

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 8, 2020

Mr. & Mrs. James & Urbi Medley
90 Vreeland Avenue
Nutley, NJ 07110

RE: ADDITION
90 Vreeland Ave
Block/Lot: 3106/6

Dear Mr. & Mrs. Medley:

Your request for a permit, at the above referenced premises, to construct a two (2) story addition over the existing dwelling, having a 5'1" front yard setback, as shown on the plans prepared by Dassa-Haines Architectural Group, LLC, dated January 23, 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 B (8) of the Codes of Nutley states that "the required minimum side, front, and rear yard dimensions for the alteration of or addition to a one-family or two-family dwelling, provided that the same do not increase the existing lot coverage and/or footprint of existing building outline, shall not apply to the extent that said side, front, and rear yard dimensions (meet or exceed the requirements for side, front, and rear yards set forth in the Schedule of Regulations ...) shall be no less than 80% of the required minimum set forth in the Schedule of Regulations." The required front yard setback is twenty (20') feet. ***The proposed front yard setback is five feet one inch (5'1").***

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 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-20-0007

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: \$ 175.00 (on denial letter)

Date of Denial Letter: 6/8/2020

Section I: SUBJECT PROPERTY

Address: 90 Vreeland Ave

Block: 3106 Lot: 6 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5000</u>	<u>6913.5'</u>
Lot Width	<u>50</u>	<u>71'8"</u>
Lot Depth	<u>100</u>	<u>100'</u>
Front Yard	<u>25'</u>	<u>5.12'</u>
Side Yard	<u>6'</u>	<u>16'4"'</u>
Rear Yard	<u>30'</u>	<u>61'7"</u>
Other	<u>6'</u>	

Section II: APPLICANT INFORMATION

Name: J. Ethan + Urbi Medley

Address: 90 Vreeland Ave
Nutley NJ

Telephone: 732 618 9338

Email Address: Ethan.Medley@giants.nfl.net

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? 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: Joe Haines - Dassa Haines Architecture

Address: 16 Portland Place

Telephone: 973 699 4233 Fax: _____

Email Address: JHaines@dassahaines.com

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).

None

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

None

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

Our home, built in 1827 sits closer to the street than the other homes on the street, or the ordinance allows today (5'1") We want to add a master bedroom with bathroom on the second floor, which would not increase the footprint of the home, but would replace a small dormer room with a useable master bedroom.

8 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.

Our first priority is to preserve the historical appeal and visual character of the home while repairing and adding a full bathroom to the house in a way that preserves its functionality for family use for many generations ahead. This plan will not expand our existing footprint, but rather replace a smaller slanted roof room with a larger room that matches the home's current appearance. We currently have one full bath for a four bedroom dwelling.



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

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-20-0007

Work Site Location: 90 Vreeland Avenue

Applicant: Medley

I do hereby certify to the ownership of the properties listed on pages
1 to 3, as of 5/29/2020.

Antonette DeBlasio

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



Nutley Parcel Offset List

Target Parcel(s): Block-Lot: 3106-6
MEDLEY, JAMES & URBI
90 VREELAND AVENUE

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

Block-Lot: 3301-1

RASLAN, ASHRAF+FELDMANN, NELE
86 VREELAND AVE
NUTLEY, NJ 07110
RE: 86 VREELAND AVENUE

Block-Lot: 4401-10

95 VREELAND AVENUE, LLC
95 VREELAND AVE
NUTLEY, NJ 07110
RE: 95 VREELAND AVENUE

Block-Lot: 3106-8

MITCHELL, DIANE
100 VREELAND AVE
NUTLEY, NJ 07110
RE: 100 VREELAND AVENUE

Block-Lot: 3301-5

GUERRERO, JHOANNA
11 EDGAR PL
NUTLEY, NJ 07110
RE: 11 EDGAR PLACE

Block-Lot: 4401-9

DEANGELO, RENA
99 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 99 VREELAND AVENUE

Block-Lot: 3301-4

LOPEZ, ARMANDO B. & LORRAINE A.
9 EDGAR PLACE
NUTLEY, NJ 07110
RE: 9 EDGAR PLACE

Block-Lot: 3304-3

HOTMAR, AARON
20 EDGAR PL
NUTLEY, NJ 07110
RE: 20 EDGAR PLACE

Block-Lot: 3304-2

FORD, JEFFREY S. & MEGUMI M.
568 WATFORD LN
BERWYN, PA 19312
RE: 16 EDGAR PLACE

Block-Lot: 3301-2

BASILONE, N & SPATARO, M
82 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 82 VREELAND AVENUE

Block-Lot: 4401-7

VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 86 WARREN STREET

Block-Lot: 3301-3

CASTELLANOS, JESUS L. & MARIA L.
78 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 78 VREELAND AVENUE

Block-Lot: 4401-11

LOHF, ROBERT W. & JOANA M.
85 VREELAND AVE
NUTLEY, NJ 07110
RE: 85 VREELAND AVENUE

Block-Lot: 3304-1

WARE, KENNETH JR.
70 VREELAND AVE
NUTLEY, NJ 07110
RE: 70 VREELAND AVENUE

Block-Lot: 3300-1

BERRY, JUDITH M.
81 VREELAND AVE
NUTLEY, NJ 07110
RE: 81 VREELAND AVENUE

Block-Lot: 3300-2

LESTARDO, L. & YEATMAN, M. CO-TRUSTEES
75 VREELAND AVE
NUTLEY, NJ 07110
RE: 75 VREELAND AVENUE

Block-Lot: 3300-3

DURAND, TEOFILIO & BUENAVENTURA
69 VREELAND AVE
NUTLEY, NJ 07110
RE: 69 VREELAND AVENUE

Block-Lot: 3105-1

VISCIDO, GERARD & DURNIN, A.
22 DODD ST
NUTLEY, NJ 07110
RE: 22 DODD STREET

Block-Lot: 3105-10

SOJA, JAKUB & POST, ELIZABETH
20 LAUREL PL
NUTLEY, NJ 07110
RE: 20 LAUREL PLACE

Block-Lot: 3106-2

MOSCA, JOHN P. & CHRISTINA D. MOSCA
25 LAUREL PLACE
NUTLEY, NJ 07110
RE: 25 LAUREL PLACE

Block-Lot: 3105-9

SHEEHAN, DAVID J. & SUSAN E.
16 LAUREL PL
NUTLEY, NJ 07110
RE: 16 LAUREL PLACE

Block-Lot: 3105-8

PETERS, ROBERT & SUZANNE
97 MAYER DRIVE
CLIFTON, NJ 07012
RE: 12 LAUREL PLACE

Block-Lot: 3106-3

APONTE, AUGUSTO JR & SANDRA
21 LAUREL PL
NUTLEY, NJ 07110
RE: 21 LAUREL PLACE

Block-Lot: 3106-1

ARONOFF, ALEXANDER & RITTER, A.
108 VREELAND AVE
NUTLEY, NJ 07110
RE: 108 VREELAND AVENUE

Block-Lot: 3302-1

ARATA, WILLIAM A. & GORMAN, GALE S.
25 EDGAR PL
NUTLEY, NJ 07110
RE: 25 EDGAR PLACE

Block-Lot: 3106-9

DREKER, MARGARET RUSH
104 VREELAND AVE
NUTLEY, NJ 07110
RE: 104 VREELAND AVENUE

Block-Lot: 3106-4

CAMI, BEKIM & DESHIRE CAMI
15 LAUREL PLACE
NUTLEY, NJ 07110
RE: 15 LAUREL PLACE

Block-Lot: 3106-5

SALGUEIRO, LAURA & FONTANALS, JOSEPH
11 LAUREL PL
NUTLEY, NJ 07110
RE: 11 LAUREL PLACE

Block-Lot: 4402-9

KRATZ, PAUL V. & LINDSEY G. KRATZ
109 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 109 VREELAND AVENUE

Block-Lot: 3106-7

CHEUNG, JENNY & CHEUNG, ANNIE

96 VREELAND AVE

NUTLEY, NJ 07110

RE: 96 VREELAND AVENUE

Block-Lot: 3301-6

SPRONG, GARRETT R.

15 EDGAR PL

NUTLEY, NJ 07110

RE: 15 EDGAR PLACE

Block-Lot: 4401-8

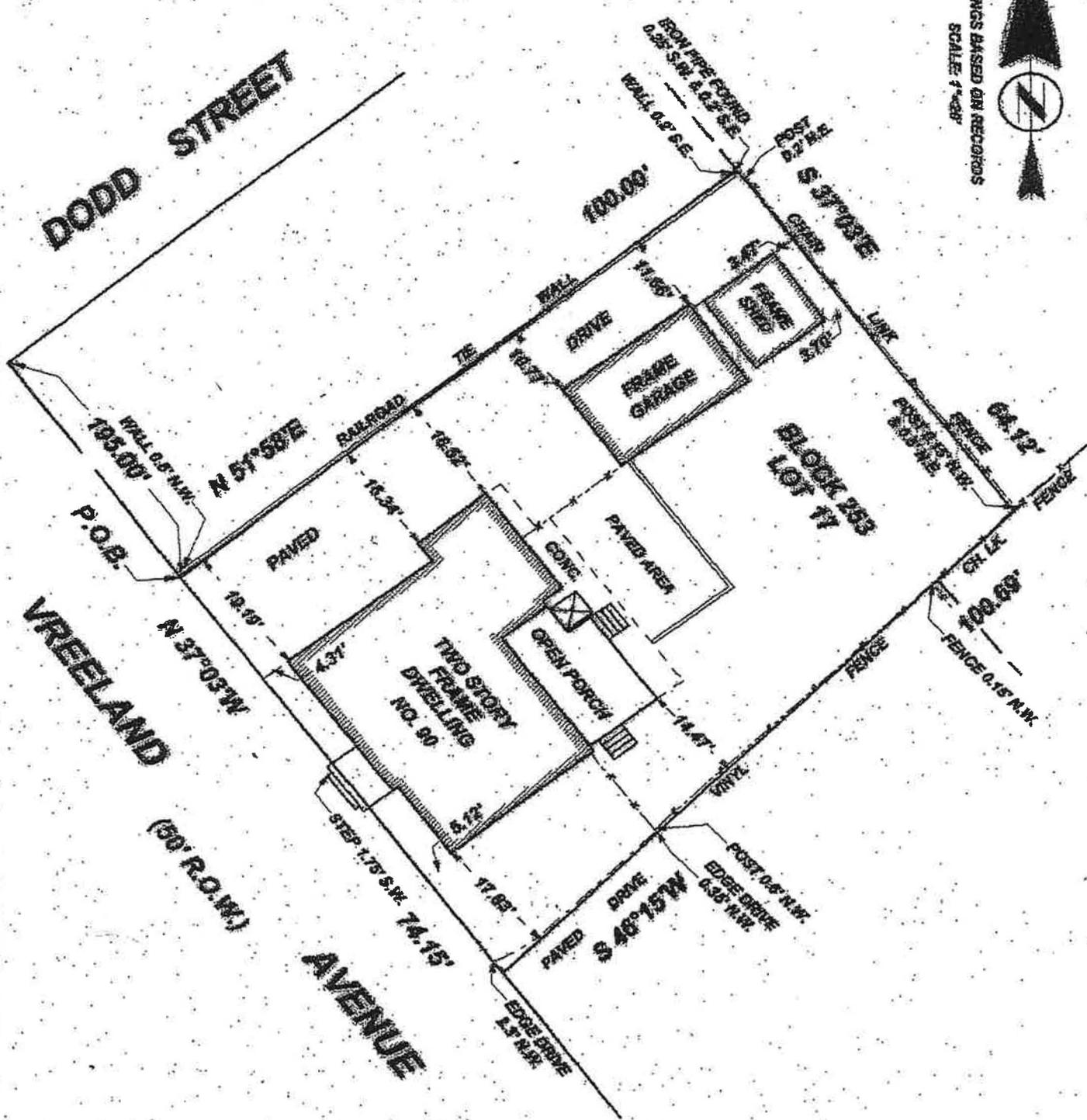
TOWNSHIP OF NUTLEY

1 KENNEDY DR

NUTLEY, NJ 07110

RE: 80 WARREN STREET

MAP OF PROPERTY
SITUATED IN
TOWNSHIP OF NUTLEY, ESSEX COUNTY, N.J.



A WRITTEN "WAIVER AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 c.14 (R.J.S.A. 45:9-36.3) AND N.J.A.C. 13:40-E.1(f)

SCALE: 1" = 20'	THIS SURVEY PREPARED ONLY FOR:
DATE SEPT. 28, 2008	STEVEN SCHATTENBERG AND SHONALI BANERJEE, HUSBAND AND WIFE
DRAWN G.M.	GENERAL LAND ABSTRACT COMPANY
CHECKED R.J.H.	TITLE NO: N-GLA-424628
REF.	FIRST AMERICAN TITLE INSURANCE COMPANY
TAX MAP	LAURENCE SLOUS, ESQ.
SURVEY 08-18810	
Office FAX (973)509-8802	

RICHARD J. HINGOS INC.
PROFESSIONAL LAND SURVEYORS
1. BELLEVUE PLAZA P.O. BOX 43752
UPPER MONTCLAIR, N.J. 07043
TELEPHONE (973) 783-1114

GARY S. MOLDOVANY N.J. LIC. NO. 35983
PROFESSIONAL LAND SURVEYOR

G.A.H.

RICHARD J. HINGOS, JR. N.J. LIC. NO. 43231
PROFESSIONAL LAND SURVEYOR

RE. K100P 108588

Proposed Addition and Alterations to 1-Family Home for: Medley Residence

Located at:
**90 Vreeland Ave
 Nutley, NJ 07110
 Block 253 Lot 17**

SCOPE OF WORK

THIS WORK CONSISTS OF A PARTIAL FIRST FLOOR REAR ADDITION AND PARTIAL SECOND STORY SIDE ADDITION WITH INTERIOR ALTERATIONS TO AN EXISTING ONE-FAMILY RESIDENCE. THE FIRST FLOOR WILL HAVE A SMALL ADDITION THAT WILL ALLOW FOR A POWDER ROOM WHICH WILL BE BUILT UNDER AND WITHIN THE EXISTING COVERED DECK. THE ADDITION WILL NOT EXTEND BEYOND THE EXISTING FIRST FLOOR FOOTPRINT. THE EXISTING KITCHEN WILL BE RENOVATED.

THE SECOND FLOOR WILL HAVE A NEW ADDITION BUILT OVER THE SINGLE STORY PORTION OF THE EXISTING HOME. THE SECOND STORY ADDITION WILL PROVIDE A MASTER BEDROOM BATHROOM SUITE WITH A WALK-IN-CLOSET. THERE WILL BE SOME ALTERATIONS TO THE EXISTING BEDROOMS TO ALLOW FOR CLOSET SPACE.

CODE INFORMATION

USE GROUP: R5
 CONSTRUCTION TYPE: 5B (UNPROTECTED)

ALL WORK PERFORMED AND ALL MATERIALS SUPPLIED MUST COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND REQUIREMENTS OF THE GOVERNING JURISDICTION AND UTILITY COMPANIES.

THESE INCLUDE THE FOLLOWING WITH APPLICABLE STANDARDS REFERENCED WITHIN:

- STATE OF NJ, UNIFORM CONSTRUCTION CODE, LATEST EDITION
- 2018 INTERNATIONAL RESIDENTIAL CODE NJ EDITION
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRIC CODE
- 2015 NATIONAL STANDARD PLUMBING CODE
- 2015 INTERNATIONAL FUEL GAS CODE

BUILDING INFO.

	EXISTING AREA	PROPOSED AREA	TOTAL AREA
1ST FLOOR	1,134 SF.	40 SF.	1,174 SF.
2ND FLOOR	798 SF.	137 SF.	935 SF.
TOTAL	1,932 SF.	177 SF.	2,109 SF.

BASEMENT	630 SF.	0 SF.	630 SF.
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01-23-20
 ISSUED FOR PRELIMINARY REVIEW

Dassa • Haines
 Architectural Group, LLC.
 Architecture • Planning
 Construction Management

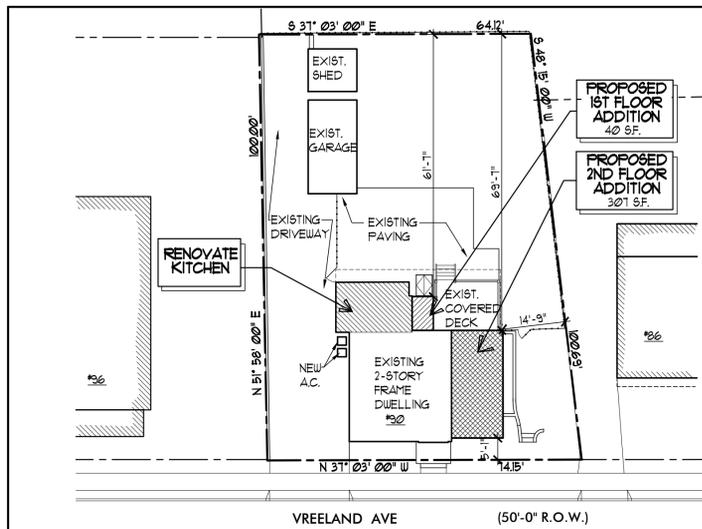
18 Portland Place
 Montclair, N.J. 07042
 tel: 973.233.9355
 fax: 973.233.9358

Joseph L. Haines, AIA, PP
 NJ Lic.# A12995

Site Plan, Floor Plans, Elevations, & Zoning Info

DATE: 01-23-2020
 SCALE: AS SHOWN
 JOB #: 19-124
 BIN:
 DRAWN BY: GP
 CHECKED BY: JH
 1 OF 1

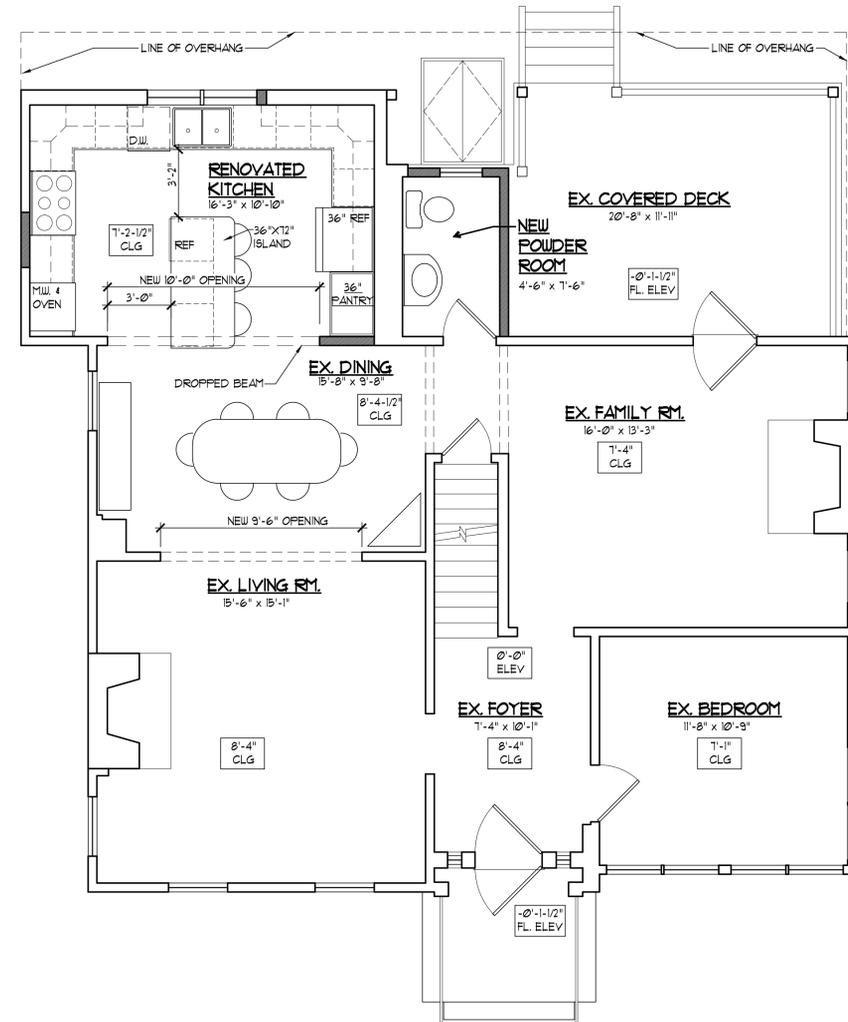
A-1



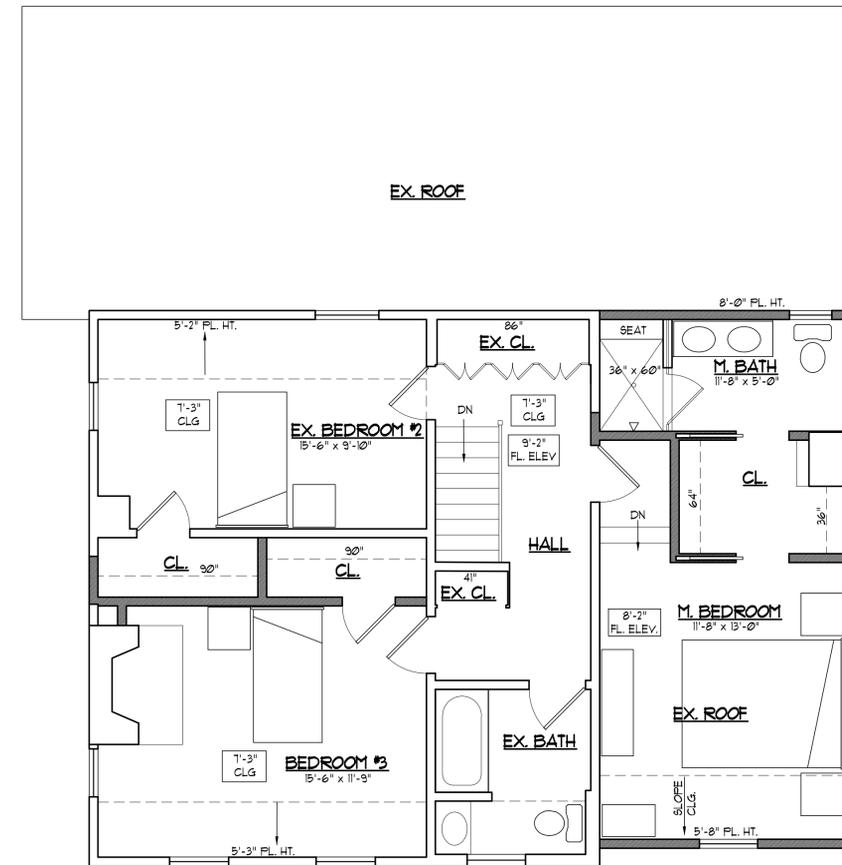
SITE PLAN
 SCALE: 1" = 20'-0"
 PROJECT NORTH

ZONING INFO.

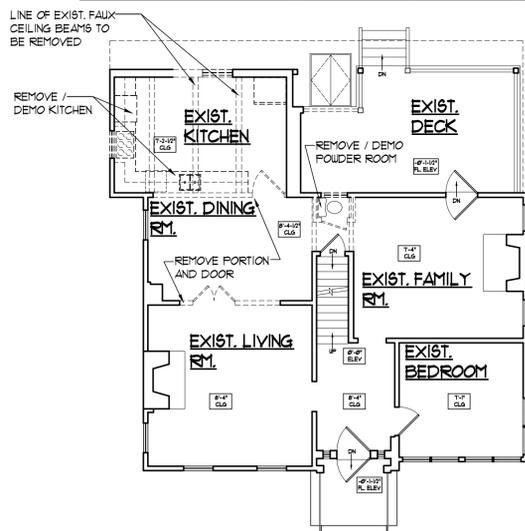
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	1-FAMILY	1-FAMILY	1-FAMILY	NO
LOT AREA (min)	5,000 sf	6,912 sf	6,912 sf	NO
LOT WIDTH (min)	50 ft	71 ft. 8 in.	71 ft. 8 in.	NO
LOT DEPTH (min)	100 ft	100 ft. 2 in.	100 ft. 2 in.	NO
PER DUELLING UNIT (min)	5,000 sf	6,912 sf	6,912 sf	NO
FRONT YARD (min)	25 ft	4 ft. 4 in.	9 ft. 1 in.	YES
REAR YARD (min)	30 ft	57 ft. 8 in.	61 ft. 1 in.	NO
SIDE YARD (min)	6 ft	16 ft. 4 in. 4 ft. 11 in.	16 ft. 4 in. 4 ft. 9 in.	NO
HEIGHT (max)	2 1/2 st / 30 ft	2 st / 20 ft. 10 in.	2 st / 20 ft. 10 in.	NO
LOT COVERAGE (max)	35%	25.1%	25.1%	NO
IMPERVIOUS COVERAGE (max)	10%	5%	5%	NO
FRONT YARD LANDSCAPE (min)	60%	3%	NO CHANGE	EX. N.C.



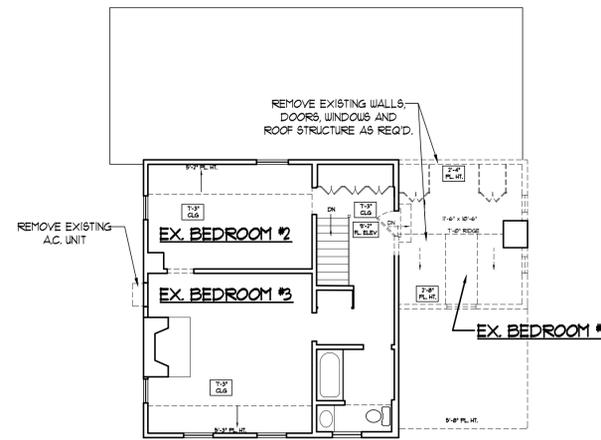
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



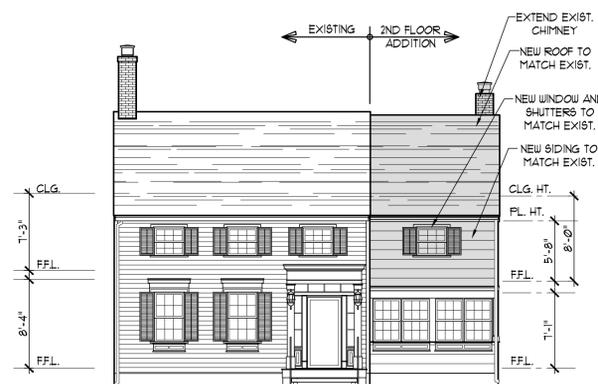
PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



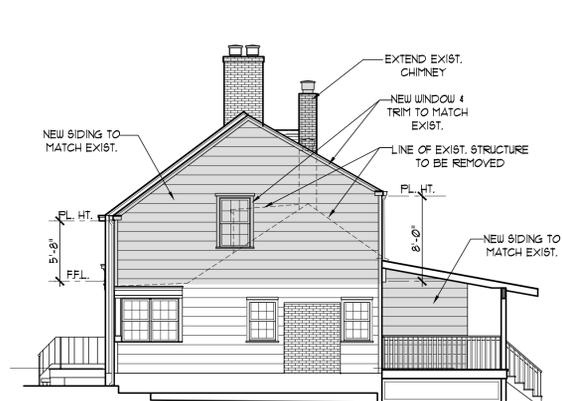
FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"



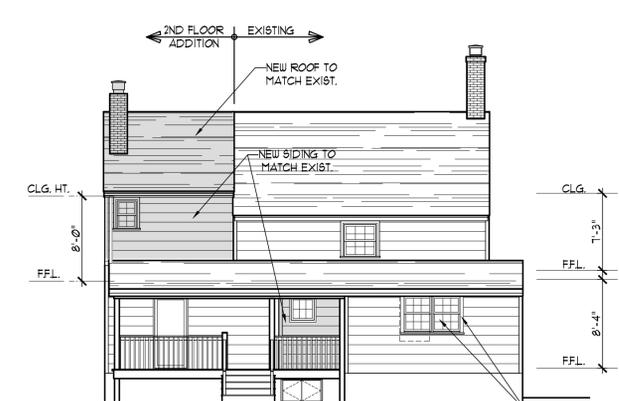
SECOND FLOOR DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
 SCALE: 1/8" = 1'-0"