



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

February 26, 2020

Ms. Jacqueline Lopardo
29 Edison Avenue
Nutley, NJ 07110

RE: 2nd Floor Dormer Addition
29 Edison Avenue
Block/Lot: 2401/45

Dear Ms. Lopardo:

Your request for a permit, at the above referenced premises, to construct a 2nd floor rear dormer addition, having a 1.89' side yard setback, as shown on the plan prepared by Architect, Joseph M. Donato, AIA, dated February 18, 2020, and property survey prepared by GB Engineering, dated January 15, 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 A of the Codes of Nutley entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" requires in an R-1 district to have a minimum six (6') foot side yard setback. ***The proposed 2nd floor dormer addition will have a 1.89' side yard setback.***

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-20-0006

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: 2/26/2020

Section I: SUBJECT PROPERTY

Address: 29 Edison Avenue

Block: 2401 Lot: 45 Zone: R1

	District Requirements	Proposed
Lot Area	<u>5000</u>	_____
Lot Width	<u>25'</u>	_____
Lot Depth	<u>100'</u>	_____
Front Yard	<u>25'</u>	_____
Side Yard	<u>6'</u>	_____
Rear Yard	<u>30'</u>	_____
Other <u>1/5ide</u>	<u>6'</u>	_____

Section II: APPLICANT INFORMATION

Name: Jacqueline Lopardo

Address: 29th Edison Avenue
NUTLEY, NJ 07110

Telephone: 201-320-7342

Email Address: jacqueline.lopardo@gmail.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: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

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).

non conforming lot in R-1 zone

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

non conforming lot in R-1 zone

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

pre-existing home / lot - 2 Bedrooms, 1 bathroom currently. Plan to extend family with need for extra bedroom and bathroom and more spacious living within confines of current pre-existing home

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 effect public good in detrimental way, as we are just improving the value of our home.



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-20-0006

Work Site Location: 29 Edison Avenue

Applicant: Simeone Lopardo

I do hereby certify to the ownership of the properties listed on pages
1 to 3, as of January 6, 2020.

Antonette DeBlasio

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



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 2401-45
~~SIMEONE, NEIL V. & CAMILLE M.~~ *J. Lopardo*
29 EDISON AVENUE

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

Block-Lot: 2402-32

COCKCROFT, JO ANNE
45 EDISON AVE
NUTLEY, NJ 07110
RE: 45 EDISON AVENUE

Block-Lot: 2401-41

JENSEN, DEBORAH
11 OAKLEY TER
NUTLEY, NJ 07110
RE: 11 OAKLEY TERRACE

Block-Lot: 2302-2

SILVA, JOAQUIM & THERESA
52 EDISON AVENUE
NUTLEY, NJ 07110
RE: 52 EDISON AVENUE

Block-Lot: 2401-42

BANTA, MARIA DEL ROSSO
39 EDISON AVE
NUTLEY, NJ 07110
RE: 39 EDISON AVENUE

Block-Lot: 2401-39

MANNING, C M & VON DER STUCK, A I
21 OAKLEY TERRACE
NUTLEY, NJ 07110
RE: 21 OAKLEY TERRACE

Block-Lot: 2401-43

SHWAILIK, CORI B. & ORTEGA, JOAQUIN
35 EDISON AVE
NUTLEY, NJ 07110
RE: 35 EDISON AVENUE

Block-Lot: 2302-1

BANEZ, VINCENT
50 EMILY AVE
NUTLEY, NJ 07110
RE: 50 EMILY AVENUE

Block-Lot: 2401-40

CARR, KEVIN & DEBORAH
17 OAKLEY TER
NUTLEY, NJ 07110
RE: 17 OAKLEY TERRACE

Block-Lot: 2401-57

FERNANDEZ, BEATRICE & PLATKIN, NANCY
284 HIGH ST
NUTLEY, NJ 07110
RE: 284 HIGH STREET

Block-Lot: 2302-23

MASI, JEANNE M.
46 EMILY AVE
NUTLEY, NJ 07110
RE: 46 EMILY AVENUE

Block-Lot: 2401-56

GROSSMAN, MATTHEW & MARICELA
282 HIGH ST
NUTLEY, NJ 07110
RE: 282 HIGH STREET

Block-Lot: 2401-44

MARCHENKO, IVAN & DOVBENKO, OLENA
31 EDISON AVENUE
NUTLEY, NJ 07110
RE: 31 EDISON AVENUE

Block-Lot: 2401-55

SANECKI, DORIS
276 HIGH ST
NUTLEY, NJ 07110
RE: 276 HIGH STREET

Block-Lot: 2401-46

ARENA, JENNA & KENNEDY, RYAN
25 EDISON AVE
NUTLEY, NJ 07110
RE: 25 EDISON AVENUE

Block-Lot: 2401-54

RUSSO, JOHN T. & LINDA C.
272 HIGH ST
NUTLEY, NJ 07110
RE: 272 HIGH STREET

Block-Lot: 2301-2

SWEENEY, PATRICK & GARCIA, MERCEDES
53 EMILY AVE
NUTLEY, NJ 07110
RE: 53 EMILY AVENUE

Block-Lot: 2401-47

BARR, KENNETH & THERESA
23 EDISON AVE
NUTLEY, NJ 07110
RE: 23 EDISON AVENUE

Block-Lot: 2301-3

HOLLER, RICHARD P. & LISA M.
59 EMILY AVE
NUTLEY, NJ 07110
RE: 59 EMILY AVENUE

Block-Lot: 2401-53

NOSS, THOMAS & ZHANG, MUQIN
268 HIGH ST
NUTLEY, NJ 07110
RE: 268 HIGH STREET

Block-Lot: 2301-4

TOWNSEND, ANGELA & MICHAEL & DOMINIC
49 EMILY AVE
NUTLEY, NJ 07110
RE: 49 EMILY AVENUE

Block-Lot: 2401-52

SUNGA, RAUL S.
262 HIGH STREET
NUTLEY, NJ 07110
RE: 262 HIGH STREET

Block-Lot: 2401-48

SEKULIC-LAMBERT, LISA M.
17 EDISON AVENUE
NUTLEY, NJ 07110
RE: 17 EDISON AVENUE

Block-Lot: 2301-1

GOLDEN, BERTRAM J. & VALORIE J.
58 LAURA AVE
NUTLEY, NJ 07110
RE: 58 LAURA AVENUE

Block-Lot: 2401-49

HUME, LUKE & JESSICA
15 EDISON AVE
NUTLEY, NJ 07110
RE: 15 EDISON AVENUE

Block-Lot: 2301-24

ARMENIA, IGNATIUS & MCGIVNEY, LAUREN
44 LAURA AVENUE
NUTLEY, NJ 07110
RE: 44 LAURA AVENUE

Block-Lot: 2301-23

ANTONIO, JUAN & NATALIE
113 PRIMROSE WAY
WAXHAW, NC 28173
RE: 40 LAURA AVENUE

Block-Lot: 2401-50

SCEPPAGUERCIO, A. & GEVER, MARIA ANN
9 EDISON AVE
NUTLEY, NJ 07110
RE: 9 EDISON AVENUE

Block-Lot: 2300-2

ZELLER, JOSEPH & PATRICIA (LIFE EST)
14 EDISON AVENUE
NUTLEY, NJ 07110
RE: 14 EDISON AVENUE

Block-Lot: 2300-3

SALERNO, JOANN
51 LAURA AVE
NUTLEY, NJ 07110
RE: 51 LAURA AVENUE

Block-Lot: 2401-36

ARPAIO, FRANK & LINDA
33 OAKLEY TER
NUTLEY, NJ 07110
RE: 33 OAKLEY TERRACE

Block-Lot: 2402-1

GABRIELE, MARIO & JOANNE
38 OAKLEY TER
NUTLEY, NJ 07110
RE: 38 OAKLEY TERRACE

Block-Lot: 2401-37

BUCCI, CHRISTOPHER
29 OAKLEY TER
NUTLEY, NJ 07110
RE: 29 OAKLEY TERRACE

Block-Lot: 2402-31

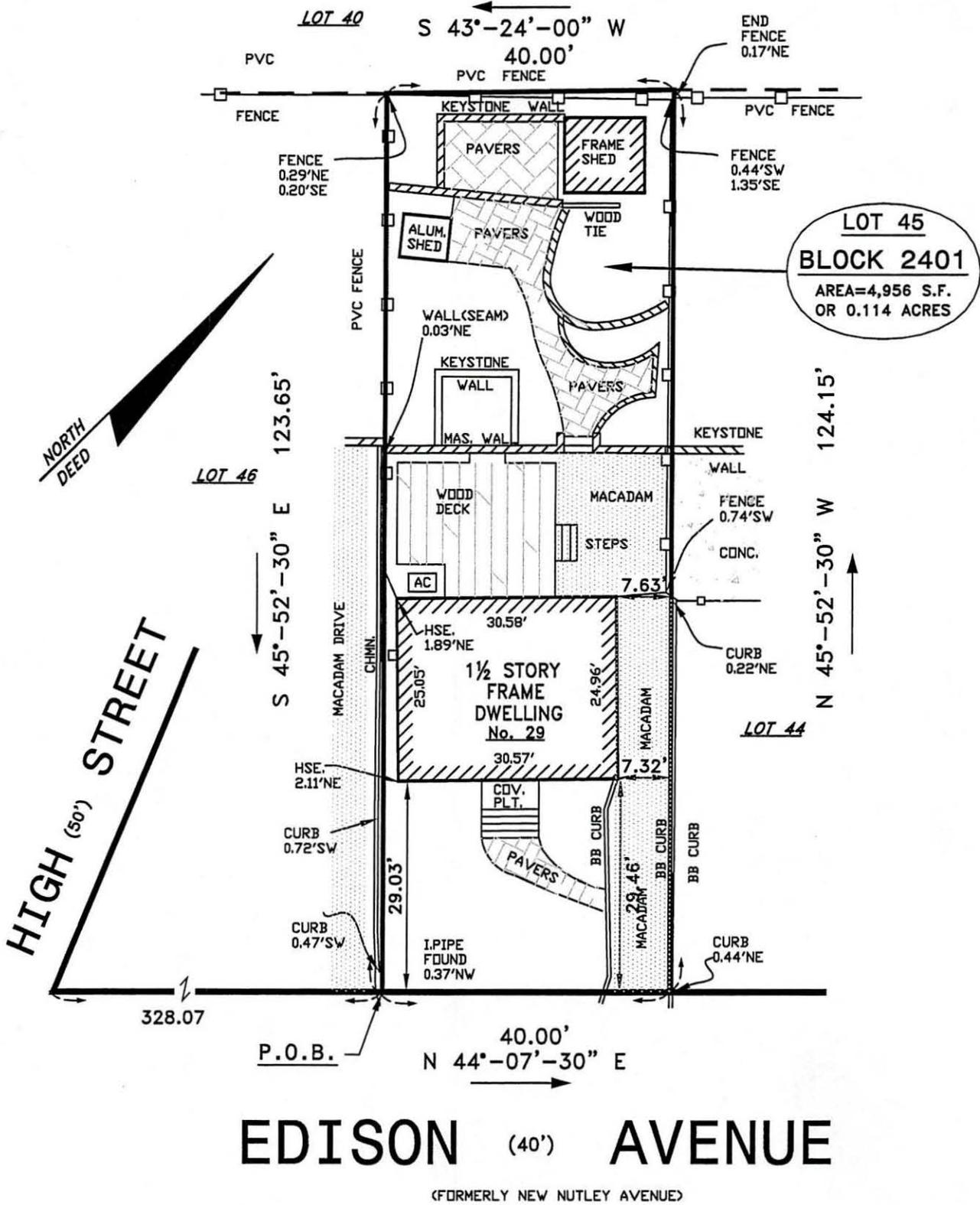
GOODHART, LAUREN & SZARO, STEPHEN
49 EDISON AVE
NUTLEY, NJ 07110
RE: 49 EDISON AVENUE

Block-Lot: 2401-38

MASSACANI, PETER
25 OAKLEY TER
NUTLEY, NJ 07110
RE: 25 OAKLEY TERRACE

THIS CERTIFICATION IS MADE ONLY TO HEREIN NAMED PARTIES FOR PURCHASE OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

SUBJECT TO EASEMENTS AND RESTRICTIONS THAT AFFECT SUBJECT PROPERTY. SUBJECT TO AN ACCURATE TITLE SEARCH. UNDERGROUND UTILITIES-UNDERGROUND TANKS-TREES-LANDSCAPE FEATURES-HAZARDOUS WASTE-FRESHWATER WETLANDS-FLOOD-RIPARIAN DELINEATIONS, IF ANY, ARE NOT SHOWN HEREIN.



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14(C45) 8-36.3) AND N.J.A.C. 13:40-5.1 (d).

THIS MAP OR ANY PART THEREOF NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF GB ENGINEERING, LLC AND/OR OWN © COPYRIGHT.

ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION.

MAP OF PROPERTY FOR JACQUELINE LOPARDO

TOWN OF NUTLEY

ESSEX COUNTY, NEW JERSEY

SCALE: 1" = 20' DATE: JANUARY 15, 2020

CERTIFICATE OF AUTHORIZATION NO: 24GA-28110300

LOT: 45 T.M. BLOCK: 2401 T.M.
- F.M. - F.M.

MAP: TOWN OF NUTLEY TAX MAP.

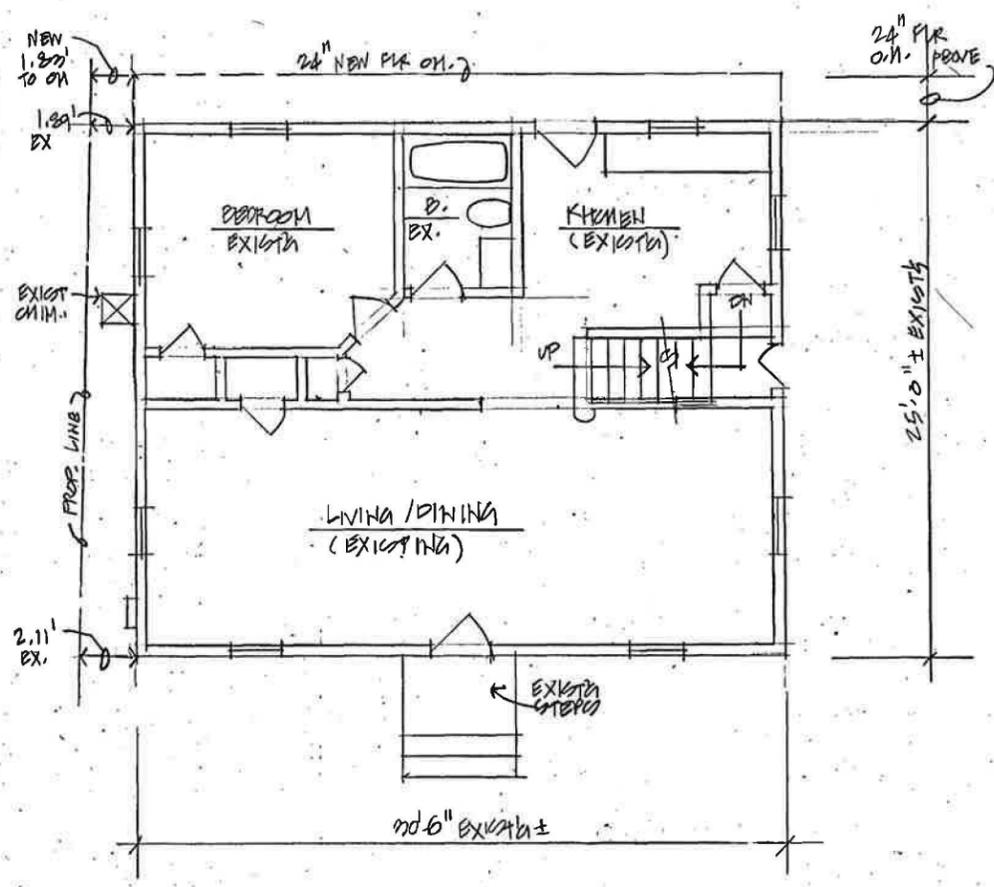
DEED BOOK 5557, PAGE 627.

SURVEY CERTIFIED TO JACQUELINE LOPARDO

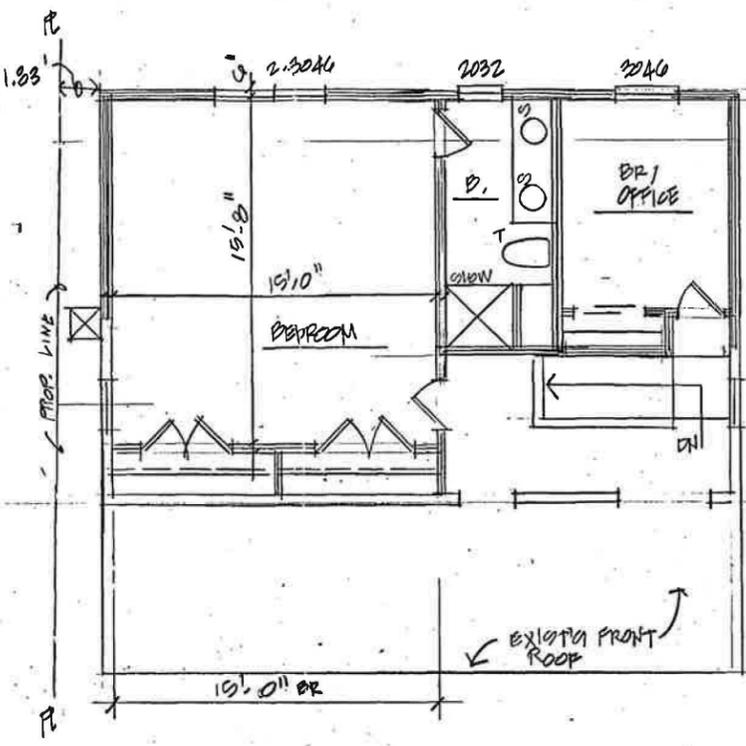
GB ENGINEERING, LLC

ENGINEERS AND SURVEYORS
144 JEWELL STREET GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015

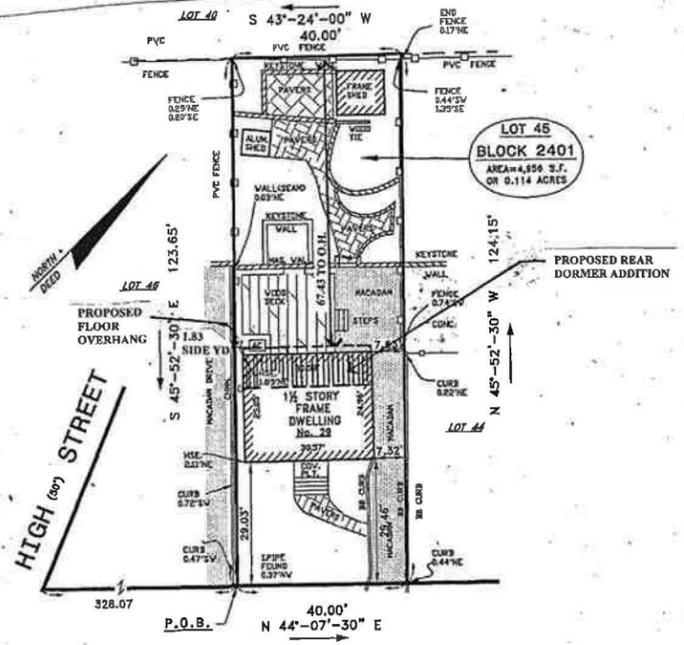
Thomas G. Stearns III
THOMAS G. STEARNS III - LIC. #GB40959
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR



EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0" WITH REAR DORMER ADDITION
 279.0 SF ADDITIONAL



EDISON (40') AVENUE
FORMERLY NEW NUTLEY AVENUE

PLOT PLAN
 1" = 20'-0"

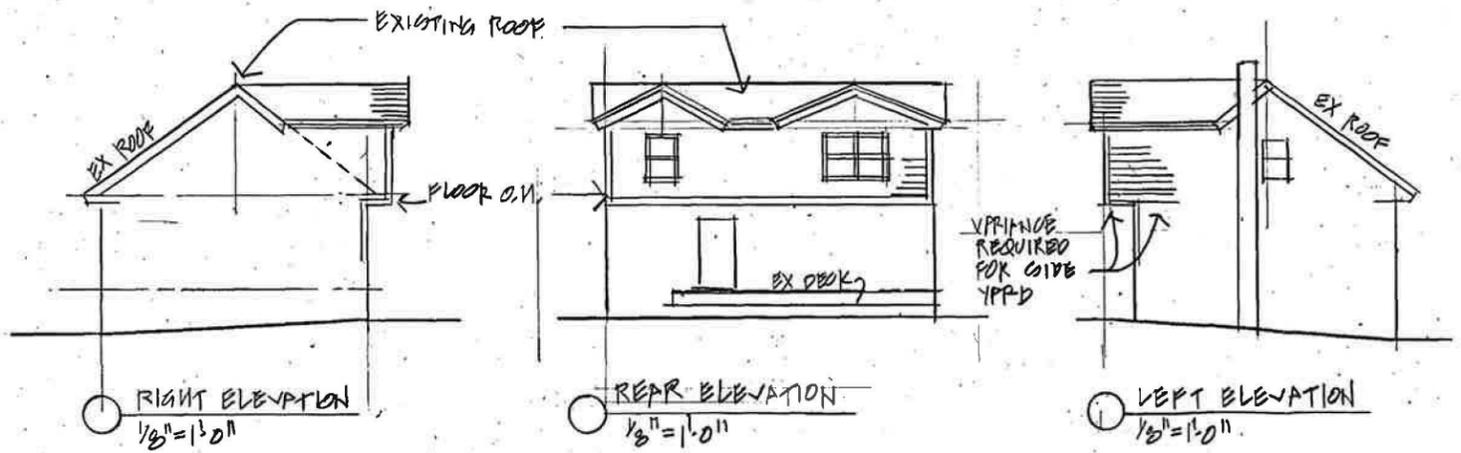
PLOT PLAN BASED ON SURVEY BY GB ENGINEERING
 DATED 1-15-20

LOT 45 BLOCK 2401

ZONING SCHEDULE ZONER-1

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	5000SF	4956 SF	4956 SF	# NO-EXISTING
LOT WIDTH	50 FT	40 FT	40 FT	# NO-EXISTING
LOT DEPTH	100 FT	123.65 FT	123.65 FT	NO
FRONT YD	25 FT	29.03 FT	29.03 FT	NO
REAR YD.	30 FT	69.43 FT	67.43 FT	NO
1 SIDE YD.	6.0 FT	# 1.89 FT	1.83 FT TO OH	YES *
SIDE	6.0 FT	7.32 FT	7.32 FT	NO
HEIGHT	2 1/2 ST/ 30 FT	S ST/26 FT	2 STY/ 26 FT	NO
BUILDING COVERAGE SHED/HOME	35.05	19.0 %	19.0%	NO
IMPROVED COVERAGE	70.0 %	65%	65 %	NO

* INDICATES VARIANCES BEING REQUESTED
 # INDICATES PRE-EXISTING NON CONFORMING VARIANCES



APPROVED BY THE PLANNING BOARD (BOARD OF ADJUSTMENT) OF THE TOWN OF NUTLEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____

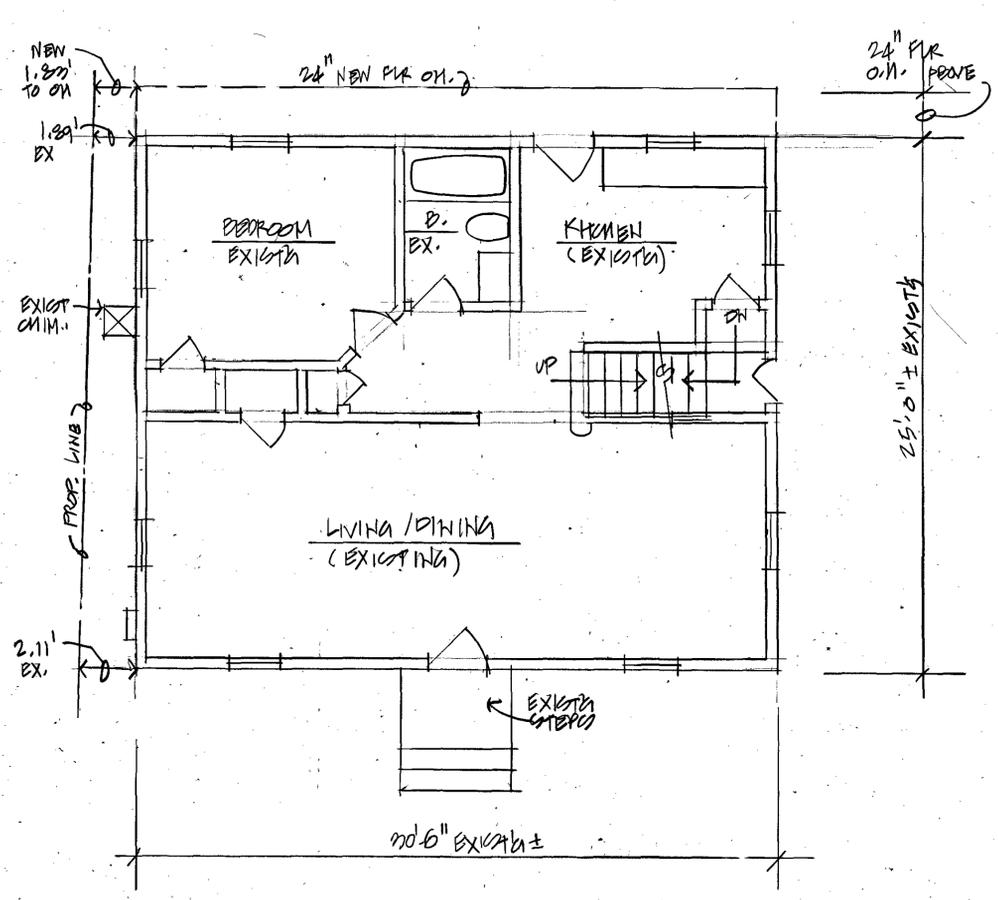
JOSEPH M. DONATO, R.A.
 ARCHITECT
 14 ROUTE 4 WEST
 RIVERIDGE, NJ 07661
 201-994-8800

PLANS, ELEVATION, PLOT PLAN

PROPOSED REAR DORMER
 29 EDISON AVENUE
 NUTLEY, N.J.

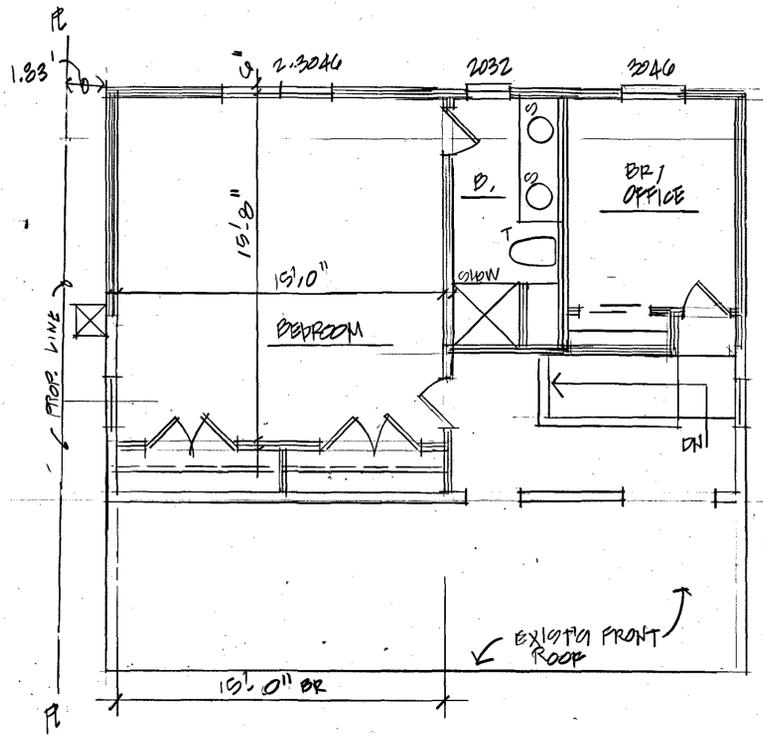
JOSEPH M. DONATO, A.I.A.
 ARCHITECT

DATE NOTED: 2-13-20
 DRAWN BY: JD
 PROJECT NO.: 20-119
 DRAWING NO.: A-1 OF



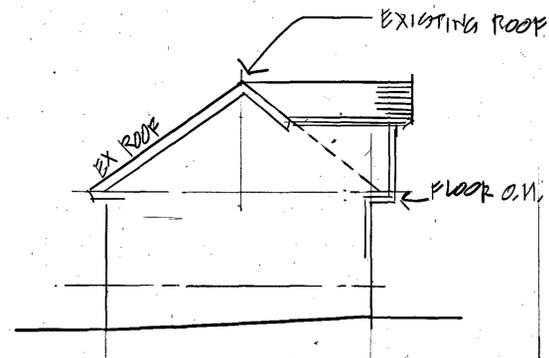
EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

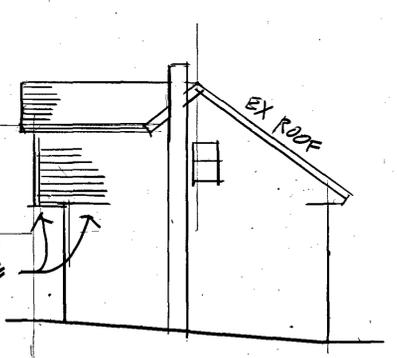
1/4" = 1'-0" WITH REAR DORMER ADDITION
279.0 SF ADDITIONAL



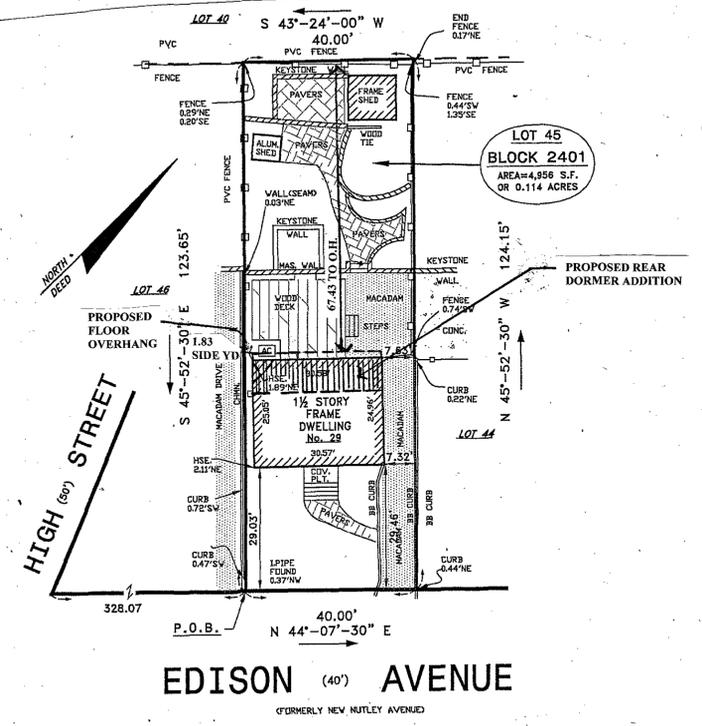
RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



EDISON (40') AVENUE
FORMERLY NEW NUTLEY AVENUE

PLOT PLAN
1" = 20'-0"

PLOT PLAN BASED ON SURVEY BY GB ENGINEERING
DATED 1-15-20

LOT 45 BLOCK 2401

ZONING SCHEDULE ZONER-1				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	5000SF	4956 SF	4956 SF	# NO - EXISTING
LOT WIDTH	50 FT	40 FT	40 FT	# NO - EXISTING
LOT DEPTH	100 FT	123.65 FT	123.65 FT	NO
FRONT YD.	25 FT	29.03 FT	29.03 FT	NO
REAR YD.	30 FT	69.43 FT	67.43 FT	NO
1 SIDE YD.	6.0 FT	# 1.89 FT	1.83 FT TO OH	YES *
SIDE	6.0 FT	7.32 FT	7.32 FT	NO
HEIGHT	2 1/2 ST/ 30 FT	S ST/ 26 FT	2 STY/ 26 FT	NO
BUILDING COVERAGE				
SHED/ HOME	35.05	19.0 %	19.0%	NO
IMPROVED COVERAGE	70.0 %	65%	65 %	NO

* INDICATES VARIANCES BEING REQUESTED
INDICATES PRE EXISTING NON CONFORMING VARIANCES

APPROVED BY THE PLANNING BOARD (BOARD OF ADJUSTMENT) OF THE TOWN OF NUTLEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWN ENGINEER _____ DATE _____

JOSEPH M. DONATO, R.A. ARCHITECT N.J. LIC. NO. 12880 N.Y. LIC. NO. 022978	PLANS, ELEVATION, PLOT PLAN	
	PROPOSED REAR DORMER 29 EDISON AVENUE NUTLEY, N.J.	
JOSEPH M. DONATO, A.I.A. ARCHITECT 14 ROUTE 4 WEST RYERSON, NJ 07861 201-499-9800	SCALE NOTED	DRWN. BY JD
	DATE 2-18-20	PROJECT NO. 20-119