



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. 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: _____

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



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

Lucy Jacobs
Clerk



Nutley

Parcel Offset List

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

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

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

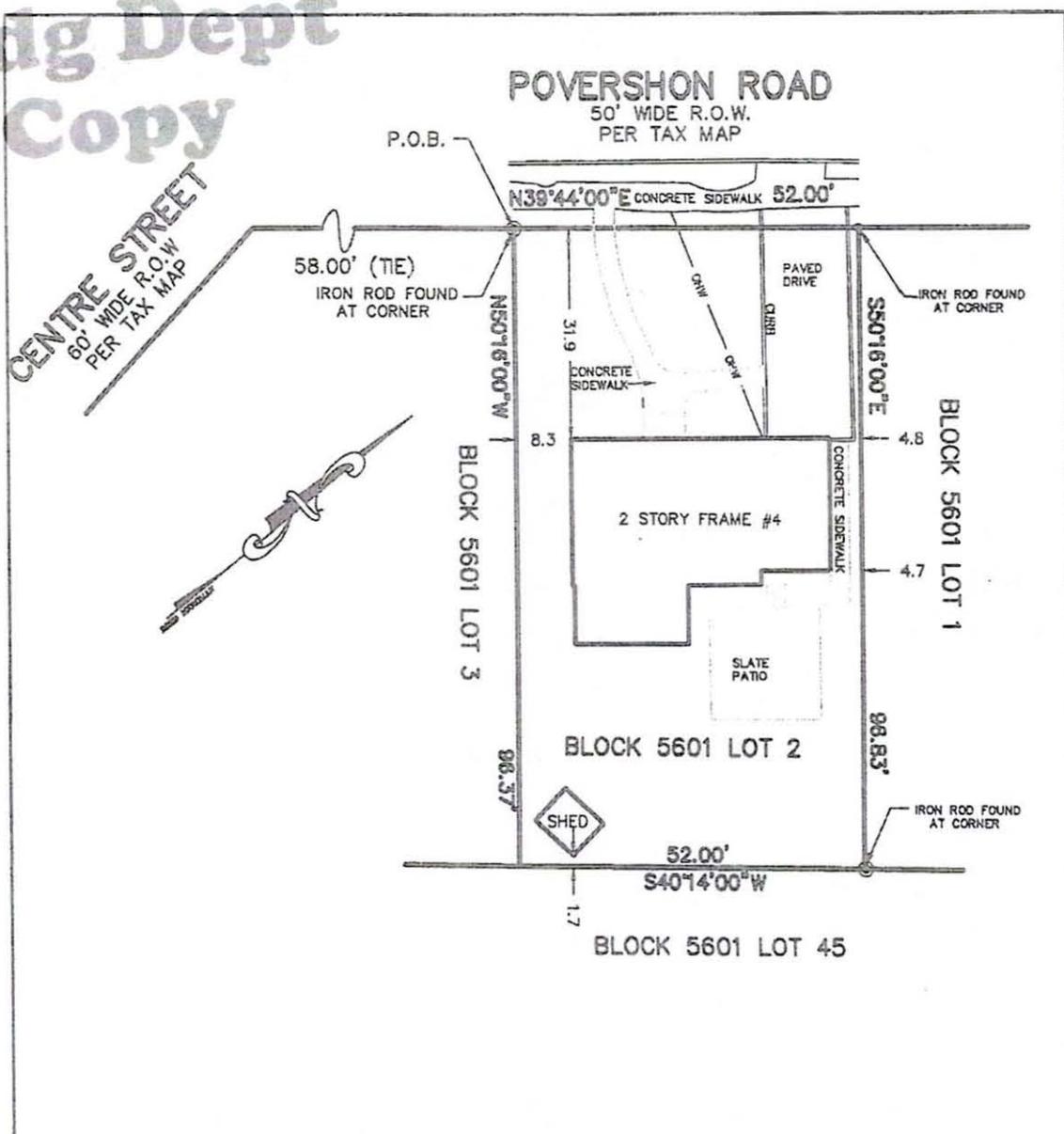
Block-Lot: 5601-46

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

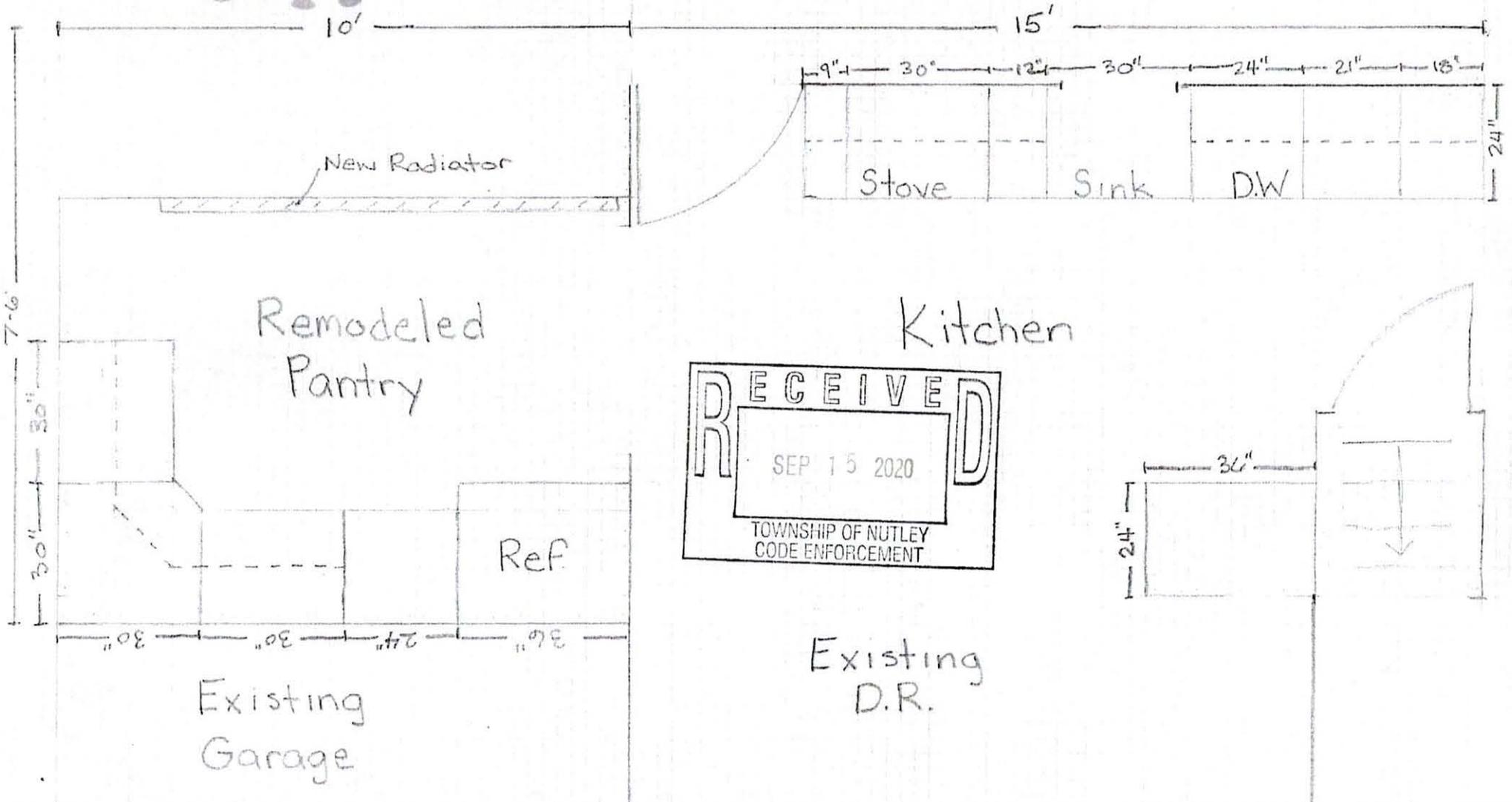
Patrick A. Cibellis, Jr.
PATRICK A. CIBELLIS, JR.

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

Bldg Dept Copy



4 Povershon Rd. - Kitchen/Pantry Remodel

□ = 3"

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

* Tile Floor