



TOWNSHIP OF NUTLEY, NEW JERSEY
 ZONING BOARD OF ADJUSTMENT
 PLANNING BOARD

APPLICATION FOR LAND USE ACTION

To be completed by Township staff only

Date of Denial Letter 7/19/2020 Application No. PB-20-00003
 Application Fees \$1,625.00 Escrow Fees \$2,250.00
 Date Filed 8/6/2020
 Reviewed for completeness 8/6/2020 Hearing Date 8/19/2020

1. SUBJECT PROPERTY

Location 173 Bloomfield Avenue Zoning District B-2
 Tax Map Page _____ Block 8305 Lot(s) 13, 14 & 15
 Page _____ Block _____ Lot(s) _____
 Dimensions Frontage 132' Depth 95' Total Area .285 acres

2. APPLICANT

Name PROponent FEDERAL CREDIT UNION
 Address 536 WASHINGTON AVE., NUTLEY, NJ 07110
 Telephone Number (973) 798-2021 Social Security No. _____
 Applicant is a Corporation Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:550-48. 1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:550-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

4. OWNER

If owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name ANTHONY CAVALLI
Address 246 HIGHLAND LANE, NUTLEY, NJ 07110
Telephone Number _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) No Proposed

NOTE: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: MARKET

6. APPLICANT'S ATTORNEY

Name: EDWARD J. MCKENNA, JR., ESQ
Address: 229 BROAD STREET, RED BANK, NJ 07701
Telephone: (732) 741-6681 Fax: (732) 576-1787

7. APPLICANT'S ENGINEER

Name: J. MICHAEL PETRY, PE, PP, RA
Address: 155 PASSAIC AVENUE, FAIRFIELD, NJ 07004
Telephone: (973) 227-7004 Fax: _____

8. APPLICANT'S PLANNING CONSULTANT

Name: _____
Address: _____
Telephone: _____ Fax: _____

9. APPLICANT'S TRAFFIC ENGINEER

Name: _____
Address: _____
Telephone: _____ Fax: _____

10. OTHER EXPERTS

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name: _____
Field of Expertise: _____
Address: _____
Telephone: _____ Fax: _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- Minor Subdivision Approval
- Subdivision Approval (Preliminary)
- Subdivision Approval (Final)

Number of lots to be created _____
(including remainder lot)

Number of dwelling units _____
(if applicable)

SITE PLAN:

- Minor Site Plan Approval
- Preliminary Site Plan Approval [Phases (if applicable) _____]
- Final Site Plan Approval [Phases (if applicable) _____]
- Amendment of Revision to an Approved Site Plan

Area to be disturbed (square feet) _____

Total number of proposed dwelling units _____

- Request for waiver from site plan review and approval

Reason for request: _____

- Informal Review
- Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]
- Map or ordinance interpretation of special question [N.J.S. 40:55D-70b]
- Variance Relief(hardship) [N.J.S. 40:55D-70c(1)]
- Variance Relief(substantial benefit) [N.J.S. 40:55D-70c(2)]
- Variance Relief (use) [N.J.S. 40:55D-70d]
- Conditional use approval [N.J.S. 40:550-67]
- Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basis [N.J.S. 40:550-34]
- Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:550-35]

12. VARIANCE INFORMATION

Sections of Ordinance from which a variance is requested: See attached

13. WAIVERS

Waivers requested of development standards and/or submission requirements: [attach additional pages as needed] NONE

14. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises [attach pages as needed] ___ _

15. Is a public water line available? Yes No

16. Is a public sanitary sewer available? Yes No

17. Does the application proposed a well and septic system? Yes No

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? Yes No

19. Are any off tract improvements required or proposed? Yes No

20. Is the subdivision to be filed by Deed or Plat? NO

21. What form of security does the applicant proposed to provide as performance and maintenance guarantees? _____

22. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Nutley Municipal Utilities Authority	<input type="checkbox"/>	<input type="checkbox"/>	_____
Essex County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Essex County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Essex County Soil Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Public Service Electric & Gas Company	<input type="checkbox"/>	<input type="checkbox"/>	_____

23. Certification from the Tax Collector that all taxes due on the subject property have been paid.

24. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the application is submitted] for their review. The documentation must be received by the code enforcement office for the professional staff prior to the application being deemed incomplete.

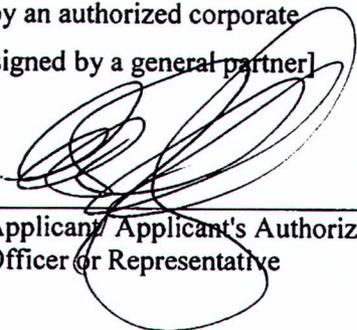
Quantity	Description of Item
<u>25</u>	<u>SITE PLAN</u>
<u>25</u>	<u>ARCHITECTURAL PLANS</u>
<u>25</u>	<u>LANDSCAPE PLAN</u>
<u>25</u>	<u>DRAINAGE STATEMENT</u>
<u>25</u>	<u>SURVEY</u>

CERTIFICATION OF APPLICANT

STATE OF NEW JERSEY }
 } ss.
COUNTY OF ESSEX }

I, EDWARD J. MCKENNA, JR. being duly sworn, hereby certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner]



Applicant/ Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
This 6th day of August, 2020

Melinda D. Archer
Signature of person authorized to take oaths

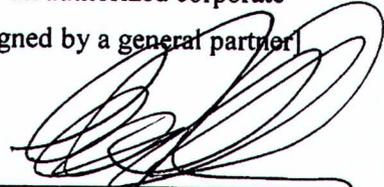
MELINDA D. ARCHER
A Notary Public of New Jersey
My Commission Expires September 9, 2021

CERTIFICATION OF APPLICANT

STATE OF NEW JERSEY }
 } ss.
COUNTY OF ESSEX }

I, EDWARD J. McKenna, Jr., being duly sworn, hereby certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner]

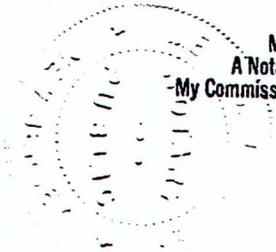


Owner/ Owner's Authorized
Officer or Representative

Subscribed and sworn to before me
This 6th day of August, 20 20

Melinda D. Archer
Signature of person authorized to take oaths

MELINDA D. ARCHER
A Notary Public of New Jersey
My Commission Expires September 9, 2021





TOWNSHIP OF NUTLEY, NEW JERSEY
 ZONING BOARD OF ADJUSTMENT
 PLANNING BOARD

CHECKLIST FOR SITE PLAN APPLICATION
600 Attachment I

	COMPLIES	DEFICIENT	WAIVER SOUGHT
A. Type of site plan:			
(1) Repairs (interior).	✓		
(2) Renovation or alteration (exterior).	✓		
(3) Certificate of continued use.			
(4) Zoning permit.			
(5) Change of use.			
(6) Sign.			
(7) Addition.			
(8) Percent or size of addition			
(9) New structure			
(10) New accessory structure.			
(11) Use group.			
B. Eighteen copies of application and site plan	✓		
C. Fee: in accordance with Schedule of Fees	✓		
D. Date received application	✓		
E. Date certified as complete			

	COMPLIES	DEFICIENT	WAIVER SOUGHT
F. All plans submitted shall be drawn at a scale not smaller than one inch equals 20 feet, signed and sealed by a professional engineer, architect or professional planner, and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:	✓		
(1) The name and title of the applicant owner and the person preparing the map.	✓		
(2) The date, scale and North point.	✓		
(3) A place for the signatures of the Chairman and Secretary of the approving board.	✓		
(4) The Tax Map lot and block numbers.	✓		
(5) The bearing of all property lines with reference to north and south and the length of these lines. And streams within 400 feet.	✓		
(6) The zone district and the zone districts of adjoining properties within 400 feet.	✓		
(7) All entrances and exits to public streets on site and within 400 feet thereof.	✓		
(8) All property lines, streets, roads, retaining walls, rock outcrops, marsh areas, ponds.	✓		
(9) The location of principal and accessory structures, with dimensions of the structures and distances to lot lines.	✓		
(10) All setback dimensions, landscaped areas, fencing and trees over six inches in caliper.	✓		
(11) The location of all signs and exterior lighting, with the size and height of signs and light fixtures and the strength in lumens and direction of illumination.	✓		
(12) The stormwater system, including roof leaders and inlets, and design data supporting the adequacy of the system to handle twenty-five-year storm flows.	✓		
(13) The sanitary sewage disposal system.	✓		
(14) The water supply system and all other utilities.	✓		
(15) All curbs, sidewalks, driveways, parking space layouts and off-street loading areas, with dimensions.	✓		
(16) The rights-of-way, easements and all lands to be dedicated to the county.	✓		
(17) The names of owners and use of property of all lands adjacent to the property and block and lot numbers.	✓		
(18) The site plan drawn on a sheet size of 8.5 inches by 13 inches, 15 inches by 21 inches or 24 inches by 36 inches.	✓		
	COMPLIES	DEFICIENT	WAIVER SOUGHT
(19) The entire property shall be shown; when impossible on the required sheet size, a key	✓		

map is permitted.			
(20) Existing and proposed contours, with a contour interval not more than two feet for slopes less than 10%; existing contours by dashed lines, proposed by solid lines.	✓		
(21) The proposed finished grade elevations at all corners of existing and proposed buildings.	✓		
(22) The proposed use of the building.	✓		
(23) The proposed use of the outdoor area.	✓		
(24) The floor space of each building and the total number of parking spaces and estimated occupancy of employees.	✓		
(25) The distances along right-of-way lines of existing streets abutting the property to the nearest intersection.	✓		
(26) All existing easements, deed restrictions, other covenants and previous variances granted for the property.	✓		
(27) The floor plan of proposed structures, with accompanying front, rear and side elevations drawn to scale.	✓		
(28) A landscaping plan, buffer plan and landscaping schedule showing the number, size and species of plantings.	✓		
(29) A soil erosion and sediment control plan.	✓		
(30) Applications filed with the county.			
(31) Construction Official may require building elevation views of adjacent properties. [Added 5-5-2015 by Ord. No. 3305] 600	✓		

DRAINAGE STATEMENT

FOR

**PROPONENT BANK
173 BLOOMFIELD AVENUE
TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY**

SUBMITTED TO:

THE TOWNSHIP OF NUTLEY

PREPARED BY:

**PETRY ENGINEERING, LLC
155 PASSAIC AVENUE
FAIRFIELD, NEW JERSEY 07004
973-227-7004**


**J. MICHAEL PETRY, PE
NJ PROFESSIONAL ENGINEER # 36662
JUNE 30, 2020**



EXISTING CONDITIONS

The property in question is located at 173 Bloomfield Avenue, between Harrison Street and Hopper Avenue, in the Township of Nutley, NJ. The property consists of three tax lots and is generally rectangular in shape. The site measures approximately 95 feet by 132 feet and contains 12,399 square feet. The topography is generally flat, with a minor high point in the center of the parking lot. Runoff from the site flows away from this highpoint in all directions, ultimately discharging onto the adjacent properties and the roadway. There is no on-site stormwater collection system.

Currently, the site contains a single-story building that was is presently unoccupied. In addition to the main building, there is a garage located along the rear property line. The remainder of the property consists of an asphalt parking lot.

PROPOSED DEVELOPMENT

The proposed improvements for the site include partial demolition of the existing building and a subsequent addition. As a part of the demolition, the garage will also be demolished. The parking lot will be reconstructed to provide better circulation of traffic. Overall the proposed improvements will result in a total area of disturbance of 0.335± acres and a decrease in impervious coverage of approximately 2,250 sf.

Since the new parking lot will have block curb along the perimeter, drainage structures are required to collect the water from the site. This new drainage system has been designed to accommodate the 25-year storm event.

CONCLUSION

The proposed development is not considered a major development. Chapter 622 Stormwater Control defines a major development as:

“Any development that provides for ultimately disturbing one or more acres of land. Disturbance, for the purpose of this rule, is the placement of impervious surface or exposure and/or movement of soil or bedrock or clearing, cutting or removing of vegetation.”

Since the disturbance is less than one acre, this development is not considered a major development. Therefore, the proposed drainage system has been designed to handle the 25-year storm event.



**STORM SEWER COMPUTATIONS
RATIONAL METHOD - (Q=CIA)
25 YR. STORM**

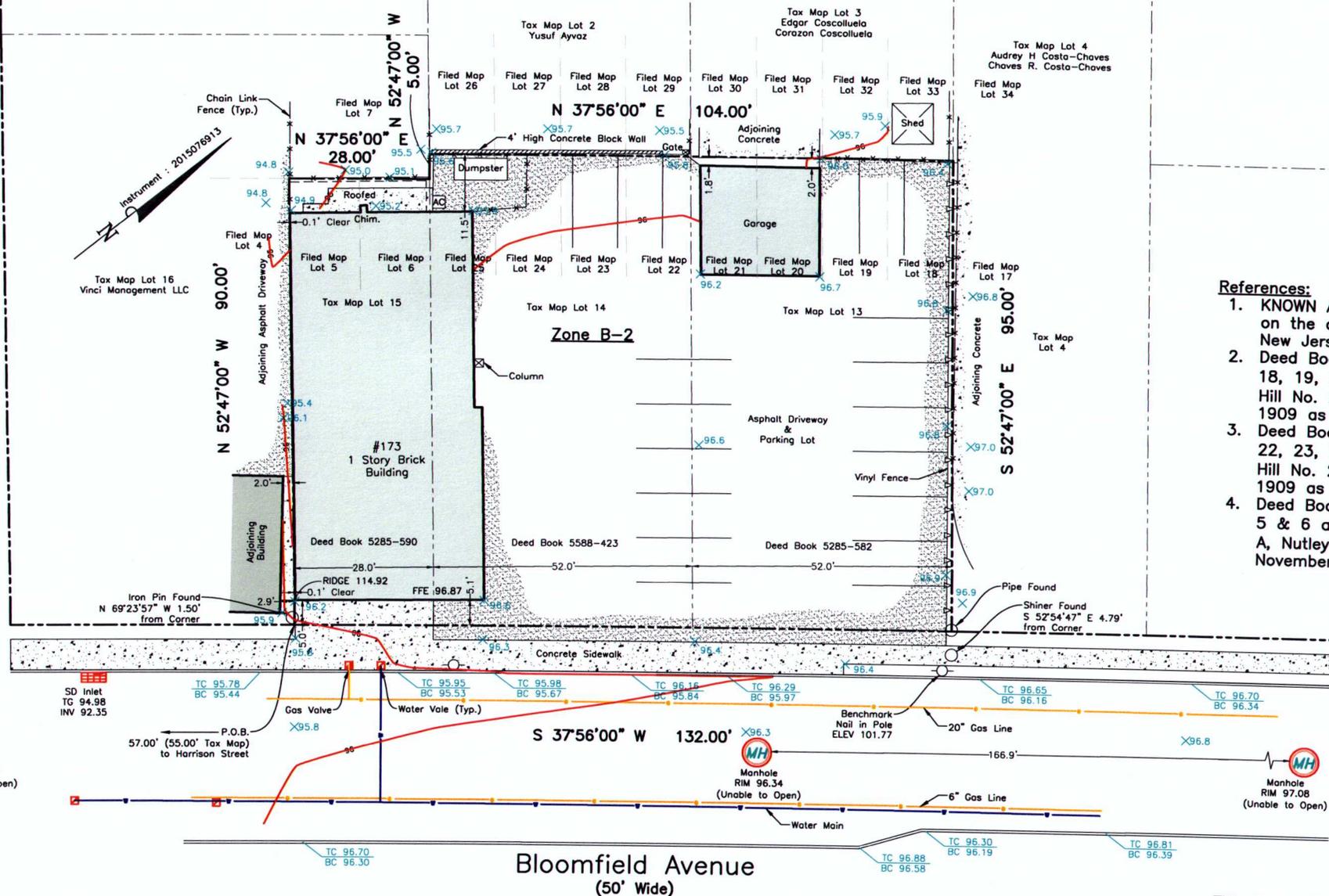
PIPE SEGMENT														
FROM	TO	A-Incremental	C-Runoff Coef.	AxC-Incremental	AxC Cumulative	Tc (MIN.)	I-Rainfall Int. (in./hr)	Qp-Peak Runoff (cfs)	Pipe/Box Length (FT.)	Slope (%)	Pipe/Box Size (IN.)	Capacity (FULL) (cfs)	Velocity (Design) (fps)	Pipe Travel Time(min)
Root	Type "B" #1-3	0.069	0.99	0.07	0.07	6.0	7.80	0.53		1.00%	8" PVC	1.43	4.10	0.00
Type "B" #1-4	Type "B" #1-3	0.029	0.99	0.03	0.03	6.0	7.80	0.22	53	0.5%	15" HDPE	4.96	4.04	0.22
Type "B" #1-3	MH #1-2	0.079	0.99	0.08	0.18	6.0	7.80	1.37	90	0.5%	15" HDPE	4.96	4.04	0.37
TD #1-5	MH #1-2	0.029	0.99	0.03	0.03	6.0	7.80	0.22	8	0.5%	12" HDPE	2.74	3.48	0.04
TD #1-6	MH #1-2	0.041	0.99	0.04	0.04	6.0	7.80	0.32	25	0.5%	12" HDPE	2.74	3.48	0.12
MH #1-2	Existing Type "B"					6.0	7.80	1.91	113	0.5%	15" HDPE	4.96	4.04	0.47

GOOD
GOOD
GOOD
GOOD
GOOD
GOOD
GOOD

Harrison Street
(40' Wide)

Zone R-1

Zone B-2



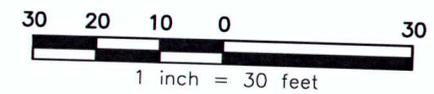
References:

1. KNOWN AND DESIGNATED as Lots 13, 14 and 15 Block 8305 as shown on the current Tax Assessment Map, Township of Nutley, Essex County, New Jersey.
2. Deed Book 5285-582, Tax Lot 13 - KNOWN AND DESIGNATED as Lots 18, 19, 20 & 21 as shown on a certain map entitled "Nutley on the Hill No. 2" filed in the Essex County Clerk's office on November 23, 1909 as Map No. 609.
3. Deed Book 5588-423, Tax Lot 14 - KNOWN AND DESIGNATED as Lots 22, 23, 24 & 25 as shown on a certain map entitled "Nutley on the Hill No. 2" filed in the Essex County Clerk's office on November 23, 1909 as Map No. 609.
4. Deed Book 5285-590, Tax Lot 15 - KNOWN AND DESIGNATED as Lots 5 & 6 as shown on a certain map entitled "Amended map of Block A, Nutley on the Hill No. 1" filed in the Essex County Clerk's office on November 23, 1909 as Map No. 609.

Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.
5. Elevations are based on NAVD88.

This Survey is certified to:
Edward J. McKenna, Jr., Esq
Proponent Federal Credit Union



Drawn: JT	Checked: AS	Date: 5-6-20	Scale: 1" = 30'
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Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100



66 Hunting Drive, Dumont, NJ 07628
Phone: (201) 403-5801
Fax: (201) 244-6163
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Topographic Survey
Tax Lots 13, 14 & 15 - Block 8305
173 Bloomfield Avenue
Township of Nutley
Essex County, New Jersey

Manhole
RIM 95.51
(Unable to Open)

Manhole
RIM 95.64
(Unable to Open)

Manhole
RIM 96.34
(Unable to Open)

Manhole
RIM 97.08
(Unable to Open)