

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

June 8, 2020

Mr. & Mrs. James & Urbi Medley
90 Vreeland Avenue
Nutley, NJ 07110

RE: **ADDITION**
90 Vreeland Ave
Block/Lot: 3106/6

Dear Mr. & Mrs. Medley:

Your request for a permit, at the above referenced premises, to construct a two (2) story addition over the existing dwelling, having a 5'1" front yard setback, as shown on the plans prepared by Dassa-Haines Architectural Group, LLC, dated January 23, 2020, is denied for the following reasons:

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


Chapter 700, Article VIII, Section 700-46 B (8) of the Codes of Nutley states that "the required minimum side, front, and rear yard dimensions for the alteration of or addition to a one-family or two-family dwelling, provided that the same do not increase the existing lot coverage and/or footprint of existing building outline, shall not apply to the extent that said side, front, and rear yard dimensions (meet or exceed the requirements for side, front, and rear yards set forth in the Schedule of Regulations ...) shall be no less than 80% of the required minimum set forth in the Schedule of Regulations." The required front yard setback is twenty (20') feet. ***The proposed front yard setback is five feet one inch (5'1").***

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 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-20-0007

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: 6/8/2020

Section I: SUBJECT PROPERTY

Address: 90 Vreeland Ave

Block: 3106 Lot: 6 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5000</u>	<u>6913.5'</u>
Lot Width	<u>50</u>	<u>71'8"</u>
Lot Depth	<u>100</u>	<u>100'</u>
Front Yard	<u>25'</u>	<u>5.12'</u>
Side Yard	<u>6'</u>	<u>16'4" 1</u>
Rear Yard	<u>30'</u>	<u>61'7"</u>
Other	<u>6'</u>	

Section II: APPLICANT INFORMATION

Name: J. Ethan + Urbi Medley

Address: 90 Vreeland Ave
Nutley NJ

Telephone: 732 618 9338

Email Address: Ethan.Medley@giants.nfl.net

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? NO

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: _____

Joe Haines - Dassa Haines Architecture

Address: _____

16 Portland Place

Telephone: _____

973 699 4233

Fax: _____

Email Address: _____

JHaines@dassahaines.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 or 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

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

Our home, built in 1827 sits closer to the street than the other homes on the street, or the ordinance allows today (5'1"). We want to add a master bedroom with bathroom on the second floor, which would not increase the footprint of the home, but would replace a small dormer room with a useable master bedroom.

8 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.

Our first priority is to preserve the historical appeal and visual character of the home while repairing and adding a full bathroom to the house in a way that preserves its functionality for family use for many generations ahead. This plan will not expand our existing footprint, but rather replace a smaller slanted roof room with a larger room that matches the home's current appearance. We currently have one full bath for a four bedroom dwelling.

CERTIFICATION

STATE OF NEW JERSEY }

COUNTY OF ESSEX }

ss.

[Signature], being duly sworn, hereby certify (*check one*)

➤ ☒ that I am the applicant

or

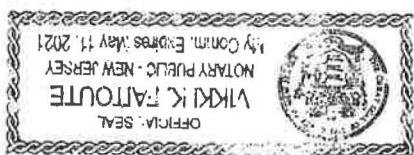
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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

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

Subscribed and sworn to before me
this 27th day of July, 2020.

[Signature]
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

Docket Number: ZBA-20-0007

Work Site Location: 90 Vreeland Avenue

Applicant: Medley

I do hereby certify to the ownership of the properties listed on pages

1 to 3, as of 5/29/2020.

Antonette DeBlasio

ANTONETTE DEBLASIO
Technical Assistant/ZBA-PB
Township of Nutley, NJ



Nutley Parcel Offset List

Target Parcel(s): Block-Lot: 3106-6
MEDLEY, JAMES & URBI
90 VREELAND AVENUE

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

Block-Lot: 3301-1

RASLAN, ASHRAF+FELDMANN, NELE
86 VREELAND AVE
NUTLEY, NJ 07110
RE: 86 VREELAND AVENUE

Block-Lot: 4401-10

95 VREELAND AVENUE, LLC
95 VREELAND AVE
NUTLEY, NJ 07110
RE: 95 VREELAND AVENUE

Block-Lot: 3106-8

MITCHELL, DIANE
100 VREELAND AVE
NUTLEY, NJ 07110
RE: 100 VREELAND AVENUE

Block-Lot: 3301-5

GUERRERO, JHOANNA
11 EDGAR PL
NUTLEY, NJ 07110
RE: 11 EDGAR PLACE

Block-Lot: 4401-9

DEANGELO, RENA
99 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 99 VREELAND AVENUE

Block-Lot: 3301-4

LOPEZ, ARMANDO B. & LORRAINE A.
9 EDGAR PLACE
NUTLEY, NJ 07110
RE: 9 EDGAR PLACE

Block-Lot: 3304-3

HOTMAR, AARON
20 EDGAR PL
NUTLEY, NJ 07110
RE: 20 EDGAR PLACE

Block-Lot: 3304-2

FORD, JEFFREY S. & MEGUMI M.
568 WATFORD LN
BERWYN, PA 19312
RE: 16 EDGAR PLACE

Block-Lot: 3301-2

BASILONE, N & SPATARO, M
82 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 82 VREELAND AVENUE

Block-Lot: 4401-7

VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 86 WARREN STREET

Block-Lot: 3301-3

CASTELLANOS, JESUS L. & MARIA L.
78 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 78 VREELAND AVENUE

Block-Lot: 4401-11

LOHF, ROBERT W. & JOANA M.
85 VREELAND AVE
NUTLEY, NJ 07110
RE: 85 VREELAND AVENUE

Block-Lot: 3304-1

WARE, KENNETH JR.
70 VREELAND AVE
NUTLEY, NJ 07110
RE: 70 VREELAND AVENUE

Block-Lot: 3300-1

BERRY, JUDITH M.
81 VREELAND AVE
NUTLEY, NJ 07110
RE: 81 VREELAND AVENUE

Block-Lot: 3300-2

LESTARDO, L. & YEATMAN, M. CO-TRUSTEES
75 VREELAND AVE
NUTLEY, NJ 07110
RE: 75 VREELAND AVENUE

Block-Lot: 3300-3

DURAND, TEOFILIO & BUENAVENTURA
69 VREELAND AVE
NUTLEY, NJ 07110
RE: 69 VREELAND AVENUE

Block-Lot: 3105-1

VISCIDO, GERARD & DURNIN, A.
22 DODD ST
NUTLEY, NJ 07110
RE: 22 DODD STREET

Block-Lot: 3105-10

SOJA, JAKUB & POST, ELIZABETH
20 LAUREL PL
NUTLEY, NJ 07110
RE: 20 LAUREL PLACE

Block-Lot: 3106-2

MOSCA, JOHN P. & CHRISTINA D. MOSCA
25 LAUREL PLACE
NUTLEY, NJ 07110
RE: 25 LAUREL PLACE

Block-Lot: 3105-9

SHEEHAN, DAVID J. & SUSAN E.
16 LAUREL PL
NUTLEY, NJ 07110
RE: 16 LAUREL PLACE

Block-Lot: 3105-8

PETERS, ROBERT & SUZANNE
97 MAYER DRIVE
CLIFTON, NJ 07012
RE: 12 LAUREL PLACE

Block-Lot: 3106-3

APONTE, AUGUSTO JR & SANDRA
21 LAUREL PL
NUTLEY, NJ 07110
RE: 21 LAUREL PLACE

Block-Lot: 3106-1

ARONOFF, ALEXANDER & RITTER, A.
108 VREELAND AVE
NUTLEY, NJ 07110
RE: 108 VREELAND AVENUE

Block-Lot: 3302-1

ARATA, WILLIAM A. & GORMAN, GALE S.
25 EDGAR PL
NUTLEY, NJ 07110
RE: 25 EDGAR PLACE

Block-Lot: 3106-9

DREKER, MARGARET RUSH
104 VREELAND AVE
NUTLEY, NJ 07110
RE: 104 VREELAND AVENUE

Block-Lot: 3106-4

CAMI, BEKIM & DESHIRE CAMI
15 LAUREL PLACE
NUTLEY, NJ 07110
RE: 15 LAUREL PLACE

Block-Lot: 3106-5

SALGUEIRO, LAURA & FONTANALS, JOSEPH
11 LAUREL PL
NUTLEY, NJ 07110
RE: 11 LAUREL PLACE

Block-Lot: 4402-9

KRATZ, PAUL V. & LINDSEY G. KRATZ
109 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 109 VREELAND AVENUE

Block-Lot: 3106-7

CHEUNG, JENNY & CHEUNG, ANNIE

96 VREELAND AVE

NUTLEY, NJ 07110

RE: 96 VREELAND AVENUE

Block-Lot: 3301-6

SPRONG, GARRETT R.

15 EDGAR PL

NUTLEY, NJ 07110

RE: 15 EDGAR PLACE

Block-Lot: 4401-8

TOWNSHIP OF NUTLEY

1 KENNEDY DR

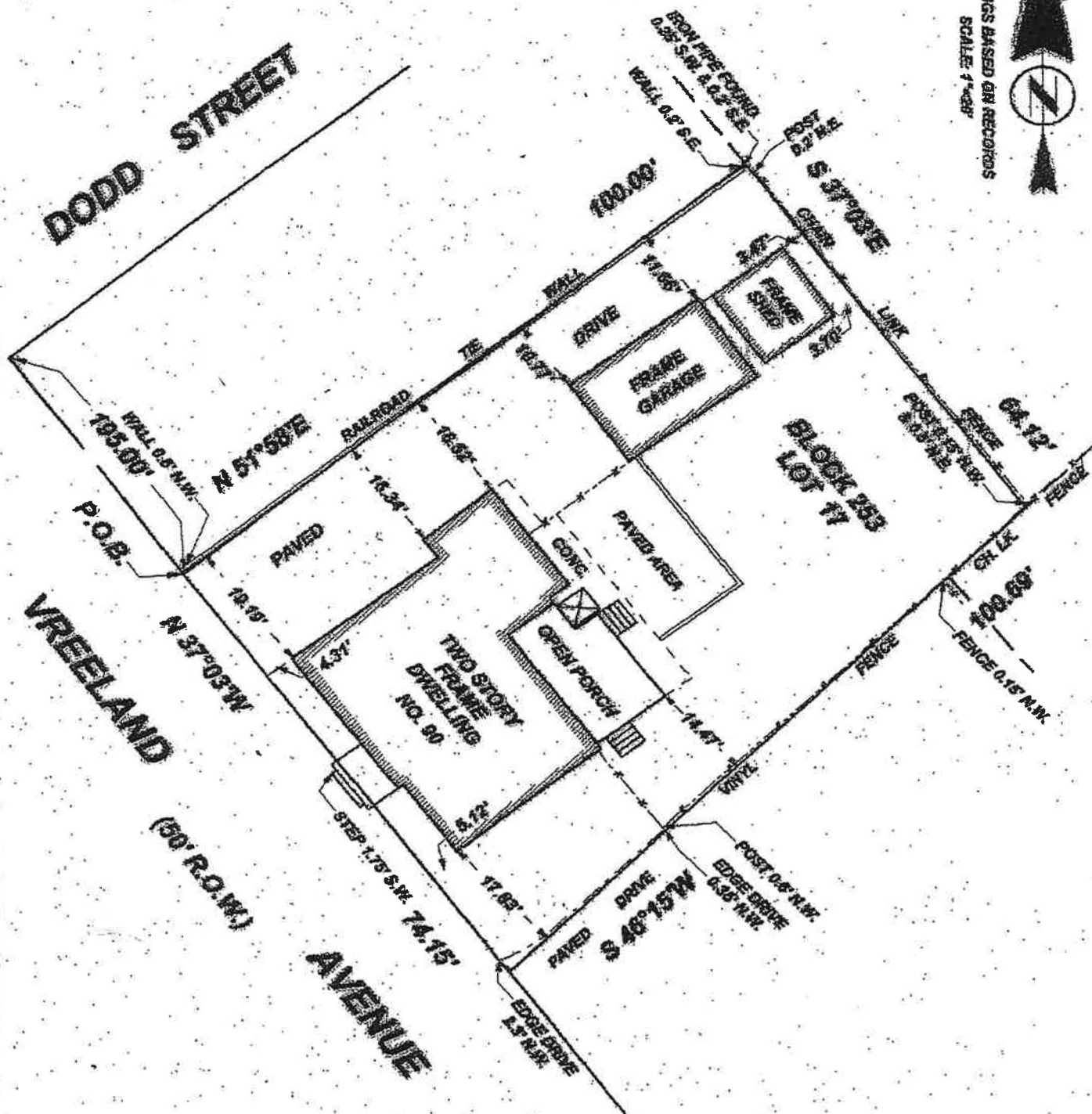
NUTLEY, NJ 07110

RE: 80 WARREN STREET

MAP OF PROPERTY

SITUATED IN

TOWNSHIP OF NUTLEY, ESSEX COUNTY, N.J.



A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (N.J.S.A. 45:9-39.3) AND N.J.A.C. 13:40-E.1(f)

SCALE: 1"= 20'
DATE SEPT. 28, 2008
DRAWN G.M.
CHECKED R.J.H.
REF.
TAX MAP
SURVEY 08-18810
Office FAX (973) 509-8802

THIS SURVEY PREPARED ONLY FOR:
STEVEN SCHATTENBERG AND SHONALI BANERJEE, HUSBAND AND WIFE
 GENERAL LAND ABSTRACT COMPANY
 TITLE NO: N-GLA-424628
 FIRST AMERICAN TITLE INSURANCE COMPANY
 LAURENCE SLOUS, ESQ.

RICHARD J. HINGOS INC.
 PROFESSIONAL LAND SURVEYORS
 1. BELLEVUE PLAZA P.O. BOX 43752
 UPPER MONTCLAIR, N.J. 07043
 TELEPHONE (973) 763-1114

GARY S. MOLDOVANY N.J. LIC. NO. 35983
 PROFESSIONAL LAND SURVEYOR

 RICHARD J. HINGOS, JR. N.J. LIC. NO. 43231
 PROFESSIONAL LAND SURVEYOR

Proposed Addition and
Alterations to
1-Family Home
for:
Medley Residence

Located at:
**90 Vreeland Ave
Nutley, NJ 07110
Block 253 Lot 17**

SCOPE OF WORK

THIS WORK CONSISTS OF A PARTIAL FIRST FLOOR REAR ADDITION AND PARTIAL SECOND STORY SIDE ADDITION WITH INTERIOR ALTERATIONS TO AN EXISTING ONE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE A SMALL ADDITION THAT WILL ALLOW FOR A POWDER ROOM WHICH WILL BE BUILT UNDER AND WITHIN THE EXISTING COVERED DECK. THE ADDITION WILL NOT EXTEND BEYOND THE EXISTING FIRST FLOOR FOOTPRINT. THE EXISTING KITCHEN WILL BE RENOVATED.

THE SECOND FLOOR WILL HAVE A NEW ADDITION BUILT OVER THE SINGLE STORY PORTION OF THE EXISTING HOME. THE SECOND STORY ADDITION WILL PROVIDE A MASTER BEDROOM BATHROOM SUITE WITH A WALK-IN-CLOSET. THERE WILL BE SOME ALTERATIONS TO THE EXISTING BEDROOMS TO ALLOW FOR CLOSET SPACE.

CODE INFORMATION

USE GROUP: R5
CONSTRUCTION TYPE: 5B (UNPROTECTED)

ALL WORK PERFORMED AND ALL MATERIALS SUPPLIED MUST COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE GOVERNING JURISDICTION AND UTILITY COMPANIES.

THESE INCLUDE THE FOLLOWING WITH APPLICABLE STANDARDS REFERENCED WITHIN:

- STATE OF N.J. UNIFORM CONSTRUCTION CODE, LATEST EDITION
- 2015 INTERNATIONAL RESIDENTIAL CODE NJ EDITION
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRIC CODE
- 2015 NATIONAL STANDARD PLUMBING CODE
- 2015 INTERNATIONAL FUEL GAS CODE

BUILDING INFO.

	EXISTING AREA	PROPOSED AREA	TOTAL AREA
1ST FLOOR	1,334 SF.	40 SF.	1,374 SF.
2ND FLOOR	798 SF.	131 SF.	935 SF.
TOTAL	1,332 SF.	171 SF.	2,109 SF.

BASEMENT	630 SF.	0 SF.	630 SF.
----------	---------	-------	---------

01-23-20	ISSUED FOR PRELIMINARY REVIEW
----------	-------------------------------

Dassa • Haines
Architectural Group, LLC.

Architecture • Planning
Construction Management

18 Portland Place
Montclair, NJ, 07042
tel: 973.233.9355
fax: 973.233.9358

Joseph L. Haines, AIA, PP
NJ Lic. # A12995

**Site Plan, Floor
Plans, Elevations, &
Zoning Info**

DATE: 01-23-2020

SCALE: AS SHOWN

JOB # 19-124

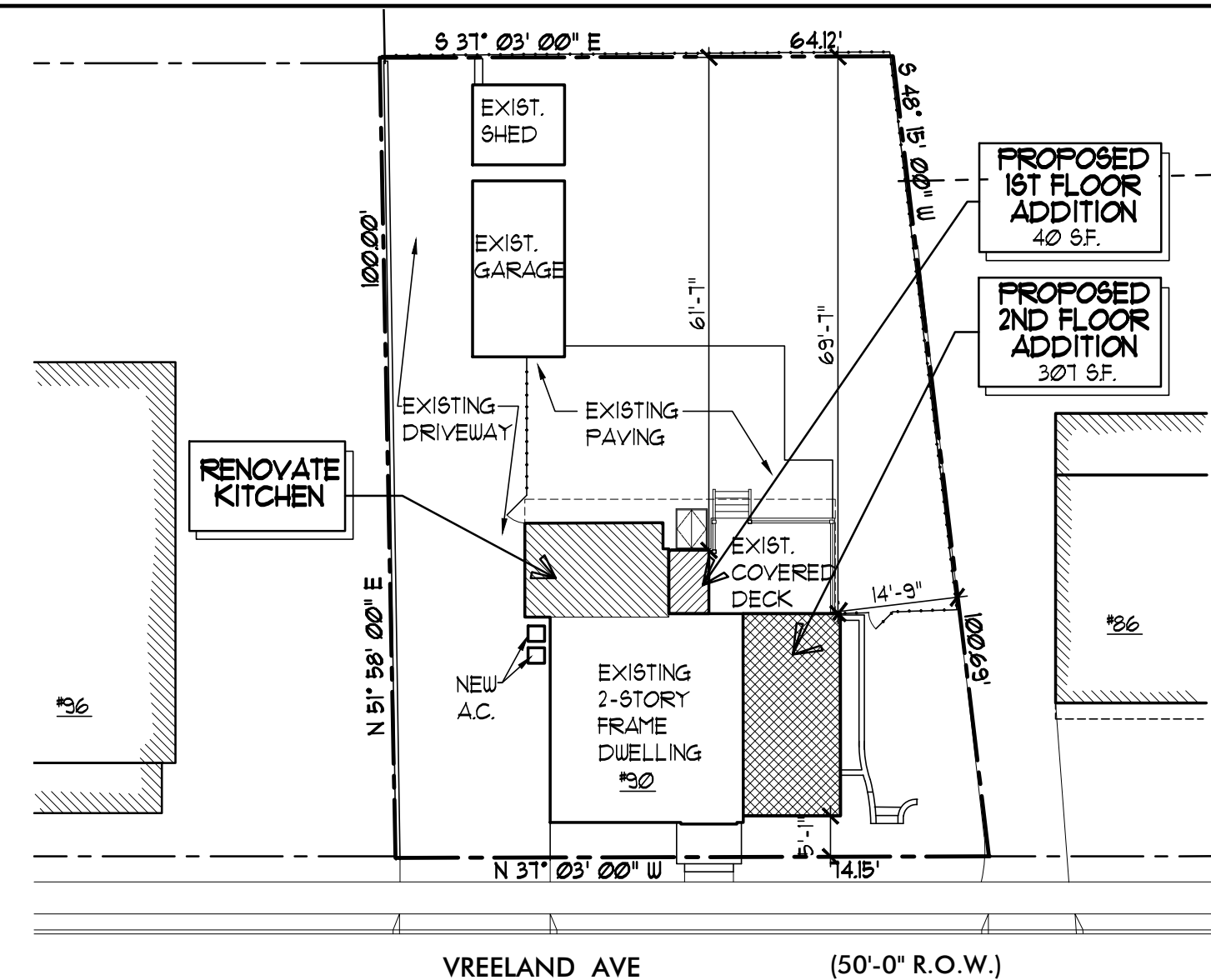
BIN:

DRAWN BY: gdp

CHECKED BY: jh

A-1

1 OF 1

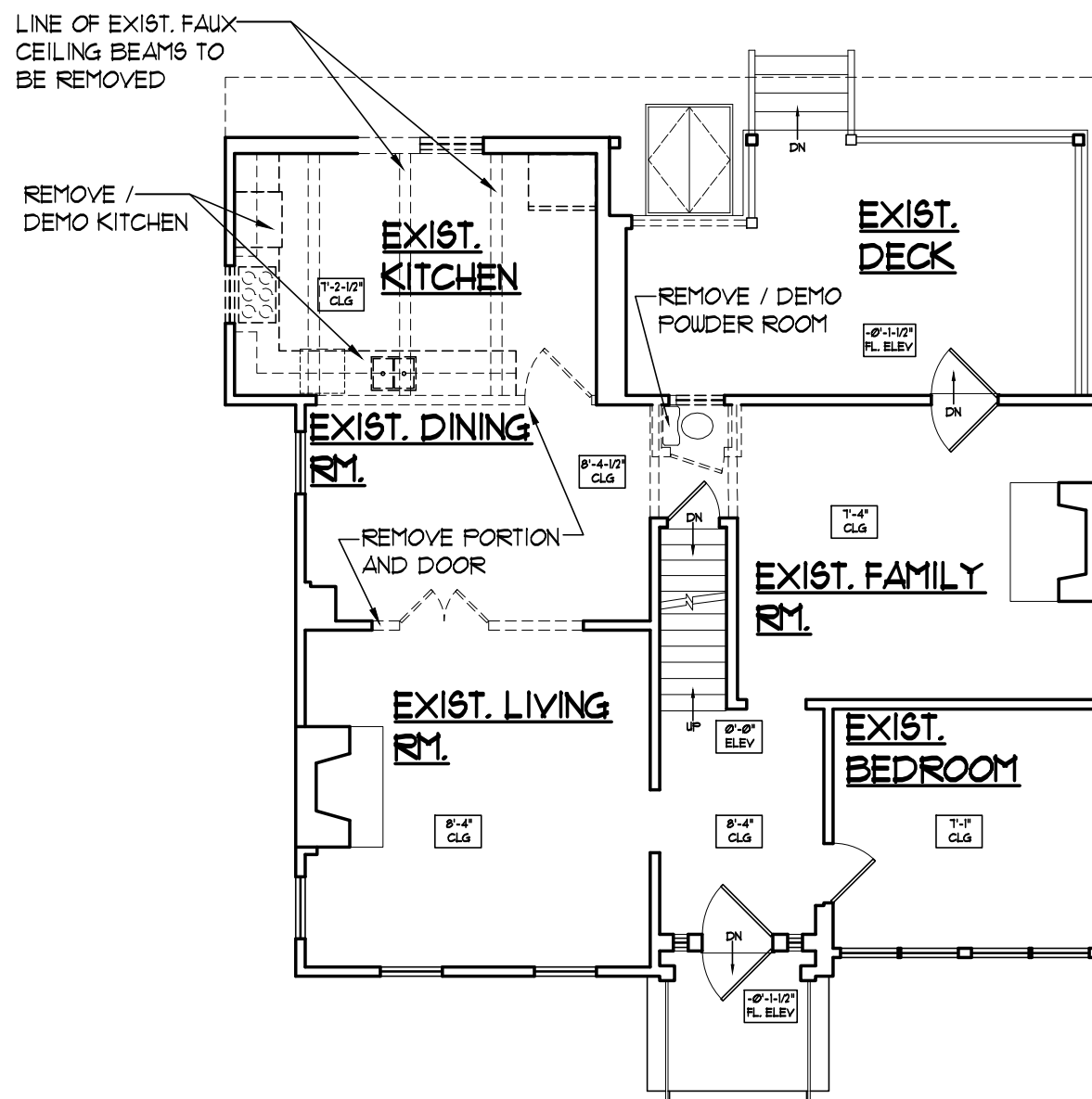


NOTE:
SURVEY INFORMATION TAKEN FROM PROPERTY
SURVEY PROVIDED BY OWNER AND PREPARED
BY RICHARD J. HINGOS INC., PROFESSIONAL LAND
SURVEYORS, SURVEY DATED SEPT. 28th, 2008

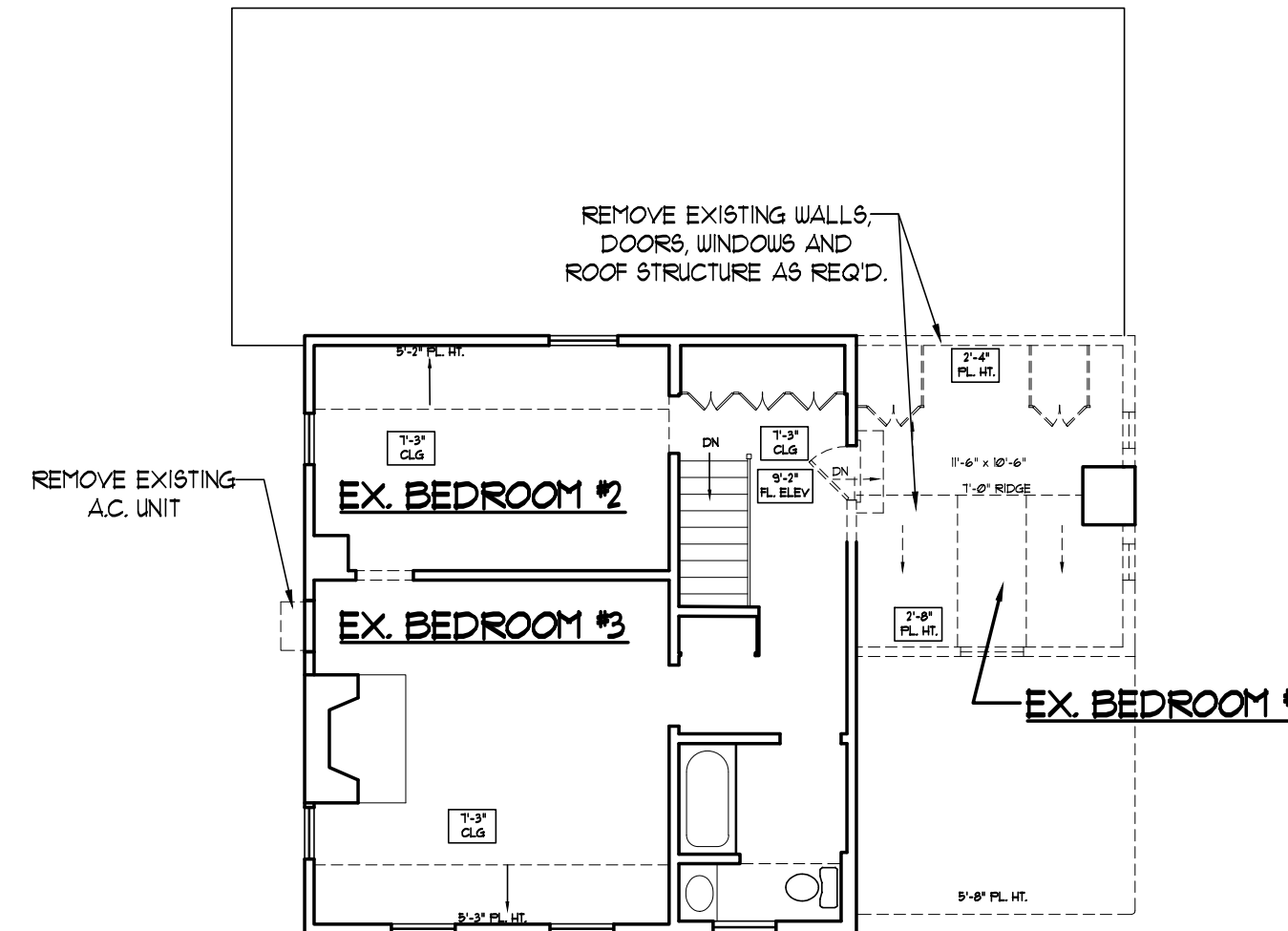
SITE PLAN
SCALE: 1" = 20'-0"
PROJECT NORTH

ZONING INFO.

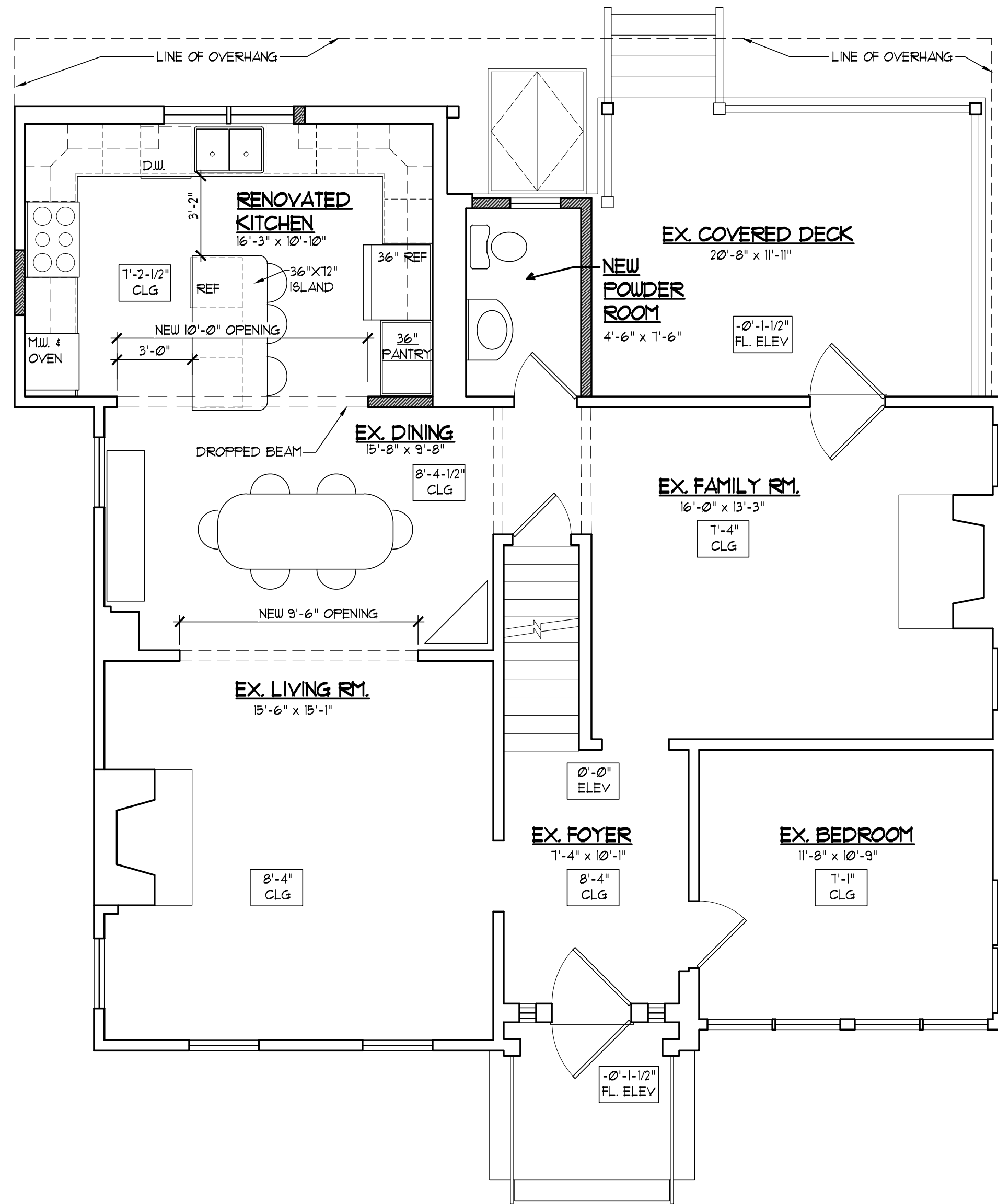
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	1-FAMILY	1-FAMILY	1-FAMILY	NO
LOT AREA (min)	5,000 sf	6,912 sf	6,912 sf	NO
LOT WIDTH (min)	50 ft	71 ft 8 in.	71 ft 8 in.	NO
LOT DEPTH (min)	100 ft	100 ft 2 in	100 ft 2 in	NO
PER DUELLING UNIT (min)	5,000 sf	6,912 sf	6,912 sf	YES
FRONT YARD (min)	25 ft	4 ft 4 in	9 ft 1 in	NO
REAR YARD (min)	20 ft	5 ft 8 in	61 ft 7 in	NO
SIDE YARD (min)	6 ft	16 ft 4 in 4 ft 14 ft 1 in	16 ft 4 in 4 ft 14 ft 9 in	NO
HEIGHT (max)	2 1/2 st / 30 ft	2 st / 20 ft 10 in	2 st / 20 ft 10 in	NO
LOT COVERAGE (max)	35%	25.1%	25.1%	NO
IMPERVIOUS COVERAGE (max)	10%	59%	59%	NO
FRONT YARD LANDSCAPE (min)	60%	3%	NO CHANGE	EX. NC.



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



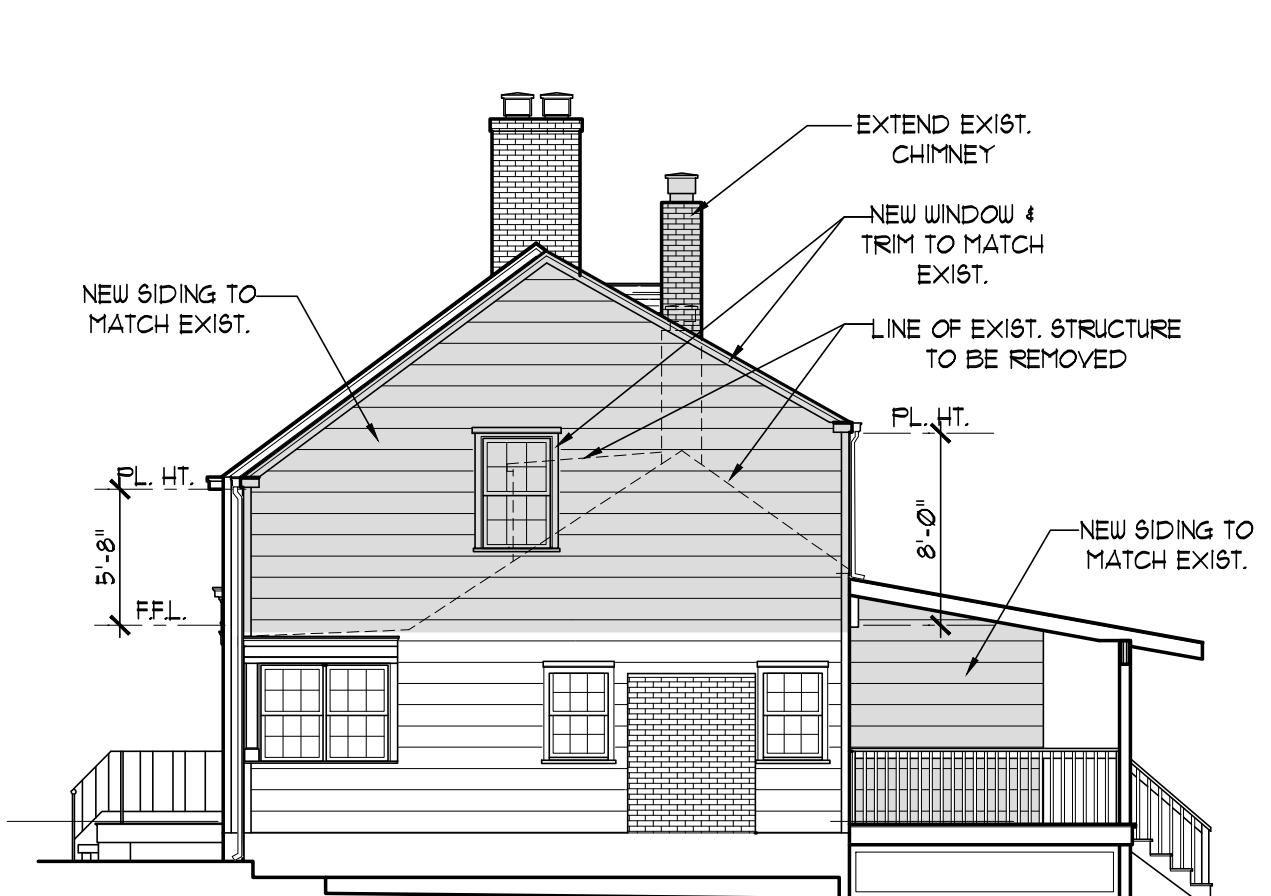
SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



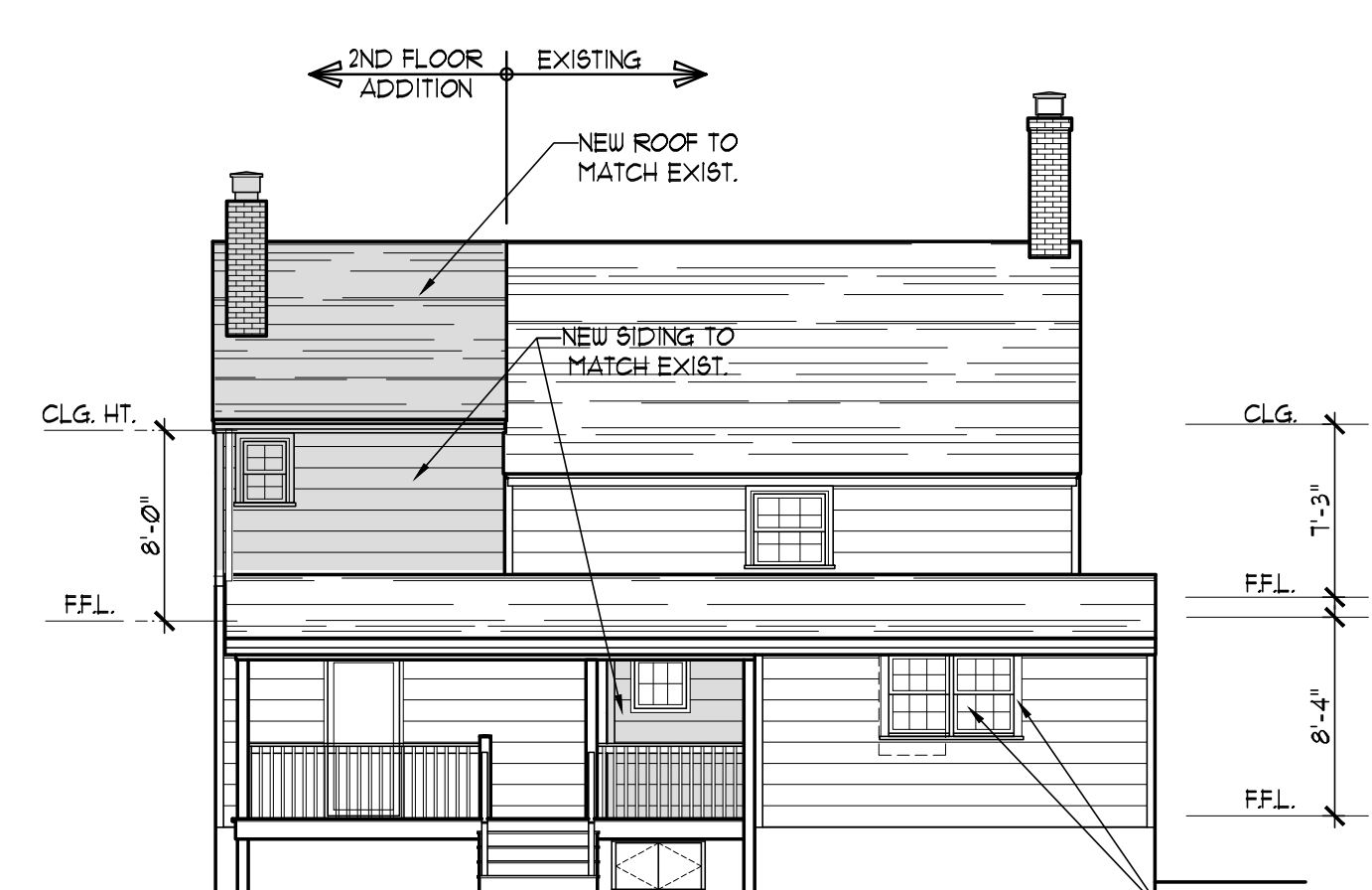
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



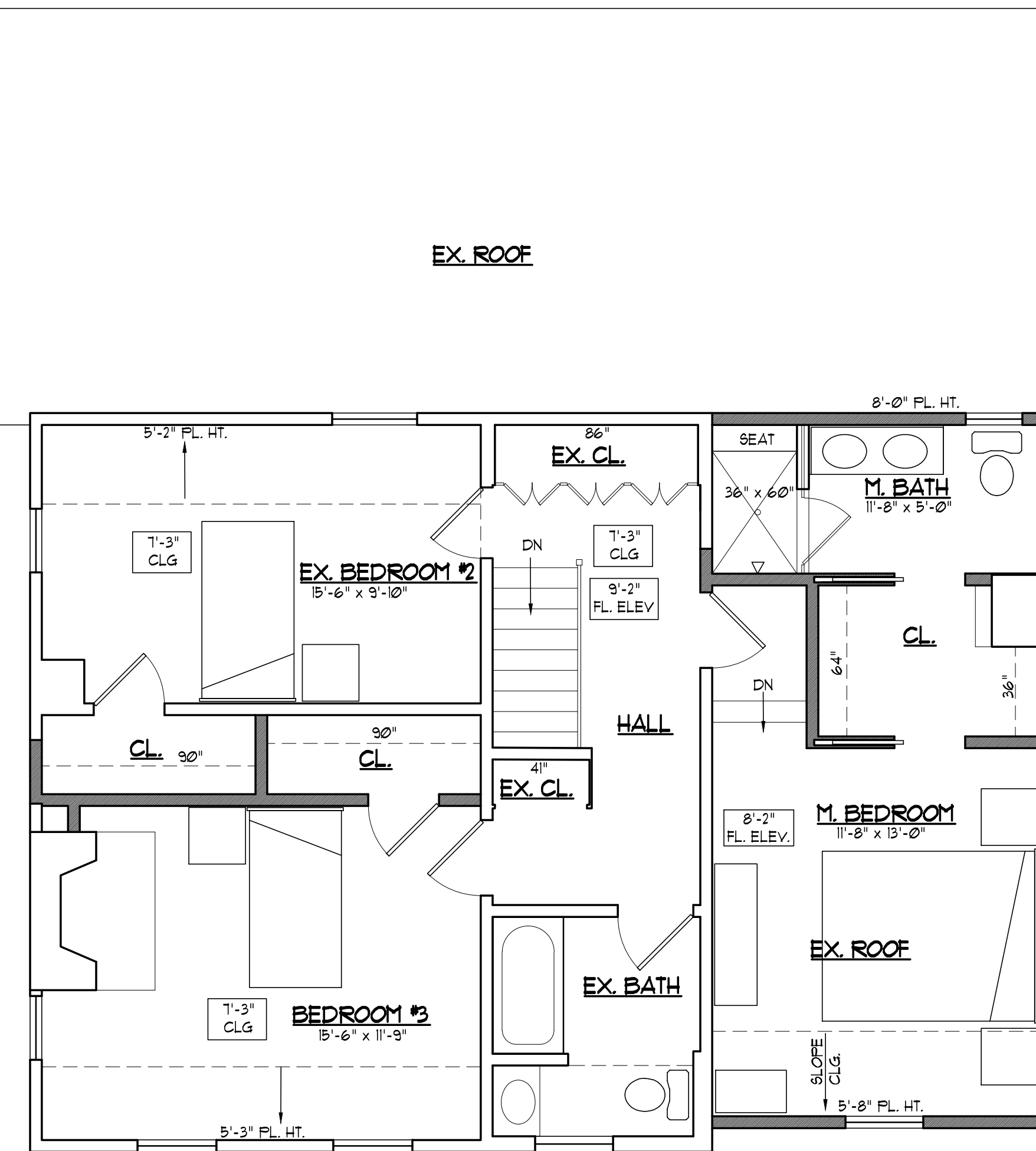
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"