

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

September 23, 2020

Matthew Scheidel  
4 Povershon Road  
Nutley, NJ 07110

**Re: Leave as Erected/Garage into Living Space  
4 Povershon Road  
Block/Lots: 5601/2**

Dear Mr. Scheidel:

Your request for a permit, at the above referenced premises, to leave as erected a portion of the garage which was converted into living space, leaving approximately 10' wide by 10'6" in the existing garage, as shown on the sketch submitted to the Code Enforcement Department on September 15, 2020, and on the property survey prepared by PMC Land Surveying, dated July 10, 2009, 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 V, Section 700-9 A of the Codes of Nutley, entitled "Permitted uses in R-1 Zoning District," states that "the following uses are permitted in the R-1 zoning district: Single-family dwellings, not to exceed one dwelling unit on each lot. No other principal use is permitted on the same lot with a single-family dwelling. Each single-family dwelling shall have two parking spaces, at least one of which is in a garage." *A portion of the garage has been converted into living space; the existing portion of the remainder of the garage cannot meet the size dimension of 9'x19' as per the parking space dimension.*

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 973-284-4951 x2236 or [ljacobs@nutleynj.org](mailto:ljacobs@nutleynj.org). 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/vlw



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0048

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: 9/23/2020

### Section I: SUBJECT PROPERTY

Address: 4 Povershon Rd, Nutley, NJ 07110

Block: 5601 Lot: 2 Zone: R-1

	District Requirements	Proposed
Lot Area	_____	_____
Lot Width	_____	_____
Lot Depth	_____	_____
Front Yard	_____	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other - <u>Garage</u>	<u>9' x 19'</u>	<u>10' x 10.5'</u>

### Section II: APPLICANT INFORMATION

Name: Matthew Scheidel / Lisa Esposito

Address: 4 Povershon Rd  
Nutley, NJ 07110

Telephone: 973-580-3615

Email Address: matt@advancedmechanicalcorp.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: residence/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: \_\_\_\_\_

No other variance  
requests

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Architect***

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Engineer***

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_



***Applicant's Planning Consultant***

Name: N/A

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: N/A

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).

NO constraints  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

No constraints  
\_\_\_\_\_  
\_\_\_\_\_

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

Without being able to utilize a portion of the garage, there isn't enough kitchen space. This can also hurt the value of the home and hurt any potential sale.

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.

- no change to the exterior
- house still maintains a 10 x 10.5 garage with a standard roll-up garage door

## CERTIFICATION

[illegible]

Matthew Scheidel, 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 24<sup>th</sup> day of September, 2020.

Judith Mancarelli  
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**

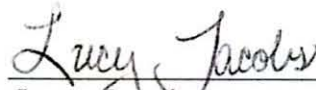
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Docket Number: ZBA-20-0048

Work Site Location: 4 Povershon Road

Applicant: Matthew Scheidel

I do hereby certify to the ownership of the properties listed on pages  
1 to 3, as of August 4, 2020.

  
\_\_\_\_\_  
Lucy Jacobs  
Clerk





## Nutley Parcel Offset List

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**Target Parcel(s):** Block-Lot: 5601-2  
ESPOSITO, LISA  
4 POVERSHON ROAD

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

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**Block-Lot: 7902-2**

KRYZNEFSKI, GERALD  
621 CENTRE ST  
NUTLEY, NJ 07110  
RE: 621 CENTRE STREET

**Block-Lot: 7902-3**

ISLAM, MOHAMMED K & CHOWDHURY, MASUD  
619 CENTRE ST  
NUTLEY, NJ 07110  
RE: 619 CENTRE STREET

**Block-Lot: 7902-4**

SODA, AMANDA & STEVEN  
617 CENTRE ST  
NUTLEY, NJ 07110  
RE: 617 CENTRE STREET

**Block-Lot: 5601-28**

CUGLIARI, MICHAEL A. & ALESSANDRA V  
41 HOWARD PL  
NUTLEY, NJ 07110  
RE: 41 HOWARD PLACE

**Block-Lot: 5600-1**

PANZERA, JOHN C. & DOROTHY M.  
4 RIDGE RD  
NUTLEY, NJ 07110  
RE: 4 RIDGE ROAD

**Block-Lot: 5601-4**

LOMBARDI, ANTOINETTE M.  
12 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 12 POVERSHON ROAD

**Block-Lot: 5600-5**

ANGELO, GERARD & KRISTINA  
20 RIDGE RD  
NUTLEY, NJ 07110  
RE: 20 RIDGE ROAD

**Block-Lot: 5600-42**

BARTKOVITZ, DAVID J. & CHRISTINE K.  
21 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 21 POVERSHON ROAD

**Block-Lot: 5601-44**

SAPORITO, LOUIS JR.  
596 CENTRE STREET  
NUTLEY, NJ 07110  
RE: 596 CENTRE STREET

**Block-Lot: 7902-5**

MEGGIOLARO, LOUIS A. & GAIL M.  
27 MONROE ST  
NUTLEY, NJ 07110  
RE: 27 MONROE STREET

**Block-Lot: 5601-43**

NOVA, SUSAN L & HERNANDEZ, YOETA  
592 CENTRE STREET  
NUTLEY, NJ 07110  
RE: 592 CENTRE STREET

**Block-Lot: 7903-1**

ENCINAS, SARITA M & CABREJOS, JORGE  
605 CENTRE ST  
NUTLEY, NJ 07110  
RE: 605 CENTRE STREET

**Block-Lot: 7903-2**

MEGARO, JESSICA PATRICIA  
599 CENTRE ST  
NUTLEY, NJ 07110  
RE: 599 CENTRE STREET

**Block-Lot: 5601-31**

PERAINO, JOHN & SHARON  
29 HOWARD PL  
NUTLEY, NJ 07110  
RE: 29 HOWARD PLACE

**Block-Lot: 7902-1**

ZISKIN, BRIDGET A. & GARY W.  
625 CENTRE ST  
NUTLEY, NJ 07110  
RE: 623 CENTRE STREET

**Block-Lot: 5600-4**

CICCHETTI, JOHN P. & SUZANNE  
16 RIDGE RD  
NUTLEY, NJ 07110  
RE: 16 RIDGE ROAD

**Block-Lot: 5600-43**

CRUZ, ADRIAN  
62 E PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 17 POVERSHON ROAD

**Block-Lot: 5600-3**

KOUKOUTSIS, TERRY & ANETA  
12 RIDGE ROAD  
NUTLEY, NJ 07110  
RE: 12 RIDGE ROAD

**Block-Lot: 5601-6**

PEDERSEN, GEORGE E. JR. & ANNA MARIE  
20 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 20 POVERSHON ROAD

**Block-Lot: 5600-44**

TESTA, CAROLE  
15 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 15 POVERSHON ROAD

**Block-Lot: 5601-27**

DIXIT, MUKESH & MANISHA  
45 HOWARD PL  
NUTLEY, NJ 07110  
RE: 45 HOWARD PLACE

**Block-Lot: 5600-2**

HOBSON, DARRINGTON  
8 RIDGE RD  
NUTLEY, NJ 07110  
RE: 8 RIDGE ROAD

**Block-Lot: 5601-5**

VITIELLO-FAZIO, LAUREN  
16 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 16 POVERSHON ROAD

**Block-Lot: 5600-45**

BUCOY, ROQUE & MARIA REBECCA  
9 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 9 POVERSHON ROAD

**Block-Lot: 5601-1**

PRATT, ALETHIA M  
2 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 2 POVERSHON ROAD

**Block-Lot: 5601-45**

FASTOOK, GEORGE S.  
604 CENTRE ST  
NUTLEY, NJ 07110  
RE: 604 CENTRE STREET

**Block-Lot: 5600-46**

LEON, ABRAHAM & SUSANA GONZALEZ  
5 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 5 POVERSHON ROAD

**Block-Lot: 5601-29**

LEVIS, STEVEN & ALTAGARCIA  
37 HOWARD PL  
NUTLEY, NJ 07110  
RE: 37 HOWARD PLACE

**Block-Lot: 5601-3**

SANDOMENCIO, E. & C. P. & D.  
8 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 8 POVERSHON ROAD

**Block-Lot: 5600-47**

HOFT, JAMES D. & JUDITH A.  
1 POVERSHON RD  
NUTLEY, NJ 07110  
RE: 1 POVERSHON ROAD

**Block-Lot: 5602-1**

HARO, ROSA BONY  
36 HOWARD PL  
NUTLEY, NJ 07110  
RE: 36 HOWARD PLACE

**Block-Lot: 5601-30**

SAPORITO, KIM  
33 HOWARD PL  
NUTLEY, NJ 07110  
RE: 33 HOWARD PLACE

**Block-Lot: 7901-3**

JIANG, GING CHONG & CHEN, ZHU MEI  
633 CENTRE ST  
NUTLEY, NJ 07110  
RE: 633 CENTRE STREET

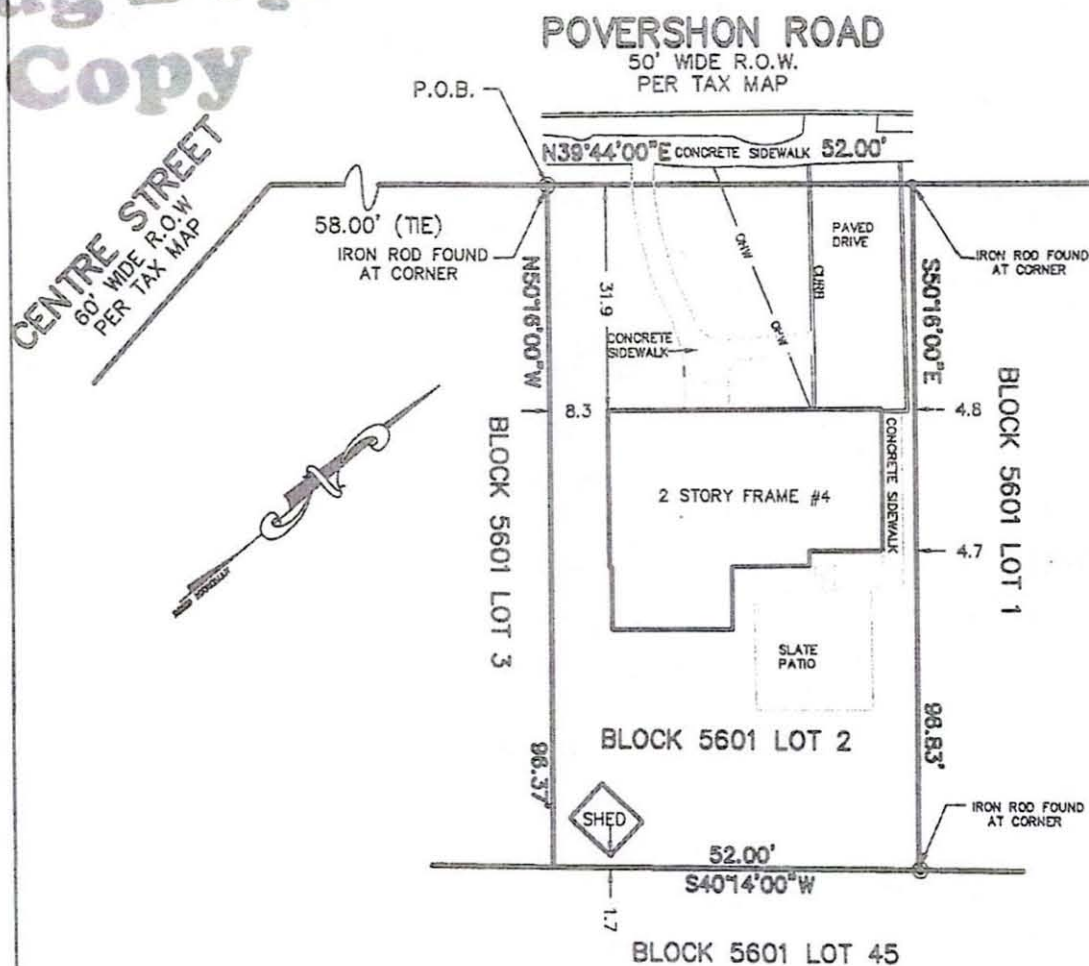
**Block-Lot: 5601-46**

CORDASCO, STEVEN  
608 CENTRE ST  
NUTLEY, NJ 07110  
RE: 608 CENTRE STREET

**Block-Lot: 5601-32**

OSTLIN, WILLIAM E. & MARILYN  
25 HOWARD PL  
NUTLEY, NJ 07110  
RE: 25 HOWARD PLACE

Bldg Dept  
Copy



NOTES:

1. LOT AREA = 5,023 SQ.FT. or .115 Acres
2. BEING COMMONLY KNOWN AS 4 POVERSHON ROAD NUTLEY, NEW JERSEY.
3. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED

SURVEY OF LANDS IN: TOWNSHIP OF NUTLEY, ESSEX  
COUNTY, NEW JERSEY LOT 2 BLOCK 5601

REFERENCE: DEED BOOK D96 PAGE 11  
DESCRIPTION:

Scale: 1" = 20' DATE: 7/10/09

PMC Land Surveying  
11 Saxton Drive  
Hackettstown, NJ 07840

TEL: 908-850-4304 FAX: 908-850-4305

PATRICK A. GIBELLIS, JR.

PROFESSIONAL LAND SURVEYOR LIC. No. GS43228

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF  
RECORD AND OTHER FACTS WHICH A TITLE SEARCH MIGHT  
DISCLOSE. CERTIFIED TO BE IN ACCORDANCE WITH  
PERTINENT NEW JERSEY LAWS AND REGULATIONS AND WITH  
CURRENT ACCURACY STANDARDS ONLY TO:

LISA ESPOSITO, SINGLE  
GLEN EAGLE TITLE AGENCY, INC.  
STEWART TITLE GUARANTY COMPANY  
TOTAL MORTGAGE SERVICES, LLC AND/OR ITS SUCCESSORS  
AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR  
JOHN I. GIZZO, ESQUIRE

Drawn By: FPF

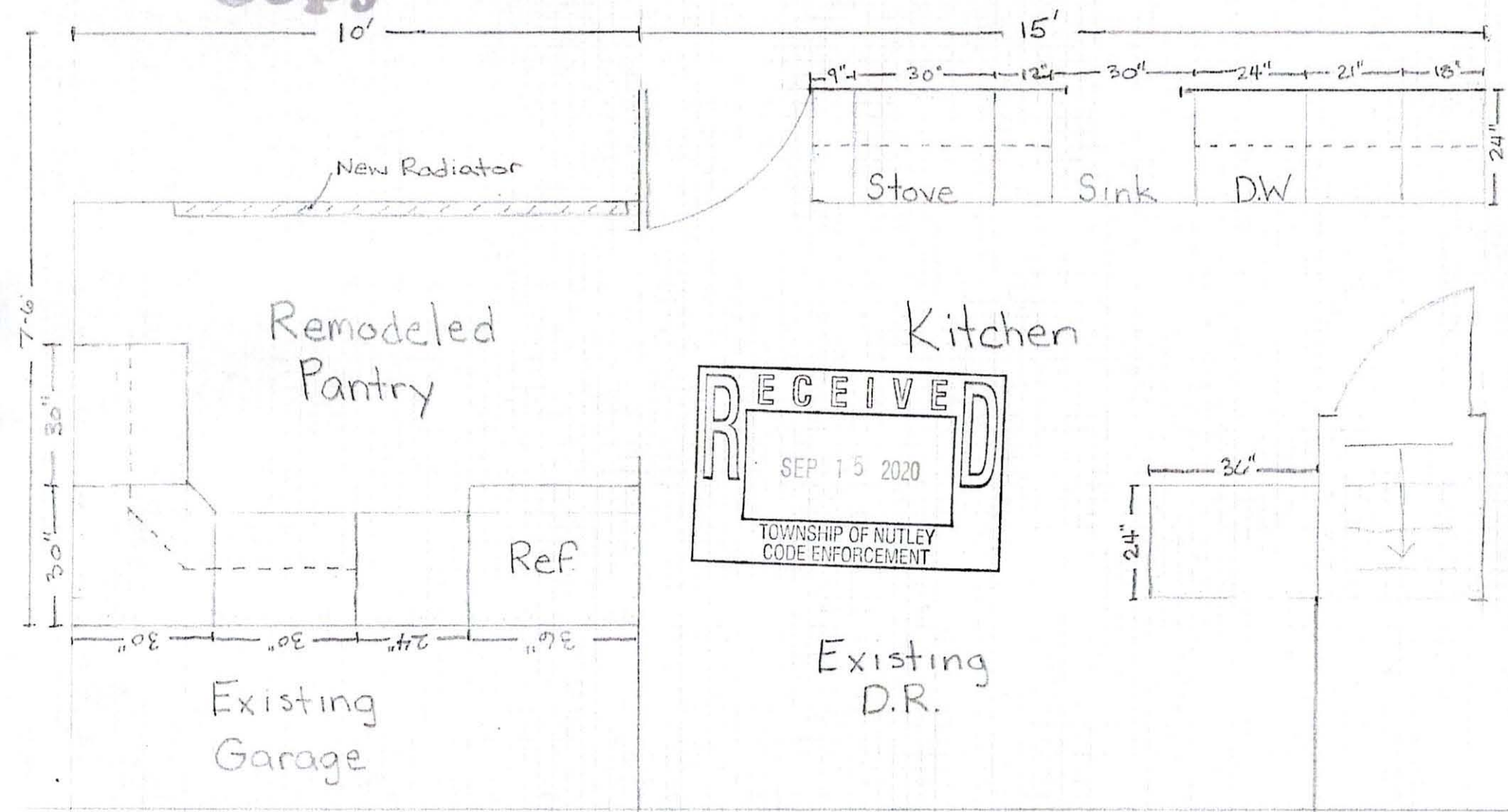
Revisions: 0

Project #: 090702

Title No. 290619P



# Bldg Dept Copy



4 Povershon Rd. - Kitchen/Pantry Remodel

□ = 3"

\* - new 1/2" sheetrock & 5/8" on Garage side wall (Pantry Only)

\* Tile Floor