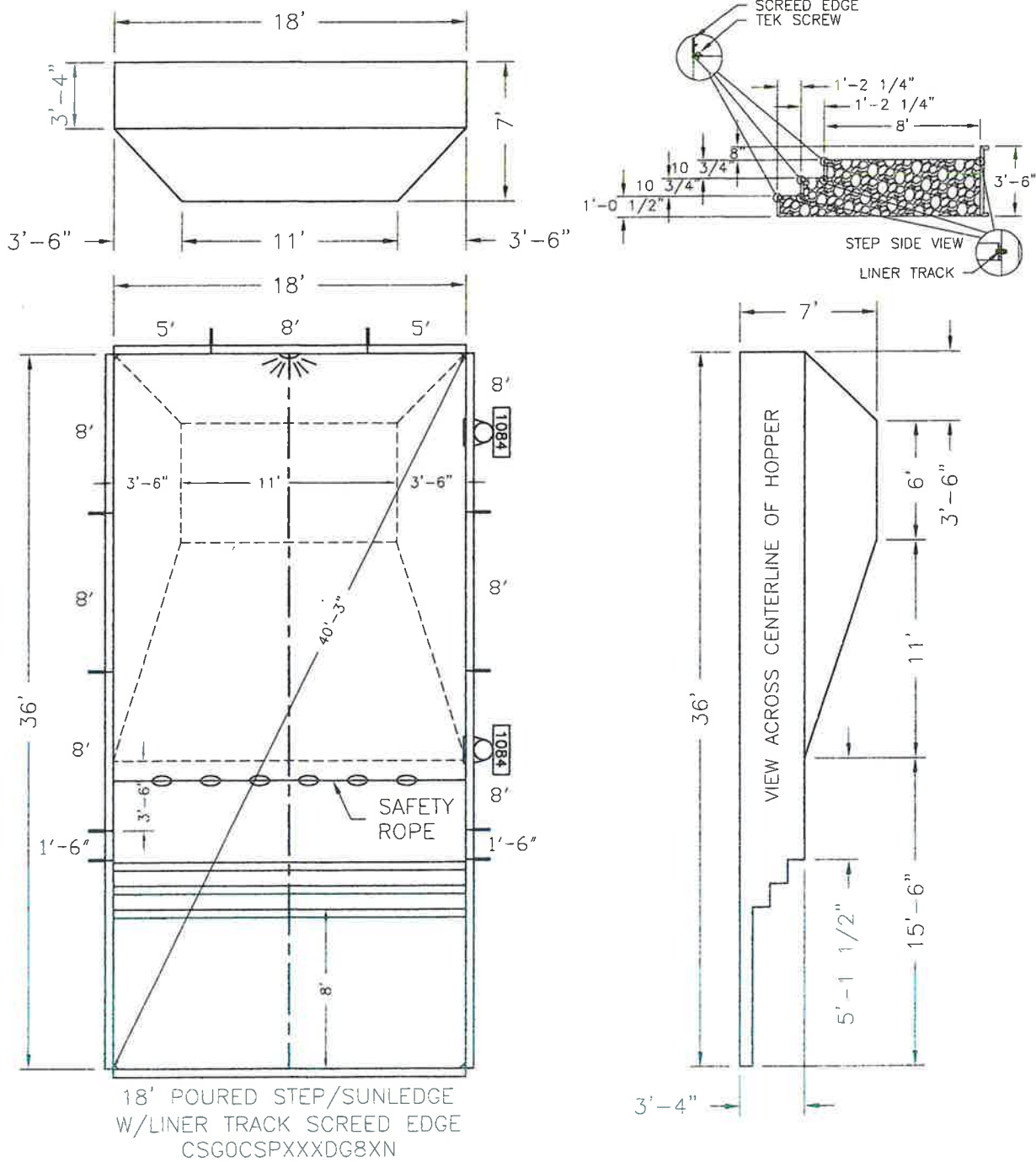


Pool Size: 18' X 36'
Pool Shape: RECTANGLE
Pool Number: PRT52662

Approx Gal: 21,000

250 Route 61 South, Schuylkill Haven, PA 17972 • 570-385-4733 • fax: 570-385-0281 • CustomerService@CardinalSystemsinc.com

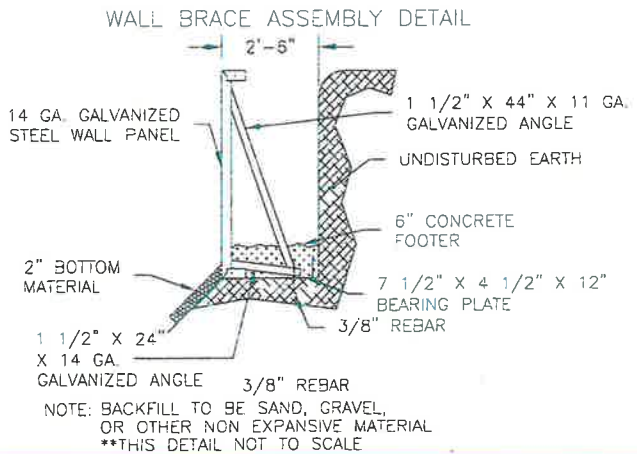
LINER NOTES
USING 6" INSERT - ☐
NO INSERT USED - ☐



Bill of Materials

PART NO.	QUANTITY	DESCRIPTION
"A" FRAME	10	"A" FRAME ASSEMBLY
CS902SA	2	90 DEG CORNER ANGLE
CS902SB	2	6" RAD CORNER FILLER "BIG VEE"
CSG0CSPXXXDG8XN	1	18' POURED STEP/SUNLEDGE W/LINER TRACK - SCREED EDGE
5S42160XXX0	2	1'-6" Straight PANEL W/0 Z
5S42500XXX0	2	5' Straight PANEL W/0 Z
5S42800LCN2	1	8' Straight PANEL W/2 Z WITH LIGHT
5S42800SCN2	2	8' Straight PANEL W/2 Z WITH 1084 SKIMMER
5S42800XXX2	4	8' Straight PANEL W/2 Z

- NOTE:
- 1) DEPTH AND SHAPE OF POOL MEET MINIMUM STANDARDS OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE 2021 FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.
 - 2) A MEANS OF EGRESS FOR BOTH THE DEEP END AND THE SHALLOW END OF THE POOL MUST BE PROVIDED IN ACCORDANCE WITH THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE SECTION 809.
 - 3) EQUIPOTENTIAL BONDING MUST BE PROVIDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70.
 - 4) ALL A-FRAME BRACES ARE TO BE MOUNDED WITH A MINIMUM OF ONE CUBIC FOOT OF CONCRETE, OR A SIX-INCH THICK CONTINUOUS POURED CONCRETE PERIMETER COLLAR.
 - 5) "NO DIVING" LABELS TO BE INSTALLED AROUND THE PERIMETER OF THE POOL.
 - 6) SUCTION ENTRAPMENT AVOIDANCE IS TO BE INSTALLED IN ACCORDANCE WITH ANSI/APSP/ICC-7.
 - 7) ALL WORK NOT SPECIFICALLY SHOWN IS TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE AND ALL OTHER APPLICABLE CODES.
 - 8) THE POOL COPING/DECK IS WITHIN 12 INCHES OF THE DESIGN WATER LINE WHICH SATISFIES THE REQUIREMENT FOR HANDHOLDS PER THE 2021 ISPC SECTION 323.1 et al.



NOTE: THIS IS A NON DIVING POOL. ENGINEER'S REVIEW/SEAL CONFIRMS POOL GEOMETRY CONFORMS WITH CODE. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION.

DONALD P. SCHLACHTER
PROFESSIONAL ENGINEER
NJ License No. 23805
37 FIELDSTONE DRIVE SOMERVILLE, NJ 08876
908-616-2051 donsclachterpe@gmail.com

DATE: **MAR 26 2025**

Date: 03/25/2025
Perimeter: 108'-0"
Drawn By: JF
Area: 648.0 SQ. FT.
Scale: 1/8" = 1'-0"
Notes: NUTLEY/18X36



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ALL OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION, ARCHITECTURAL DESIGN OR DETERMINING PROPERTY LINES. THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. THE ACCURACY OF THE SEARCH AND APPROVAL OF THE TITLE COMPANY SO NAMED. SAID SURVEY SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY OR LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNER. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.

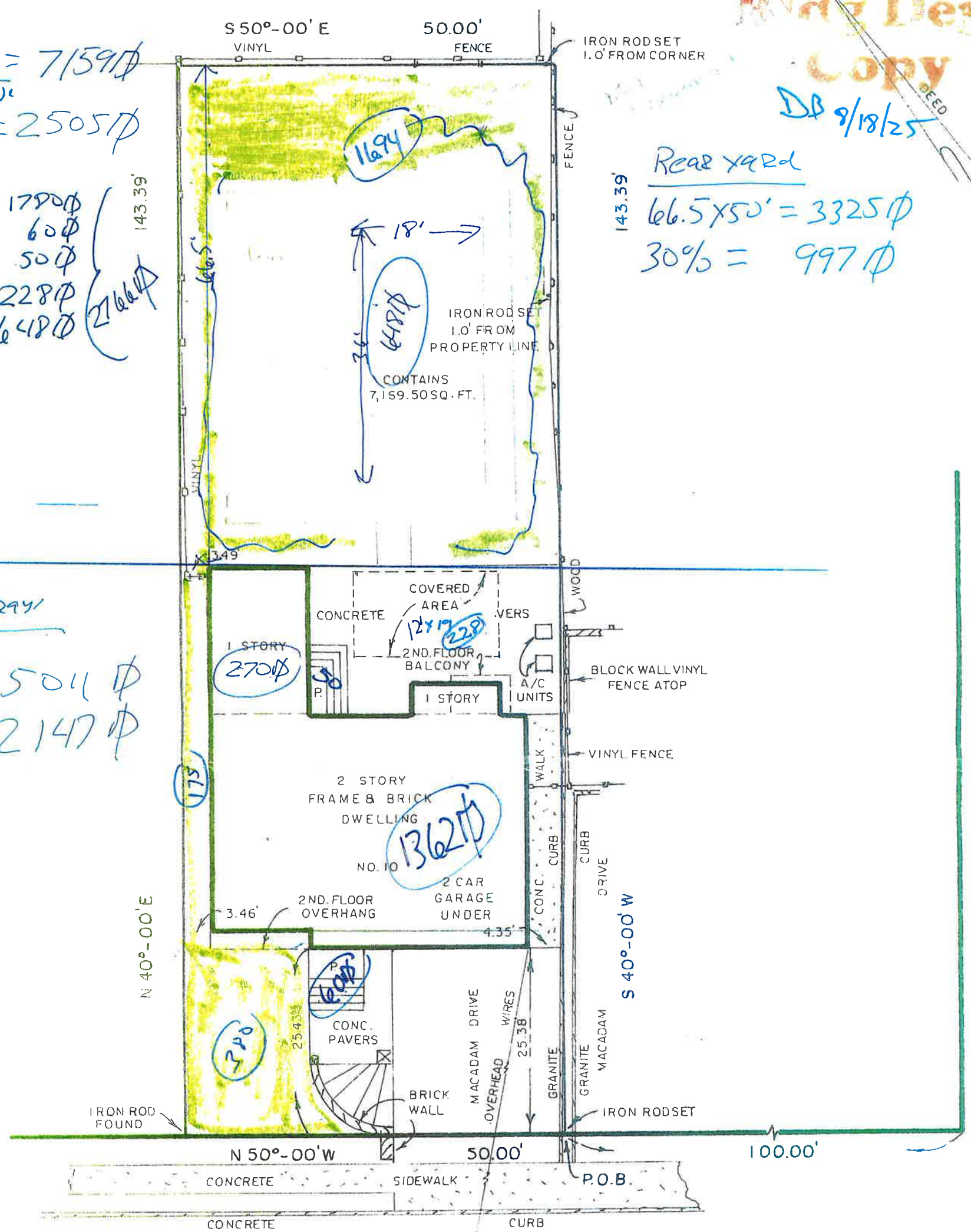
Lot Area = 71591
x 100 = 7159100
35% = 2505705

Dwellings 17900
step 600
step 500
Persula 2280
Pool 6480
27660

Redy Dept
Copy
DB 9/18/25

Rear yard
66.5 x 50' = 3325
30% = 997

IM Coverage
70% = 5011
30% = 2147



LINCOLN STREET (50')
(MACADAM TRAVELED WAY 30' ± WIDE)

VAN WINKLE AVENUE

INSTRUMENT NUMBER 2016015031

CERTIFIED TO:
ELLORENZO AND ROCIO PEREZ

PROPERTY SURVEY
OF
LOT 11 BLOCK 8103 TAX. MAP
TOWNSHIP OF NUTLEY
ESSEX COUNTY, N.J.
SCALE 1" = 15'
DATE 11/08/24
BERNARD CRISCENZO
LAND SURVEYOR LIC. NO. 33999