



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0047

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: 1/5/25

Section I: SUBJECT PROPERTY

Address: 51 Kingsland Street

Block: 401 Lot: 18 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5,000 sq.ft.</u>	<u>"</u>
Lot Width	<u>50' sq.ft.</u>	<u>"</u>
Lot Depth	<u>100'</u>	<u>"</u>
Front Yard	<u>25'</u>	<u>21.1'</u>
Side Yard	<u>6'</u>	<u>6.1'</u>
Rear Yard	<u>30'</u>	<u>14.11'</u>
Other	<u>6'</u>	<u>6.4'</u>

Section II: APPLICANT INFORMATION

Name: ARACELI M. NAEL

Address: 51 KINGSLAND ST.

NUTLEY, NJ 07110

Telephone: 201-650-8429

Email Address: chingnael@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	<u>1</u>	<u>1</u>
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 by the zoning Board on 10/20/83 to enclose the front porch.

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: Dominic Iannarella
Address: 139 Lakeview Ave.
Clifton, NJ 07011
Telephone: 973-772-8900 Fax: 973-772-1044
Email Address: dominic@ilawnj.com

Applicant's Architect

Name: Zev Lazar
Address: 14 Barry Place.
Passaic, NJ 07055
Telephone: 862-571-7758 Fax: _____
Email Address: zlrk+k@gmail.com

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).

An awkwardly shaped lot.

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

An awkwardly shaped lot.

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

Not granting this variance request would impose difficulties because we are elderly applicants and can't walk up those stairs.

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.

The granting of this variance will not detrimentally affect the public good because it is a project to help accommodate the elderly in walking up the stairs.



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 601-18
NAEL, ARACELI M.
51 KINGSLAND STREET

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

No Data

602-402
RPR Enterprises LLC
5458 E Desert Forest Trail
Cave Creek, AZ 85331

Block-Lot: 601-30

KRUPKA, DENNIS G. & JOANN
2 WHARTON AVE
NUTLEY, NJ 07110
RE: 2 WHARTON AVENUE

Block-Lot: 601-12

BINAG, MINA & LLANZA, WILLY
69 KINGSLAND ST
NUTLEY, NJ 07110
RE: 69 KINGSLAND STREET

Block-Lot: 601-13

THAPA, PUSHKAR & BANDANA
67 KINGSLAND ST
NUTLEY, NJ 07110
RE: 67 KINGSLAND STREET

Block-Lot: 601-14

TAMTABAK, HEIDY & ATILLA
65 KINGSLAND STREET
NUTLEY, NJ 07110
RE: 65 KINGSLAND STREET

Block-Lot: 601-15

LANGLEY, DIEGO
61 KINGSLAND ST
NUTLEY, NJ 07110
RE: 61 KINGSLAND STREET

Block-Lot: 601-16

BRAHMBHATT, KUNAL
57 KINGSLAND ST
NUTLEY, NJ 07110
RE: 57 KINGSLAND STREET

Block-Lot: 601-17

DABKOWSKI, MARCIN & ZOFIA
53 KINGSLAND ST
NUTLEY, NJ 07110
RE: 53 KINGSLAND STREET

Block-Lot: 601-19

ARRIAGA, ALFRED & MANTILLA, ANDREA
49 KINGSLAND STREET
NUTLEY, NJ 07110
RE: 49 KINGSLAND STREET

Block-Lot: 601-20

PADILLA, SANDINO D & DEOCA, YAJAIRA
1117 SUMMIT AVE
UNION CITY, NJ 07087
RE: 45 KINGSLAND STREET

Block-Lot: 601-21

SATO, SHINJI R.
1301 WALL ST W #6207
LYNDHURST, NJ 07071
RE: 41 KINGSLAND STREET

Block-Lot: 601-22

MC CABE, JOHN R.
39 KINGSLAND ST
NUTLEY, NJ 07110
RE: 39 KINGSLAND STREET

Block-Lot: 601-23

HABERLIN, JAMES R.
35 KINGSLAND ST
NUTLEY, NJ 07110
RE: 35 KINGSLAND STREET

Block-Lot: 601-40

FITZSIMONS, FRANK & NOREEN E.
40 WHARTON AVE
NUTLEY, NJ 07110
RE: 40 WHARTON AVENUE

Block-Lot: 601-39

GHENGHUIU, BOGDAN & BOROWIEC, MARZENA
36 WHARTON AVE
NUTLEY, NJ 07110
RE: 36 WHARTON AVENUE

Block-Lot: 601-38

BOCCHINO, DINA
32 WHARTON AVE
NUTLEY, NJ 07110
RE: 32 WHARTON AVENUE

Block-Lot: 601-37

RENDA, GUS A. & ANGELA
28 WHARTON AVE
NUTLEY, NJ 07110
RE: 28 WHARTON AVENUE

Block-Lot: 601-36

QUINN, JENNIFER & LITTLE, STEVE
24 WHARTON AVE
NUTLEY, NJ 07110
RE: 24 WHARTON AVENUE

Block-Lot: 601-35

GOMMOLL, CARL P. & CAROL F.
20 WHARTON AVE
NUTLEY, NJ 07110
RE: 20 WHARTON AVENUE

Block-Lot: 601-34

MASON, HERBERT T.
18 WHARTON AVE
NUTLEY, NJ 07110
RE: 18 WHARTON AVENUE

Block-Lot: 601-33

MACALUSO, STEVEN A. & GAIL P.
16 WHARTON AVE
NUTLEY, NJ 07110
RE: 16 WHARTON AVENUE

Block-Lot: 601-32

CONNOR, GERARD & NOREEN E.
12 WHARTON AVE
NUTLEY, NJ 07110
RE: 12 WHARTON AVENUE

Block-Lot: 601-31

CARSILLO, JOSEPH L. & DIANA M.
8 WHARTON AVE
NUTLEY, NJ 07110
RE: 8 WHARTON AVENUE

Block-Lot: 602-10

STAFFORD, JAMIE
68 KINGSLAND ST
NUTLEY, NJ 07110
RE: 68 KINGSLAND STREET

Block-Lot: 600-15

UPADHYAY, HEMANG
25 WHARTON AVE
NUTLEY, NJ 07110
RE: 25 WHARTON AVENUE

Block-Lot: 600-16

KAPUSHY, FRANK J. & DONNA
23 WHARTON AVE
NUTLEY, NJ 07110
RE: 23 WHARTON AVENUE

Block-Lot: 600-17

MELNYK, VASIL & DARIIA
19 WHARTON AVE
NUTLEY, NJ 07110
RE: 19 WHARTON AVENUE

Block-Lot: 600-18

FERNANDEZ, MARIA PILAR
36 MOUNT KILIMANJARO LN
TOMS RIVER, NJ 08753
RE: 74 LAKESIDE DRIVE

Block-Lot: 600-19

TREGLIO, MARISA & CHRISTOPHER
11 WHARTON AVE
NUTLEY, NJ 07110
RE: 11 WHARTON AVENUE

Block-Lot: 600-20

CONCEPCION, LUIS A. & HOMEIDA A.
7 WHARTON AVE
NUTLEY, NJ 07110
RE: 7 WHARTON AVENUE

Block-Lot: 602-9

STEWART, DIANE F.
64 KINGSLAND ST
NUTLEY, NJ 07110
RE: 64 KINGSLAND STREET

Block-Lot: 602-8

ROJAS, ALFREDO A.
60 KINGSLAND ST
NUTLEY, NJ 07110
RE: 60 KINGSLAND STREET

Block-Lot: 602-7

BOLLON, RICHARD J. & SANCHEZ, HEIDI
56 KINGSLAND STREET
NUTLEY, NJ 07110
RE: 56 KINGSLAND STREET

Block-Lot: 602-6

LA, PHONG KIEM & GUO, XING
50 KINGSLAND ST
NUTLEY, NJ 07110
RE: 50 KINGSLAND STREET

Block-Lot: 602-5

COLUMBIA SELF STORAGE - CLIFTON LLC
7 COLUMBIA TNPk #201
FLORHAM PARK, NJ 07932
RE: 10 KINGSLAND 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)

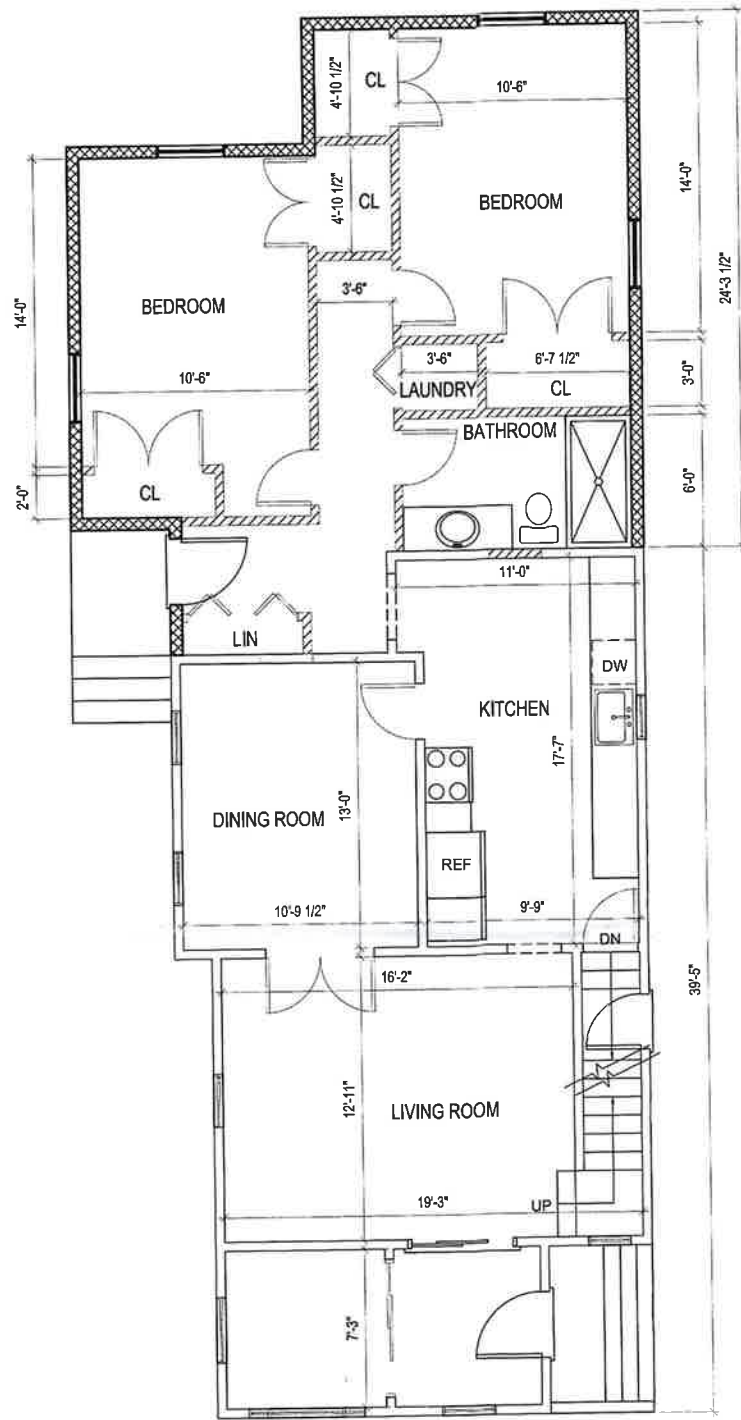
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

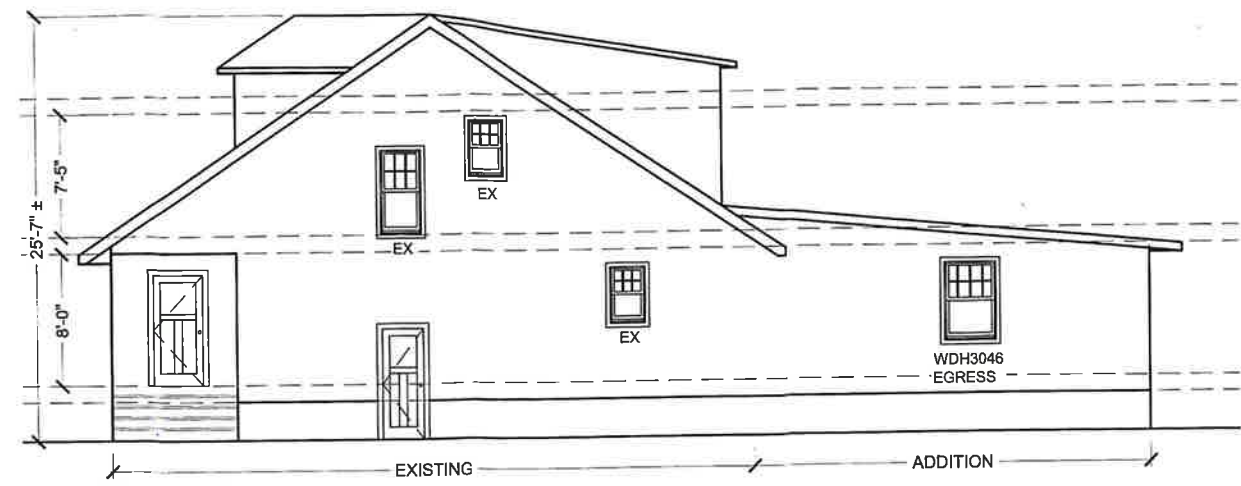
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

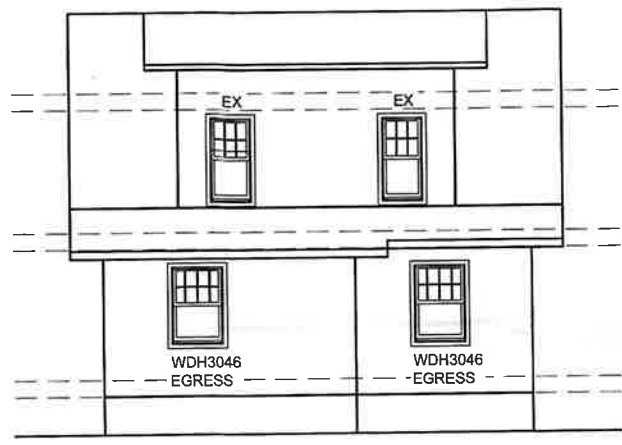
Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307



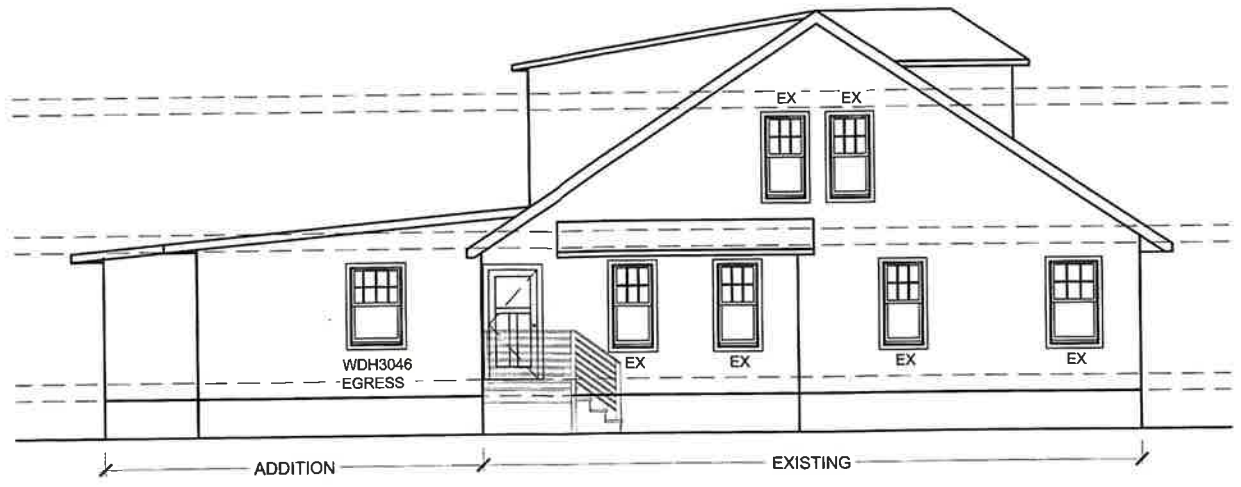
1 FIRST FLOOR PLAN
1/4" = 1'-0"



1 RIGHT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



3 LEFT ELEVATION
3/16" = 1'-0"

LEGEND:

EXIST'G WALL TO REMAIN	
NEW 2 X 4 STUD INTERIOR WALLS	
NEW 2 X 6 STUD EXTERIOR WALLS	
SOLID BLOCKING	

FLOOR PLANS
51 KINGSLAND STREET
NUTLEY, N.J. 07110

LESTER KATZ NCARB
671 IBSEN STREET
WOODMERE, N.Y. 11598
LESTER@LESTERKATZ.COM
PH. 516-537-8686
PROJECT MANGER
ZEVI LAZAR
PH. 862-571-7758



No.	Description	Date
	ISSUED	07-30-25
	ISSUED	08-21-25

Scale As Indicated
Drawn by
Checked by
Date
Project number
Dwg #

A-1