



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

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

December 9, 2019

Mr. Luis Cruz
3 Cathedral Avenue
Nutley, NJ 07110

RE: Canopy Addition
3 Cathedral Avenue
Block-Lot: 300/56

Dear Mr. Cruz:

Your request for a construction permit, at the above referenced premises, to construct a new roof canopy over the existing patio in the rear yard, on the existing non-conforming property, located in a B-1 district, as shown on the plan prepared by Architect, Salvatore Corvino, dated September 20, 2019, is denied for the following reason:

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

Chapter 700, Article XVI, Section 700-113 A of the Codes of Nutley states no nonconforming use nor structure nor any lawful use on a nonconforming lot shall be enlarged, extended, reconstructed or structurally altered, except that such structure or use may be structurally altered to correct an unsafe condition. A nonconforming structure or a lawful structure on a nonconforming lot may be restored or repaired in the event of partial destruction thereof.

A non-refundable filing fee of \$550.00 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.

Very truly yours,

DAVID BERRY
Zoning Official

DB/adb



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-19-0033

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 50.00 (on denial letter)

Date of Denial Letter: 12/9/19

Section I: SUBJECT PROPERTY

Address: 3 Cathedral Avenue

Block: 300 Lot: 56 Zone: B-1

	District Requirements	Proposed
Lot Area	<u>5,000 S.F.</u>	<u>6,947 S.F.</u>
Lot Width	<u>50 FT</u>	<u>62.90 FT</u>
Lot Depth	<u>100 FT</u>	<u>100.00 FT</u>
Front Yard	<u>20 FT</u>	<u>(2) Front yards - 38.95' & 30.65'</u>
Side Yard	<u>6 FT (one)</u> <u>10 front signs</u>	<u>6.64 FT</u>
Rear Yard	<u>25 FT</u>	<u>26.6 FT</u>
Other		

Section II: APPLICANT INFORMATION

Name: Mr. Luis Cruz

Address: 3 Cathedral Avenue
Nutley, N.J. 07110

Telephone: 201-240-8356

Email Address: luis.madeira@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>0</u>	<u>0</u>
Total existing and total proposed parking spaces	<u>3</u>	<u>3</u>

Present use of premises: Residential 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: Salvatore Convinco

Address: 111 Brookfield Avenue

Nutley, NJ 07110

Telephone: 201-667-6757 Fax: 973-943-5026

Email Address: S.CONVINCO@optonline.net

Applicant's Engineer

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Planning Consultant

Name: SALVATORE CORVINO ARCHITECT & PLANNING; LLC
Address: 111 Brookfield Avenue
North NJ, New Jersey 07110
Telephone: 973-943-5026 Fax: _____
Email Address: SCORVINO@optonline.net

**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 property is an irregular shape lot on which a portion of the existing structure has an existing non-conforming rear yard setback. However, the proposed rear covered patio meets the rear yard setback in addition by evidence of an existing raised curb block foundation it appears at a prior time, there was an existing enclosed porch where the proposed covered patio is shown.

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

The existing one family residence is an existing non-conforming use in a B-1 zone. This non conforming use will not be change.

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

This is an existing non-conforming residence in a B-1 Zone. The proposed covered ~~patio~~ patio does not violate any bulk setback and is a reasonable non-imposing addition for this type of use. To not grant a variance limits the homeowner from utilizing his property as intended and desired when purchases and

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.

The homeowner is only trying to provide a covered patio at grade for outdoor sitting area protected from the elements and is not enclosing the covered patio as it once existed - This addition is a less imposing restoration of an existing enclosed porch in that it is not enclosed.

Imposes and undue hardship on the property owner for this existing non conforming condition.

TOWNSHIP OF NUTLEY
DEPARTMENT OF REVENUE AND FINANCE
ONE KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110



THOMAS J. EVANS
Director

TELEPHONE
(973) 284-4956

EDMUND BROWN, CTA
Tax Assessor

FAX
(973) 284-4921

December 23, 2019

Mr. Anthony M. Catalano
AMC Architectural Services
63 Ridge Road
Lyndhurst, NJ 07071

Re: Certified 200' List

Dear Mr. Catalano,

Enclosed is a certified list of properties, within the Township of Nutley that are situated within 200' of Block 300, Lot 56 which is better known as 3 Cathedral Avenue.

If you have any questions of concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Ed Brown".

Edmund Brown, CTA
Tax Assessor



Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 300-56
CRUZ, LUIS & MARISELA ALTAGRACIA
3 CATHEDRAL AVENUE

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

Block-Lot: 2000-1

PB NUTCLIF MASTER, LLC
200 BROADACRES DRIVE
BLOOMFIELD, NJ 07003
RE: 447 KINGSLAND STREET

Block-Lot: 2000-2

RADO, TODD & ZDANOWICZ, JILL
243 KINGSLAND ST
NUTLEY, NJ 07110
RE: 243 KINGSLAND STREET

Block-Lot: 405-8

VILLA, GERALD J. & D'ANGELO, DANIELLE
20 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 20 CATHEDRAL AVENUE

Block-Lot: 405-7

SACHETTA, CARLOS A.
16 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 16 CATHEDRAL AVENUE

Block-Lot: 406-1

254 J & I, LLC
254 KINGSLAND ST
NUTLEY, NJ 07110
RE: 254 KINGSLAND STREET

Block-Lot: 2101-1

PB NUTCLIF MASTER, LLC
200 BROADACRES DR
BLOOMFIELD, NJ 07003
RE: 299 KINGSLAND STREET

Block-Lot: 300-1

PB NUTCLIF MASTER, LLC
200 BROADACRES DR
BLOOMFIELD, NJ 07003
RE: 340 KINGSLAND STREET

Block-Lot: 300-27

MERCADO, THERESA & ABNER
49 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 49 MONTCLAIR AVENUE

Block-Lot: 300-28

MURPHY, BRIAN J. & CHRISTINA
45 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 45 MONTCLAIR AVENUE

Block-Lot: 300-31

PAKHRIN, NGIMA T. & GURUNG, GANGA D
37 MONTCLAIR AVENUE
NUTLEY, NJ 07110
RE: 37 MONTCLAIR AVENUE

Block-Lot: 300-30

FRANCISCO, ANTHONY & LILA
39 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 39 MONTCLAIR AVENUE

Block-Lot: 300-29

CARAMUCCI, GAETANO & LINDA
41 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 41 MONTCLAIR AVENUE

Block-Lot: 300-58

MENDEZ, MILTON B. & CLAUDIA
278 KINGSLAND ST
NUTLEY, NJ 07110
RE: 278 KINGSLAND STREET

Block-Lot: 300-57

DUFFY, MICHAEL & MARY ANN
274 KINGSLAND ST
NUTLEY, NJ 07110
RE: 274 KINGSLAND STREET

Block-Lot: 300-52

BARRIENTOS, VICTOR & MARTHA
21 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 21 CATHEDRAL AVENUE

Block-Lot: 300-53

CASTILLO, MARCIA & GOMEZ, RICARDO
15 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 15 CATHEDRAL AVENUE

Block-Lot: 300-54

ALGIERI, DEBRA
11 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 11 CATHEDRAL AVENUE

Block-Lot: 300-55

RUBIN, DAVID & BERISH, BONNIE
7 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 7 CATHEDRAL AVENUE

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)

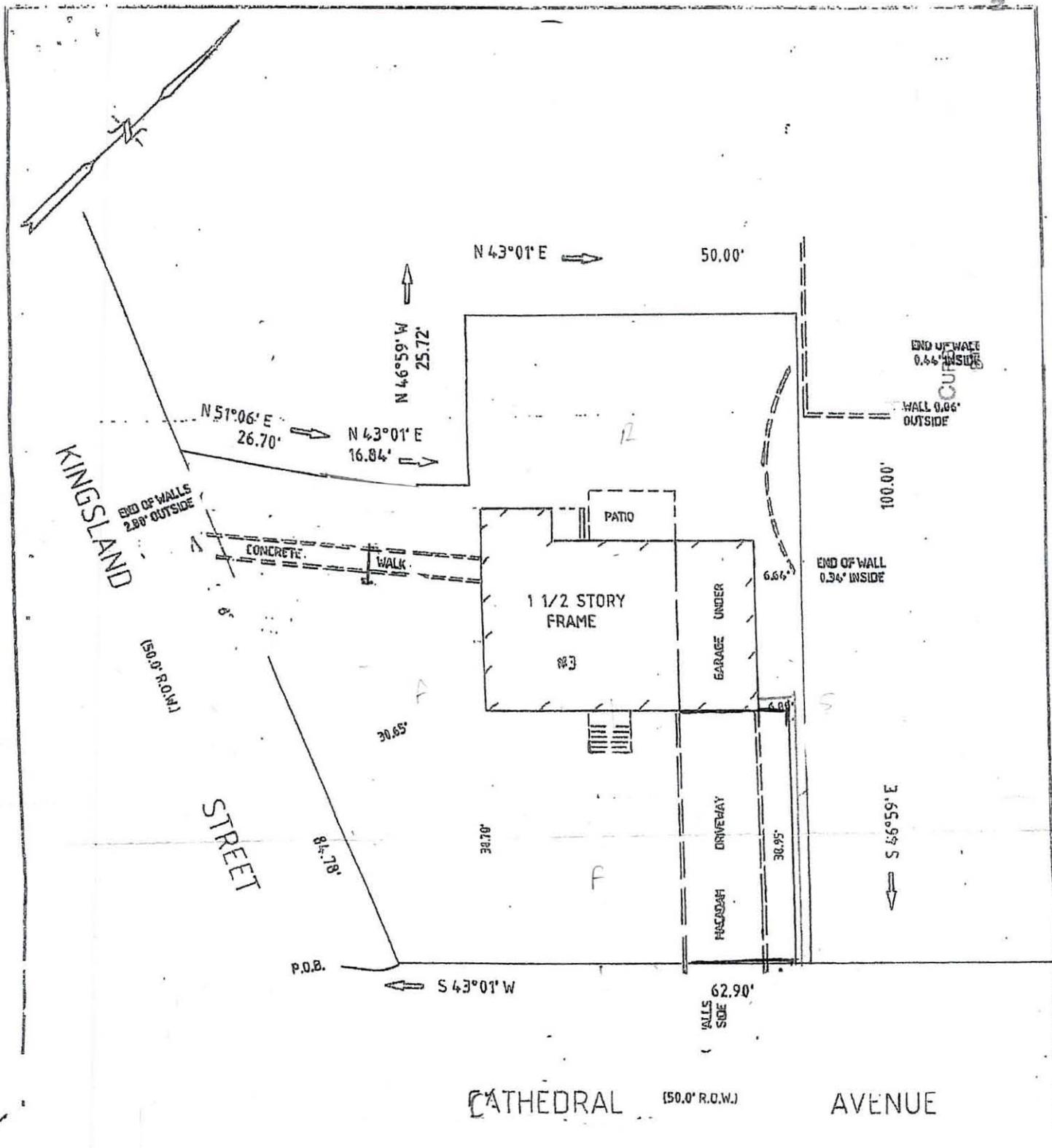
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307



TOWNSHIP OF NUTLEY

PROPOSED NEW ROOF CANOPY @ EXISTING PATIO

1 LIST OF DRAWINGS

PL-1.1 - KEYMAP / DATA / DESCRIPTION OF WORK AND SITE PHOTOS
 PL-2.1 - EXISTING MAIN & UPPER LEVEL FLOOR PLANS
 PL-3.1 - PROPOSED MAIN & UPPER LEVEL FLOOR PLANS

2 OWNER INFORMATION

MR. LUIS CRUZ
 3 CATHEDRAL AVENUE
 NUTLEY, NEW JERSEY 07110

 (201) 240-8356

5 DECIPTION OF WORK

TO PROPOSE CONSTRUCTION OF NEW ROOF CANOPY OVER AN EXISTING PATIO IN REAR YARD ON AN EXISTING NON-CONFORMING PROPERTY LOCATED IN AN B-1 DISTRICT.

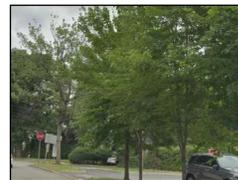
3 SITE PHOTOS



SITE-LEFT

SITE

SITE-RIGHT



ACROSS-LEFT



ACROSS-FRONT



ACROSS-RIGHT

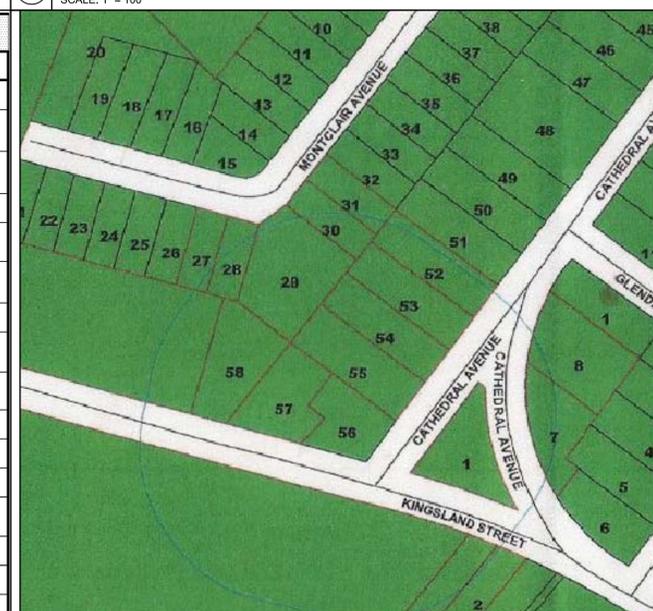
6 LOCATION MAP



4 ZONING DATA CHART

SITE & BUILDING DATA				
ITEM	REQUIRED / PERMITTED	EXISTING	PROPOSED	COMMENTS
BLOCK / LOT ZONE		300/66 B-1 (NEIGHBORHOOD BUSINESS)		
MIN. LOT AREA	5,000 S.F.	6,947 S.F.	NO CHANGE	
MIN. LOT WIDTH	50 FT.	62.90 FT.	NO CHANGE	
MIN. LOT DEPTH	100 FT.	100 FT.	NO CHANGE	
MIN. PER DWELLING	N/A	N/A	N/A	
MIN. FRONT YARD	20 FT.	CORNER LOT (2) FRONTS 38.95 FT. & 30.65 FT.	NO CHANGE	
MIN. REAR YARD	25 FT.	26.6 FT.	NO CHANGE	
MIN. 1 SIDE YARD	6 FT.	6.64 FT.	NO CHANGE	
BOTH SIDE YARDS	10 FT.	10 FT.	NO CHANGE	
MAX. BUILDING HEIGHT	25'-0" 2 STORIES	1 1/2 STORY	NO CHANGE	
MAX. LOT COVERAGE	50%	28%	NO CHANGE	
MAX. IMPERVIOUS COV.	80%	44%	NO CHANGE	
USE GROUP			R-5	INTERN'L BUILDING CODE NJ 2015 RESIDENTIAL EDITION
CONST. TYPE			5B	
* EXISTING NON CONFORMING				

7 200' RADIUS MAP

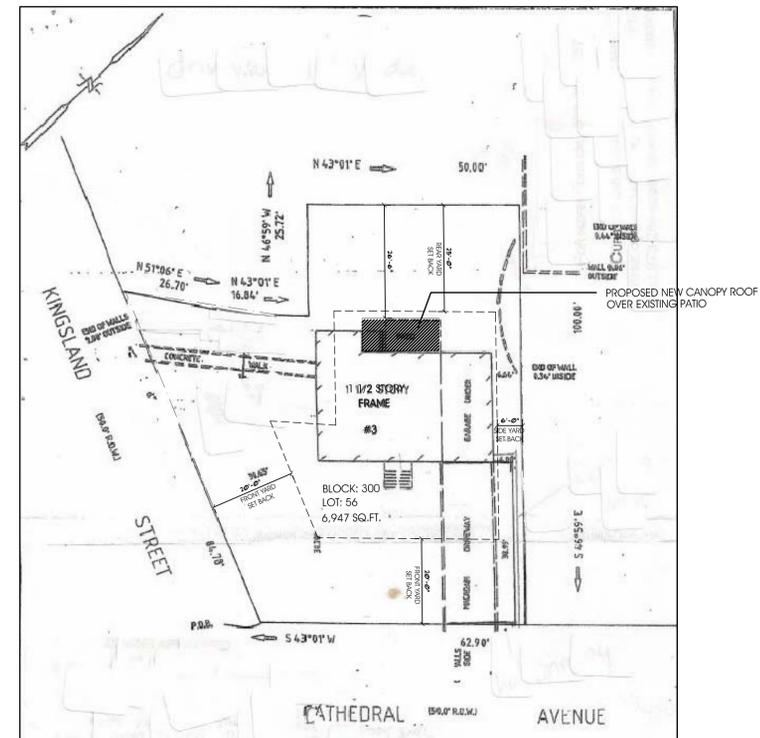


8 PROPERTY OWNER LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION	CITY/STATE	ZIP CODE
2000	1	PB NUTCLIF MASTER,LLC, 200 BROADACRES DRIVE, BLOOMFIELD, NJ 07003	47 KINGLANDS STREET	NUTLEY / NEW JERSEY	07110
2000	2	RADO, TOOD & ZDANOWICZ, JILL 243 KINGSLAND STREET, NUTLEY, NJ 07110	243 KINGSLAND STREET	NUTLEY / NEW JERSEY	07110
405	8	VILLA, GERALD & D'ANGELO, DANIELLE 20 CATHEDRAL AVE, NUTLEY, NJ 07110	20 CATHEDRAL AVENUE	NUTLEY / NEW JERSEY	07110
405	7	SACHETTA, CARLOS A. 16 CATHEDRAL AVE, NUTLEY, NJ 07110	16 CATHEDRAL AVENUE	NUTLEY / NEW JERSEY	07110
406	1	254 J & I, LLC, 254 KINGSLAND STREET, NUTLEY, NJ 07110	254 KINGSLAND STREET	NUTLEY / NEW JERSEY	07110
2101	1	PB NUTCLIF MASTER LLC, 200 BROADACRES DRIVE, BLOOMFIELD, NJ 07003	299 KINGSLAND STREET	NUTLEY / NEW JERSEY	07110
300	1	PB NUTCLIF MASTER LLC, 200 BROADACRES DRIVE, BLOOMFIELD, NJ 07003	340 KINGSLAND STREET	NUTLEY / NEW JERSEY	07110
300	27	MERCADO, THERESA & ABNER, 49 MONTCLAIR AVE, NUTLEY, NJ 07110	49 MONTCLAIR AVENUE	NUTLEY / NEW JERSEY	07110
300	28	MURPHY, BRAIN J & CHRISTINA, 45 MONTCLAIR AVE, NUTLEY, NJ 07110	45 MONTCLAIR AVENUE	NUTLEY / NEW JERSEY	07110
300	31	PAKHIRIN, NGIMA & GURUNG, GANGA D, 37 MONTCLAIR AVE, NUTLEY, NJ 07110	37 MONTCLAIR AVENUE	NUTLEY / NEW JERSEY	07110
300	30	FRANCISCO, ANTHONY & LILA, 39 MONTCLAIR AVE, NUTLEY, NJ 07110	39 MONTCLAIR AVENUE	NUTLEY / NEW JERSEY	07110
300	29	CARAMUCCI, GAETANO & LINDA, 41 MONTCLAIR AVE, NUTLEY, NJ 07110	41 MONTCLAIR AVENUE	NUTLEY / NEW JERSEY	07110
300	58	MENDEZ, MILTON B. & CLAUDIA, 278 KINGSLAND STREET, NUTLEY, NJ 07110	278 KINGSLAND STREET	NUTLEY / NEW JERSEY	07110
300	57	DUFFY, MICHAEL & MARY ANN, 274 KINGSLAND STREET, NUTLEY, NJ 07110	274 KINGSLAND STREET	NUTLEY / NEW JERSEY	07110
300	52	BARRIENTOS, VICTOR & MARTHA, 21 CATHEDRAL AVE, NUTLEY, NJ 07110	21 CATHEDRAL AVENUE	NUTLEY / NEW JERSEY	07110
300	53	CASTILLO, MARCIA & GOMEZ, RICARDO, 15 CATHEDRAL AVE, NUTLEY, NJ 07110	15 CATHEDRAL AVENUE	NUTLEY / NEW JERSEY	07110
300	54	ALGIERI DEBRA, 11 CATHEDRAL AVENUE, NUTLEY, NJ 07110	11 CATHEDRAL AVENUE	NUTLEY / NEW JERSEY	07110
300	55	RUBIN, DAVID & BERISH BONNIE, 7 CATHEDRAL AVE, NUTLEY, NJ 07110	7 CATHEDRAL AVENUE	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, 16B, NEWARK, NEW JERSEY 07102
 NORTH JERSEY DISTRICT WATER SUPPLY CO., 1 F.A. ORECHIO DRIVE, WANAGUE, 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 ATTN: 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



CONVERT ONE (1) FAMILY TO TWO (2) FAMILY

54 ENTWISTLE 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 NJA
 NJ P.P. LIC. NO. 04536 NJSA

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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REVISIONS

PROJECT NO. 19-34

SCALE AS NOTED
 DATE JUNE 27, 2019
 DRAWN BY AMC
 CHECKED BY SC

DRAWING TITLE

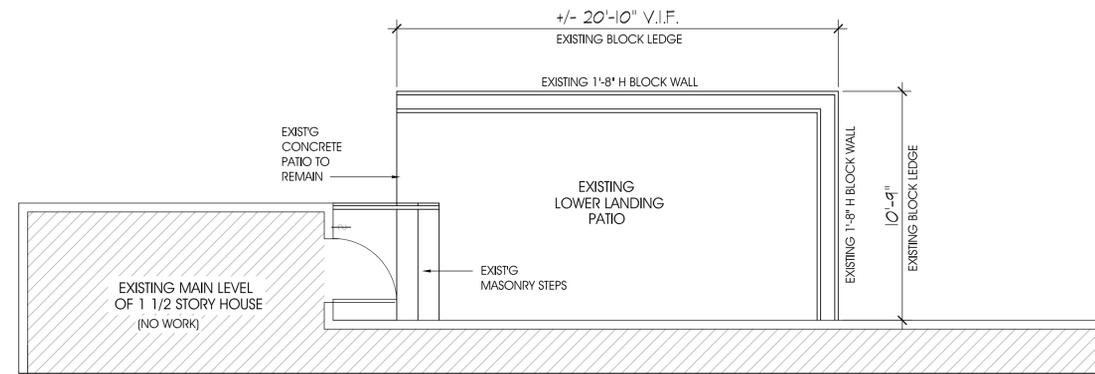
TITLE SHEET

DRAWING NUMBER

PL-1.1

NEW
ROOF CANOPY
OVER EXISTING
PATIO

3 CATHEDRAL AVENUE
NUTLEY NEW JERSEY



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

REVISIONS

PROJECT NO. 19-XX

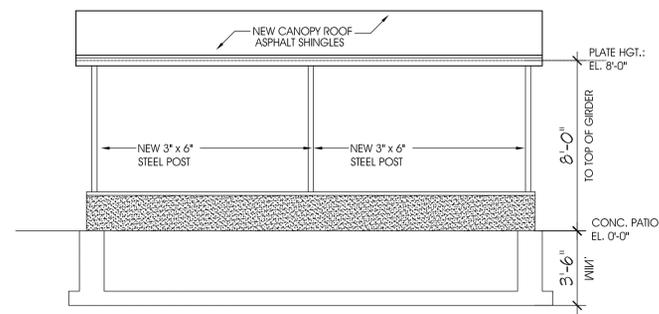
SCALE AS NOTED
DATE DECEMBER 27, 2019
DRAWN BY AMC
CHECKED BY SC

DRAWING TITLE
EXISTING MAIN LEVEL
FLOOR PLAN

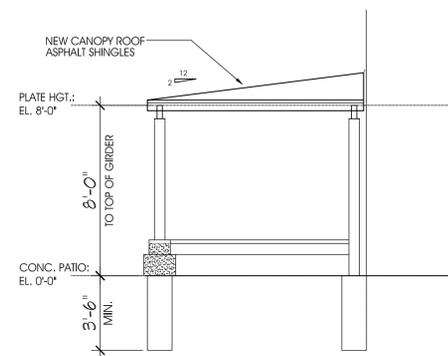
DRAWING NUMBER
PL-2.1

NEW ROOF CANOPY OVER EXISTING PATIO

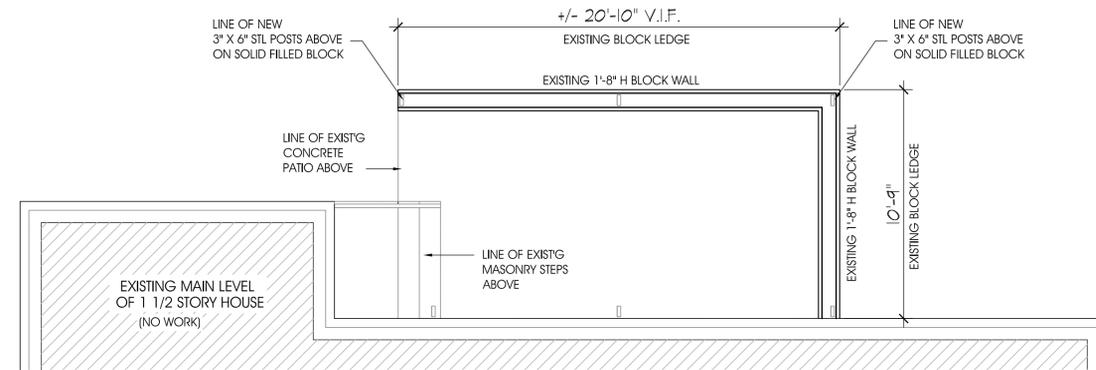
3 CATHEDRAL AVENUE
NUTLEY NEW JERSEY



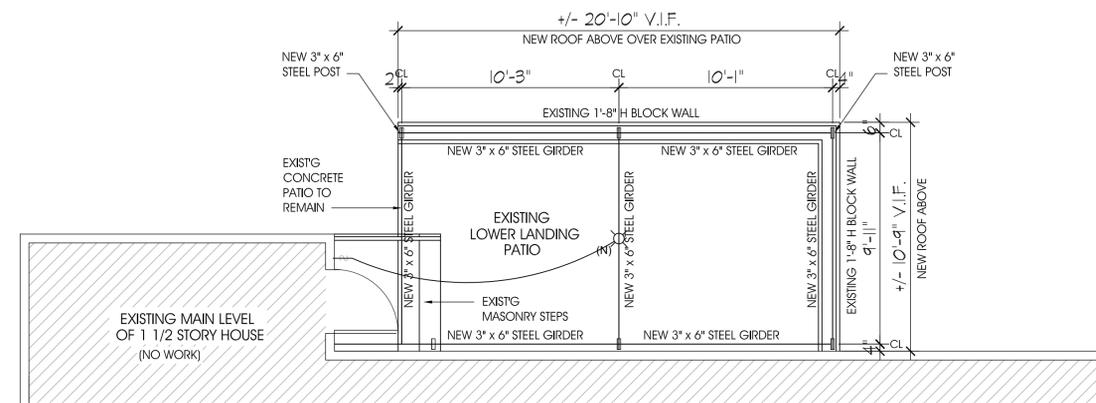
4 ELEVATION - NEW CANOPY
PL-3.1 SCALE: 1/4" = 1'-0"



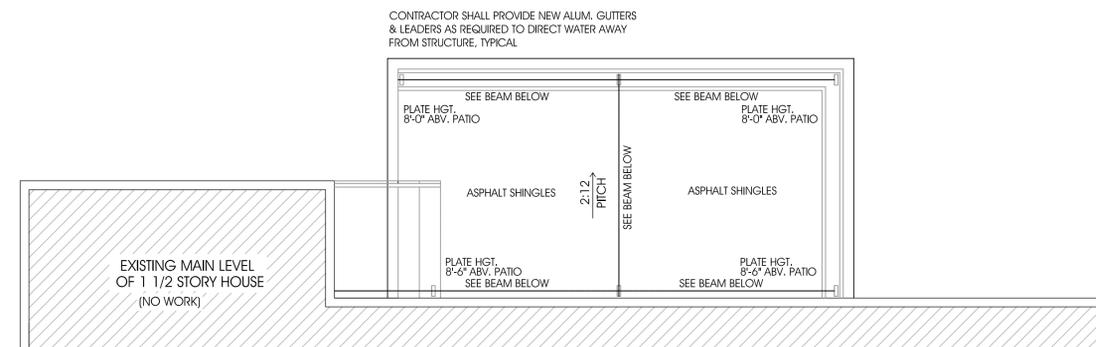
5 SIDE ELEVATION - NEW CANOPY
PL-3.1 SCALE: 1/4" = 1'-0"



1 PROPOSED FOUNDATION PLAN @ PATIO
PL-3.1 SCALE: 1/4" = 1'-0"



2 PROPOSED MAIN LEVEL PLAN @ PATIO
PL-3.1 SCALE: 1/4" = 1'-0"



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

REVISIONS

PROJECT NO. 19-XX

SCALE AS NOTED
DATE DECEMBER 27, 2019
DRAWN BY AMC
CHECKED BY SC

DRAWING TITLE
**PROPOSED FOUNDATION
MAIN & ROOF PLANS &
ELEVATIONS**

DRAWING NUMBER
PL-3.1