



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 17, 2020

Mr. John McGuire
148 Vreeland Avenue
Nutley, NJ 07110

**Re: Leave as Erected Front Portico
148 Vreeland Avenue
Block- Lots: 3100/44**

Dear Mr. McGuire:

Your request for a permit, at the above referenced premises, to leave as erected a covered porch, having an approximately 15' front yard setback, as shown on the survey prepared by Patrick A. Cibellis Jr., dated September 17, 2019, and the elevation plan by architect C.G. Albrecht, A.I.A. Inc., dated April 28, 2020, 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 VIII, Section 700-46 B (4) of the Codes of Nutley states that "extensions of a structure into a **required** front or rear yard shall be permitted as follows..." *The aforementioned premises do not have the required front yard setback per the Schedule of Regulations.*

Chapter 700, Article VIII, Section 700-46 B (4) (d) of the Codes of Nutley states that "extensions of a structure into a **required** front or rear yard shall be permitted as follows: by any porch having its floor level no higher than the floor level of the first story of the building and having no railing or other member higher than three feet above floor level, six (6') feet." *The proposed porch encroaches 5.4', but the premises do not have the required front yard setback per the Schedule of Regulations.*

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 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-20-0024

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: 6-17-2020

Section I: SUBJECT PROPERTY

Address: 148 Useeland Ave Nutley NJ

Block: 3100 Lot: 44 Zone: _____

P

	District Requirements	Proposed
Lot Area	<u>7,600 sq ft</u>	_____
Lot Width	<u>76 LFT</u>	_____
Lot Depth	<u>100 LFT</u>	_____
Front Yard	<u>1,520 sq ft</u>	_____
Side Yard	_____	_____
Rear Yard	_____	_____
Other	_____	_____

Section II: APPLICANT INFORMATION

Name: John McGuire

Address: 148 Useeland Ave
Nutley, N.J. 07110

Telephone: 201-306-0429

Email Address: johnjbtile@optimum.net

P

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

P

Total existing and total proposed dwelling units

Existing

Proposed

Total existing and total proposed professional offices

Total existing and total proposed parking spaces

P

Present use of premises: Single Family Residence

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: _____

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).

X

Existing Set Back

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

X

Existing set Back

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

X
Front steps would be exposed to the Elements

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.

X
Granting of Variance will not impose ANY detriment to neighbors.



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-20-0024

Work Site Location: 148 Vreeland Avenue

Applicant: John McGuire

I do hereby certify to the ownership of the properties listed on pages
1 to 3, as of May 29, 2020.

Lucy Jacobs

Lucy Jacobs

Clerk

Township of Nutley, NJ



Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 3100-44
MC GUIRE, JOHN
148 VREELAND AVENUE

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

Block-Lot: 4501-19

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 145 VREELAND AVENUE

Block-Lot: 4501-20

BRIGIDA, GINO J. & SUSAN
1020 PINES LAKE DR W
WAYNE, NJ 07470
RE: 475 FRANKLIN AVENUE

Block-Lot: 4501-17

CASALE, JOSEPH C. & BEHLER, CAROL A
147 VREELAND AVE
NUTLEY, NJ 07110
RE: 147 VREELAND AVENUE

Block-Lot: 3100-43

479 FRANKLIN, LLC,
55 LANE ROAD #300
FAIRFIELD, NJ 07004
RE: 479 FRANKLIN AVENUE

Block-Lot: 3100-5

DUKE, KENNETH V. & DOROTHY J.
168 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 168 HILLSIDE AVENUE

Block-Lot: 3100-2

SERRITELLA, JULIA C. & DARRAGH, MARY
158 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 158 HILLSIDE AVENUE

Block-Lot: 3100-45

ONDONDO, EDWARD T.
150 VREELAND AVE
NUTLEY, NJ 07110
RE: 150 VREELAND AVENUE

Block-Lot: 3100-3

DUFFY, JOSEPH M. & MELANIE A.
160 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 160 HILLSIDE AVENUE

Block-Lot: 4501-15

DIAS, MANUEL & ALISA
161 VREELAND AVE
NUTLEY, NJ 07110
RE: 161 VREELAND AVENUE

Block-Lot: 4501-16

D'URSO, GIUSEPPE & CAROL
153 VREELAND AVE
NUTLEY, NJ 07110
RE: 153 VREELAND AVENUE

Block-Lot: 3100-41

483 FRANKLIN, LLC
54 SCHOOLHOUSE LANE
MORRISTOWN, NJ 07960
RE: 483-485 FRANKLIN AVENUE

Block-Lot: 3107-3

MAMA G. ENTERPRISES, LLC
12 EAST 86TH STREET #529
NEW YORK, NY 10028
RE: 496-500 FRANKLIN AVENUE

Block-Lot: 3107-2

I.W.I. REALTY COMPANY
492-494 FRANKLIN AVENUE
NUTLEY, NJ 07110
RE: 492-494 FRANKLIN AVENUE

Block-Lot: 3100-42

481 FRANKLIN AVENUE,LLC
481 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 481 FRANKLIN AVENUE

Block-Lot: 4501-21

DAVIN, LLC
437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 469 FRANKLIN AVENUE

Block-Lot: 3107-1

482 FRANKLIN LLC,
556 ST. PAULS AVENUE
CLIFFSIDE PARK, NJ 07010
RE: 482 FRANKLIN AVENUE

Block-Lot: 4501-18

OLSON, EDMUND JR. ETAL
143 VREELAND AVE
NUTLEY, NJ 07110
RE: 143 VREELAND AVENUE

Block-Lot: 4501-22

INFUSINO,T & LOCURCIO, V T/A VINTOM
437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 455 FRANKLIN AVENUE

Block-Lot: 4402-7

TRUST CO OF NJ C/O IND.CON.GRP.INC.
PO BOX 8265
WICHITA FALLS, TX 76307
RE: 474 FRANKLIN AVENUE

Block-Lot: 3100-6

SERRITELLA, JOSEPH
172 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 172 HILLSIDE AVENUE

Block-Lot: 3100-37

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 1 FRANKLIN TERRACE

Block-Lot: 3100-4

FERREYRA, DIAHANN
162 HILLSIDE AVE.
NUTLEY, NJ 07110
RE: 162 HILLSIDE AVENUE

Block-Lot: 3100-1

HOLY TRINITY EVANG. LUTHERAN CHURCH
158 VREELAND AVE
NUTLEY, NJ 07110
RE: 156 HILLSIDE AVENUE

Block-Lot: 3100-40

PNC BANK, NA C/O NAT'L TX SERCH,LLC
130 S JEFFERSON ST SW-300
CHICAGO, IL 60661
RE: 495 FRANKLIN AVENUE

Block-Lot: 3100-38

JVCC, LLC
507 FRANKLIN AVENUE
NUTLEY, NJ 07110
RE: 507 FRANKLIN AVENUE

Block-Lot: 3100-46

CASTANEDA, ANDREA RAMIREZ, F.
154 VREELAND AVE
NUTLEY, NJ 07110
RE: 154 VREELAND AVENUE

Block-Lot: 3100-39

GABRIEL PROPERTIES, LLC
503 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 503 FRANKLIN AVENUE

Block-Lot: 4501-14

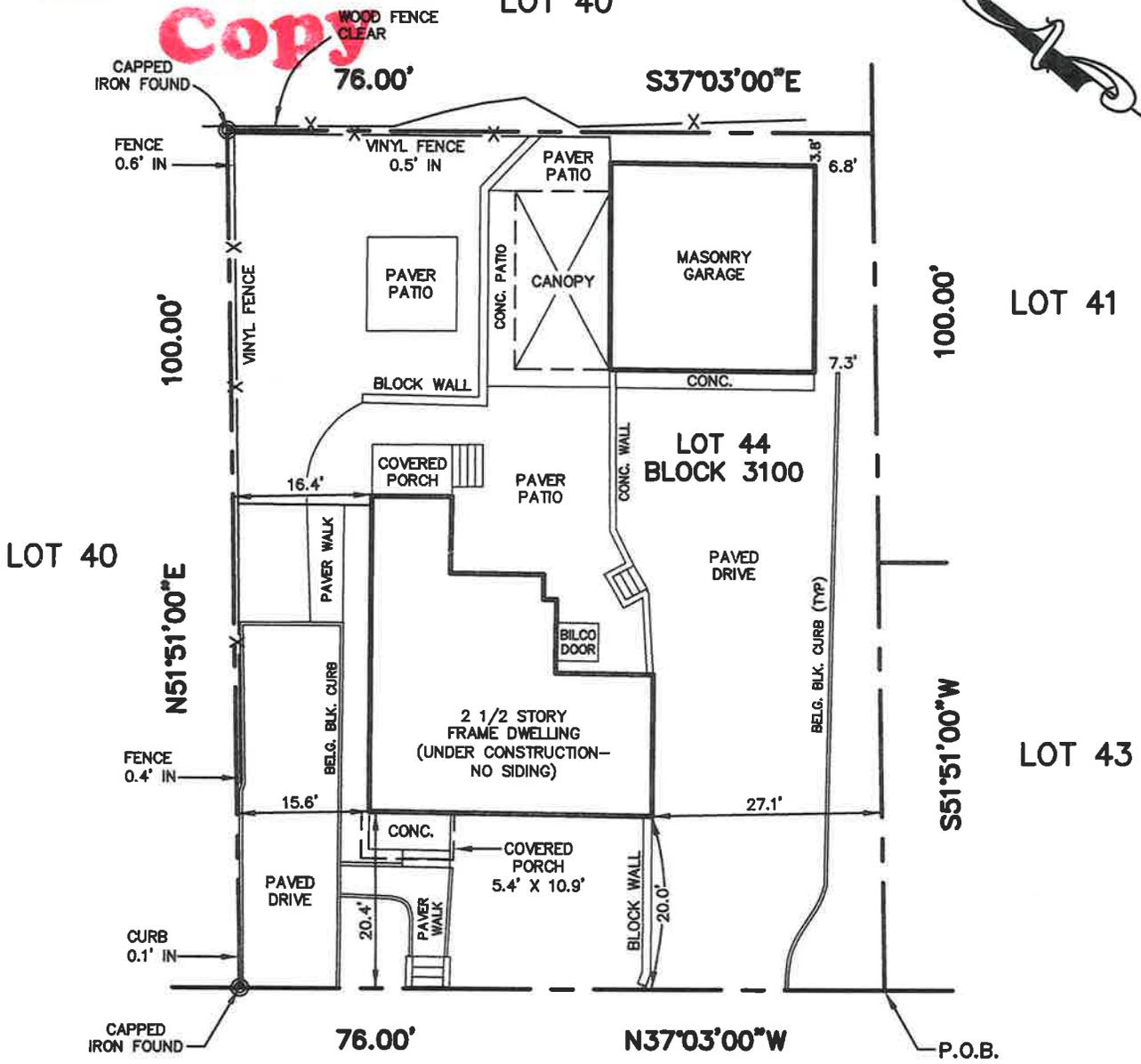
VILLACIS, ALEJANDRO I+LILLIAM M
140 HILLSIDE AVE
NUTLEY, NJ 07110
RE: 140 HILLSIDE AVENUE

Bldg Dept

Review 6-2-20

Copy

LOT 40



VREELAND AVENUE

50' R.O.W.

NOTES:

- 1. LOT AREA = 7,600 SF or 0.17 ACRES
- 2. BEING COMMONLY KNOWN AS 148 VREELAND AVENUE, NUTLEY, NEW JERSEY.
- 3. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED

**SURVEY OF LANDS IN: TOWNSHIP OF NUTLEY,
ESSEX COUNTY, NEW JERSEY LOT 44 BLOCK 3100**

REFERENCE: DEED BOOK 6093 PAGE 315

Scale: 1" = 20'

DATE: 09/17/19

PMC Land Surveying
P.O. Box 92
Denville, NJ 07834

TEL: 973-664-1115 FAX: 973-664-1135

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

PROFESSIONAL LAND SURVEYOR LIC. No. GS43228

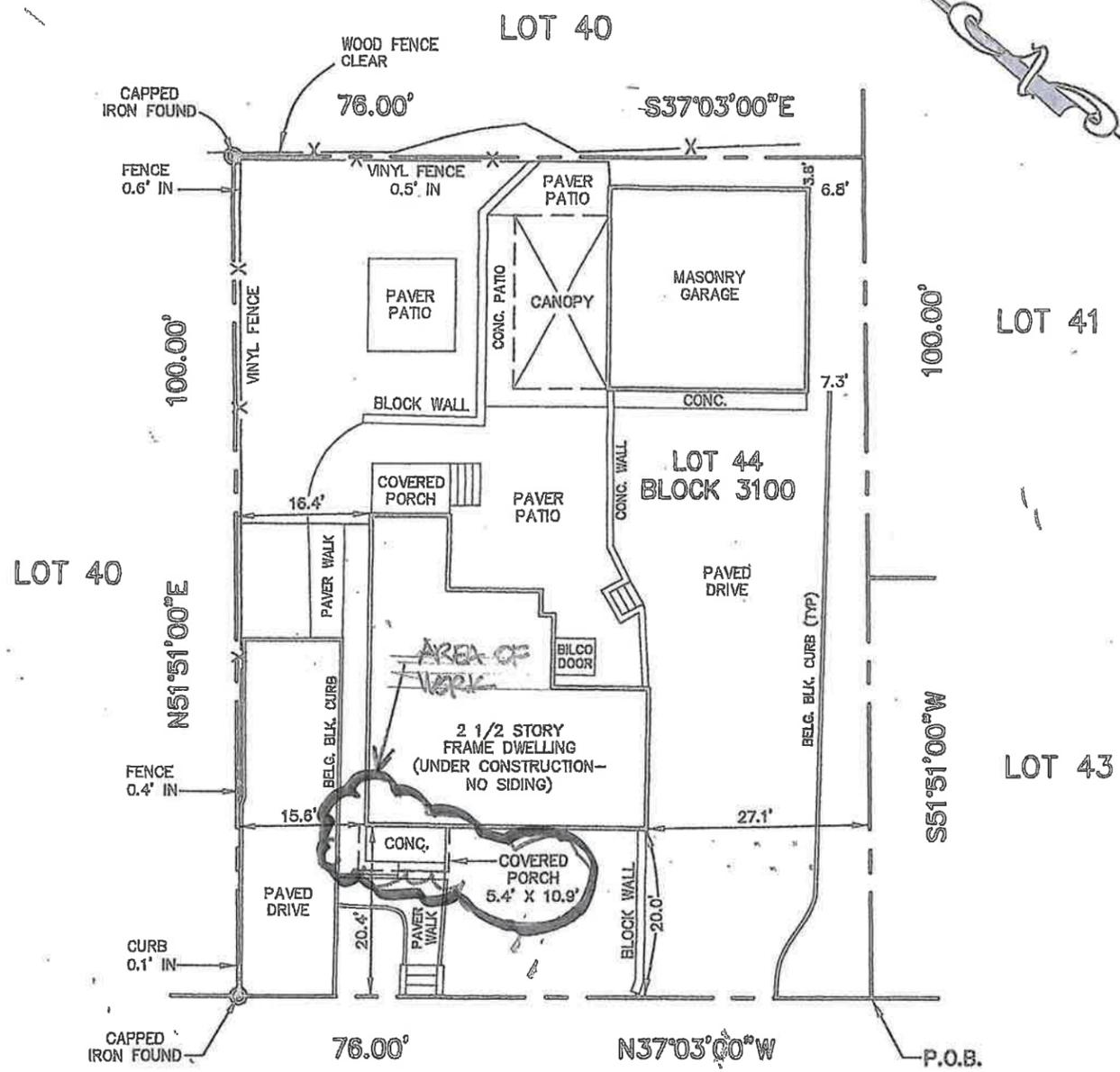
SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. CERTIFIED TO BE IN ACCORDANCE WITH PERTINENT NEW JERSEY LAWS AND REGULATIONS AND WITH CURRENT ACCURACY STANDARDS ONLY TO:

JOHN MCGUIRE

Drawn By: FPF

Revisions: 0

Project # 190911



**Bldg Dept
Copy**

Review 6-2-20

W



NORTH ELEVATION (N/S)

VREELAND AVENUE

ARCHITECTURAL SITE PLAN 11/20

INFO TAKEN FROM SURVEY DATED 9/17/19

PREPARED BY PNC LAND SURVEYING

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ENTRY STOOP CANOPY RENOVATION
FOR MR & MRS J. MEASURE
148 VREELAND AVE. NUTLEY, NJ.

C. G. Albrecht A. J. A. Architect Inc.
2 Wood Hollow Rd. 07054
Parsippany, New Jersey
Tel: (973) 276-5940 Fax: (973) 276-5944
www.cgaalbrecht.com

4/28/20

MAY - 4 2020

A-1