



THOMAS J. EVANS  
Director of Revenue and Finance

DAVID BERRY  
Construction Official  
Zoning Official

## TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT.

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

April 22, 2020

Mr. Ronald Labenski  
53 Alexander Avenue  
Nutley, NJ 07110

RE: One Story Addition  
Corner Property  
53 Alexander Avenue  
Block/Lot: 2702/35

Dear Mr. Labenski:

Your request for a permit, at the above referenced premises, to construct a one story addition on a corner property, as shown on the plans prepared by Architect, Sal Corvino, dated April 2, 2020, is denied for the following reasons:

This property is located in an R-1AA district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley entitled "*Schedule of Regulations as to Bulk, Height and Other Requirements*" requires in an R-1AA district to have the following:


	<u>Required</u>	<u>Proposed</u>
Side Yard/other (corner property)	25'	11.40'
Rear Yard	30'	15'

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 Antonette DeBlasio, at (973) 284-4957. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not 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/adb



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0014

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: \$ 175.00 (on denial letter)

Date of Denial Letter: 4/22/20

### Section I: SUBJECT PROPERTY

Address: 53 Alexander Ave

Block: 2705 Lot: 35 Zone: R1AA

	District Requirements	Proposed
Lot Area	<u>7000</u>	<u>\$6,600 S.F. (existing non-conforming)</u>
Lot Width	<u>70'</u>	<u>110'</u>
Lot Depth	<u>100'</u>	<u>60'</u>
Front Yard	<u>25'</u>	<u>35.9'</u>
Side Yard	<u>25'</u>	<u>11.40'</u>
Rear Yard	<u>30'</u>	<u>15.0'</u>
Other	<u>8'</u>	<u>N/A</u>

### Section II: APPLICANT INFORMATION

Name: Mr. Ronald Labenzki  
Address: 53 Alexander Avenue  
Nutley, New Jersey 07110  
Telephone: (647) 574-6876  
Email Address: rlh19m@aol.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	<u>—</u>	<u>—</u>
Total existing and total proposed parking spaces	<u>—</u>	<u>—</u>



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? \_\_\_\_\_

If yes, state the nature, date and the disposition of each such matter: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: \_\_\_\_\_

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

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

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

***Applicant's Architect***

Name: Salvatore Corvino

Address: 111 Brookfield Avenue

Nutley, New Jersey 07110

Telephone: 201-667-0751 Fax: 973-943-5026

Email Address: Scorvino@optonline.net

***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).

The existing Lot Area ~~at~~ and Lot Depth are constraints  
The zone R-1A require Lot Area of 7000 SF, the existing lot Area equals 6600 SF which is less than required which creates a non-conforming condition  
Also required Lot Depth is 100 ft, actual lot depth equal 60 ft (corner lot)  
creating another non conforming condition.

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

Same as above - existing lot area 6600 SF = non conforming  
existing lot width of 60 ft = non conforming  
existing corner lot

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

The purpose of this addition is to incorporate a new master bedroom and bathroom for the homeowner who is a double amputee (US Veteran). To propose the addition at the main level, it will allow the homeowner easier access to the spaces without causing him difficulties and possible injury.

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.

Granting this variance will not detrimentally affect the public good. There is an existing smaller wing, the enlargement of the left side wing will still maintain balance to the existing dwelling. Incorporating the enlarged addition will not look detrimental to existing dwelling. Also the dwelling is on corner of Covasac.

**CERTIFICATION**

STATE OF NEW JERSEY }  
COUNTY OF ESSEX }

SS.

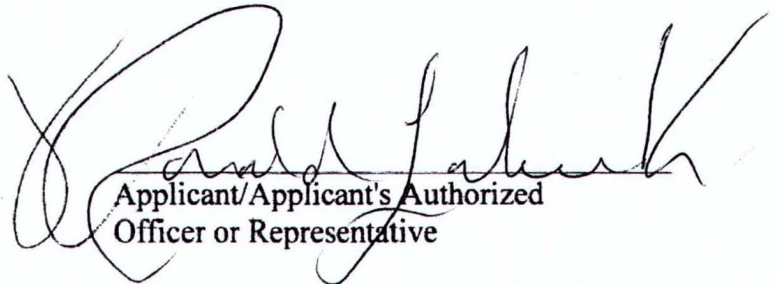
RONALD H. Labenski, being duly sworn, hereby certify (check one)

➤ ☒ that I am the applicant

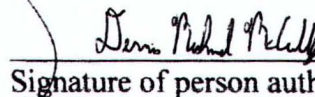
or

➤ \_\_\_\_\_ 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 23rd day of May, 2020.

  
Signature of person authorized to take oaths

DENNIS MICHAEL McCULLOUGH  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 2/12/2024



**AFFIDAVIT  
of  
Ronald H. Labenski  
53 Alexander Avenue  
Nutley, New Jersey 07110  
For Zoning Variance  
646-574-6876**

My name is Ronald H Labenski and I live at 53 Alexander Avenue in Nutley with my daughter. I served in the U.S. Marine Corp. and I am a Vietnam Veteran with a 100% wartime service-connected disability rating by the Veterans Administration ("VA") with both legs amputated.

The VA has granted funds to adapt my house to accommodate my basic needs. This would entail constructing a master bedroom which would including a handicapped accessible bathroom, closet and an egress ramp off the bedroom.

In order to accomplish this alteration to the house, I am seeking a variance as the addition would violate Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley entitled "Schedule of Regulation as to Bulk, Height and Other Requirements"

This addition has now become essential as I get older and become weaker.

For the past five years I have made the sunroom currently attached to the house my bedroom. The house has three bedrooms all on the second floor. I have a stair lift to bring me to the second floor but I am unable to transfer from the chairlift to a wheelchair on top of the stair case. In order to accomplish this task, I need assistance from my daughter who is uncomfortable aiding me as the transfer is done at the top of the stairs and she has to hold the wheelchair so it and me do not tumble down the stairs. Consequently, I elected to sleep in the sunroom which is just large enough to accommodate my hospital bed.

There is a bathroom located on the second floor and a half bath on the first floor. The half bath is not very wide and I had to remove the sink in order for the wheelchair to fit into this half bath. For the months April to November, I shower in the garage. During the winter months, I shower once a week in the upstairs bath with the aid of a friend who helps me transfer from the stair lift to a wheelchair. The construction of a bathroom in the master bedroom which is designed to accommodate the wheelchair will eliminate the daily issues I face with using the bathroom and will provide me the privilege of being self-sufficient in the use of the bathroom.

The purpose of the addition is for safety, to help me become more self-sufficient, and to provide me with a reasonable sleeping arrangement.

I thank you for considering my application.



## **Nutley**

### **Parcel Offset List**

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**Target Parcel(s):** Block-Lot: 2702-35  
LABENSKI, RONALD H.  
53 ALEXANDER AVENUE

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

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**Block-Lot: 5105-5**

VONROTH, WILLIAM JR. & IRENE M.  
30 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 30 ALEXANDER AVENUE

**Block-Lot: 2702-33**

SASSO, FRANK & GINA  
69 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 69 ALEXANDER AVENUE

**Block-Lot: 2704-3**

JERNICK, ROBERT H. JR & LINDA MARIE  
80 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 80 ALEXANDER AVENUE

**Block-Lot: 2702-2**

KENNEDY, LAWRENCE V. & NANCY F.  
80 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 80 STANLEY AVENUE

**Block-Lot: 2704-4**

URBANOVICH, ROBERT & TARA  
101 N SPRING GARDEN  
NUTLEY, NJ 07110  
RE: 101 NO. SPRING GARDEN AVE

**Block-Lot: 2702-34**

HARRINGTON, SHANNON D. & DEBORAH R.  
61 ALEXANDER AVENUE  
NUTLEY, NJ 07110  
RE: 61 ALEXANDER AVENUE

**Block-Lot: 2702-1**

CAPOBIANCO, GREG G. & MARY ANN  
84 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 84 STANLEY AVENUE

**Block-Lot: 2805-9**

ULLEY, SUSAN  
53 OVERLOOK TER  
NUTLEY, NJ 07110  
RE: 53 OVERLOOK TERRACE

**Block-Lot: 2702-5**

SHANLEY, CHRISTOPHER & KOCH, JULIE  
64 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 64 STANLEY AVENUE

**Block-Lot: 2702-4**

GEIGER, JOYCE F.  
68 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 68 STANLEY AVENUE

**Block-Lot: 2702-32**

CASTIGLIA, RICHARD D. & MONICA M.  
73 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 73 ALEXANDER AVENUE

**Block-Lot: 2702-3**

LEHMANN, RYAN R & DANIELLE S  
72 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 72 STANLEY AVENUE

**Block-Lot: 2704-2**

KIRBY, DENNIS M. & MARIA T.  
68 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 68 ALEXANDER AVENUE

**Block-Lot: 5104-9**

JONES, GEORGE M. & MAUREEN  
5 LANSDOWNE PL  
NUTLEY, NJ 07110  
RE: 5 LANSDOWNE PLACE

**Block-Lot: 2702-36**

PETRACCO, ALPHONSE  
8 LANSDOWNE PL  
NUTLEY, NJ 07110  
RE: 8 LANSDOWNE PLACE

**Block-Lot: 2704-1**

GILL, CONSTANCE  
80 GROVE STREET  
MONTCLAIR, NJ 07042  
RE: 64 ALEXANDER AVENUE

**Block-Lot: 5104-8**

PERRI, GUISEPPE & ZOPPI, NATALIE  
98 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 98 STANLEY AVENUE

**Block-Lot: 5104-10**

RONALD AND KAREN DURANDO REVO TR  
43 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 43 ALEXANDER AVENUE

**Block-Lot: 5105-7**

DUFFY, ELIZABETH & DONALD  
44 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 44 ALEXANDER AVENUE

**Block-Lot: 5104-7**

BERNARD, THOMAS R. & MARY JOY C.  
104 STANLEY AVE  
NUTLEY, NJ 07110  
RE: 104 STANLEY AVENUE

**Block-Lot: 2805-6**

SMITH, FRANK R. & STILE, BARBARA  
65 OVERLOOK TER  
NUTLEY, NJ 07110  
RE: 65 OVERLOOK TERRACE

**Block-Lot: 2805-7**

KELLY, JOSEPH A.  
61 OVERLOOK TER  
NUTLEY, NJ 07110  
RE: 61 OVERLOOK TERRACE

**Block-Lot: 5104-11**

BARISICH, JOHN & GARGIULO, LINDA  
35 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 35 ALEXANDER AVENUE

**Block-Lot: 2805-8**

MC CAFFERTY, ROBERT J. & MARIA B.  
55 OVERLOOK TER  
NUTLEY, NJ 07110  
RE: 55 OVERLOOK TERRACE

**Block-Lot: 5105-8**

LEE, LUIS D.  
38 ALEXANDER AVE  
NUTLEY, NJ 07110  
RE: 38 ALEXANDER AVENUE

**Block-Lot: 2702-37**

TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 10 LANSDOWNE PLACE



## 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

DEED REFERENCE: Book 3128 Page 478



**SURVEY FOR:** Ronald H. Labenski

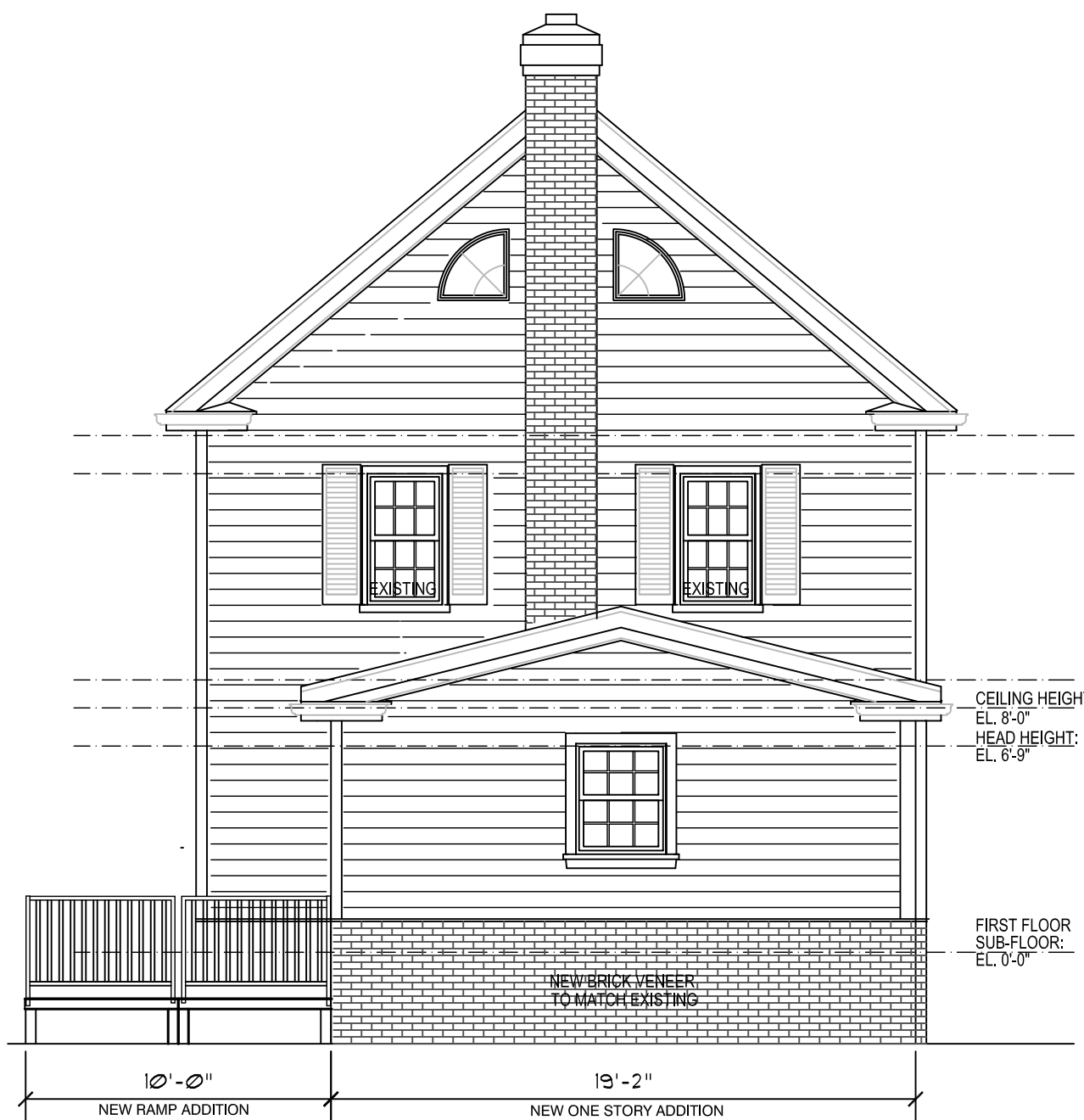
**LOCATION:** 53 Alexander Avenue  
Nutley, Essex County,  
New Jersey

**TAX MAP BLOCK:** 210  
**TAX MAP LOT:** 17  
**AREA:** 6,600 S.F.

P.O. BOX 427  
WOODBIDGE, N.J.  
07095-0427

ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

53 ALEXANDER AVENUE  
NUTLEY, NEW JERSEY



1 PROPOSED LEFT SIDE ELEVATION  
PL-3.2 SCALE: 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION  
PL-3.2 SCALE: 3/16" = 1'-0"



3 PROPOSED REAR ELEVATION  
PL-3.2 SCALE: 3/16" = 1'-0"

REVISIONS	

PROJECT NO. 20-01

SCALE AS NOTED

DATE APRIL 2, 2020

DRAWN BY AMC

CHECKED BY SC

DRAWING TITLE

PROPOSED  
FRONT - REAR &  
LEFT - RIGHT ELEVATIONS

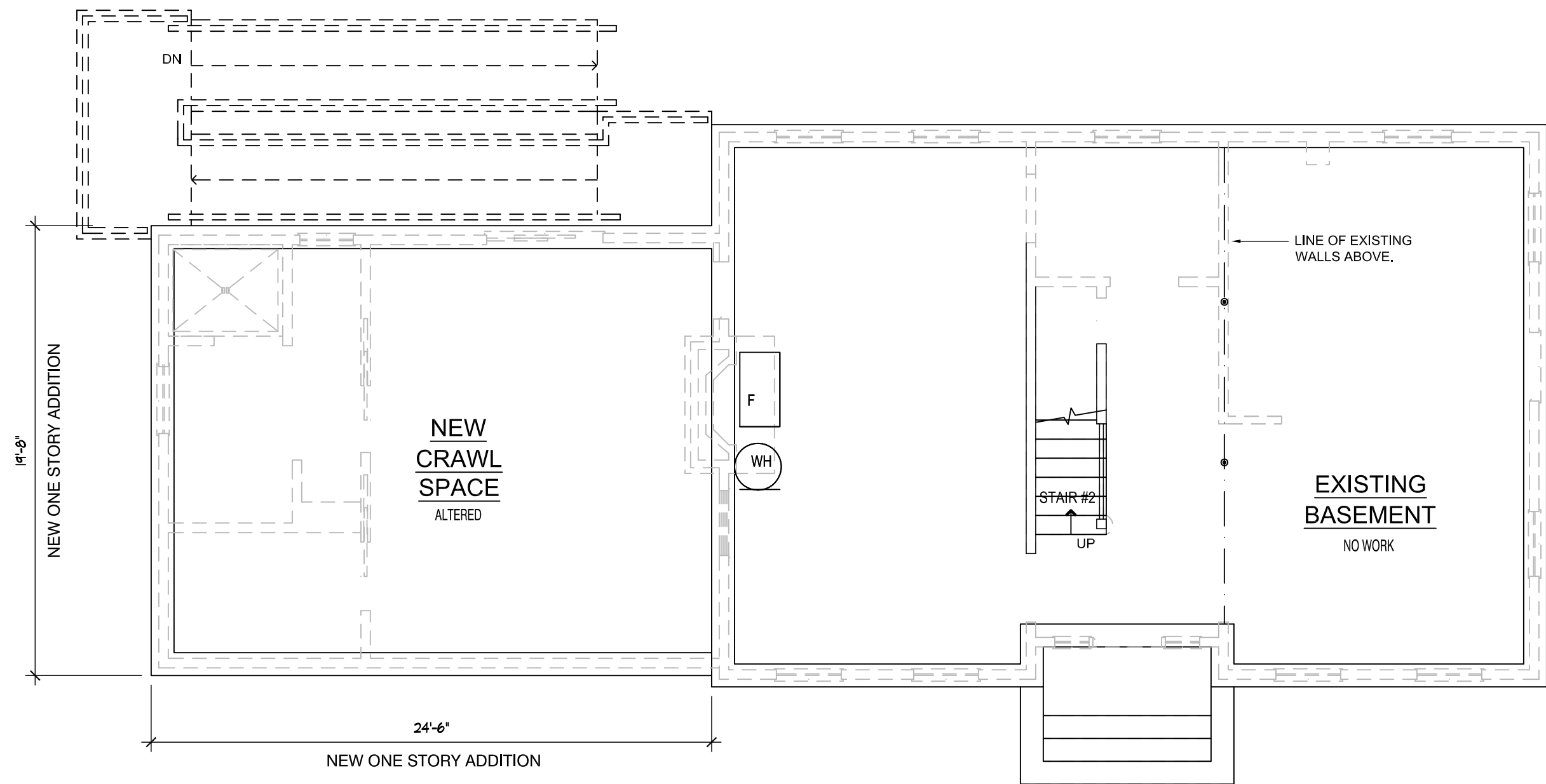
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PL-3.2

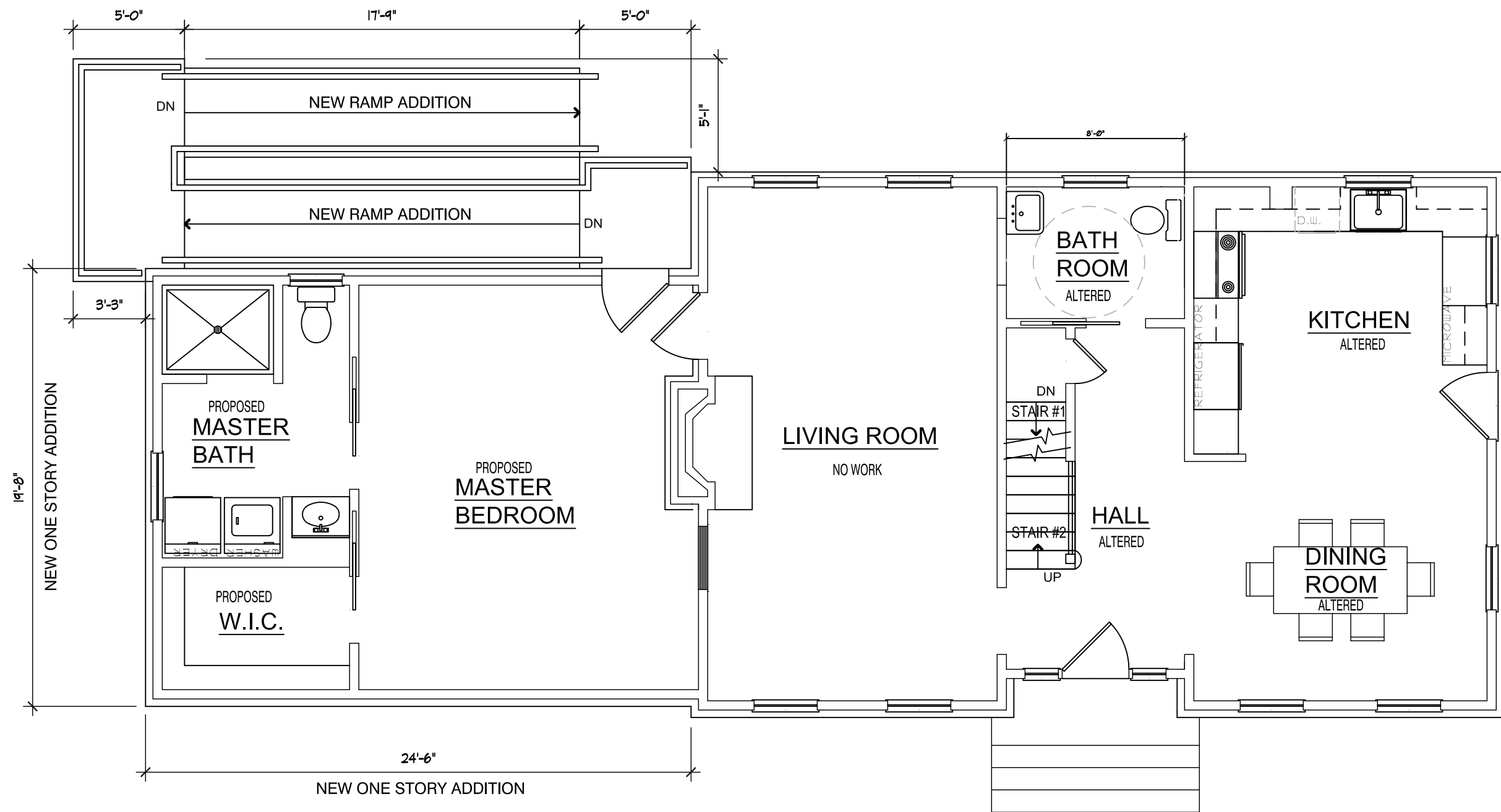


ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

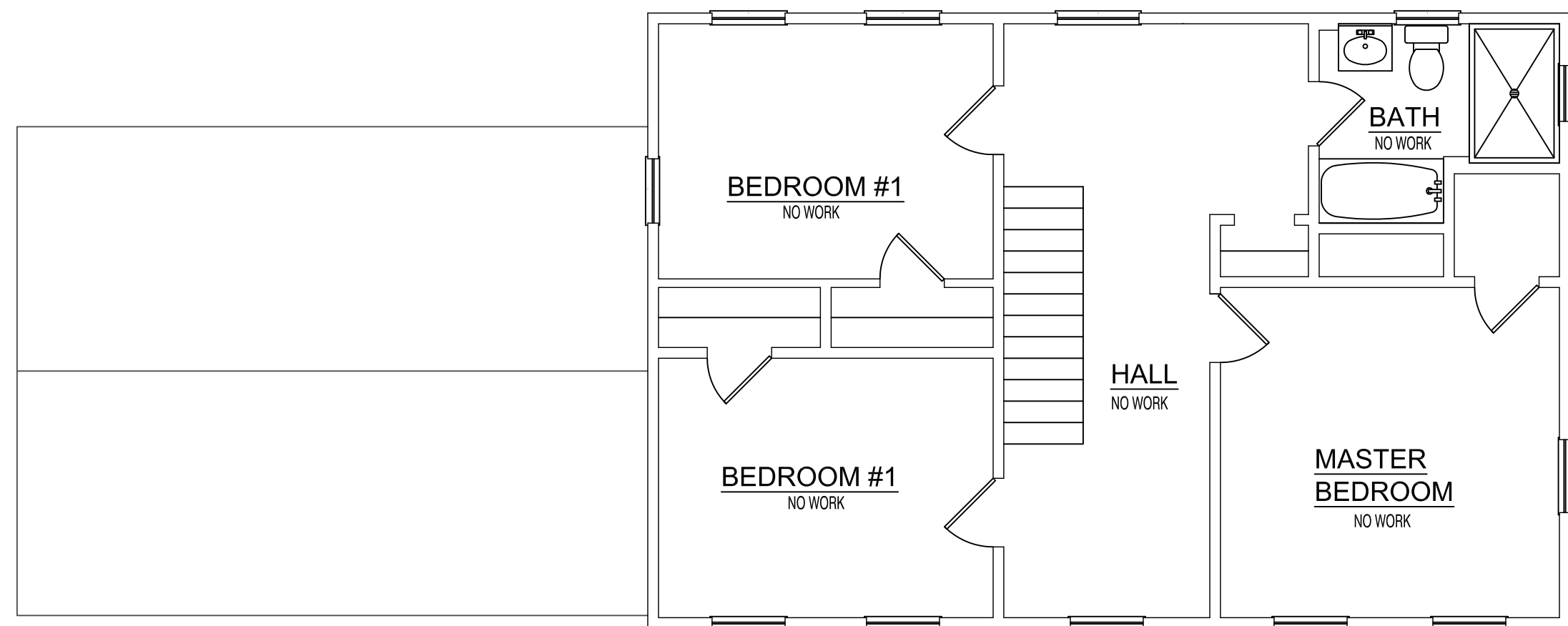
53 ALEXANDER AVENUE  
NUTLEY NEW JERSEY



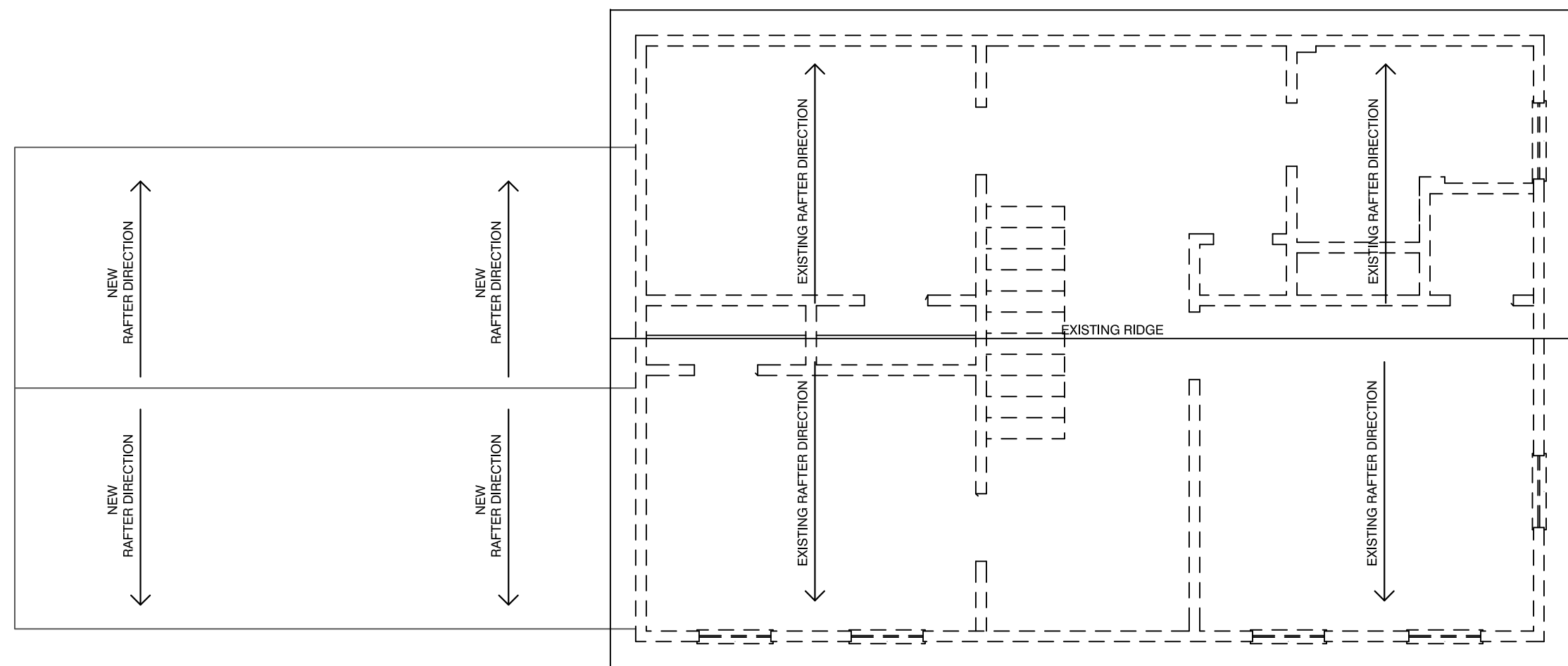
1 PROPOSED BASEMENT / FOUNDATION FLOOR PLAN  
PL-3.1 SCALE: 3/16" = 1'-0"



2 PROPOSED MAIN LEVEL FLOOR PLAN  
PL-3.1 SCALE: 3/16" = 1'-0"



3 PROPOSED UPPER LEVEL PLAN  
PL-3.1 SCALE: 3/16" = 1'-0"



4 PROPOSED ROOF PLAN  
PL-3.1 SCALE: 3/16" = 1'-0"

REVISIONS	

PROJECT NO. 20-01

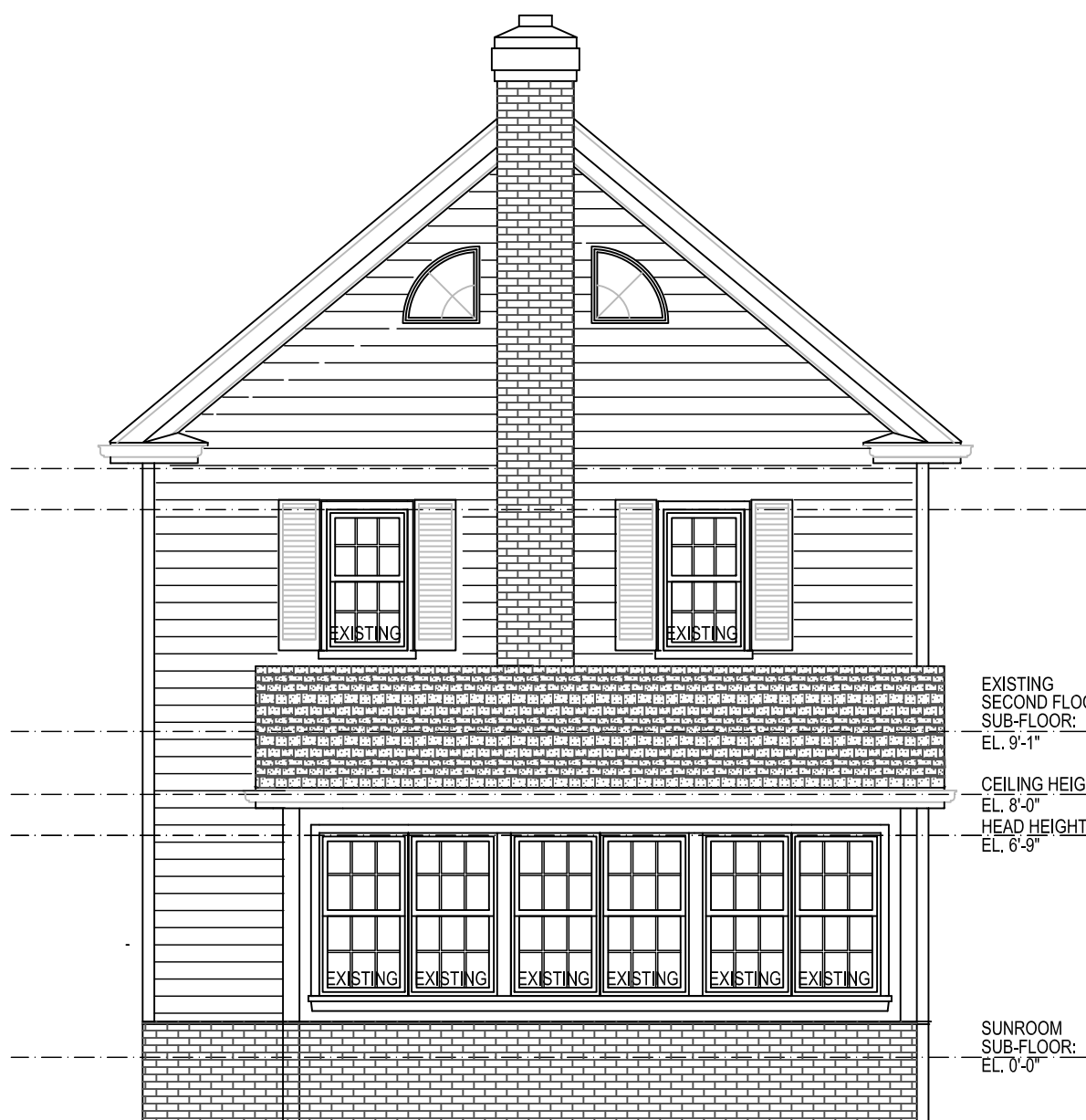
SCALE AS NOTED  
DATE APRIL 2, 2020  
DRAWN BY AMC  
CHECKED BY SC

DRAWING TITLE  
PROPOSED FOUNDATION  
MAIN, UPPER & ROOF  
PLANS

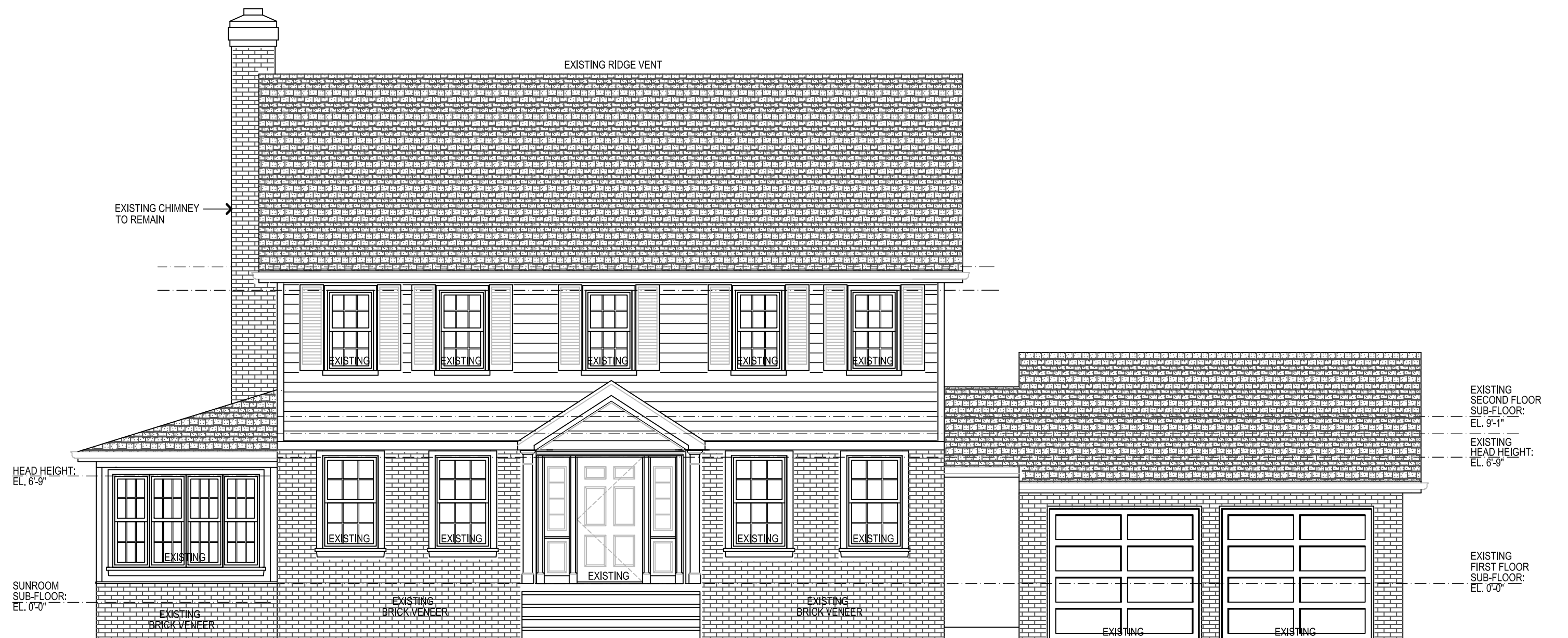
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ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

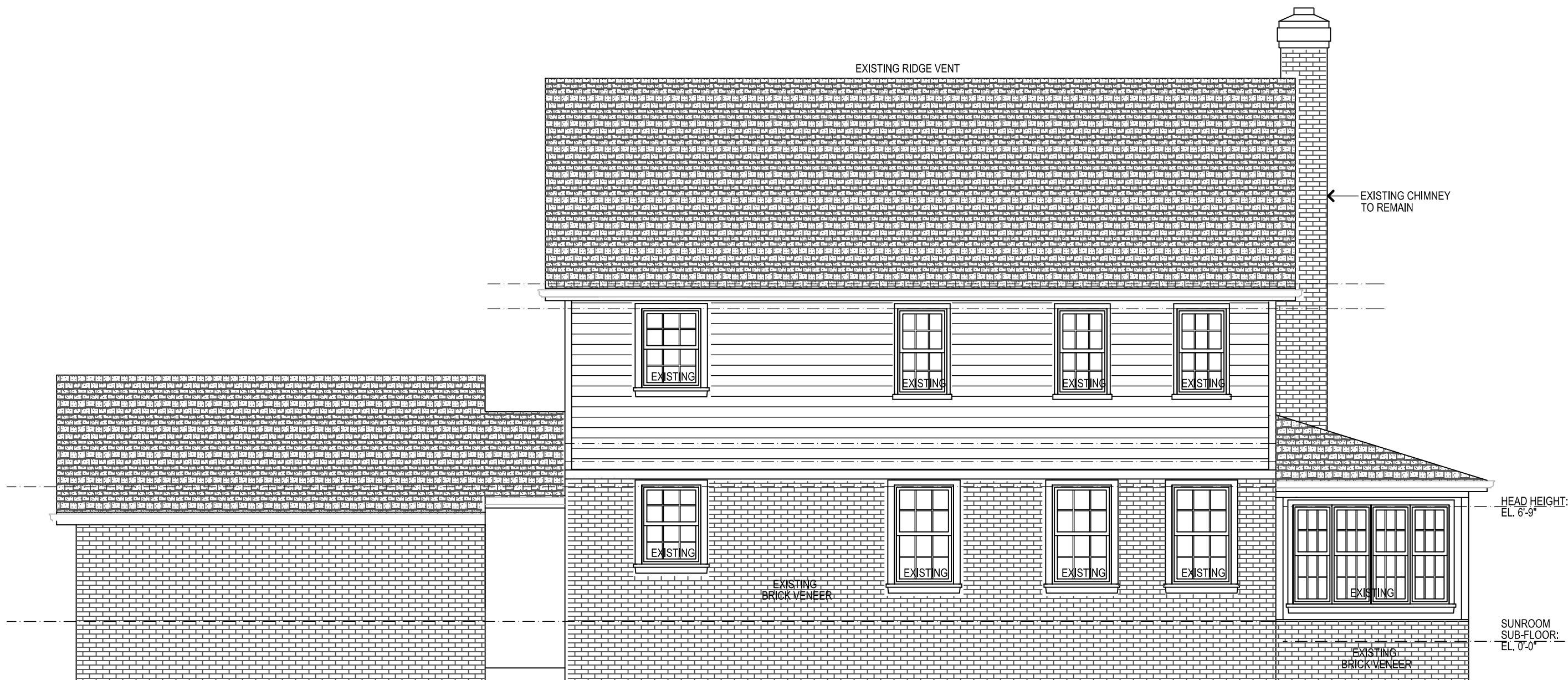
53 ALEXANDER AVENUE  
NUTLEY, NEW JERSEY



1 EXISTING LEFT SIDE ELEVATION  
PL-2.2 SCALE: 3/16" = 1'-0"



2 EXISTING FRONT ELEVATION  
PL-2.2 SCALE: 3/16" = 1'-0"



3 EXISTING REAR ELEVATION  
PL-2.2 SCALE: 3/16" = 1'-0"

REVISIONS	

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DATE APRIL 2, 2020

DRAWN BY AMC

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DRAWING TITLE

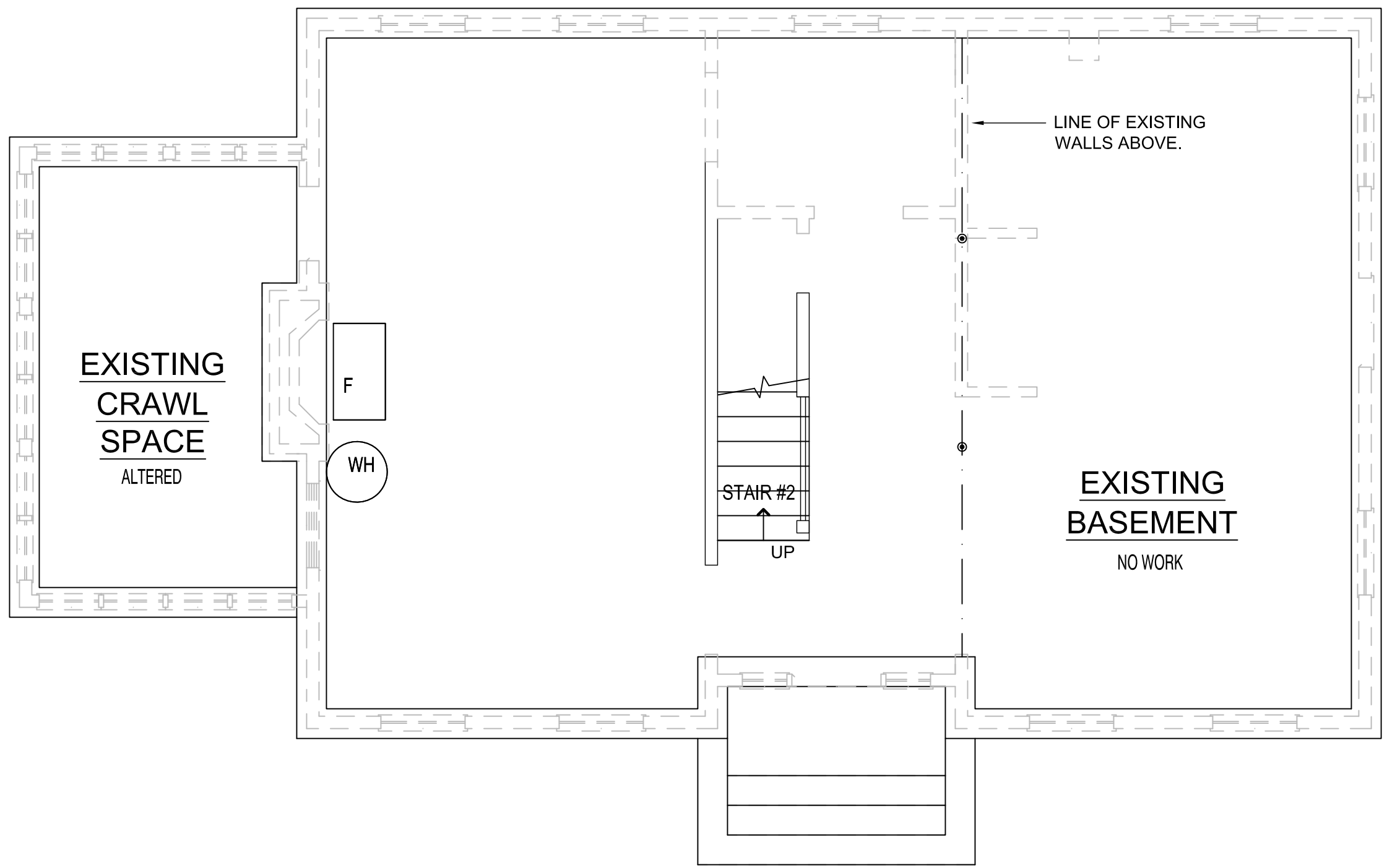
EXISTING  
FRONT - REAR &  
LEFT - RIGHT ELEVATIONS

DRAWING NUMBER

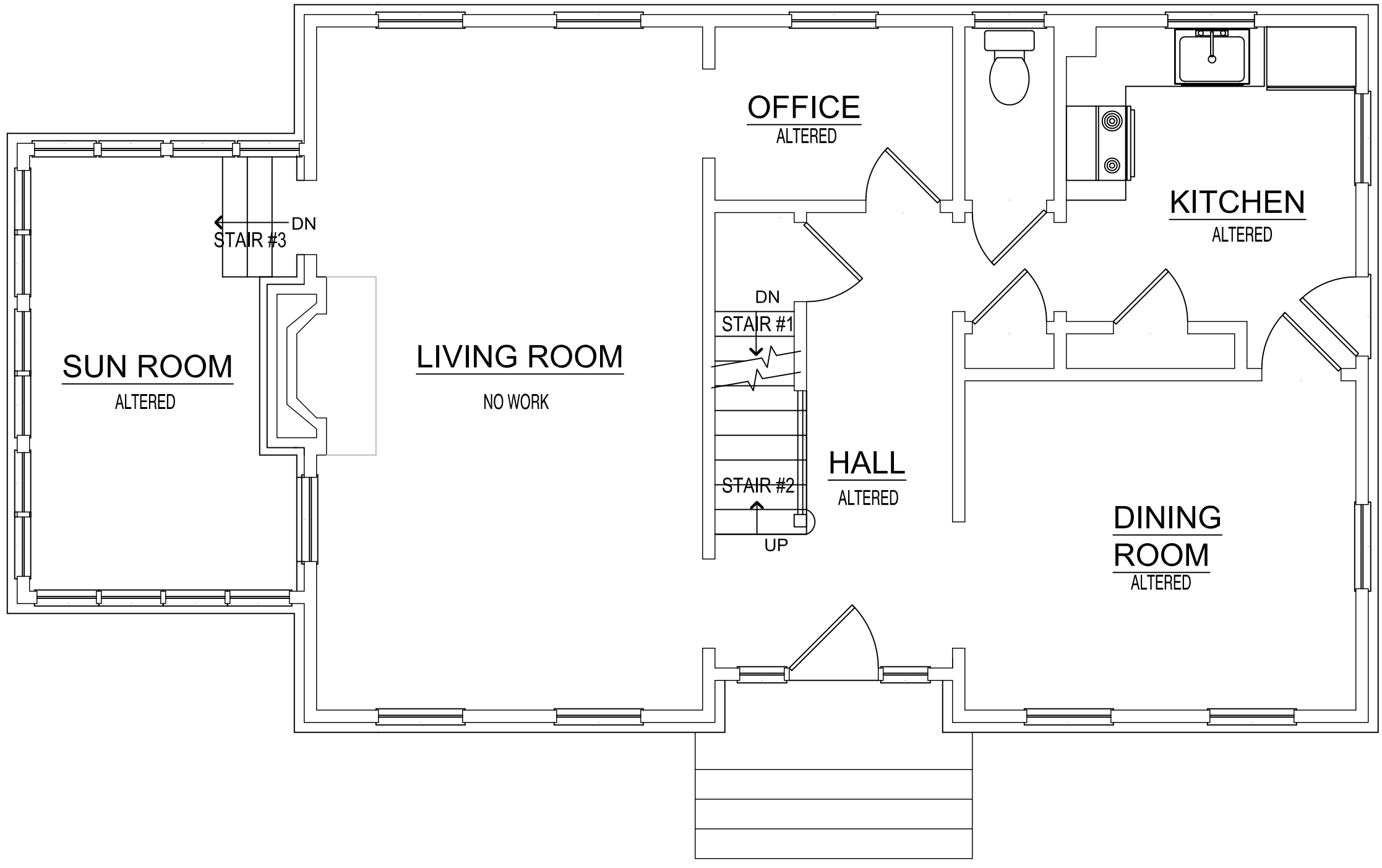
PL-2.2

ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

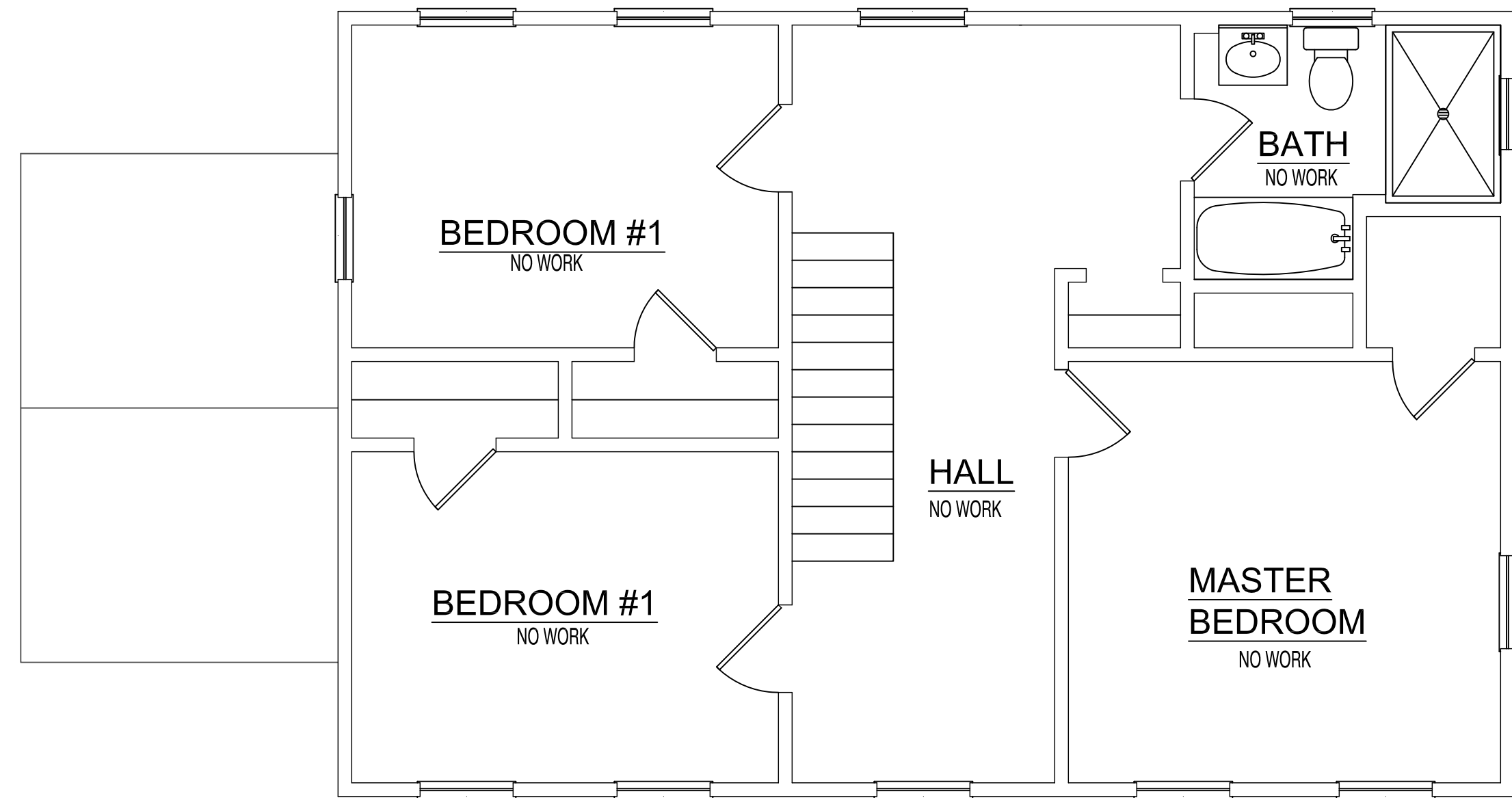
53 ALEXANDER AVENUE  
NUTLEY NEW JERSEY



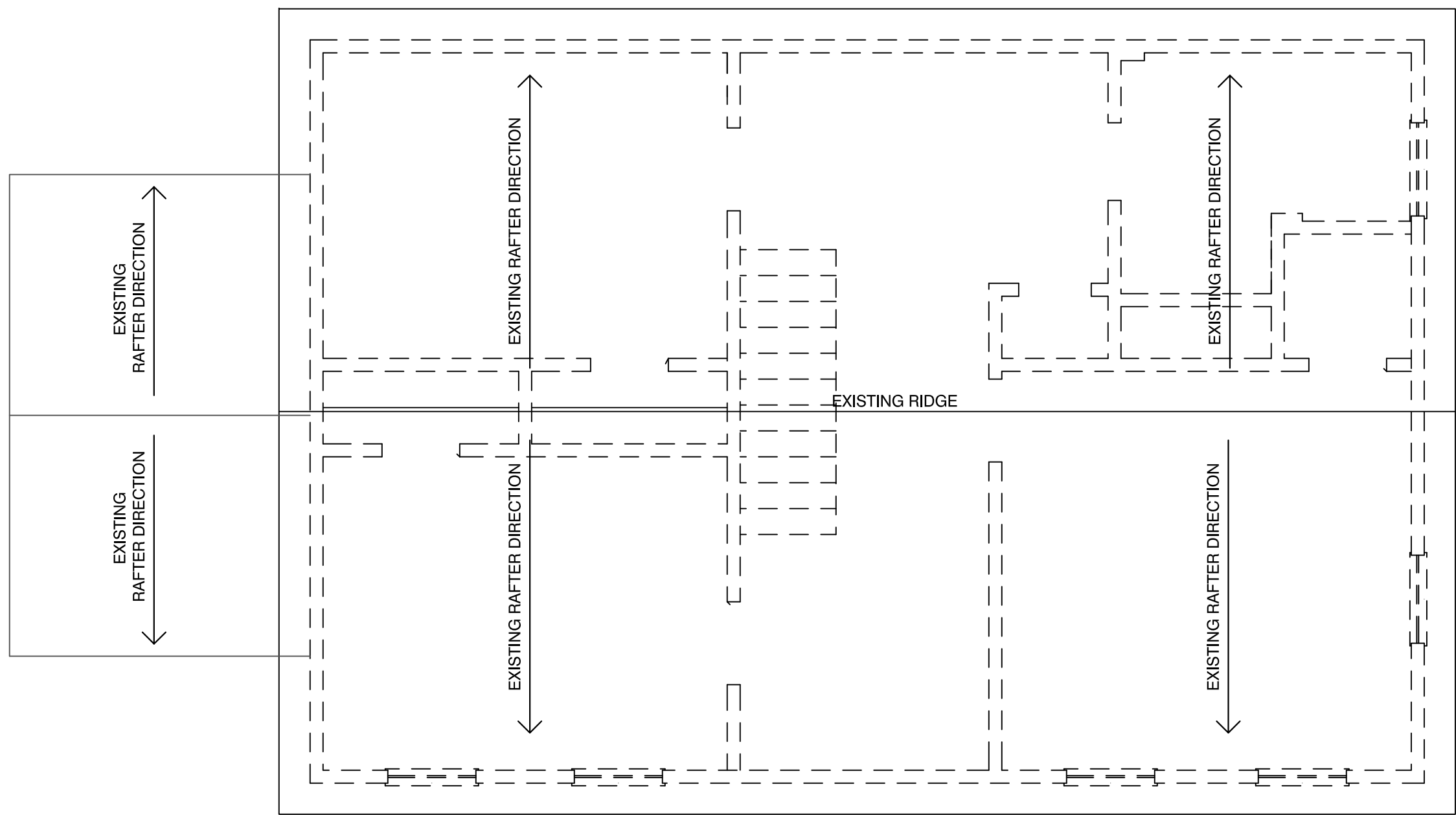
1 EXISTING BASEMENT / FOUNDATION FLOOR PLAN  
PL-2.1 SCALE: 3/16" = 1'-0"



2 EXISTING MAIN LEVEL FLOOR PLAN  
PL-2.1 SCALE: 1/4" = 1'-0"



3 EXISTING UPPER LEVEL PLAN  
PL-2.1 SCALE: 1/4" = 1'-0"



4 EXISTING ROOF PLAN  
PL-2.1 SCALE: 3/16" = 1'-0"

REVISIONS	

PROJECT NO. 20-01

SCALE AS NOTED  
DATE APRIL 2, 2020  
DRAWN BY AMC  
CHECKED BY SC

DRAWING TITLE  
EXISTING FOUNDATION  
MAIN, UPPER & ROOF  
PLANS

DRAWING NUMBER  
PL-2.1



# TOWNSHIP OF NUTLEY

## PROPOSED ADDITION / RENOVATION

### TO LABENSKI RESIDENCE

#### 1 LIST OF DRAWINGS

PL-1.1 - KEYMAP / DATA / DESCRIPTION OF WORK AND SITE PHOTOS  
PL-2.1 - EXISTING FOUNDATION / BASEMENT / MAIN / UPPER LEVEL FLOOR & ROOF PLANS  
PL-2.2 - EXISTING FRONT / REAR & LEFT SIDE ELEVATIONS  
PL-3.1 - PROPOSED FOUNDATION / BASEMENT / MAIN / UPPER LEVEL FLOOR & ROOF PLANS  
PL-3.2 - PROPOSED FRONT / REAR & LEFT SIDE ELEVATIONS

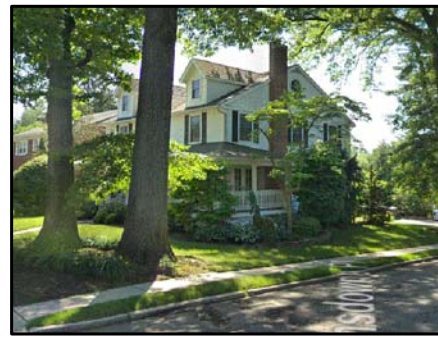
#### 2 OWNER INFORMATION

MR. RONALD H. LABENSKI  
53 ALEXANDER AVENUE  
NUTLEY, NEW JERSEY 07110  
  
(647) 574-6876

#### 3 DECEIPTION OF WORK

TO PROPOSE AN (1) STORY ADDITION / RENOVATION TO AN EXISTING ONE (1) FAMILY DWELLING LOCATED IN AN R-1 ZONE LOCATED AT 53 ALEXANDER AVENUE, IN THE TOWNSHIP OF NUTLEY.  
THE ADDITION IS TO COMPENSATE THE DOUBLE AMPUTEE HANDICAP OWNER, THE ADDITION TO INCORPORATE A NEW MAIN LEVEL MASTER BEDROOM WITH MASTER MASTER BATH AND WALK IN CLOSET AND EXTERIOR RAMP.  
ALSO RENOVATION OF EXISTING KITCHEN AND RELOCATION OF EXISTING POWDER ROOM ON MAIN LEVEL.

#### 4 SITE PHOTOS



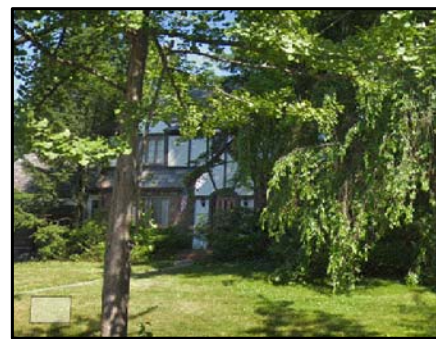
SITE-LEFT



SITE



SITE-RIGHT



ACROSS-LEFT



ACROSS-SITE



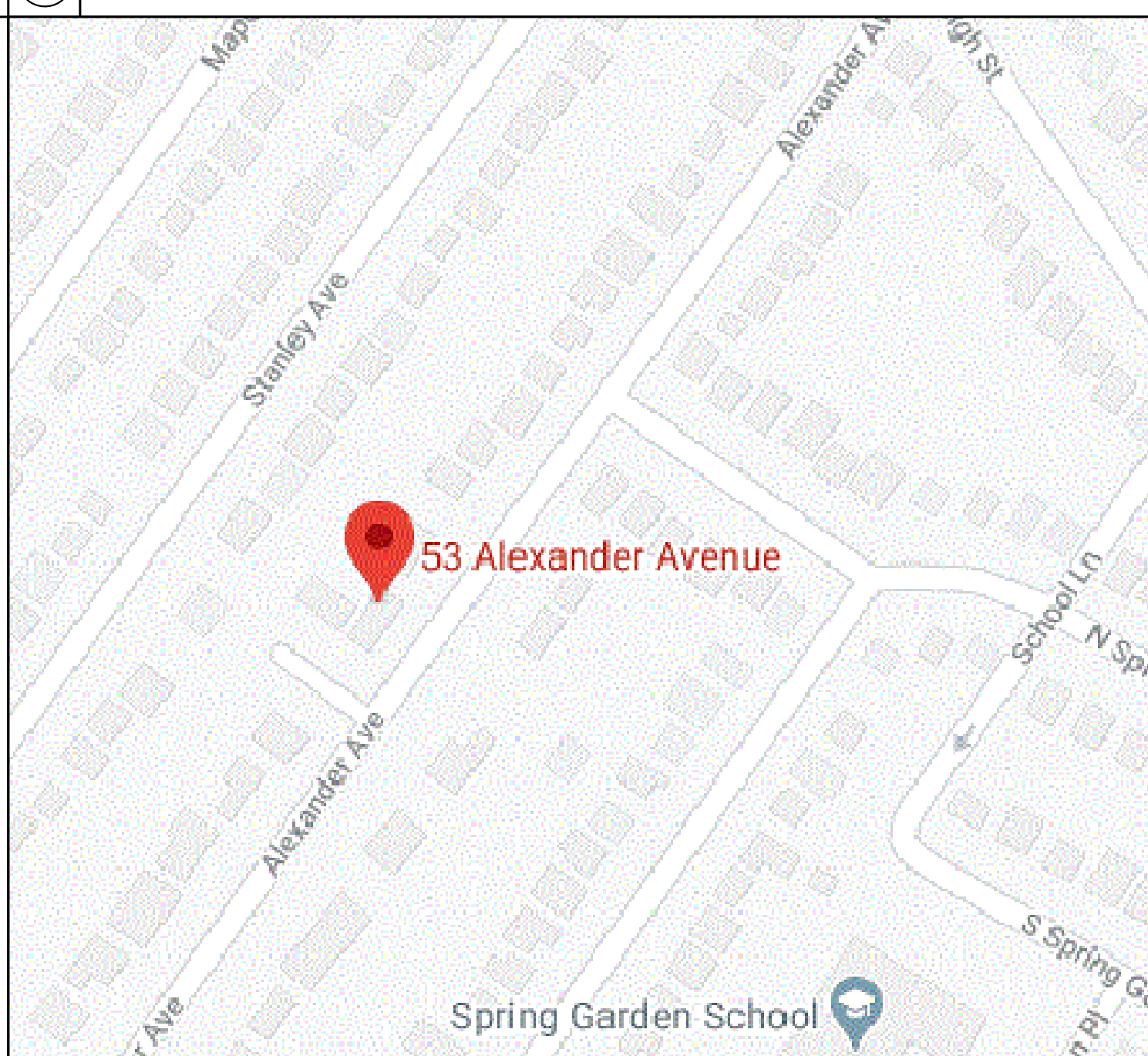
ACROSS-RIGHT

#### 5 ZONING DATA CHART

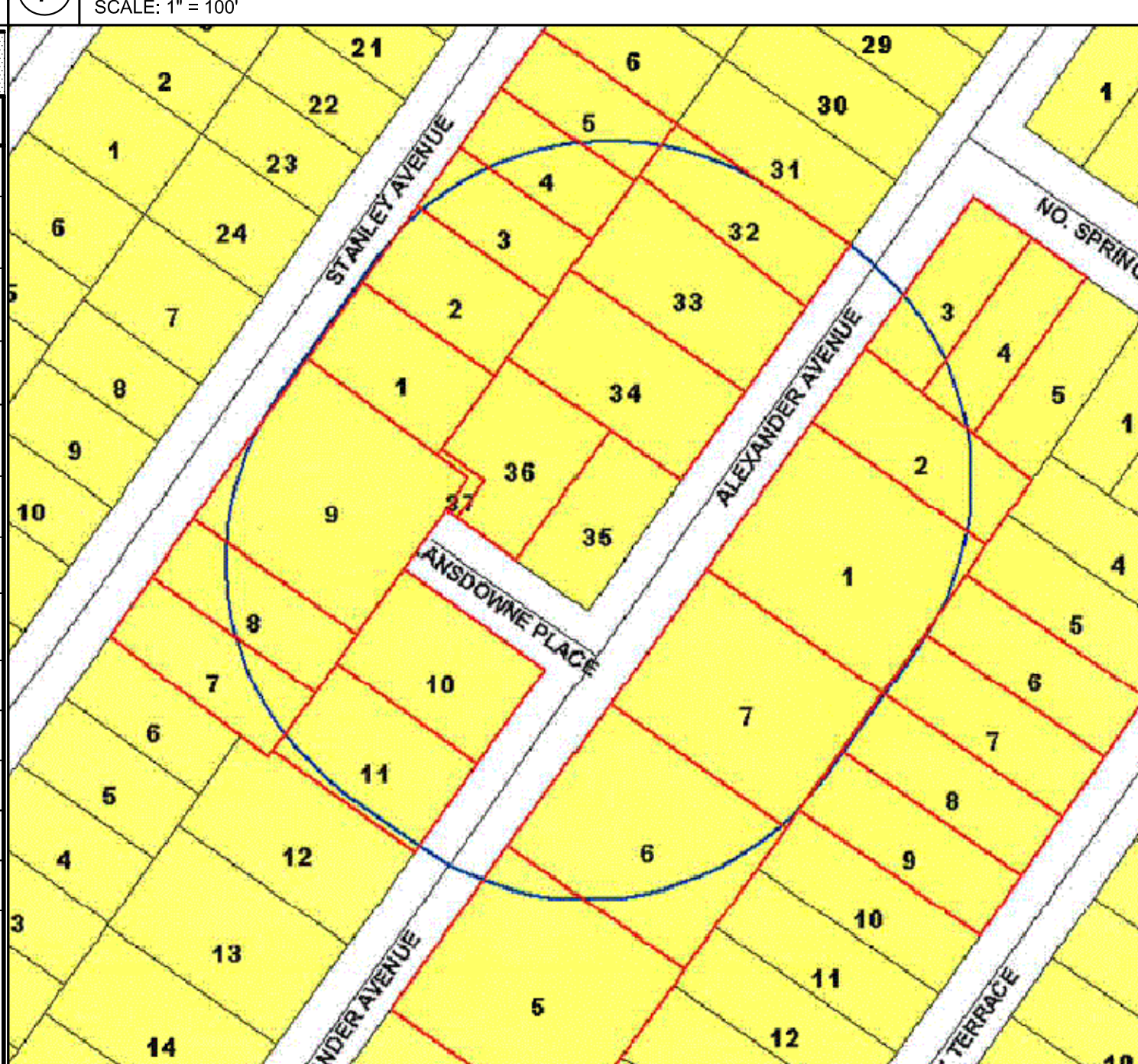
SITE & BUILDING DATA				
ITEM	REQUIRED / PERMITTED	EXISTING	PROPOSED	COMMENTS
BLOCK / LOT ZONE		2107.17 R-1AA (1 FAMILY DWELLING)		
MIN. LOT AREA	7,000 S.F.	* 6,600 S.F.	NO CHANGE	PRE-EXISTING NOCONFORMING - VARIANCE REQUIRED
MIN. LOT WIDTH	70 FT.	110 FT.	NO CHANGE	
MIN. LOT DEPTH	100 FT.	* 60 FT.	NO CHANGE	PRE-EXISTING NOCONFORMING - VARIANCE REQUIRED
MIN. FRONT YARD	25 FT.	* 24.9'	25.4'	PRE-EXISTING NOCONFORMING
MIN. FRONT YARD	25 FT.	35.9'	11.40' DWELLING 9.15' RAMP	VARIANCE REQUIRED VARIANCE REQUIRED
MIN. REAR YARD	30 FT.	37.6'	NO CHANGE	
MIN. SIDE YARD	8 FT.	10.4'	NO CHANGE	
MAX. BUILDING HEIGHT	30'-0" 2 1/2 STORIES	29'-8" 2 1/2 STORIES	NO CHANGE	
MAX. LOT COVERAGE	35%	1,041 S.F OR 15.7%	1,366 S.F OR 21.0%	
MAX. IMPERVIOUS COV.	60%	2,293 S.F OR 35.0%	2,618 S.F OR 40.0%	
USE GROUP			R-5	INTERN'L BUILDING CODE NJ 2018 RESIDENTIAL EDITION
CONST. TYPE			5B	

\* EXISTING NON CONFORMING

#### 6 LOCATION MAP



#### 7 200' RADIUS MAP



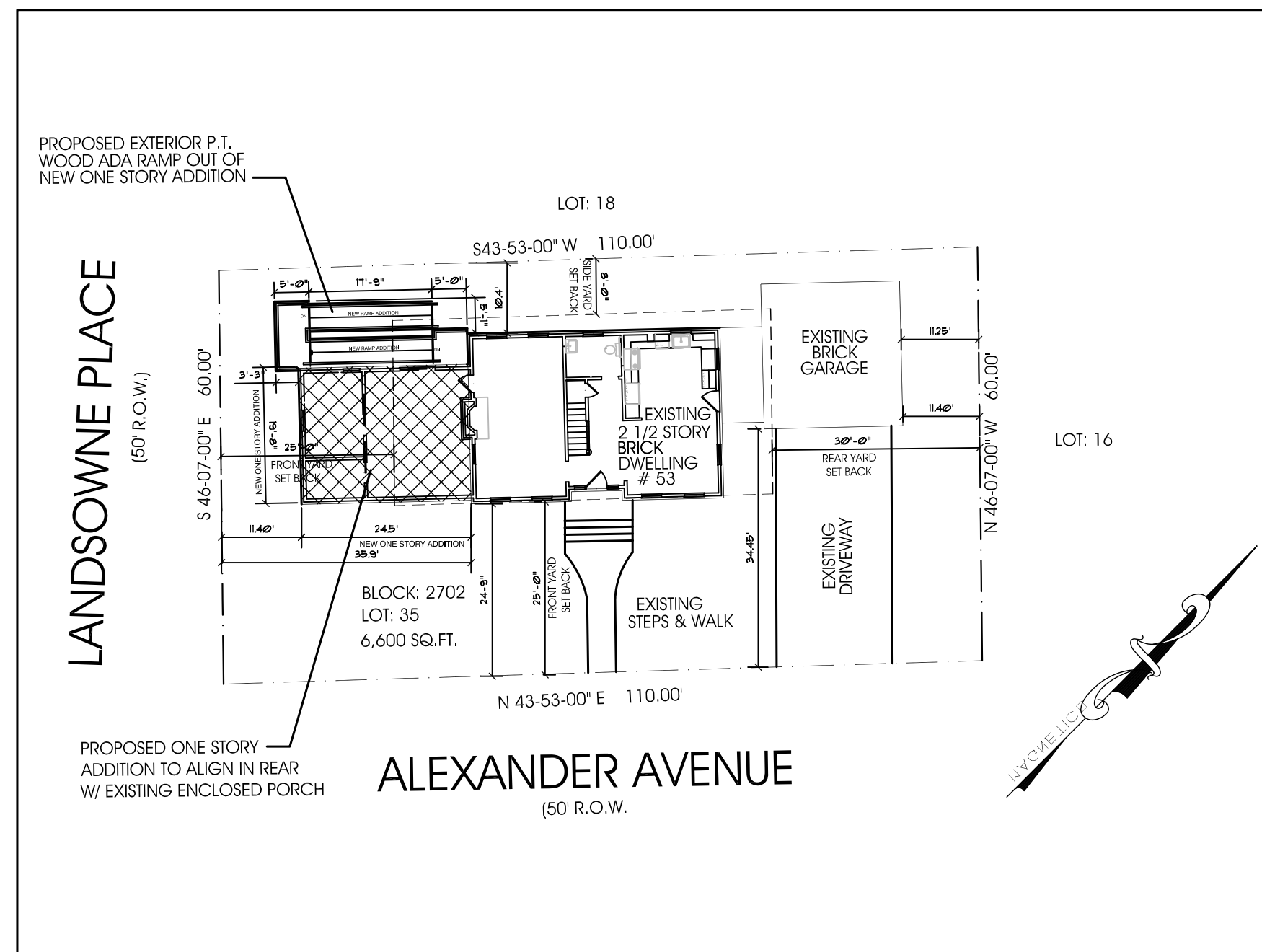
#### 8 PROPERTY OWNER LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	CITY/STATE	ZIP CODE
5105	5	VONROTH, WILLIAM JR & IRENE M., 30 ALEXANDER AVENUE, NUTLEY, NJ 07110	30 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2702	33	SASSO, FRANK & GINA, 69 ALEXANDER AVENUE, NUTLEY, NJ 07110	69 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2704	03	JERNICK, ROBERT H JR & LINDA MARIA, 80 ALEXANDER AVENUE, NUTLEY, NJ 07110	80 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2702	02	KENNEDY, LAWRENCE V & NANCY F., 80 STANLEY AVENUE, NUTLEY, NJ 07110	80 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
2704	04	URBANOVICH, ROBERT & TARA, 101 N SPRING GARDEN AVENUE, NUTLEY, NJ 07110	101 NO. SPRING GARDEN	NUTLEY / NEW JERSEY	07110
2702	34	HARRINGTON, SHANNON & DEBORAH, 61 ALEXANDER AVENUE, NUTLEY, NJ 07110	61 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2702	01	CAPOBIANCO GREG G & MARY ANN, 84 STANLEY AVENUE, NUTLEY, NJ 07110	84 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
2805	09	ULLEY, SUSAN, 53 OVERLOOK TERRACE, NUTLEY, NJ 07110	53 OVERLOOK TERRACE	NUTLEY / NEW JERSEY	07110
2702	05	SHANLEY, CHRISTOPHER & KOCH, JULIE, 64 STANLEY AVENUE, NUTLEY, NJ 07110	64 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
2702	04	GEIGER, JOYCE F., 68 STANLEY AVENUE, NUTLEY, NJ 07110	68 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
2702	32	CASTIGLIA, RICHARD D & MONICA M., 73 ALEXANDER AVENUE, NUTLEY, NJ 07110	73 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2702	03	LEHMANN RYAN R & DANIELLE S., 72 STANLEY AVENUE, NUTLEY, NJ 07110	72 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
2704	02	KIRBY, DENNIS M & MARIA T., 68 ALEXANDER AVENUE, NUTLEY, NJ 07110	68 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
5104	09	JONE, GEORGE M & MAUREEN, 5 LANSOWNE PLACE, NUTLEY, NJ 07110	5 LANSOWNE PLACE	NUTLEY / NEW JERSEY	07110
2702	36	PETRACCO, ALPHONSE, 8 LANSOWNE PLACE, NUTLEY, NJ 07110	8 LANSOWNE PLACE	NUTLEY / NEW JERSEY	07110
2704	01	GILL, CONSTANCE, 80 GROVE STREET, MONTCLAIR, NJ 07042	80 GROVE STREET	NUTLEY / NEW JERSEY	07110
5104	08	PERRI, GIUSEPPE & ZOPPI, NATALIE, 98 STANLEY, NUTLEY, NJ 07110	98 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
5104	10	RONALD & KAREN DURANDO REVO TR, 43 ALEXANDER AVENUE, NUTLEY, NJ 07110	43 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
5105	07	DUFFY, ELIZABETH & DONALD, 44 ALEXANDER AVENUE, NUTLEY, NJ 07110	44 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
5104	07	BERNARD, THOMAS R & MARY JOY C., 104 STANLEY AVENUE, NUTLEY, NJ 07110	104 STANLEY AVENUE	NUTLEY / NEW JERSEY	07110
2805	06	SMITH, FRANK R & STILE, BARBARA, 65 OVERLOOK TERRACE, NUTLEY, NJ 07110	65 OVERLOOK TERRACE	NUTLEY / NEW JERSEY	07110
2805	07	KELLY JOSEPH A., 61 OVERLOOK TERRACE, NUTLEY, NJ 07110	61 OVERLOOK TERRACE	NUTLEY / NEW JERSEY	07110
5104	11	BARISICH, JOHN & GARGIULO, LINDA, 35 ALEXANDER AVENUE, NUTLEY 07110	35 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2805	08	MC CAFFERTY ROBERT J 7 MARIA B, 55 OVERLOOK TERRACE, NUTLEY, NJ 07110	55 OVERLOOK TERRACE	NUTLEY / NEW JERSEY	07110
5105	06	LEE, LUIS D, 38 ALEXANDER AVENUE, NUTLEY, NJ 07110	38 ALEXANDER AVENUE	NUTLEY / NEW JERSEY	07110
2702	37	TOWNSHIP OF NUTLEY 1 KENNEDY DR, NUTLEY, NJ 07110	10 LANSOWNE PLACE	NUTLEY / NEW JERSEY	07110

AT&T CORPORATE OFFICE, P.O. BOX 7207, BEDMISTER, NEW JERSEY 07921-7207  
NJ DEPARTMENT OF TRANSPORTATION, 1035 PARKWAY AVENUE, CN-600, TRENTON, NEW JERSEY 08625  
ESSEX COUNTY PLANNING BOARD, PUBLIC WORKS BUILDING, 900 BLOOMFIELD AVENUE, VERONA, NEW JERSEY 07044  
PSE&G COMPANY, MANAGER-CORPORATE PROPERTIES, 80 PARK PLAZA, T6B, NEWARK, NEW JERSEY 07102  
NORTH JERSEY DISTRICT WATER SUPPLY CO., 1F.A. ORECHIO DRIVE, WANAEUE, NEW JERSEY 07465  
PASSAIC VALLEY WATER COMPANY, 1525 MAIN AVENUE, CLIFTON, NEW JERSEY 07011  
VERIZON, 540 BROAD STREET, ROOM 305, NEWARK, NEW JERSEY 07101  
TCI OF NORTHERN NEW JERSEY, 40 POTASH ROAD, OAKLAND., NEW JERSEY, 07436 ATTEN: DAN GANNON  
ESSEX COUNTY UTILITIES AUTHORITY, LEROY R. SMITH JR. PUBLIC SAFETY BUILDING, 60 NELSON PLACE-6TH FLOOR, NEWARK, NEW JERSEY 07102  
NORFOLK SOUTHERN RAILWAY, 125 COUNTY ROAD, JERSEY CITY, NEW JERSEY 07307

#### 9 SITE PLAN

SCALE: 1" = 20'



THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY  
GREGORY PROCHOREN, P.L.S. INC.  
LICENSED LAND SURVEYOR  
P.O. BOX 427  
WOODBIDGE NEW JERSEY 07095-0427  
GREGORY PROCHOREN N.J. LIC # 27491  
732-636-4242  
DATE: JUNE 20, 2020

## ADDITION RENOVATION TO LABENSKI RESIDENCE

53 ALEXANDER AVENUE  
NUTLEY NEW JERSEY

### SALVATORE CORVINO ARCHITECT + PLANNER

architecture • planning • interior design  
111 BROOKFIELD AVENUE, NUTLEY, NEW JERSEY 07110  
PHONE 201.667.0751 FAX 201.667.0652  
NY LIC. NO. 018126 NYS  
NJ LIC. NO. 09815 AIA  
NJ P.P. LIC. NO. 04536 NJSA

#### PROJECT TEAM

PROJECT ARCHITECT  
SALVATORE CORVINO, AIA  
PROJECT DESIGNER  
ANTHONY CATALANO

#### SEAL

ISSUES NO.	DESCRIPTION	DATE
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#### SIGNATURES:

Board Chairman

Board Secretary

City Engineer

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MAY NOT BE DUPLICATED, USED OR  
DISCLOSED WITHOUT WRITTEN CONSENT OF  
THE ARCHITECT.

#### REVISIONS


PROJECT NO. 20-01

SCALE AS NOTED  
DATE APRIL 2, 2020  
DRAWN BY AMC  
CHECKED BY SC

DRAWING TITLE

TITLE  
SHEET

DRAWING NUMBER

PL-1.1



## Salvatore Scarpelli

---

**From:** Antonette DeBlasio  
**Sent:** Friday, June 12, 2020 2:22 PM  
**To:** Salvatore Scarpelli  
**Cc:** Diana McGovern  
**Subject:** FW: 53 Alexander Ave - Revision to Plans  
**Attachments:** 53 Alexander Avenue - Letter from Architect revised drawing.pdf; 53 Alexander Avenue - Revised PL-1.1\_ALT.pdf; 53 Alexander Avenue - Revised PL-3.2\_ALT.pdf; 53 Alexander Avenue - Revised PL-3.1\_ALT.pdf

Sal please post the attached to website.

TY  
Zoning Board,

The plans which are attached for the above referenced address, from Architect Sal Corvino, dated April 2, 2020, indicate a handicap ramp installed at the rear of the proposed addition. The applicant has considered a change to the ramp and would like to install a handicap lift instead. The applicant has included an explanatory letter as well as a revised plan with the same date as the originally submitted plans. I have reviewed the revised plan and determined that no new variances with this change, as this revision is a visual improvement to the project.

Please feel free to give me a call with any questions.

Sincerely,  
Dave

---

**David Berry** | *Construction / Zoning Official*  
Code Enforcement Department  
Township of Nutley, NJ  
(973) 284-4957 Office  
(973) 284-0071 Fax  
[www.nutleynj.org](http://www.nutleynj.org)

 Please consider the environment before printing this email.

# SALVATORE CORVINO, AIA

---

## ARCHITECT + PLANNER

Salvatore Corvino  
111 Brookfield Avenue  
Nutley, New Jersey 07110

June 10, 2020

Township of Nutley  
Zoning & Planning Board  
Municipal Building  
1 Kennedy Drive  
Nutley, New Jersey 07110

Re: 53 Alexander Avenue  
Nutley, New Jersey 07100

Dear Board Chairman & Members

The following is an addendum to the Zoning documents prepared by this office:

Please see attached alternate drawings for the Labenski board meeting, the alternate is showing a 5 x 5 lift in the rear rather than the long extended ASA wood ramp from the original proposed plan, this option is less of an eye sore and the lift is going to take up much less of the requested area in the rear and side yards. The proposed lift will be in line to where the ramp was to start and will have a pressure treated wood ADA platform to land on before entering the dwelling.

After the homeowner receiving pricing for the ramp it was not in his budget to have it built and would like to present the option of having a powered lift.

If there is any other information needed, please feel free to contact me at 201.563.6680

Very truly yours,



Salvatore Corvino  
Architect



TOWNSHIP OF NUTLEY  
PROPOSED ADDITION / RENOVATION  
TO LABENSKI RESIDENCE

1	LIST OF DRAWINGS	2	OWNER INFORMATION	5	DECRPTION OF WORK
PL-1.1 - KEYMAP / DATA / DESCRIPTION OF WORK AND SITE PHOTOS		MR. RONALD H. LABENSKI 53 ALEXANDDER AVENUE NUTLEY , NEW JERSEY 07110  (647) 574-6876			TO PROPOSE AN (1) STORY ADDITION / RENOVATION TO AN EXISTING ONE (1) FAMILY DWELLING LOCATED IN AN R-1 ZONE LOCATED AT 53 ALEXANDER AVENUE, IN THE TOWNSHIP OF NUTLEY.
PL-2.1 - EXISTING FOUNDATION / BASEMENT / MAIN / UPPER LEVEL FLOOR & ROOF PLANS					THE ADDITION IS TO COMPENSATE THE DOUBLE AMPUTEE HANDICAP OWNER, THE ADDITION TO INCORPORATE A NEW MAIN LEVEL MASTER BEDROOM WITH MASTER MASTER BATH AND WALK IN CLOSET AND EXTERIOR RAMP.
PL-2.2 - EXISTING FRONT / REAR & LEFT SIDE ELEVATIONS					ALSO RENOVATION OF EXISTING KITCHEN AND RELOCATION OF EXISTING POWDER ROOM ON MAIN LEVEL.
PL-3.1 - PROPOSED FOUNDATION / BASEMENT / MAIN / UPPER LEVEL FLOOR & ROOF PLANS					
PL-3.2 - PROPOSED FRONT / REAR & LEFT SIDE ELEVATIONS					

3	SITE PHOTOS
---	-------------



SITE-LEFT	SITE	SITE-RIGHT
		
ACROSS-LEFT	ACROSS-SITE	ACROSS-RIGHT

SITE & BUILDING DATA			
ITEM	REQUIRED / PERMITTED	EXISTING	PROPOSED
BLOCK / LOT ZONE		21017 R-1AA (1 FAMILY DWELLING)	
MIN. LOT AREA	7,000 S.F.	* 6600 S.F.	NO CHANGE
MIN. LOT WIDTH	70 FT.	110 FT.	NO CHANGE
MIN. LOT DEPTH	100 FT.	* 60 FT.	NO CHANGE
MIN. FRONT YARD	25 FT.	* 24.9'	25.4'
MIN. FRONT YARD	25 FT.	35.9'	11.40' DWELLING 20.75' LIFT
MIN. REAR YARD	30 FT.	37.6'	NO CHANGE
MIN. SIDE YARD	8 FT.	10.4'	NO CHANGE
MAX. BUILDING HEIGHT	30'-0" 2 1/2 STORIES	29'-3"	NO CHANGE
MAX. LOT COVERAGE	35%	1,041 S.F OR 15.7%	1,366 S.F OR 21.0%
MAX. IMPERVIOUS COV.	60%	2,293 S.F OR 35.0%	2,618 S.F OR 40.0%
USE GROUP		R-5	INTERIM BUILDING CODE IN 2018 RESIDENTIAL EDITION
CONST. TYPE		5B	

\* EXISTING NON CONFORMING

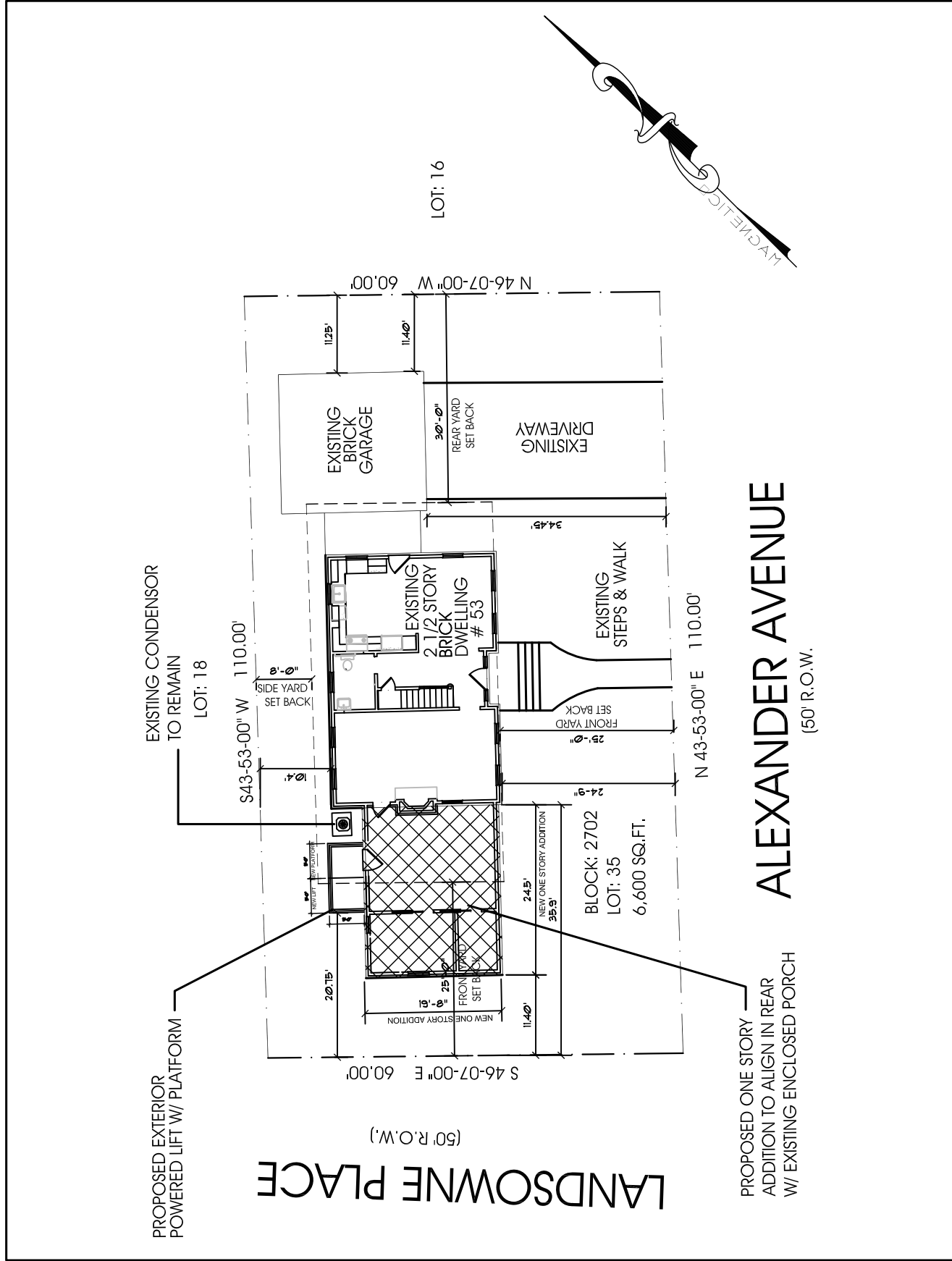
8

PROPERTY OWNER LIST

BLOCK / LOT	PROPERTY OWNER	PROPERTY LOCATION	CITY/STATE	ZIP CODE
5105 5	VONROTH, WILLIAM JR & IRENE M.	30 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 33	SASSO, FRANK & GINA	69 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2704 03	JERNICK, ROBERT H JR & LINDA MARIA	80 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 02	KENNEDY, LAWRENCE V & NANCY F.	80 STANLEY AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2704 04	URBANOVICH, ROBERT & TARA	101 N. SPRING GARDEN, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 34	HARRINGTON, SHANNON & DEBORAH	61 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 01	CAPOBIANCO GREG G & MARY ANN	84 STANLEY AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2805 09	JULLEY, SUSAN	53 OVERLOOK TERRACE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 05	SHANLEY, CHRISTOPHER & KOCH, JULIE	64 STANLEY AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 04	GEIGER, JOYCE F.	68 STANLEY AVENUE, NUTLEY, 07110	NUTLEY / NEW JERSEY	07110
2702 32	CASIGLIA, RICHARD D & MONICA M.	73 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 03	LEHMANN RYAN R & DANIELLE S.	72 STANLEY AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2704 02	KIRBY, DENNIS M & MARIA T.	68 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
5104 09	JONE, GEORGE M & MAUREN	5 LANSOWNE PLACE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 36	PETRACCO, ALPHONESE	8 LANSOWNE PLACE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2704 01	GILL, CONSTANCE	80 GROVE STREET, MONTCLAIR, NJ 07042	NUTLEY / NEW JERSEY	07110
5104 08	PERRI, GIUSEPPE & ZOPPI, NATALIE	98 STANLEY, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
5104 10	RONALD & KAREN DURANDO REVO TR.	43 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
5105 07	DUFFY, ELIZABETH & DONALD	44 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
5104 07	BERNARD, THOMAS R & MARY JOY C.	104 STANLEY AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2805 06	SMITH, FRANK R & STILE, BARBARA	65 OVERLOOK TERRACE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2805 07	KELLY JOSEPH A.	61 OVERLOOK TERRACE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
5104 11	BARBISCH, JOHN & GARGUILO, LINDA	35 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2805 08	MC CAFFERTY ROBERT J	7 MARIA B. 55 OVERLOOK TERRACE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
5105 06	LEE, LUS D.	38 ALEXANDER AVENUE, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110
2702 37	TOWNSHIP OF NUTLEY	1 KENNEDY DR, NUTLEY, NJ 07110	NUTLEY / NEW JERSEY	07110

AT&T CORPORATE OFFICE, P.O. BOX 7207, BEDMINSTER, NEW JERSEY 07921-7207
NJ DEPARTMENT OF TRANSPORTATION, 1035 PARKWAY AVENUE, CN-600, TRENTON, NEW JERSEY 08625
ESSEX COUNTY PLANNING BOARD, PUBLIC WORKS BUILDING, 900 BLOOMFIELD AVENUE, VERONA, NEW JERSEY 07044
RE&B COMPANY, MANAGER-CORPORATE PROPERTIES, 80 PARK PLAZA, 168, NEWARK, NEW JERSEY 07102
PASSAIC VALLEY WATER COMPANY, 1525 MAIN AVENUE, CLIFTON, NEW JERSEY 07045
NORTH JERSEY DISTRICT WATER SUPPLY CO., 11-A, ORECHO DRIVE, WANAEQUE, NEW JERSEY 07465
VERIZON, 540 BROAD STREET, ROOM 305, NEWARK, NEW JERSEY 07101
ICI OF NORTHERN NEW JERSEY, 40 POTASH ROAD, OKLAND, NEW JERSEY, 07436
AT&T, 400 NORTH AVENUE, NEWARK, NEW JERSEY 07102
ESSEX COUNTY UTILITIES AUTHORITY, LEROY R. SMITH JR. PUBLIC SAFETY BUILDING, 60 NELSON PLACE-6TH FLOOR, NEWARK, NEW JERSEY 07102
NORFOLK SOUTHERN RAILWAY, 125 COUNTY ROAD, JERSEY CITY, NEW JERSEY 07307

9	SITE PLAN - ALTERNATE
	SCALE: 1" = 20'



THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY  
GREGORY PROCHOREN, P.L.S. INC.  
LICENSED LAND SURVEYOR  
P.O. BOX 427  
WOODBIDGE NEW JERSEY 07095-0427  
GREGORY PROCHOREN N.J. LIC # 27491  
732-636-4242  
DATE: JUNE 20, 2000

ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

53 ALEXANDER AVENUE  
NUTLEY NEW JERSEY

SALVATORE CORVINO  
ARCHITECT + PLANNER

architecture • planning • interior design  
111 BROOKFIELD AVENUE, NUTLEY, NEW JERSEY 07110  
PHONE 201.667.0751 FAX 201.667.0652  
NY LIC. NO. 018126  
NJ LIC. NO. 09815  
NJ P.P. LIC. NO. 04536  
NSA  
NSA

PROJECT TEAM

PROJECT ARCHITECT

SALVATORE CORVINO, AIA

PROJECT DESIGNER

ANTHONY CATALANO

SEAL

ISSUES

NO.

DESCRIPTION

DATE

SIGNATURES:

Board Chairman

Board Secretary

City Engineer

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THE ARCHITECT.

REVISIONS

PROJECT NO. 20-01

SCALE AS NOTED

DATE APRIL 2, 2020

DRAWN BY AMC

CHECKED BY SC

DRAWING TITLE

TITLE  
SHEET

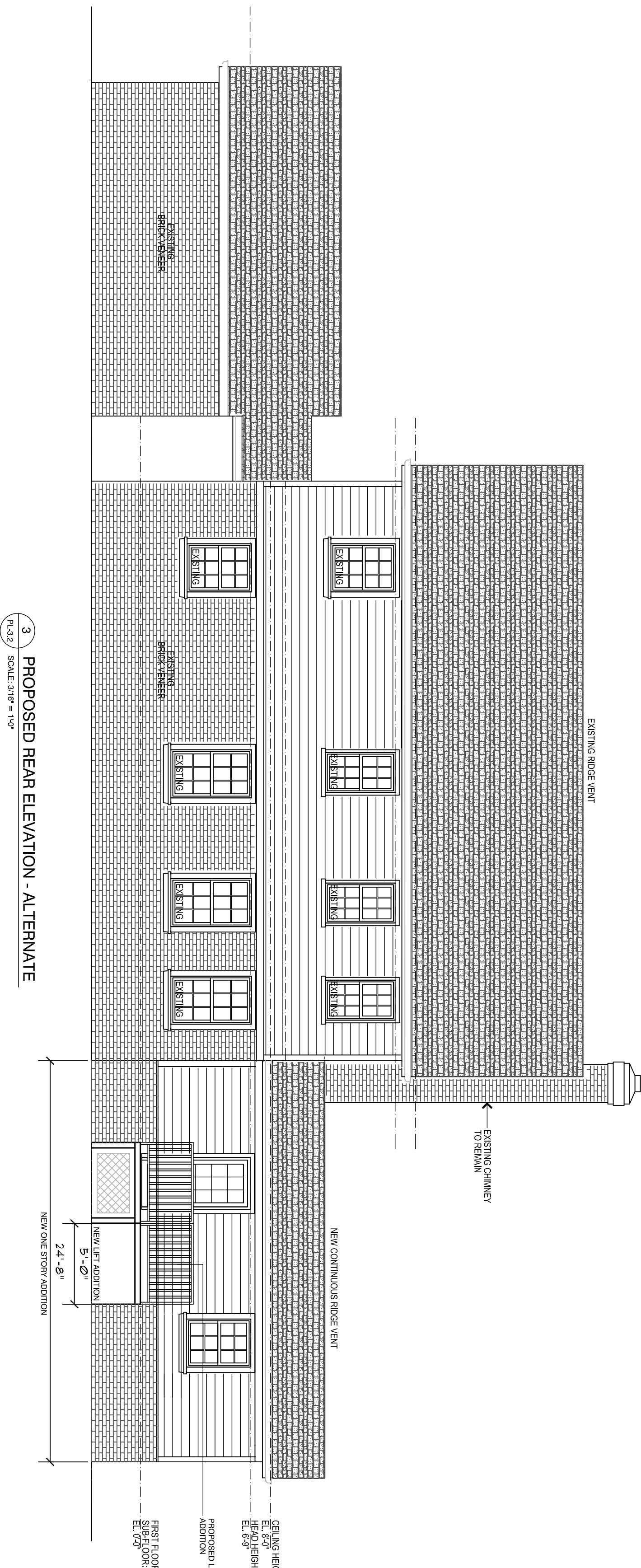
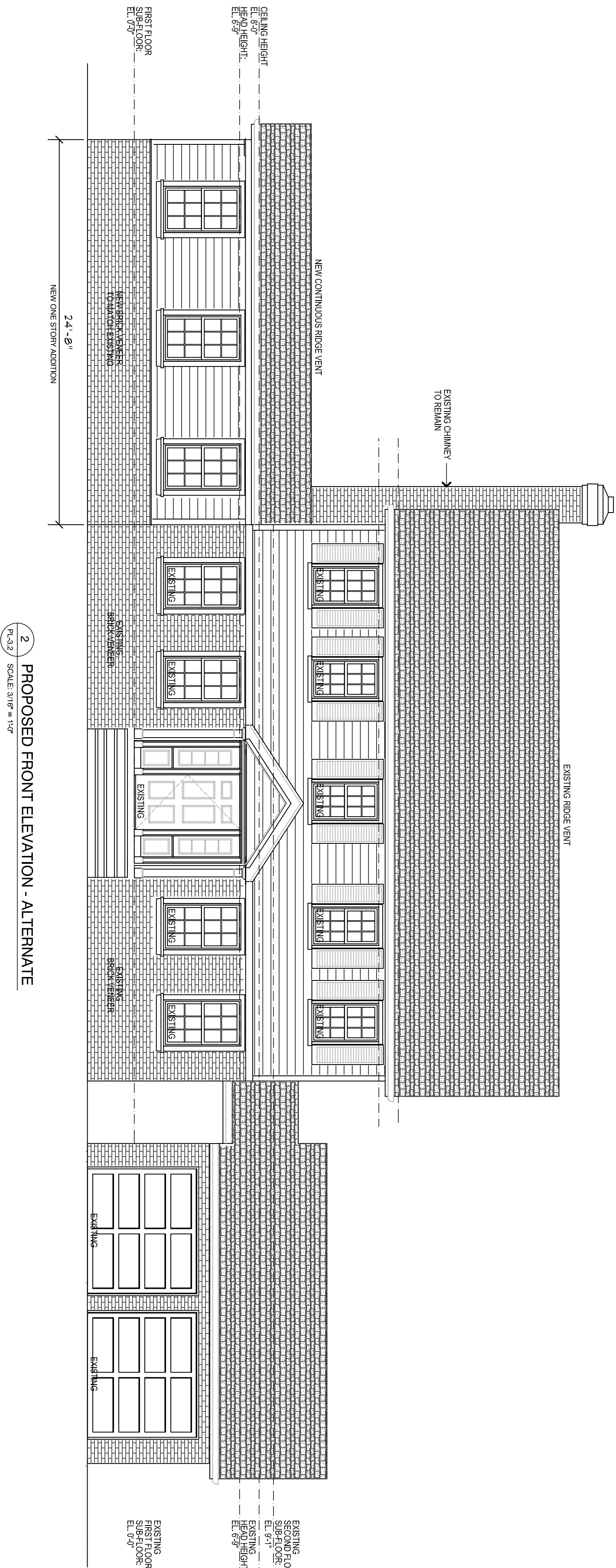
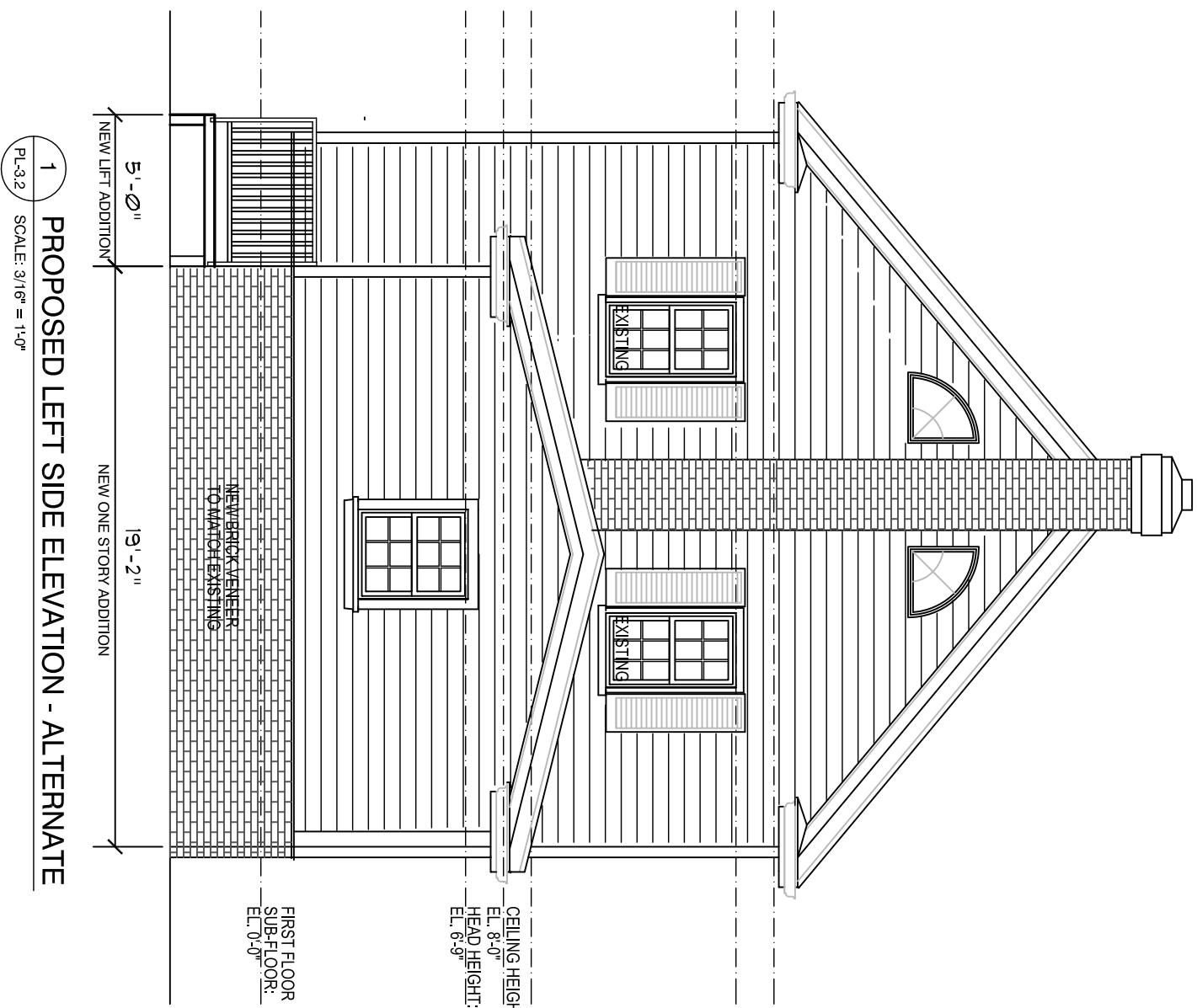
DRAWING NUMBER

PL-1.1 ALT



ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

53 ALEXANDER AVENUE  
NUTLEY NEW JERSEY



PROPOSED  
FRONT - REAR &  
LEFT - RIGHT ELEVATIONS

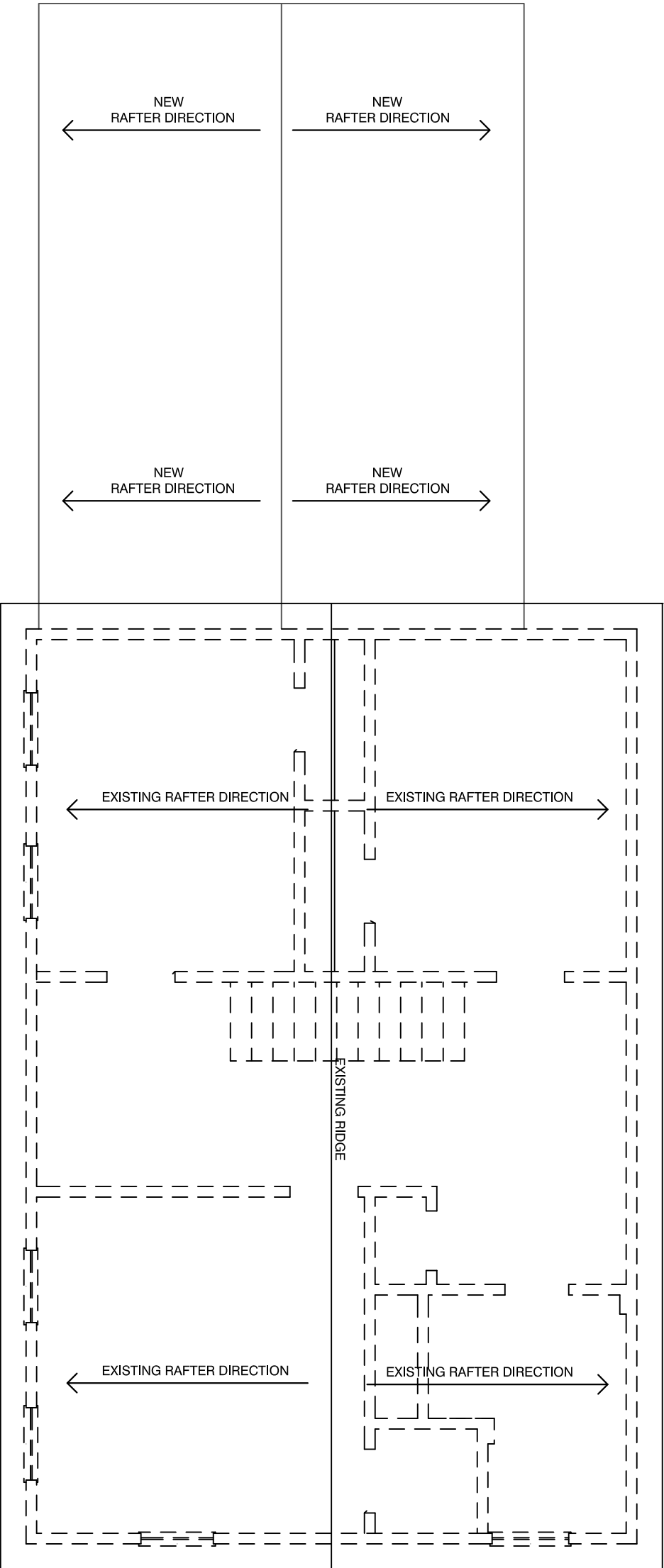
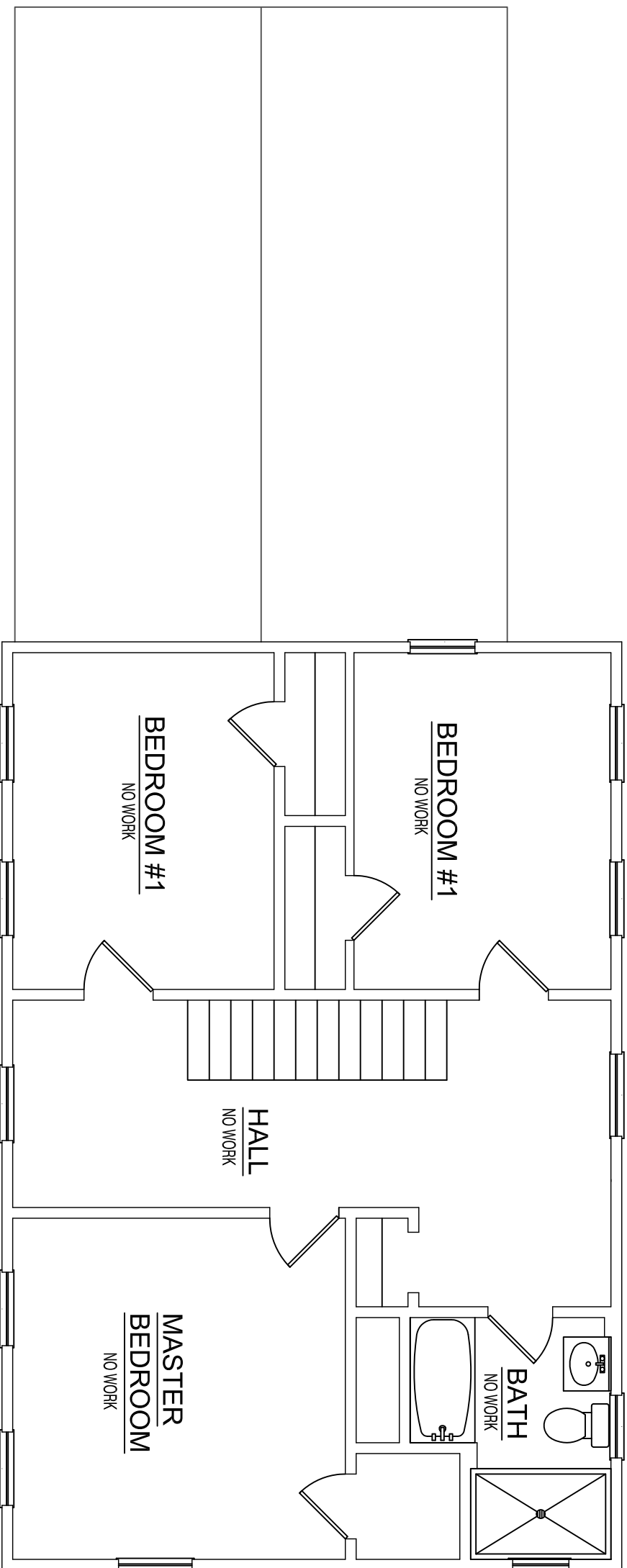
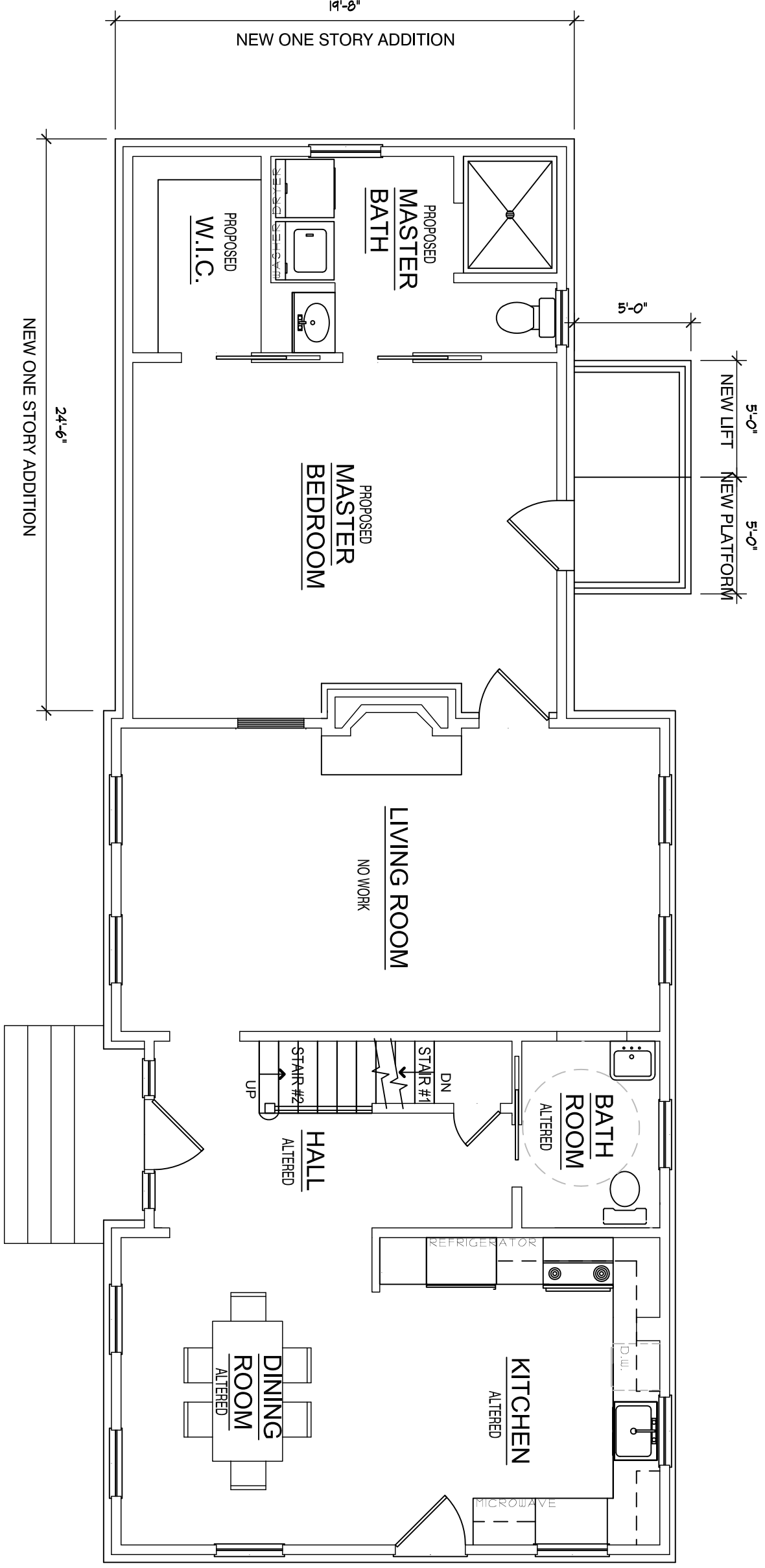
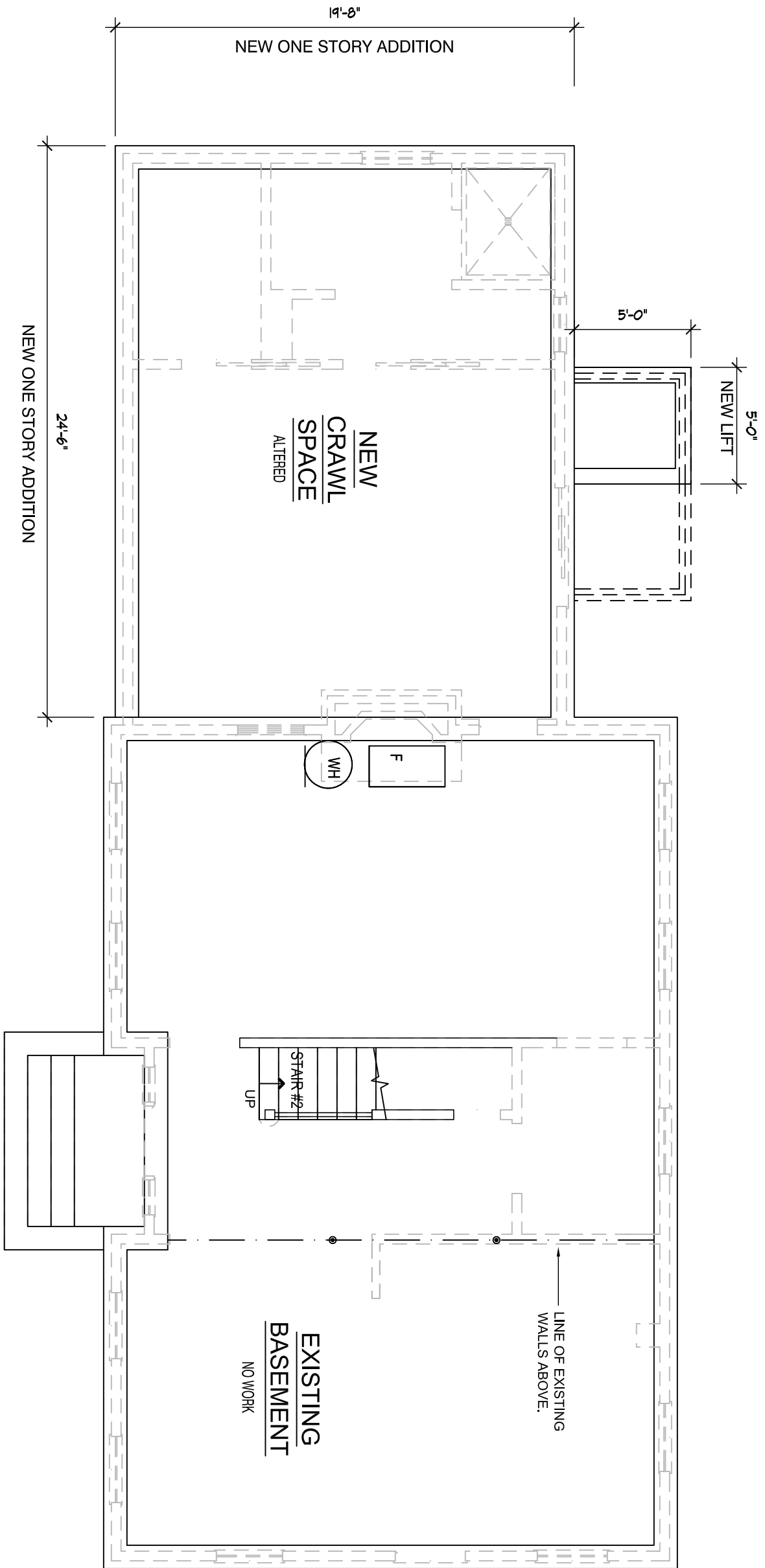
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PL-3.2 ALT

PROJECT NO. 20-01  
SCALE AS NOTED  
DATE APRIL 2, 2020  
DRAWN BY AMC  
CHECKED BY SC

REVISIONS


ADDITION  
RENOVATION  
TO  
LABENSKI RESIDENCE

53 ALEXANDER AVENUE  
NOTLEY NEW JERSEY



REVISIONS


PROJECT NO. 20-01  
SCALE AS NOTED  
DATE APRIL 2, 2020  
DRAWN BY AMC  
CHECKED BY SC

DRAWING TITLE

PROPOSED FOUNDATION  
MAIN, UPPER & ROOF  
PLANS

DRAWING NUMBER

PL-3.1 ALT