



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

October 24, 2025

Mr. Arthur Tuosto  
365 Bloomfield Avenue  
Nutley, NJ 07110

**Re: Widen Driveway  
365 Bloomfield Avenue  
Block-Lot:5603/19**

Dear Mr. Tuosto,

Your request, at the above referenced premises, to repave the existing driveway to 20', which was originally widened without a permit, as shown on the property survey prepared by Shepard & Shepard dated June 7, 1971, 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 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.

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 D'Onofrio, [jdonofrio@nutleynj.org](mailto: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



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0043

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: 10/24/25

### Section I: SUBJECT PROPERTY

Address: 305 Bloomfield Avenue

Block: S003 Lot: 19 Zone: R-1

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

### Section II: APPLICANT INFORMATION

Name: ARTHUR A. & KATHLEEN J. TUOSTO

Address: 365 Bloomfield Ave  
NUTLEY NJ 07110

Telephone: 973-667-6110

Email Address: 973 ART1ET365@YAHOO.COM

Applicant is a:

\_\_\_\_ Corporation    \_\_\_\_ Partnership    \_\_\_\_ LLC    XAT 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	_____	_____
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 4/23/01 to erect a solid 5' side yard fence.

**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

\_\_\_\_\_

\_\_\_\_\_ 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.

I, Kathleen Tursto, am writing about our driveway needing paving. We are requesting that the driveway be paved & kept flat as it is now. My husband Arthur has Parkinson's disease, a balance problem & severe spinal stenosis. I am asking that no barriers, such as blocks be installed to mark our property. Should he step out of his car & forget the blocks are there, he could trip & fall and possibly break an arm, leg, shoulder or hip or strike his head on the ground. The barrier would be a health & safety issue for him. Again, we would like the driveway to be paved flat.

Thank you  
Mrs Arthur Tursto

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

SS.

X Arthur A. Turo, being duly sworn, hereby certify (check one)

➤ ☒ that I am the applicant

or

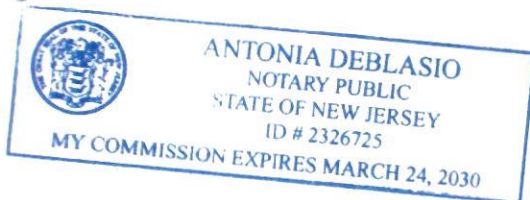
➤ \_\_\_\_\_ that I am the \_\_\_\_\_ of \_\_\_\_\_,  
(Title) (Company Name)  
the Applicant, and that I am duly empowered and authorized to make this representation  
on behalf of \_\_\_\_\_;  
(Company Name)

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

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

Subscribed and sworn to before me  
this 28<sup>th</sup> day of October, 2025.

X Antonia DeBlasio  
Signature of person authorized to take oaths







## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 5603-19  
TUOSTO, ARTHUR A. & KATHLEEN J.  
365 BLOOMFIELD AVENUE

26 parcels fall within 200 feet of this parcel(s)

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**Block-Lot: 5702-2**

PINEDA, JUAN F & RAMOS, ADRIANA M  
384 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 384 BLOOMFIELD AVENUE

**Block-Lot: 5702-6**

MONTEFUSCOLI, GIANNI & DEPERIO N.  
15 VALLEY ROAD  
NUTLEY, NJ 07110  
RE: 15 VALLEY ROAD

**Block-Lot: 5702-14**

SLANE, DONALD J.  
354 BLOOMFIELD AVENUE  
NUTLEY, NJ 07110  
RE: 354 BLOOMFIELD AVENUE

**Block-Lot: 5602-9**

YUN, DANIEL & THAI, JAMIE  
76 HOWARD PLACE  
NUTLEY, NJ 07110  
RE: 76 HOWARD PLACE

**Block-Lot: 5702-17**

LOPEZ, GLADYS E.  
370 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 370 BLOOMFIELD AVENUE

**Block-Lot: 5603-20**

APITO, DENNIS & LINDA  
361 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 361 BLOOMFIELD AVENUE

**Block-Lot: 5702-16.02**

BHAT, SHREEDHARA S. & SHUBHA S.  
360 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 360 BLOOMFIELD AVENUE

**Block-Lot: 5702-16.01**

PETERS, MICHAEL & SUSAN AUFIERO  
364 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 364 BLOOMFIELD AVENUE

**Block-Lot: 5603-21**

SALISE, LEO P. & FLOREGEN L.  
357 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 357 BLOOMFIELD AVENUE

**Block-Lot: 5702-4**

VERGARA, FERNANDO D. & DEMOCRITA E.  
27 VALLEY RD  
NUTLEY, NJ 07110  
RE: 27 VALLEY ROAD

**Block-Lot: 5702-5**

HELLER, CHRISTOPHER & CASSANDRA  
17 VALLEY RD  
NUTLEY, NJ 07110  
RE: 17 VALLEY ROAD

**Block-Lot: 5702-15**

CALDERON, HORTENCIA  
358 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 358 BLOOMFIELD AVENUE



**Block-Lot: 5702-7**

MARILUZ, SERGIO & LINDA  
9 VALLEY RD  
NUTLEY, NJ 07110  
RE: 9 VALLEY ROAD

**Block-Lot: 5702-13**

SALES, LEON JR. & HELEN B.  
168 CHURCH ST  
NUTLEY, NJ 07110  
RE: 168 CHURCH STREET

No Data

No Data

**Block-Lot: 5603-16**

GREEN, ELIZABETH A.  
88 AFTERGLOW AVE  
VERONA, NJ 07044  
RE: 373 BLOOMFIELD AVENUE

**Block-Lot: 5602-11**

ISLAM, TARIQ  
84 HOWARD PL  
NUTLEY, NJ 07110  
RE: 84 HOWARD PLACE

**Block-Lot: 5702-19**

MENNONA, FRANCIS A. & CECILIA A  
380 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 380 BLOOMFIELD AVENUE

**Block-Lot: 5702-3**

RITACCO, JOSEPH D.  
33 VALLEY ROAD  
NUTLEY, NJ 07110  
RE: 33 VALLEY ROAD

**Block-Lot: 5603-17**

HUNTER, RYAN C & MARLA  
371 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 371 BLOOMFIELD AVENUE

**Block-Lot: 5603-18**

TUOSTO, ANTHONY A.  
369 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 369 BLOOMFIELD AVENUE

**Block-Lot: 5602-10**

LUKASZ, MAREK & MONIKA  
80 HOWARD PL  
NUTLEY, NJ 07110  
RE: 80 HOWARD PLACE

**Block-Lot: 5702-18**

NEYLAN, CHRISTOPHER A. & KATIE LYNN  
376 BLOOMFIELD AVENUE  
NUTLEY, NJ 07110  
RE: 376 BLOOMFIELD AVENUE

**Block-Lot: 5603-15**

NUTLEY BOARD OF EDUCATION  
375 BLOOMFIELD AVE  
NUTLEY, NJ 07110  
RE: 381 BLOOMFIELD AVENUE

No Data

## 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 – 6<sup>th</sup> Floor  
Newark, NJ 07102

(J)

Norfolk Southern Railway  
125 County Road  
Jersey City, NJ 07307

22 Maple Pl.  
Nutley, N. J 07110  
667-0713

**Copy**

Denial Letter  
Rec'd 10/24/25

Front Yard  
Coverage

$$50 \times 30 = 1500$$
$$6000 \times 30\% = 1800$$

1- 30 x 31 = 930  
- steps 25  
905 m

273.93 ft. Nely from center line of  
Church St. extended.



This survey is certified to  
Chelsea Title and Guaranty Co., Long  
Clinton Division, Arthur A. Tuosto and  
Kathleen J. Tuosto, his wife.

PREMISES Town of Nutley  
Essex COUNTY, N. J.

SURVEY No. 71-237

BLOCK 151-20<sup>+</sup>3 Tax Maps

NUTLEY, N J. June 7, 1971

Edwin R. Shepard  
Prof. Eng & LAND SURVEYOR

SCALE: 1" = 20.0'

LIC. No. 115-



