THOMAS J. EVANS
Director of Revenue and Finance

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

August 20, 2026

REVISED

Mr. Tom DiBiasi
345 Centre Street
Nutley, NJ 07110

RE: 437 Franklin Avenue
441 Franklin Avenue
Block/Lot: 4501/25 and 4501/24
Shoprite-New Building/Proposed Liquor Store and Site Plan Application

Dear Mr. DiBiasi,

Your request for a zoning permit, at the above referenced address, to construct a new building (a liquor store) adjacent to the existing Shoprite building with a setback of 4.5" and to construct site plan improvements to the existing parking lot area, as shown on the Engineering plans by David E. Fantina, P.E. revised May 28, 2026 and Architectural plans by debarbieri Architects, LLC dated March 28, 2026, is denied for the following reasons:

This property is located in a B-3 district as shown on the Nutley Zoning Map.

In 1990, preliminary and final site plan approval in order to expand an existing one-story retail grocery store building by the addition of a one-story addition to the southerly portion of said building was granted.
In 1991, a variance was granted to erect a six-foot diameter communication antenna.
In 1995, preliminary and final site plan approval for off-premises parking with site plan waivers was granted.
In 1998, site plan approval for an addition/signage was granted.

Chapter 600-1 of the Codes of Nutley requires site plan approval. The required contents of the site plan are listed in the Township checklist for site plan applications.

A preliminary review of the preliminary and final site plan by David E. Fantina, P.E., Engineer, indicates the following items are missing from the Township site plan checklist (Attachment 600-1).

(10) All setback dimensions, landscaped areas, fencing and trees over six inches in caliper.
(11) The location of all signs and exterior lighting, with the size and height of signs and light fixtures and the strength in lumens and direction of illumination (provide signage for entire building existing signs)
(12) The stormwater system, including roof leaders and inlets, and design data supporting the adequacy of the system to handle twenty-five-year storm flows.
(13) The sanitary sewage disposal system.
(14) The water supply system and all other utilities.
(24) The floor space of each building and the total number of parking spaces and estimated occupancy of employees.
(26) All existing easements, deed restrictions, other covenants and previous variances granted for the property.
(28) A landscaping plan, buffer plan and landscaping schedule showing the number, size and species of plants.

(30) Applications filed with the county.
(31) Construction Official may require building elevation views of adjacent properties. [**Added 5-5-2015 by Ord. No. 3305**] ***This will be required by the Board and shall be submitted 10 days prior to the hearing.***

Waivers may be requested and approved only by the Planning Board.

Once the plans are revised and resubmitted, the following will be required to schedule a hearing with the Planning Board:

1. 23 Copies of the Architect and Engineer Plans (hardcopies and digital copy)
2. 23 copies of the Site plan checklist (hardcopies and digital copy)
3. 23 copies of the application (hardcopies and digital copy)
4. All Fees paid

A non-refundable fee of $1,500 for preliminary and final site plan approval, and an escrow fee of $3,000 for professional review, 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 Planning Board can be obtained from Jessica Liebold at (973) 284-4957 or jliebold@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

David Berry
Zoning Official

DB/jl

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

APPLICATION FOR LAND USE ACTION

****

To be completed by Township staff only

Date of Denial Letter 8/20/26 Application No. PB-26-00001

Application Fees $1500 Escrow Fees $3000

Date Filed 9/29/26

Reviewed for completeness DB Hearing Date _____

****

1. SUBJECT PROPERTY

Location 437 and 441 Franklin Avenue Zoning District B-3

Tax Map Page _____ Block 4501 Lot(s) 24 & 25

Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area _____

2. APPLICANT

Name Vintom LLC

Address 437 Franklin Avenue, Nutley, New Jersey 07110

Telephone Number 973-477-2157 Social Security No. 22-6184905

Applicant is a ☐ Corporation ☑ Partnership ☐ Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:550-48.l, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:550-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. **(Attach pages as necessary to fully comply)**

Name _____ Address Carol L. LoCurcio Marital Trust Interest 98%

Name _____ Address LoCurcio Business Trust Interest 1%

Name _____ Address Carol L. LoCurcio Interest 1%

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

4. OWNER

If owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name _____

Address _____

Telephone Number _____

5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the propel1y:

☒ Yes (attach copies) ☐ No ☐ Proposed

NOTE: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Shoprite and Parking Lot.

6. **APPLICANT'S ATTORNEY**

Name: Thomas S. DiBiasi, Esq., DiBiasi & Rinaldi LLC

Address: 345 Centre Street, Suite 1, Nutley, New Jersey 07110

Telephone: (973) 235-1414 Fax: _____

7. **APPLICANT'S ENGINEER**

Name: David E. Fantina, PE

Address: 15 Sunset Drive, Bernardsville, New Jersey 07924

Telephone: (908) 696-9598 Fax: _____

8. **APPLICANT'S PLANNING CONSULTANT**

Name: Salvatore Corvino

Address: 111 Brookfield Avenue, Nutley, New Jersey 07110

Telephone: (973) 943-5026 Fax: _____

9. **APPLICANT'S TRAFFIC ENGINEER**

Name: Joseph Staigar, PE, PP, Dynamic Traffic, LLC

Address: 245 Main Street, Suite 110, Chester, New Jersey 07930

Telephone: (732) 681-0760, Ext. 2103 Fax: _____

10. **OTHER EXPERTS**

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name: Mohamed Shama, AIA, DeBarbieri Architects, LLC

Field of Expertise: Architect

Address: 97 Chestnut Street, Rutherford, New Jersey 07070

Telephone: (201) 939-5469, Ext. 203 Fax: _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- ☐ Minor Subdivision Approval
- ☐ Subdivision Approval (Preliminary)
- ☐ Subdivision Approval (Final)

Number of lots to be created _____ (including remainder lot)

Number of dwelling units _____ (if applicable)

SITE PLAN:

- ☐ Minor Site Plan Approval
- ☑ Preliminary Site Plan Approval [Phases (if applicable)] _____
- ☑ Final Site Plan Approval [Phases (if applicable)] _____
- ☐ Amendment of Revision to an Approved Site Plan
  Area to be disturbed (square feet) _____
  Total number of proposed dwelling units _____
- ☐ Request for waiver from site plan review and approval
  Reason for request: _____

_____

_____

- ☐ Informal Review
- ☐ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]
- ☐ Map or ordinance interpretation of special question [N.J.S. 40:55D-70b]
- ☐ Variance Relief (hardship) [N.J.S. 40:55D-70c(l)]
- ☐ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
- ☐ Variance Relief (use) [N.J.S. 40:55D-70d]
- ☐ Conditional use approval [N.J.S. 40:550-67]
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basis [N.J.S. 40:550-34]
- ☐ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:550-35]

12. VARIANCE INFORMATION

Sections of Ordinance from which a variance is requested: _____

_____

13. WAIVERS

Waivers requested of development standards and/or submission requirements: [attach additional pages as needed] See checklist.

_____

14. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises [attach pages as needed].

15. Is a public water line available? ☑ Yes ☐ No

16. Is a public sanitary sewer available? ☑ Yes ☐ No

17. Does the application proposed a well and septic system? ☐ Yes ☑ No

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? ☐ Yes ☑ No

19. Are any off tract improvements required or proposed? ☐ Yes ☑ No

20. Is the subdivision to be filed by Deed or Plat? N/A

21. What form of security does the applicant proposed to provide as performance and maintenance guarantees? As determined by the Board.

22. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Nutley Municipal Utilities Authority	☐	☐	
Essex County Health Department	☐	☐	
Essex County Planning Board	☑	☐	
Essex County Soil Conservation District	☑	☐	
NJ Department of Environmental Protection	☐	☑	
Sewer Extension Permit	☐	☑	
Sanitary Sewer Connection Permit	☐	☑	
Stream Encroachment Permit	☐	☑	
Other _____	☐	☐	
NJ Department of Transportation	☐	☑	
Public Service Electric & Gas Company	☐	☑	

23. Certification from the Tax Collector that all taxes due on the subject property have been paid.

24. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the application is submitted] for their review. The documentation must be received by the code enforcement office for the professional staff prior to the application being deemed incomplete.

Quantity	Description of Item
_____	_____
_____	_____
_____	_____
_____	_____

CERTIFICATION OF APPLICANT

STATE OF NEW JERSEY }
}
COUNTY OF ESSEX } ss.

I, Thomas S. DiBiasi, Esq. being duly sworn, hereby certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner]

Applicant/ Applicant's Authorized Officer or Representative

Thomas S. DiBiasi, Esq.
Attorney at Law
State of New Jersey

Subscribed and sworn to before me
This 21 day of September, 2026

Signature of person authorized to take oaths

Melanie M Ammiano
Notary Public
New Jersey
My Commission Expires 9-24-2028
No. 2438791

CERTIFICATION OF ESCROW

STATE OF NEW JERSEY }
} ss.
COUNTY OF ESSEX }

I, Thomas S. DiBiasi, Esq., understand that the sum of $ 3,000.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Township of Nutley, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

9/21/26
Date

Thomas S. Di Biasi
Owner/ Owner's Authorized Officer or Representative

Thomas S. Di Biasi, Esq.
Attorney at Law
State of New Jersey

Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES

HALL OF RECORDS - ROOM 130
465 DR. MARTIN LUTHER KING BLVD
NEWARK NJ 07102

Transaction Identification Number	7977870	9812530

Recorded Document to be Returned by Submitter to:

PSE&G
80 PARK PL
NEWARK, NJ 07102

Official Use Only

JUAN M. RIVERA, JR
REG. OF DEEDS & MORTGAGES
ESSEX COUNTY
New Jersey

DOCUMENT TYPE
1
INSTRUMENT NUMBER
2025076135
RECORDED ON
Dec 08, 2025
2:30:19 PM
Total Pages: 8

NJ PRESERVATION ACCOUNT	$40.00
REGISTER RECORDING FEE	$50.00
HOMELESSNESS TRUST FUND	$3.00
CODE BLUE EMERGENCY SHELTER SERVICES	$2.00
TOTAL PAID	$95.00

INV: 804367 USER: TJ

Submission Date *(mm/dd/yyyy)*	12/04/2025
No. of Pages *(excluding Summary Sheet)*	6
Recording Fee *(excluding transfer tax)*	$95.00
Realty Transfer Tax	$0.00
Total Amount	$95.00
Document Type	DEED-NO CONSIDERATION
Electronic Recordation Level	L2 - Level 2 (With Images)
Municipal Codes	
ESSEX COUNTY	99
	910591

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Additional Information (Official Use Only)

** DO NOT REMOVE THIS PAGE.*
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Essex County Register Document Summary Sheet

DEED-NO CONSIDERATION	Type	DEED-NO CONSIDERATION			
	Consideration	$1.00			
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)			
	Document Date	11/17/2025			
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date

GRANTOR	Name	Address
	VINTOM LLC	437 FRANKLIN AVENUE, NUTLEY, NJ 07110
GRANTEE	Name	Address
	PUBLIC SERVICE ELECTRIC AND GAS COMPANY	80 PARK PLAZA, NEWARK, NJ 07102

Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	4602	18		99

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** DO NOT REMOVE THIS PAGE.*
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

Record and Return to:
PSEG Services Corporation
Corporate Properties Dept
80 Park Plaza
Newark, New Jersey 07102

Prepared by: Sherita L. Johnson

GRANT OF EASEMENT

THIS INDENTURE, made this 17 day of November, 2025, between **VINTOM LLC,** with an office at 437 Franklin Avenue, Nutley, New Jersey 07110, (hereinafter called "Grantor"), and **PUBLIC SERVICE ELECTRIC AND GAS COMPANY,** a corporation of the State of New Jersey, having its office at 80 Park Plaza, Newark, New Jersey 07102 (hereinafter called "Grantee").

WHEREAS, Grantor is the owner in fee simple of a certain tract of real property situate in the Town of Nutley, County of Essex and State of New Jersey, commonly known as Block 4602, Lot 18 (hereinafter the "Property"); and

WHEREAS, Grantee is a public utility of the State of New Jersey, engaged in furnishing utility service to subscribers in the State of New Jersey; and

WHEREAS, Grantee has been requested to extend utility service to the Property to support the installation of electric vehicle charging equipment; and

WHEREAS, the Grantor does agree to convey an easement in perpetuity to Grantee for its use, occupancy and enjoyment and the use, occupancy and enjoyment of its licensees, successors in interest and assigns, in connection with the provision of utility service to electric vehicle charging stations located on the property in Town of Nutley, County of Essex, and State of New Jersey, commonly known as Block 4501, Lot 25 and for the conduct of its business, all in accordance with and for the purposes set forth in this Grant of Easement, for the mutual benefit of both Grantor and Grantee;

NOW THEREFORE, WITNESSETH: In consideration of these premises and the sum of ONE ($1.00) DOLLAR, paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, and in further consideration of the mutual conditions, covenants, promises and terms hereinafter contained, it is agreed that:

1. Grantor does hereby grant and convey unto Grantee an easement in perpetuity, in, under, through, upon, over and across the hereinbefore described Property of Grantor, with full rights, privileges and authority for Grantee to enter upon same from time to time, for the purpose of inspecting, locating, relocating, installing, altering, extending, constructing, repairing, replacing, rebuilding, removing and perpetually operating, maintaining and using underground and overhead electric and telecommunications facilities and other fixtures, including but not limited to wires and cables, poles, guy wires, anchors, conduits and manholes (hereinafter the "Facilities"), which Grantee may deem necessary or proper in its sole judgment for the conduct of its business;

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together with such free and unlimited access to, egress and ingress in, from and over all points of said Property, as is reasonable or necessary for the full use, occupancy and enjoyment of said easement. Said easement area is shown on Drawing No. 1 of 1 attached hereto and made a part hereof. Should the Facilities cease to be utilized in connection with the easement herein granted for a period of twelve (12) consecutive months, upon written request Grantee shall execute and record a Release of Easement.

2. Grantor does further grant and convey to Grantee the right, privilege and authority to trim, cut and remove such tree branches, roots, shrubs, plants, trees and vegetation which might, within the exclusive discretion and sole judgment of Grantee, interfere with or threaten the safe, proper or convenient use, maintenance or operation of the Facilities within the easement area. Grantee shall not be responsible for any damage to any trees or other vegetation due to the installation of the Facilities.

3. Grantor shall have the right to use, occupy and enjoy the surface and air space around the easement area for any purpose that does not interfere or threaten the safe, proper or convenient use, occupancy or enjoyment of same by Grantee. Grantor agrees, however, that that no buildings or structures shall be erected over or within ten (10) feet of the Facilities of Grantee except as is currently located on the Property.

4. Grantor shall have the right to allow other utilities to use the said easement area for any purpose, which does not in any way interfere with the accessibility and safe operation of the Facilities of Grantee, and subject to the consent of Grantee. Grantor's right to allow other utilities to use the easement area does not include the right to allow other utilities to use the Facilities that Grantee has installed in the easement. Grantor's right to allow other utilities to use the easement area shall in no way limit the rights granted to Grantee in this Easement.

5. Grantee shall perform all work in connection with the rights, privileges and authority herein granted and conveyed in a workmanlike manner and with a minimum of inconvenience to the Grantor; and any damage done to the land or premises of Grantor shall be promptly repaired and restored to its condition immediately prior to damage, at the sole cost and expense of Grantee.

6. If Grantor shall, at any time after the initial installation of the Facilities, request Grantee to relocate the Facilities to a different location or locations, it shall do so at such location or locations as shall be mutually satisfactory to the parties hereto, at the sole cost and expense of Grantor or the owner of Block 4501, Lot 25, Grantee to have the same rights and privileges in the new location or locations as in the former location or locations.

7. Grantor covenants to warrant generally the rights above granted, will execute such further assurance of the same as may be required, and that Grantee shall have the quiet possession thereof free from all encumbrances.

8. Grantee shall defend and indemnify Grantor against, and shall save Grantor harmless from, and shall reimburse Grantor with respect to, any and all claims, demands, actions, causes of action, injuries, orders, losses, liabilities (statutory or otherwise), obligations, damages,

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fines, penalties, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) incurred by, imposed upon or asserted against Grantor by reason of any accident, injury (including death at any time resulting therefrom) or damage to any person or property arising out of or resulting from any acts or omissions of Grantee or by any employee, licensee, invitee or agent of Grantee.

9. Grantor shall indemnify and hold harmless Grantee from and against any claim, demand, suit or action, and liability, loss, damage, or judgment which may arise therefrom, as well as against any fees, costs, charges or expenses which Grantee incurs in the defense of any such claim, suit, action or similar demand made or filed by any third party against Grantee to the extent same arises out of or relates to past, present or future pollution or contamination of the environment at the Property caused by or through Grantor, including, without limitation, the presence, discharge or release or threatened discharge or release of hazardous materials in or to the environment caused by or through Grantor.

10. This Grant of Easement shall be governed by and construed in accordance with the laws of the State of New Jersey and recorded on the title to the Property.

11. Grantee acknowledges and agrees that it shall execute and register a release or quit claim of this Grant of Easement at such time as the Facilities are no longer located on the easement area. This Grant of Easement shall run with and bind the easement area, as described in the legal description labeled Exhibit A and Exhibit B and attached hereto, in perpetuity or until such time as the Grantee, or its successors or permitted assigns, authorizes its release or quit claim.

12. By the acceptance if this instrument, Grantee agrees to abide by the terms and conditions herein on its part to be performed and shall be deemed signatory hereto, and the provisions of this indenture shall inure to the benefit of and be obligatory upon the respective parties hereto and their successors and assigns.

IN WITNESS WHEREOF, Grantor has duly signed these presents the day and year first above written.

ATTEST:

By: Mahmoud H. Mansour
Name: Mahmoud H. Mansour
Title: Personal Banker

VINTOM LLC:

By: _____
Name: Joseph Frusteri
Title: Managing Member

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STATE OF New Jersey)
: SS.
COUNTY OF Essex)

BE IT REMEMBERED, that on this 19 day of November, 2025, before me, a notary public of the State of New Jersey, personally appeared Joseph Fristeri, who I am satisfied, is the Managing Member of VINTOM LLC, the limited liability company named herein and that he/she executed the foregoing instrument as such Managing Member for and on behalf of such limited liability company, having full authority to do so, and acknowledged that said instrument was made by said limited liability company as its voluntary act and deed.

Mahmoud H. Mansour
Notary

MAHMOUD H MANSOUR
NOTARY PUBLIC OF NEW JERSEY
ID 50233978
My Commission Expires May 28, 2030

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METES AND BOUNDS DESCRIPTION
UTILITY EASEMENT 0.017 ACRE (720 SQUARE FEET)
ESSEX COUNTY, NEW JERSEY

BEING A UTILITY EASEMENT CONSISTING OF 0.017 ACRE (720 SQUARE FEET) OF LAND SITUATED IN THE TOWN OF NUTLEY, COUNTY OF ESSEX, STATE OF NEW JERSEY, BEING OUT OF A TRACT DESCRIBED TO VINTOM LLC RECORDED IN INSTRUMENT NUMBER 2020-80036 OF THE ESSEX COUNTY DEED RECORDS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS CITED HEREIN ARE BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD83)

COMMENCING AT A FOUND MAGNAIL IN THE NORTHWEST RIGHT-OF-WAY OF FRANKLIN AVENUE MARKING THE SOUTH CORNER OF A TRACT DESCRIBED TO SPENCER SAVINGS BANK SLA;

THENCE, NORTH 28°02'35" EAST, ALONG SAID NORTHWEST RIGHT-OF-WAY OF FRANKLIN AVENUE, A DISTANCE OF 132.91 FEET TO A POINT FOR THE SOUTH CORNER OF SAID VINTOM TRACT, THE POINT OF BEGINNING AND THE SOUTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 61°18'34" WEST, ALONG THE SOUTHERLY LINE OF SAID VINTOM TRACT, A DISTANCE OF 25.45 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, NORTH 28°02'35" EAST, A DISTANCE OF 28.29 FEET TO A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 61°18'25" EAST, A DISTANCE OF 25.45 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF SAID FRANKLIN AVENUE FOR THE EAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 28°02'35" WEST, ALONG SAID NORTHWEST RIGHT-OF-WAY OF FRANKLIN AVENUE, A DISTANCE OF 28.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.017 ACRE (720 SQUARE FEET) OF LAND.

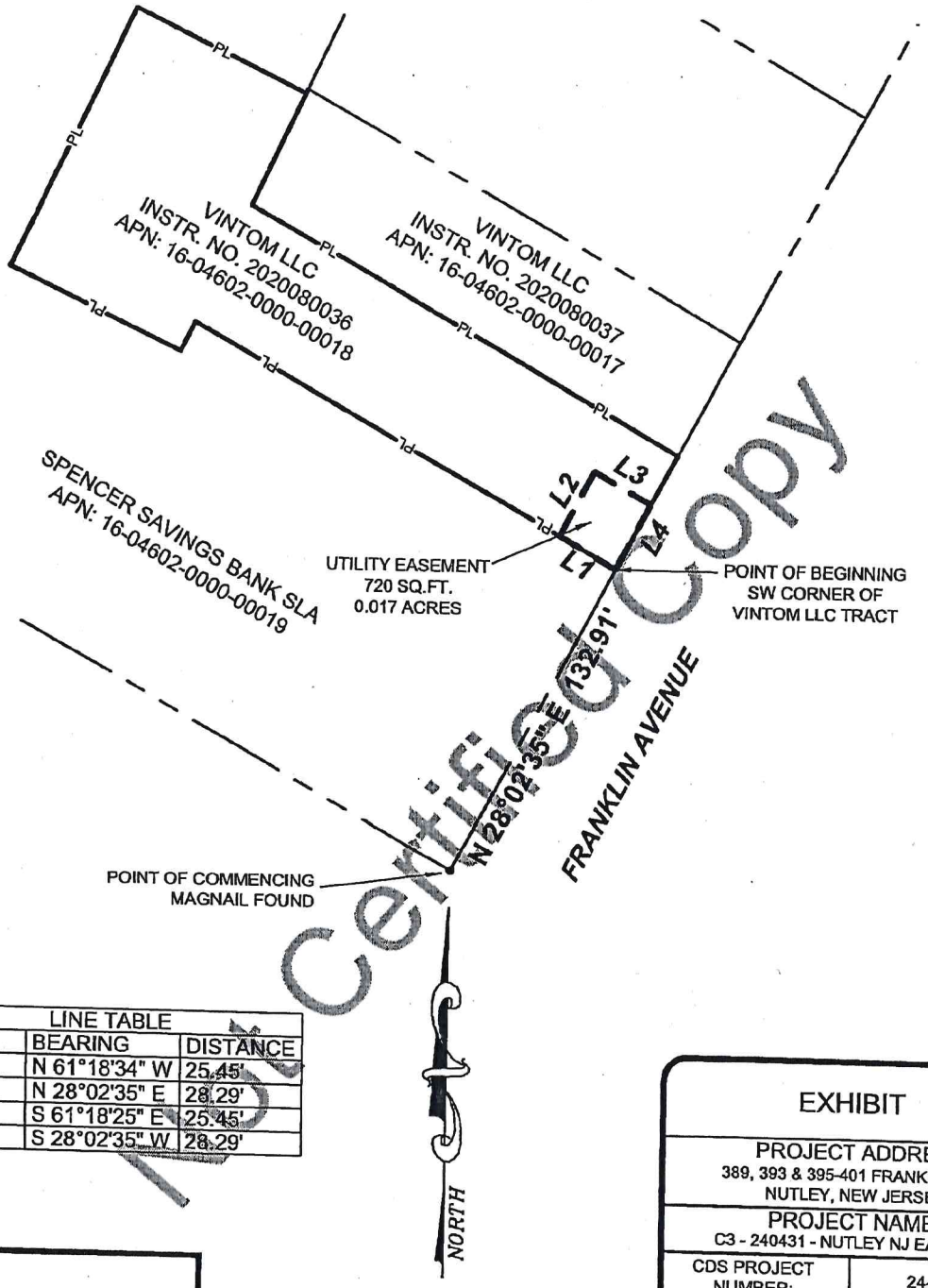
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THOMAS J. ERTLE
NEW JERSEY PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. GS35834

COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Cds.solutions@firstam.com

Sheet 1 of 1

EXHIBIT	
PROJECT ADDRESS: 389, 393 & 395-401 FRANKLIN AVE NUTLEY, NEW JERSEY	
PROJECT NAME: C3 - 240431 - NUTLEY NJ EASEMENT	
CDS PROJECT NUMBER:	24-10-0203:02
SCALE:	1" = 20'
DATE:	10/17/2025
DRAWN BY:	DMP
APPROVED BY:	TJE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 61°18'34" W	25.45'
L2	N 28°02'35" E	28.29'
L3	S 61°18'25" E	25.45'
L4	S 28°02'35" W	28.29'

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COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Cds.solutions@firstam.com

Sheet 2 of 2

EXHIBIT	
PROJECT ADDRESS: 389, 393 & 395-401 FRANKLIN AVE NUTLEY, NEW JERSEY	
PROJECT NAME: C3 - 240431 - NUTLEY NJ EASEMENT	
CDS PROJECT NUMBER:	24-10-0203:02
SCALE:	1" = 20'
DATE:	10/17/2025
DRAWN BY:	DMP
APPROVED BY:	TJE

TOWNSHIP OF NUTLEY, NEW JERSEY

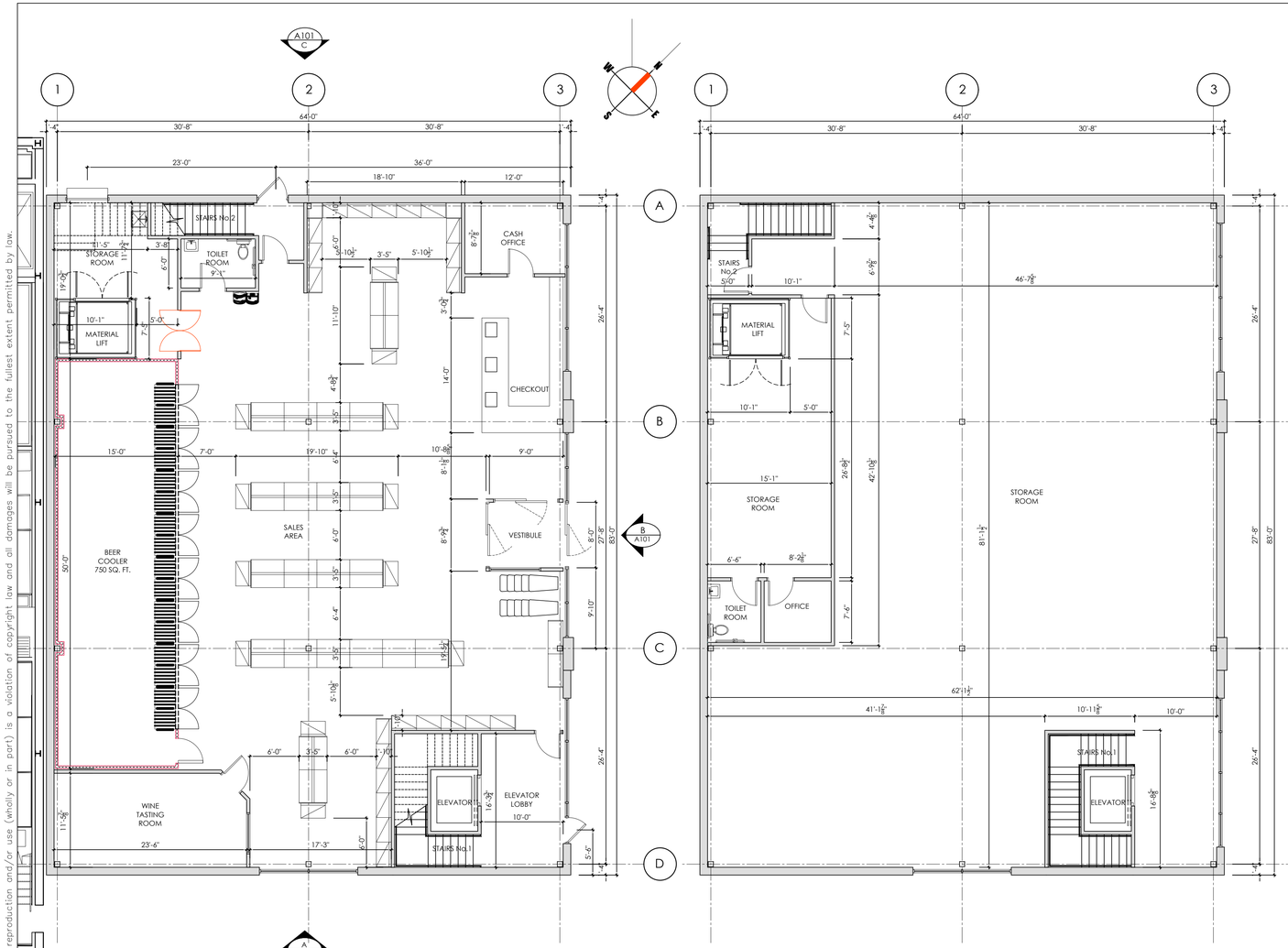
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

CHECKLIST FOR SITE PLAN APPLICATION
600 Attachment I

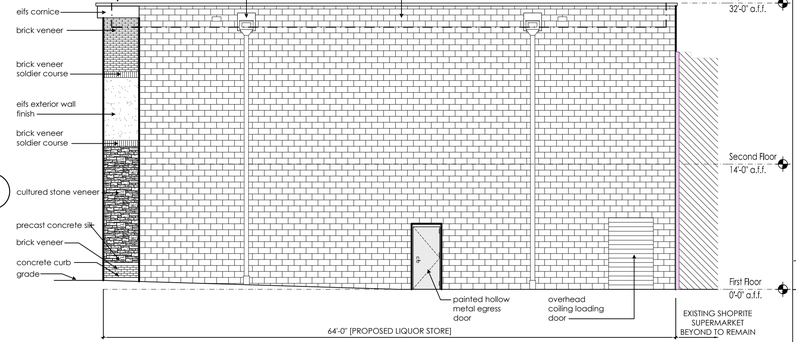
	COMPLIES	DEFICENT	WAIVER SOUGHT
A. Type of site plan:			
(1) Repairs (interior).			
(2) Renovation or alteration (exterior).			
(3) Certificate of continued use.			
(4) Zoning permit.			
(5) Change of use.			
(6) Sign.			
(7) Addition.			
(8) Percent or size of addition			
(9) New structure			
(10) New accessory structure.			
(11) Use group.			
B. Eighteen copies of application and site plan	X		
C. Fee: in accordance with Schedule of Fees	X		
D. Date received application			
E. Date certified as complete			

	COMPLIES	DEFICENT	WAIVER SOUGHT
F. All plans submitted shall be drawn at a scale not smaller than one inch equals 20 feet, signed and sealed by a professional engineer, architect or professional planner, and shall bear the signature and seal of the licensed land surveyor as to topography and boundary survey data and shall contain the following:			
(1) The name and title of the applicant owner and the person preparing the map.	X		
(2) The date, scale and North point.	X		
(3) A place for the signatures of the Chairman and Secretary of the approving board.	X		
(4) The Tax Map lot and block numbers.	X		
(5) The bearing of all property lines with reference to north and south and the length of these lines. And streams within 400 feet.	X		
(6) The zone district and the zone districts of adjoining properties within 400 feet.	X		
(7) All entrances and exits to public streets on site and within 400 feet thereof.			X
(8) All property lines, streets, roads, retaining walls, rock outcrops, marsh areas, ponds.			X
(9) The location of principal and accessory structures, with dimensions of the structures and distances to lot lines.	X		
(10) All setback dimensions, landscaped areas, fencing and trees over six inches in caliper.			X
(11) The location of all signs and exterior lighting, with the size and height of signs and light fixtures and the strength in lumens and direction of illumination.			X
(12) The stormwater system, including roof leaders and inlets, and design data supporting the adequacy of the system to handle twenty-five-year storm flows.	X		
(13) The sanitary sewage disposal system.			X
(14) The water supply system and all other utilities.			X
(15) All curbs, sidewalks, driveways, parking space layouts and off-street loading areas, with dimensions.	X		
(16) The rights-of-way, easements and all lands to be dedicated to the county.	X		
(17) The names of owners and use of property of all lands adjacent to the property and block and lot numbers.	X		
(18) The site plan drawn on a sheet size of 8.5 inches by 13 inches, 15 inches by 21 inches or 24 inches by 36 inches.	X		

	COMPLIES	DEFICENT	WAIVER SOUGHT
(19) The entire property shall be shown; when impossible on the required sheet size, a key map is permitted.	X		
(20) Existing and proposed contours, with a contour interval not more than two feet for slopes less than 10%; existing contours by dashed lines, proposed by solid lines.	X		
(21) The proposed finished grade elevations at all corners of existing and proposed buildings.	X		
(22) The proposed use of the building.	X		
(23) The proposed use of the outdoor area.	X		
(24) The floor space of each building and the total number of parking spaces and estimated occupancy of employees.	X		
(25) The distances along right-of-way lines of existing streets abutting the property to the nearest intersection.	X		
(26) All existing easements, deed restrictions, other covenants and previous variances granted for the property.	X		
(27) The floor plan of proposed structures, with accompanying front, rear and side elevations drawn to scale.	X		
(28) A landscaping plan, buffer plan and landscaping schedule showing the number, size and species of plantings.	X		
(29) A soil erosion and sediment control plan.	X		
(30) Applications filed with the county.	X		
(31) Construction Official may require building elevation views of adjacent properties. **[Added 5-5-2015 by Ord. No. 3305]**	N/A		

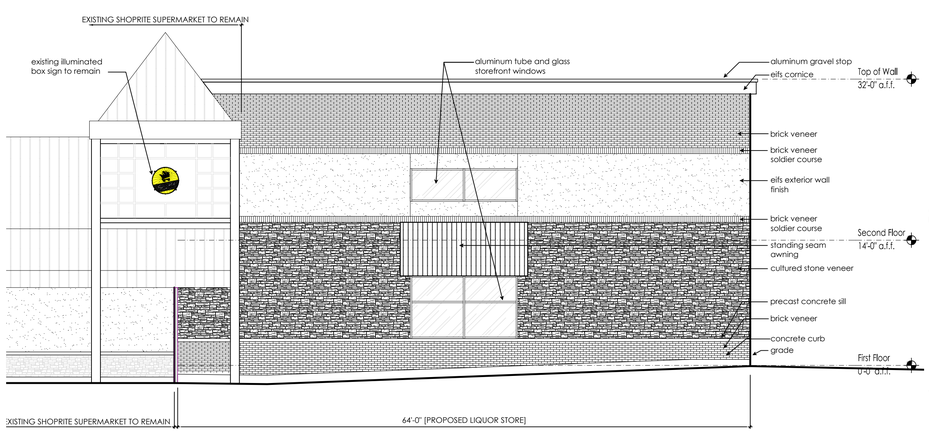


1 Proposed Ground Floor Plan
1/8" = 1'-0"

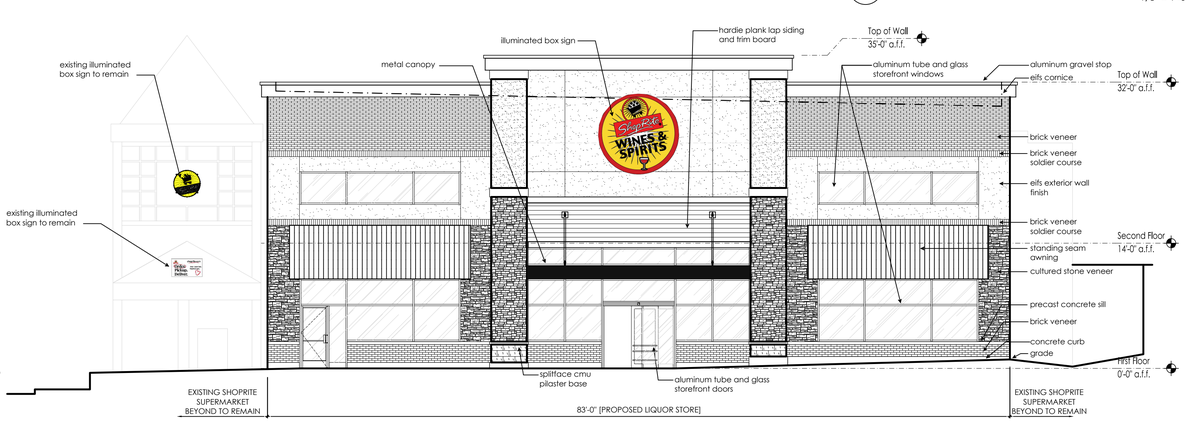


2 Proposed Second Floor Plan
1/8" = 1'-0"

C Northwest Exterior Elevation
1/8" = 1'-0"



A Southeast Exterior Elevation
1/8" = 1'-0"



B Northeast Exterior Elevation
1/8" = 1'-0"

9'-0"

SHOPRITE – WINES & SPIRITS ROUND LOGO

TO BE USED ON A BUILDING FACADE
FOR IDENTIFICATION OF A LIQUOR STORE

SHOPRITE WINES & SPIRITS LED ILLUMINATED SIGN [63.62 S.F.] - QUANTITY: 1

Minimum Material Requirements:
Backs: .063 Aluminum Sheet or 3mil Aluminum Composite Panel
Returns: .040 Aluminum Sheet/Coil - Matte Black
Internal Frame: 3/16" Architectural Aluminum Angle or 1/8" Aluminum Square Tubing
Retainer Molding: .063 Aluminum - Fabricated Radius
Face: .177 White Acrylic or Polycarbonate
Graphics: Red = Avery Light Tomato Red #9324-T, 3M Light Tomato Red #3630-43, Oracal Fox Red #330
Yellow = Avery Pantone 1235c #9143-T, 3M Golden Yellow #3630-125, Oracal Golden Yellow #020
Black, White

INTERNALLY ILLUMINATED - WHITE LEDs

New Shoprite Wines and Spirits Signage Summary

- New store is independent of existing Shoprite
- Per § 700-83 and 700-84, the following are the signage requirements
  - New building width x 1.5 + (secondary street building length x 1.5)/3
  - 64' x 1.5 = 96 sf + (83' x 1.5)/3 = 41.5 sf; 137.5 sf total allowable signage
  - 63.62 sf total proposed signage - complies with ordinances

3 Signage Details
1/4" = 1'-0"

debarbieri ARCHITECTS LLC
97 CHESTNUT STREET
RUTHERFORD, NJ 07070
TEL: 201.909.5469
EMAIL: DESIGN@DEBARBIERIARCHITECTS.COM
WWW.DEBARBIERIARCHITECTS.COM
CERTIFICATE OF AUTHORIZATION No: 715

JAMES E. DEBARBIERI, AIA
NJ Lic. No. C-7496
CT Lic. No. 6180
NY Lic. No. 017897-1
PA Lic. No. RA-010754-B
MD Lic. No. 8523
VA Lic. No. 0401007899
OH Lic. No. 10007
DE Lic. No. SS-0018737
MI Lic. No. 1301051414
FL Lic. No. AR97270
TX Lic. No. 24423
MA Lic. No. 951205

ALFREDO A. PAULO, AIA - LEED AP BD+C
NJ Lic. No. 21 AI017644.00

MOHAMED SHAMA, AIA
NJ Lic. No. 21 AI018436.00

BRYAN J. DEBARBIERI, AIA
NJ Lic. No. 21 AI020715.00
NY Lic. No. 043277-01
NH Lic. No. 05350
RI Lic. No. 5885
ME Lic. No. ARC5778

CONSULTANTS

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER ZONING OFFICER DENIAL LETTER COMMENTS	05-28-26

PROJECT

PROPOSED LIQUOR STORE

FRANKLIN AVENUE
NUTLEY, NEW JERSEY 07110

PROPOSED FLOOR PLAN AND EXTERIOR ELEVATIONS

DATE ISSUED: 03-24-26
PROJECT NO: 25-091
DRAWING BY: M S
CHKD BY: M S
DWG NO:

A101

STATE OF NEW JERSEY 7496 REGISTERED ARCHITECT

SEAL & SIGNATURE

FILE NO:

SHEET: 1 OF 1

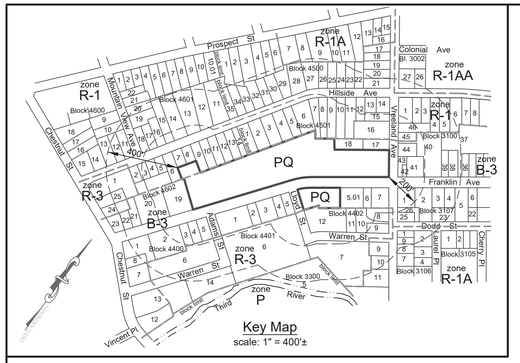
NOTE: All work contained herein is the sole intellectual property of Debarbieri Architects, LLC. Unauthorized reproduction and/or use (wholly or in part) is a violation of copyright law and all damages will be pursued to the fullest extent permitted by law.



RECEIVED
OCT 22 2026
TOWNSHIP OF NUTLEY
CODE ENFORCEMENT

debarbieri
ASSOCIATES

SHOPRITE WINES & SPIRITS at SHOPRITE OF NUTLEY



Parking Requirements
Retail Food Markets >3,000 SF: 1 space per 200 SF
Retail Stores: 1 space per 200 SF
Existing Market = 46,472 SF/200 = 232.4 spaces
Proposed Liquor Store = 4950 SF/200 = 24.75 spaces
Required = 257.15 spaces

Existing Parking Provided (including parking on lots 1-3, block 4402): 324 Spaces

Proposed Parking Provided (including parking on lots 1-3, block 4402): 303 Spaces

ADA accessible spaces required for 300 to 400 parking spaces = 8
ADA accessible spaces provided (ex. & prop.) = 12

Existing Impervious Surfaces:
Building: 46,472 SF
Garage: 195 SF
Sidewalk & concrete areas: 8457 SF
Asphalt parking lot: 127,778 SF
Asphalt from adjoining lot 6: 1630 SF
Total = 184,532 SF

Proposed Impervious Surfaces:
Building: 46,472 SF
Addition: 5343 SF
Garage: 195 SF
Sidewalk & concrete areas: 10,145 SF
Asphalt parking lot: 120,011 SF
Asphalt from adjoining lot 6: 1630 SF
Total = 183,796 SF

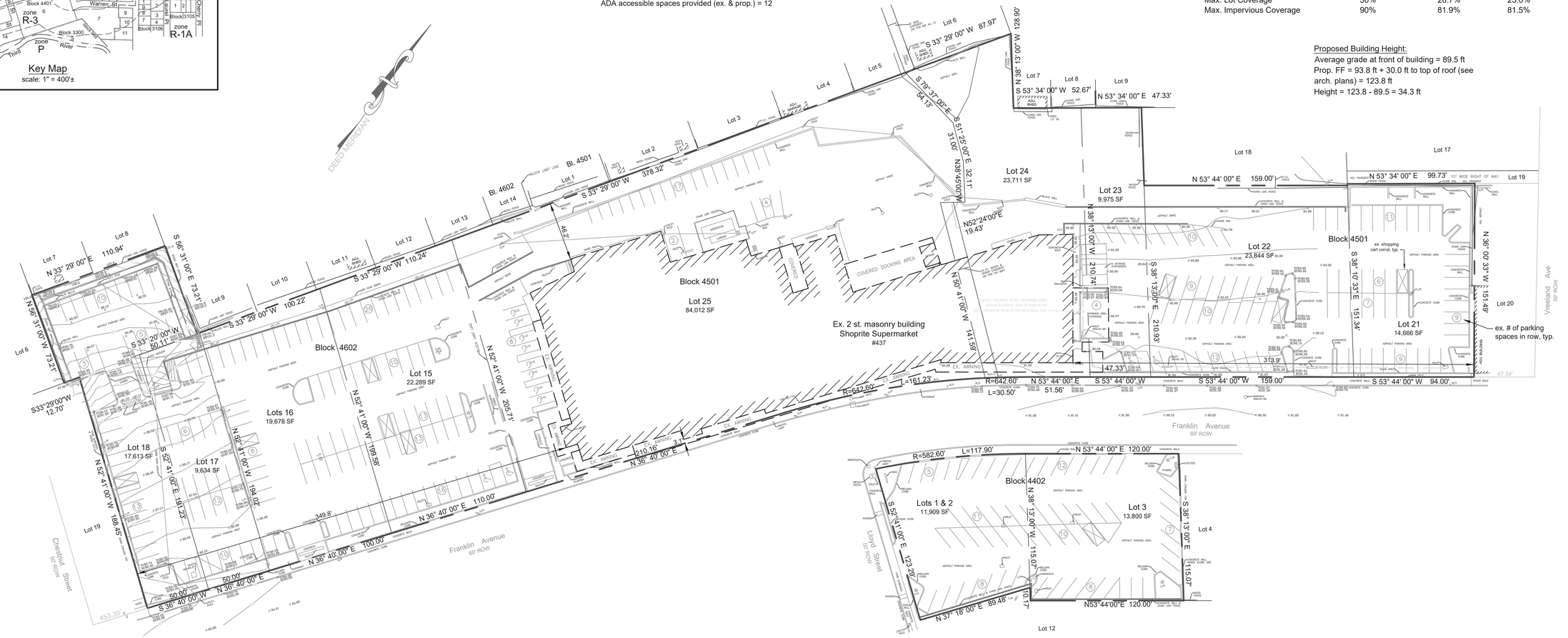
REQUIREMENTS FOR B-3 ZONE
(Lots 21 to 25, Bl. 4501 & Lots 15 to 18, Bl. 4602 tract on west side of Franklin Ave only)

Description	Required	Existing	Proposed
Min. Lot Area	3000 SF	225,422 SF±	225,422 SF±
Lot Width	30 FT	>30 FT	>30 FT
Lot Depth	100 FT	>100 FT	>100 FT
Front Setback	3 FT	3.1 FT	3.1 FT
Rear Setback **(adj. to non-residential zone)**	10 FT	NA	45.3 FT
Rear Setback **(adjacent to residential zone)**	30 FT	46.2 FT	46.2 FT
Side Setback (if provided)	4 FT	313.9 FT	258.9 FT
Side Setback (total - both)	0 FT	663.7 FT	599.7 FT
Building Height - feet	40 FT	<40 FT	34.3 FT
stories	3	2	2
Max. Lot Coverage	50%	20.7%	23.0%
Max. Impervious Coverage	90%	81.9%	81.5%

Proposed Building Height:
Average grade at front of building = 89.5 ft
Prop. FF = 93.8 ft + 30.0 ft to top of roof (see arch. plans) = 123.8 ft
Height = 123.8 - 89.5 = 34.3 ft

PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner
3100	1	Holy Trinity Evang. Lutheran Church
	2	Serritella, Julia C & Darragh, Mary
	40	PNC Bank, NA c/o Invoke Tax Partner
	41	483 Franklin, LLC
	42	481 Franklin Avenue, LLC
	43	479 Franklin, LLC
	44	McGuire, John
	45	Vargas, Christopher & Danielle
	46	Castaneda, Andres Ramirez, F.
3106	1	Aronoff, Alexander & Ritter, A.
	2	Mosca, John P. & Christina D.
	8	Mitchell, Diane
	9	Dreker, Margaret Rush
3107	1	482 Franklin LLC
	2	IWI Realty Company
	25	Gowle, Fabian & Dawn
	26	Gianetti, Michael R IV & Alexandria
4400	2	United States Post Office
	3	Bab3tmn2l LLC
	4	Ballente Realty Associates, LLC
	5	386 Franklin Realty, LLC
	6	Village Manor Associates
4401	1	NJ Bell Telephone c/o Duff & Phelps
	2	Searle Partnership, LP c/o R Searle
	3	420 Franklin Avenue, LLC
	4	Vlkaslos Realty, LLC
	5	Windheim, Margaret A.
	6	Village Manor Associates
	7	Village Manor Associates
4402	5.01	Nutley Arms, LLC
	6	464 franklin Avenue, LLC
	7	Trust Co. of NJ c/o Ind. Con. Grp. Inc.
	8	Trust Co. of NJ c/o Ind. Con. Grp. Inc.
	9	Kratz, Paul V. & Lindsey G.
	10	Zacek, Michael & Cynthia
	11	Nader, Rafael & Lourdes
	12	Village Manor Associates
4501	1	Anderson, Donald & Susan
	2	Stephens, Jaclyn E
	3	Capalbo, Susan & Brown, Deborah
	4	Dominguez, Edward & Luz
	5	Levin, Nina & Paul
	6	Nguyen, Dat & Tran, Chau
	7	Baia, Jose
	8	Giovannelli, Thelma J.
	9	Lopa, Michael
	10	Guimary, Robert & Imelda D
	11	Tucci, Gerard & Hollaender, Suzanne
	12	Quezon, Joy & George
	13	Genna, Theresa (Tr)
	14	Villacis, Alejandro I & Lilliam M
	15	Dias, Manuel & Ailsa
	16	D'urso, Giuseppe & Carol
	17	Kokhabi, Turag
	18	Olson, Gale
4601	12	Popadick, Doris
	13	Citelli, Michael & Ana
	14	Ibrahim, Eman T.
	15	Canova, Matthew & Larissa
	16	Taustine, Melissa & Flynn, John
	17	Giarraffa, Robert & Torres, A.
	18	Paris, Michele
4602	2	Adams, Roxanne Caridad & Javier
	3	Baker, timothy R & Suarez, Estefania
	4	Rollino, Pasquale & Maria
	5	Rasul, Rafique & Rossana
	6	Kim, Dong Woo & Chung, Ran
	7	Lamberti, Frank A.
	8	McDevitt, Patrick & Cynthia
	9	Jiman, Robert B
	10	Romaniello, Joseph W. & Joan J.
	11	Wilde, Gary & Doreen Ford-Wilde
	12	Fetherman, Andrew & Mary Ann
	13	Tanada, Gilda
	14	Cox, Brian & New, Patricia D.
	19	Spencer Savings Bank, SLA
	20	371 Franklin Avenue Nutley LLC



General Notes:
1. Metes & bounds and topography shown hereon are taken from a map entitled "Boundary & Partial Topographic Survey, Location: Lots 21-25 in Block 4501, Lots 15-18 in Block 4602, Lots 1-3 in Block 4402, Township of Nutley, Essex County, New Jersey", prepared by John J. Galiano, NJPLS Lic. #43284 and dated Nov. 5, 2025.
2. This property is not located within the FEMA Flood Plain or the NJDEP Flood Hazard Area. The property is not affected by wetlands or associated transition areas.
3. Contractor shall verify location of all utilities prior to commencing excavation on this property.
4. For details of the proposed building renovations refer to architectural plans prepared by DeBarbieri Architects LLC, in Rutherford, NJ.
5. The building addition will be serviced by existing connections to public water, sewer, electricity, and gas in Franklin Avenue.
6. Subject property is shown on sheets 44, 45 & 46 of the Nutley Township Tax Maps.

0 20 40 80 120 160
Graphic Scale
scale: 1" = 40'

Approved by the Township of Nutley Planning Board

Chairman Date

Secretary Date

7-23-26	Per Meeting with Zoning Officer	DF
5-26-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

Revisions

Preliminary & Final Site Plan
Overall Tract
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

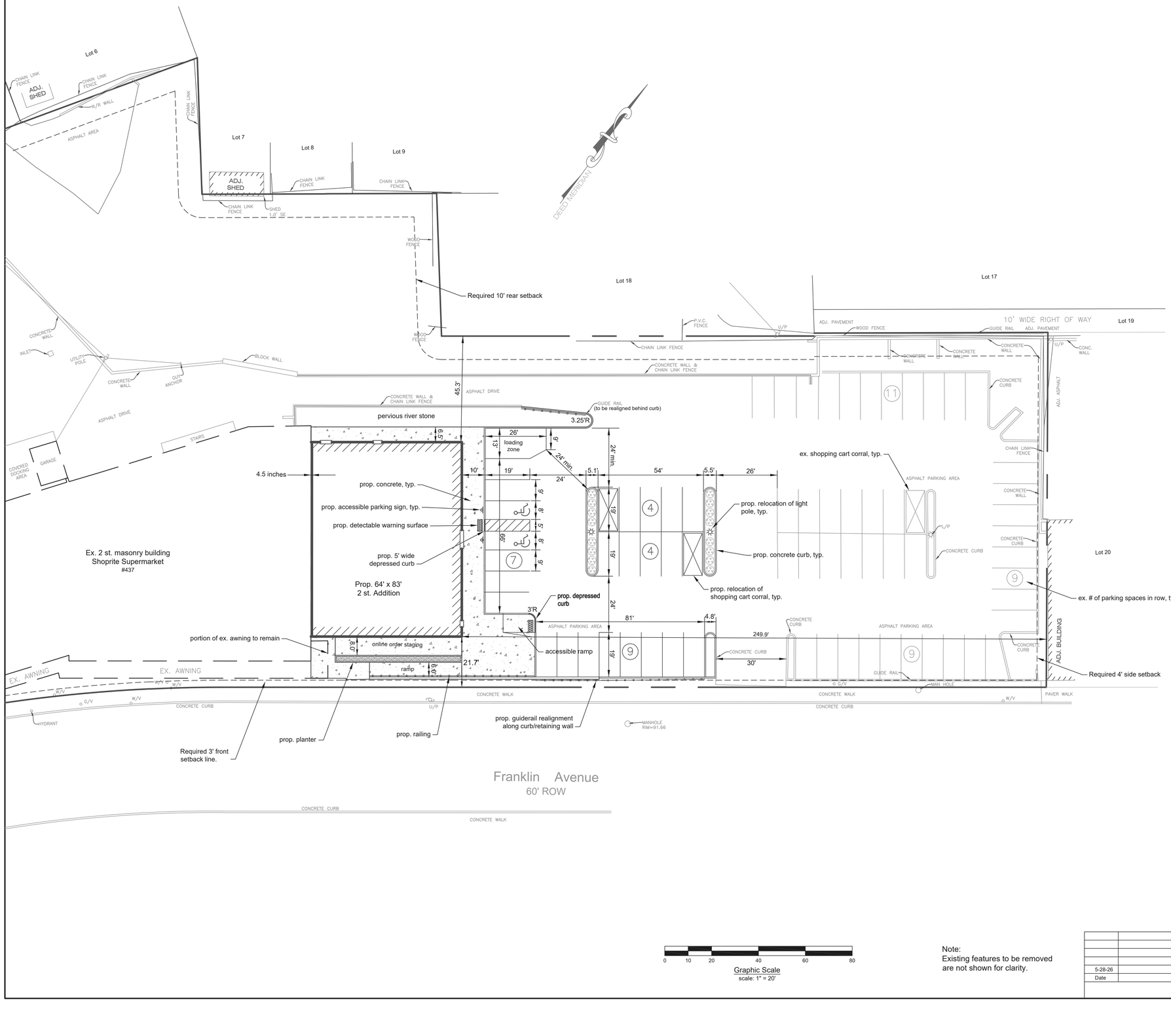
Scale	Date	file	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	1 of 4

NJPE Lic#32395

Landscaping Legend

Symbol	Plant name	Planting size	Root condition	Number
⊛	Creeping Phlox	1/2 gallon	planter	37
⊛	Juniper	1 gallon	planter	16

Landscaping Notes:
1. Different species of plantings can be substituted for the ones shown hereon (subject to township approval).
2. No existing trees > 6" dbh will be disturbed by this project.



Graphic Scale
scale: 1" = 20'

Note:
Existing features to be removed are not shown for clarity.

Date	Item(s)	By
5-28-26	Per Zoning Officer Denial Letter	DF

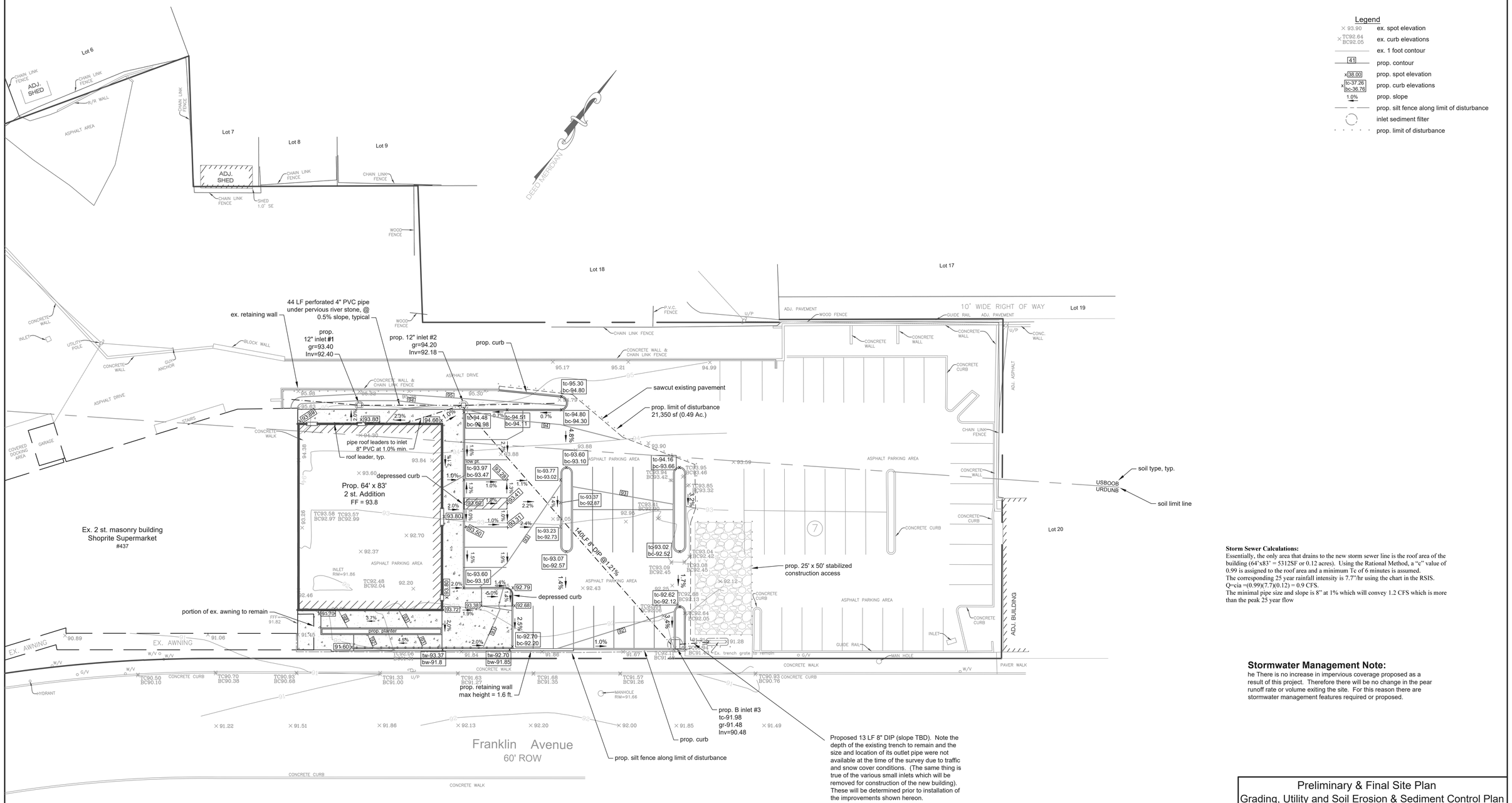
Revisions

Preliminary & Final Site Plan
Site, Lighting & Landscaping Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	2 of 4

NJPE Lic#32395



Legend

× 93.90	ex. spot elevation
TC92.64 BC92.05	ex. curb elevations
	ex. 1 foot contour
41	prop. contour
x 38.00	prop. spot elevation
tc-37.26 bc-36.76	prop. curb elevations
1.0%	prop. slope
	prop. silt fence along limit of disturbance
	inlet sediment filter
	prop. limit of disturbance

Storm Sewer Calculations:
Essentially, the only area that drains to the new storm sewer line is the roof area of the building (64'x83' = 5312SF or 0.12 acres). Using the Rational Method, a "c" value of 0.99 is assigned to the roof area and a minimum Tc of 6 minutes is assumed.
The corresponding 25 year rainfall intensity is 7.7"/hr using the chart in the RSIS.
Q=cia =(0.99)(7.7)(0.12) = 0.9 CFS.
The minimal pipe size and slope is 8" at 1% which will convey 1.2 CFS which is more than the peak 25 year flow

Stormwater Management Note:

he There is no increase in impervious coverage proposed as a result of this project. Therefore there will be no change in the pear runoff rate or volume exiting the site. For this reason there are stormwater management features required or proposed.

Soils Legend (Per USDA Web Soil Survey)

Type	Description
URDUNB	Urban land, Dunellen substratum, 0 to 8% slopes
USBOOB	Urban land, Boonton substratum-Boonton complex, red sandstone lowland, 0 to 8% slopes

0 10 20 40 60 80
Graphic Scale
scale: 1" = 20'

Note:
Existing features to be removed are not shown for clarity.

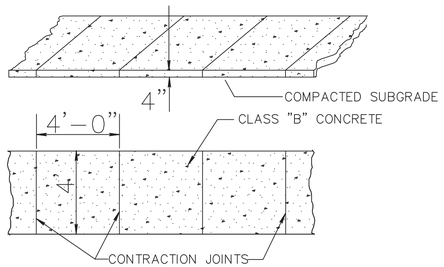
Date	Item(s)	By
7-23-26	Per Meeting with Zoning Officer	DF
5-28-26	Per Zoning Officer Denial Letter	DF

Revisions

Preliminary & Final Site Plan
Grading, Utility and Soil Erosion & Sediment Control Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924
NJPE Lic#32395

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1" = 20'	3/26/2026	Nutley Shoprite.dwg	3 of 4

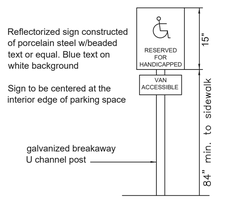


TYPICAL DETAIL CONCRETE SIDEWALK

NOT TO SCALE

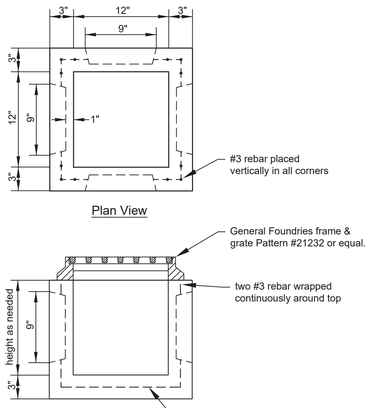
NOTES:

1. PREFORMED BITUMINOUS EXPANSION JOINTS,1/2" THICK SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET.
2. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4000 PSI.
3. HANDICAP RAMPS SHALL HAVE A LIGHT BROOM FINISH WITH THE STRIATIONS PERPENDICULAR TO TRAFFIC.
4. SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS



HC PARKING SIGN DETAIL

NTS

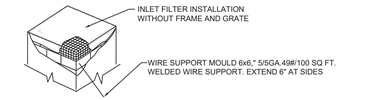


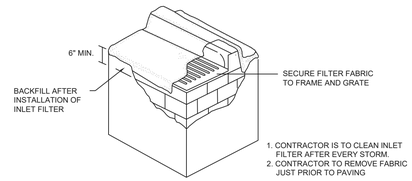
12" x 12" Inlet Detail

NTS

Notes:

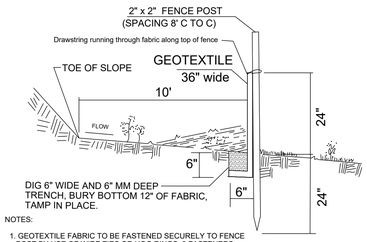
- As manufactured by Peerless concrete or approved equal.
- Load rating: HS-20
- Concrete 4500 PSI @ 28 days
- Reinforcing: As specified, grade 60 rebar
- Manufactured in accordance with ASTM C-913





INLET FILTER DETAIL

NTS



NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.

SILT FENCE

N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES

(To be included on the signed erosion control plan sheet)

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition **last revised December 2017.** These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent restabilization is established.
3. *Seeding Dates:* The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall - 8/15 - 10/1
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG
9. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is **required**, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. **The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

http://hepsoilnj.org
HEPSCD251SESCNOTES_7THEDREV2017

DUST CONTROL

WHEN REQUIRED ONE OR MORE OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

MULCHES – SEE NOTES FOR TEMPORARY STABILIZATION
VEGETATIVE COVER – SEE NOTES FOR TEMPORARY AND PERMANENT STABILIZATION
SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS

	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COURSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)–SPRAY ON POLYACRYLAMIDE (PAM)–DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD		
ACIDULATED SOY BEAN SOAP STICK	NONE	COURSE SPRAY	1,200

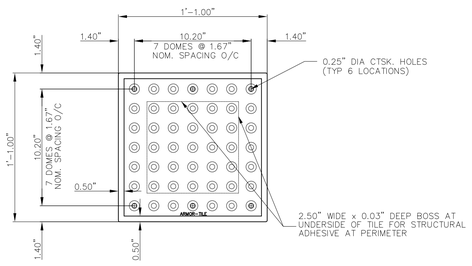
TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACE ABOUT 12 INCHES APART, AND SPRING–TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

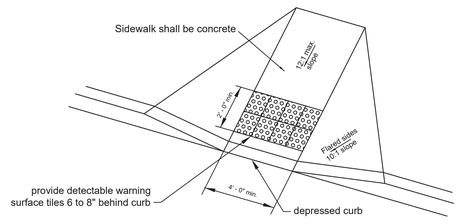
CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COURSE GRAVEL.



Detail – Detectable Warning Surface Tile

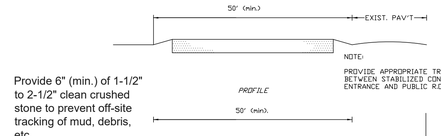
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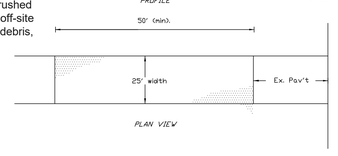
NOTES:
1. LANDING AREA, SIDEWALK TRANSITIONS AND CURB RAMPS SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DROPPED CURB GUTTERLINE TO BE FLUSH WITH PAVEMENT A MIN. OF 40".
3. PROVIDE A DETECTABLE/TACTILE WARNING SURFACE, AS MANUFACTURED BY ARMOR-TILE, OR APPROVED EQUAL.

HANDICAPPED RAMP DETAIL

NTS



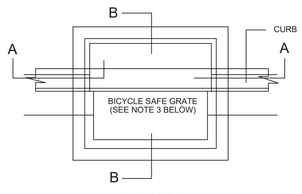
Provide 6" (min.) of 1-1/2" to 2-1/2" clean crushed stone to prevent off-site tracking of mud, debris, etc.



STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

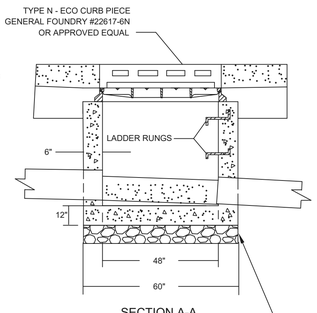
1. Install construction entrance. (Day 1)
2. Remove asphalt, curb & concrete at Franklin Avenue ROW line and install silt fence along edge of Franklin Avenue sidewalk to remain. (Day 1 - Day 3).
3. Remove all remaining improvements within the limit of disturbance which are not to remain. (Day 4 - Day 14).
3. Regrade site. (Day 15).
4. Begin construction of addition & proposed improvements. (Day 16).
5. Stabilize all areas that are not to be used for construction within 30 days. (As soon as appropriate).
6. Remove all soil erosion measures as final item.



PLAN VIEW

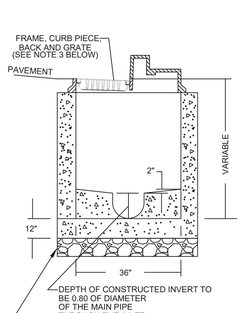
NOTES:

1. PRECAST MANHOLE SECTION TO BE IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-478 MIN. COMPRESS. STRENGTH TO BE 4000 P.S.I.
2. A SHOP DRAWING STAMPED APPROVED BY THE ENGINEER OF RECORD FOR THE INLET FRAME, GRATE AND CURB PIECES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
3. A TYPE N - ECO CURB PIECE GENERAL FOUNDRY #22617-6N OR APPROVED EQUAL SHALL BE INSTALLED.

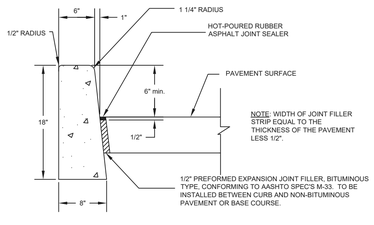


SECTION A-A

TYPE "B" INLET DETAIL



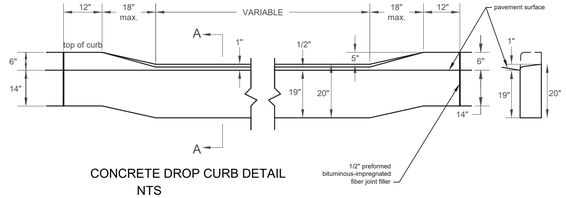
SECTION B-B



NOTES:
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE VERTICAL CURB

NTS



CONCRETE DROP CURB DETAIL

NTS

5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

Revisions

Preliminary & Final Site Plan
Grading, Utility and Soil Erosion & Sediment Control Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

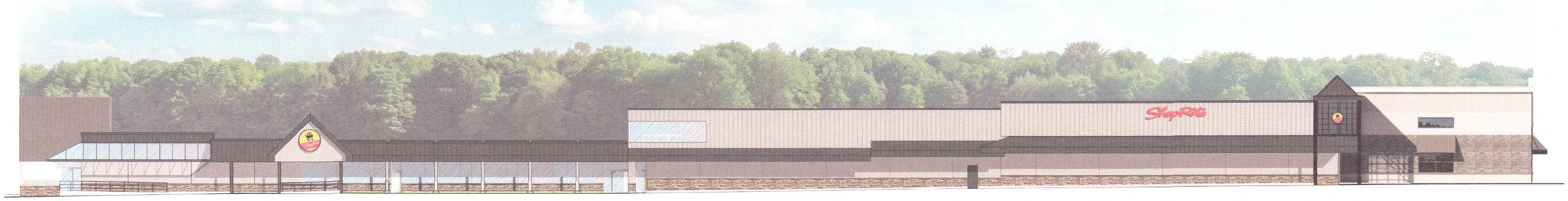
Scale	Date	file	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	4 of 4

NJPE Lic#32395



RECEIVED
OCT 22 2026
TOWNSHIP OF NUTLEY
CODE ENFORCEMENT

AERIAL VIEW



FRONT ELEVATION - SHOPRITE OF NUTLEY + SHOPRITE WINES & SPIRITS



PHOTO OF EXISTING SPENCER SAVINGS BANK / FAR SOUTH LOT



PHOTO OF EXISTING SOUTH LOT - LEFT



PHOTO OF EXISTING SOUTH LOT - RIGHT



PHOTO OF EXISTING NORTH LOT

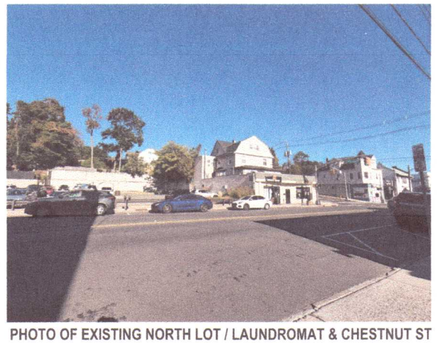
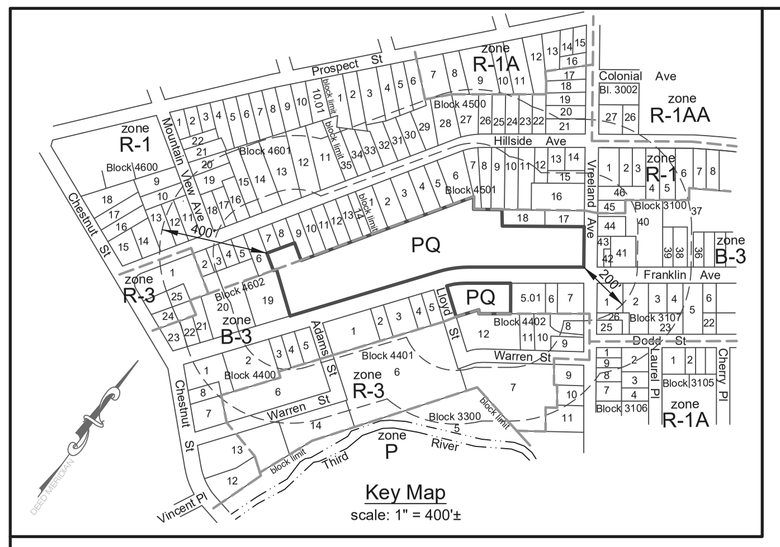


PHOTO OF EXISTING NORTH LOT / LAUNDROMAT & CHESTNUT ST

cebarbieri ARCHITECTS

SHOPRITE WINES & SPIRITS at SHOPRITE OF NUTLEY



PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner
3100	1	Holy Trinity Evang. Lutheran Church
	2	Serritella, Julia C & Darragh, Mary
	40	PNC Bank, NA c/o Invoke Tax Partner
	41	483 Franklin, LLC
	42	481 Franklin Avenue, LLC
	43	479 Franklin, LLC
	44	McGuire, John
	45	Vargas, Christopher & Danielle
	46	Castaneda, Andres Ramirez, F.
3106	1	Aronoff, Alexander & Ritter, A.
	2	Mosca, John P. & Christina D.
	8	Mitchell, Diane
	9	Dreker, Margaret Rush
3107	1	482 Franklin LLC
	2	IWI Realty Company
	25	Gowle, Fabian & Dawn
	26	Gianetti, Michael R IV & Alexandria
4400	2	United States Post Office
	3	Bab3tmn2l LLC
	4	Ballente Realty Associates, LLC
	5	386 Franklin Realty, LLC
	6	Village Manor Associates
4401	1	NJ Bell Telephone c/o Duff & Phelps
	2	Searle Partnership, LP c/o R Searle
	3	420 Franklin Avenue, LLC
	4	Vlkaslos Realty, LLC
	5	Windheim, Margaret A.
	6	Village Manor Associates
	7	Village Manor Associates
4402	5.01	Nutley Arms, LLC
	6	464 franklin Avenue, LLC
	7	Trust Co. of NJ c/o Ind. Con. Grp. Inc.
	8	Trust Co. of NJ c/o Ind. Con. Grp. Inc.
	9	Kratz, Paul V. & Lindsey G.
	10	Zacek, Michael & Cynthia
	11	Nader, Rafael & Lourdes
	12	Village Manor Associates
4501	1	Anderson, Donald & Susan
	2	Stephens, Jaclyn E
	3	Capalbo, Susan & Brown, Deborah
	4	Dominguez, Edward & Luz
	5	Levin, Nina & Paul
	6	Nguyen, Dat & Tran, Chau
	7	Baia, Jose
	8	Giovannelli, Thelma J.
	9	Lopa, Michael
	10	Guimary, Robert & Imelda D
	11	Tucci, Gerard & Holleander, Suzanne
	12	Quezon, Joy & George
	13	Genna, Theresa (Tr)
	14	Villacis, Alejandro I & Lilliam M
	15	Dias, Manuel & Ailsa
	16	D'urso, Giuseppe & Carol
	17	Kokhabi, Turag
	18	Olson, Gale
4601	12	Popadick, Doris
	13	Citelli, Michael & Ana
	14	Ibrahim, Eman T.
	15	Canova, Matthew & Larissa
	16	Taustine, Melissa & Flynn, John
	17	Giarraffa, Robert & Torres, A.
	18	Paris, Michele
4602	2	Adams, Roxanne Caridad & Javier
	3	Baker, timothy R & Suarez, Estefania
	4	Rollino, Pasquale & Maria
	5	Rasul, Rafique & Rossana
	6	Kim, Dong Woo & Chung, Ran
	7	Lamberti, Frank A.
	8	McDevitt, Patrick & Cynthia
	9	Jiman, Robert B
	10	Romaniello, Joseph W. & Joan J.
	11	Wilde, Gary & Doreen Ford-Wilde
	12	Fetherman, Andrew & Mary Ann
	13	Tanada, Gilda
	14	Cox, Brian & New, Patricia D.
	19	Spencer Savings Bank, SLA
	20	371 Franklin Avenue Nutley LLC

Parking Requirements
Retail Food Markets >3,000 SF: 1 space per 200 SF
Retail Stores: 1 space per 200 SF
Existing Market = 46,472 SF/200 = 232.4 spaces
Proposed Liquor Store = 4950 SF/200 = 24.75 spaces
Required = 257.15 spaces

Existing Parking Provided (including parking on lots 1-3, block 4402): 324 Spaces

Proposed Parking Provided (including parking on lots 1-3, block 4402): 303 Spaces

ADA accessible spaces required for 300 to 400 parking spaces = 8
ADA accessible spaces provided (ex. & prop.) = 12

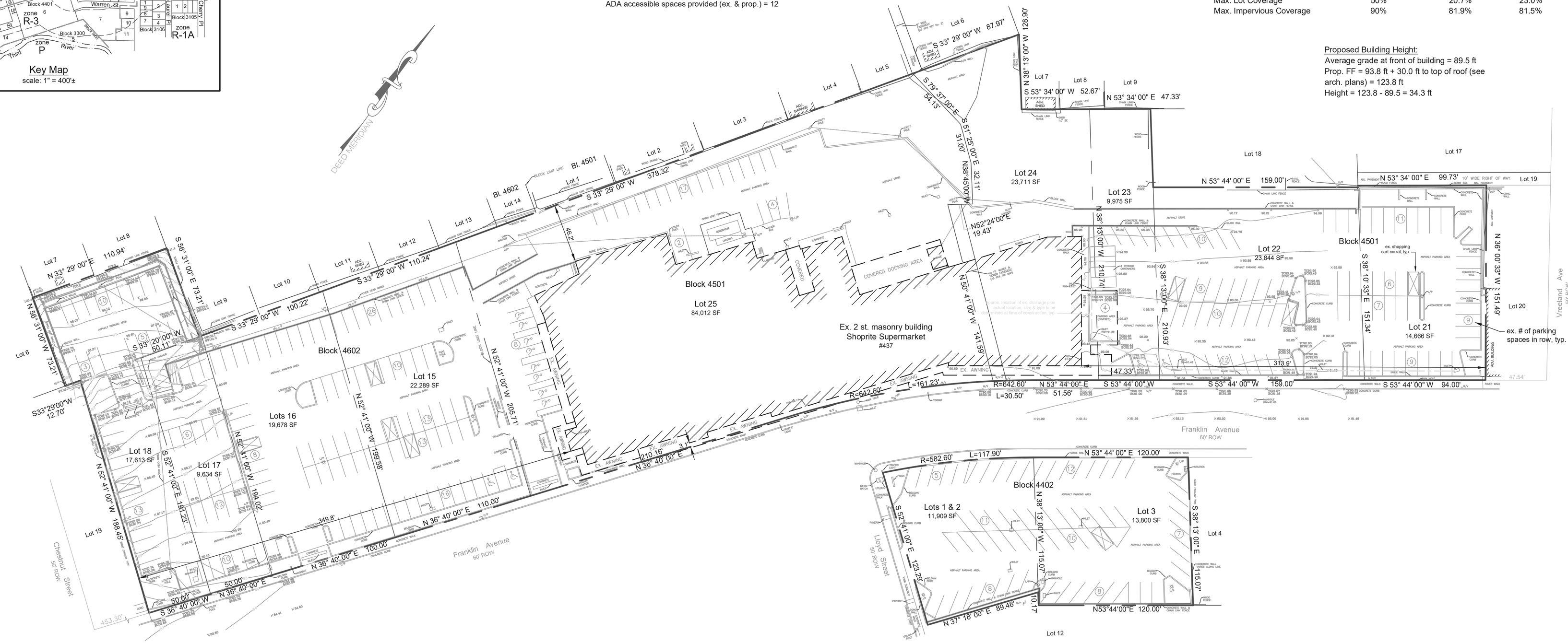
Existing Impervious Surfaces:
Building: 46,472 SF
Garage: 195 SF
Sidewalk & concrete areas: 8457 SF
Asphalt parking lot: 127,778 SF
Asphalt from adjoining lot 6: 1630 SF
Total = 184,532 SF

Proposed Impervious Surfaces:
Building: 46,472 SF
Addition: 5343 SF
Garage: 195 SF
Sidewalk & concrete areas: 10,145 SF
Asphalt parking lot: 120,011 SF
Asphalt from adjoining lot 6: 1630 SF
Total = 183,796 SF

REQUIREMENTS FOR B-3 ZONE
(Lots 21 to 25, Bl. 4501 & Lots 15 to 18, Bl. 4602 tract on west side of Franklin Ave only)

Description	Required	Existing	Proposed
Min. Lot Area	3000 SF	225,422 SF±	225,422 SF±
Lot Width	30 FT	>30 FT	>30 FT
Lot Depth	100 FT	>100 FT	>100 FT
Front Setback	3 FT	3.1 FT	3.1 FT
Rear Setback **(adj. to non-residential zone)**	10 FT	NA	45.3 FT
Rear Setback **(adjacent to residential zone)**	30 FT	46.2 FT	46.2 FT
Side Setback (if provided)	4 FT	313.9 FT	258.9 FT
Side Setback (total - both)	0 FT	663.7 FT	599.7 FT
Building Height - feet	40 FT	<40 FT	34.3 FT
stories	3	2	2
Max. Lot Coverage	50%	20.7%	23.0%
Max. Impervious Coverage	90%	81.9%	81.5%

Proposed Building Height:
Average grade at front of building = 89.5 ft
Prop. FF = 93.8 ft + 30.0 ft to top of roof (see arch. plans) = 123.8 ft
Height = 123.8 - 89.5 = 34.3 ft



General Notes:
1. Metes & bounds and topography shown hereon are taken from a map entitled "Boundary & Partial Topographic Survey, Location: Lots 21-25 in Block 4501, Lots 15-18 in Block 4602, Lots 1-3 in Block 4402, Township of Nutley, Essex County, New Jersey", prepared by John J. Galiano, NJPLS Lic. #43284 and dated Nov. 5, 2025.
2. This property is not located within the FEMA Flood Plain or the NJDEP Flood Hazard Area. The property is not affected by wetlands or associated transition areas.
3. Contractor shall verify location of all utilities prior to commencing excavation on this property.
4. For details of the proposed building renovations refer to architectural plans prepared by DeBarbieri Architects LLC, in Rutherford, NJ.
5. The building addition will be serviced by existing connections to public water, sewer, electricity, and gas in Franklin Avenue.
6. Subject property is shown on sheets 44, 45 & 46 of the Nutley Township Tax Maps.

Graphic Scale
scale: 1" = 40'

Approved by the Township of Nutley Planning Board

Chairman Date

Secretary Date

7-23-26	Per Meeting with Zoning Officer	DF
5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

Revisions

Preliminary & Final Site Plan
Overall Tract
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

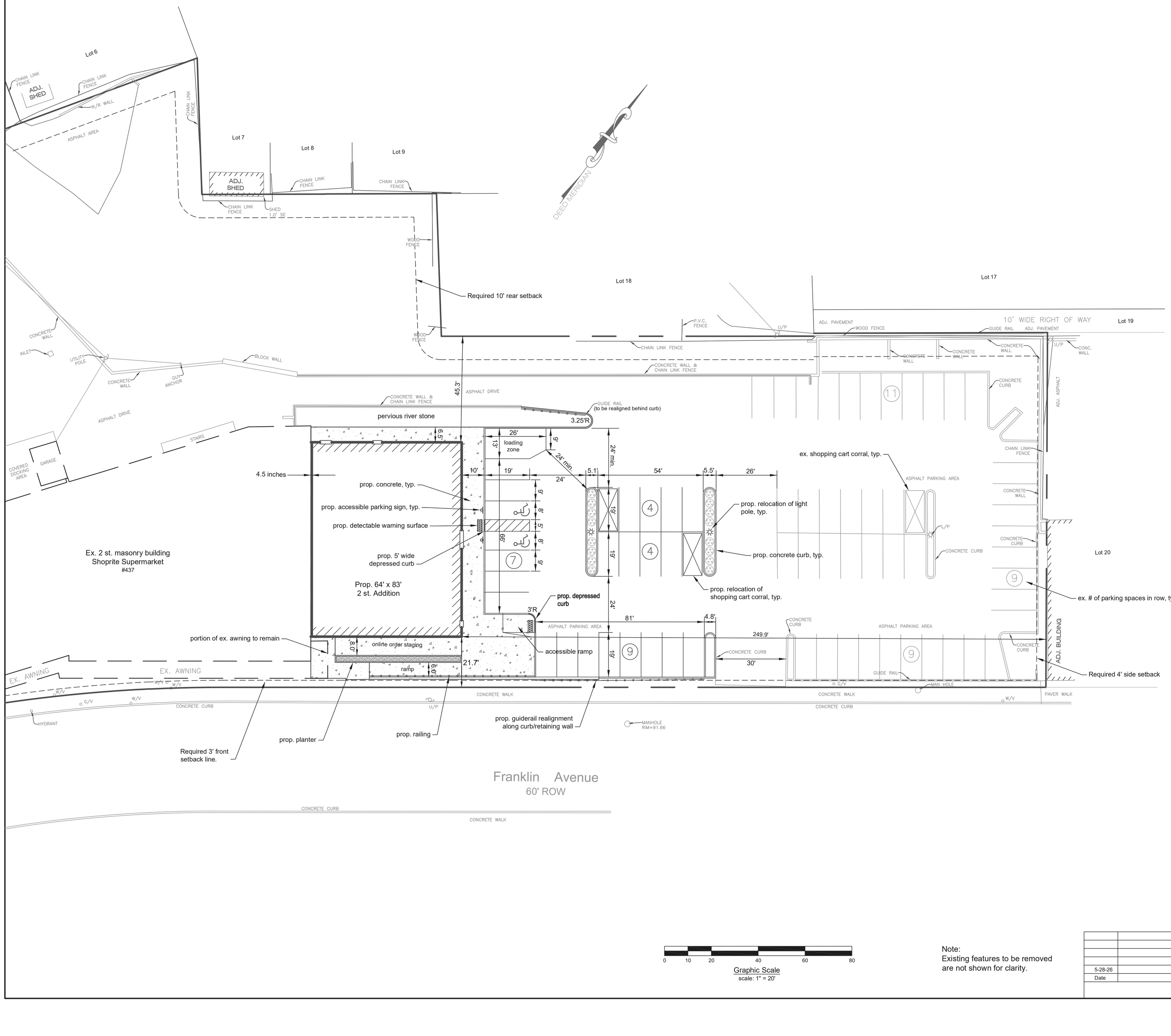
Scale	Date	file	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	1 of 4

NJPE Lic#32395

Landscaping Legend

Symbol	Plant name	Planting size	Root condition	Number
⊛	Creeping Phlox	1/2 gallon	planter	37
⊛	Juniper	1 gallon	planter	16

Landscaping Notes:
1. Different species of plantings can be substituted for the ones shown hereon (subject to township approval).
2. No existing trees > 6" dbh will be disturbed by this project.



0 10 20 40 60 80

Graphic Scale
scale: 1" = 20'

Note:
Existing features to be removed are not shown for clarity.

5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

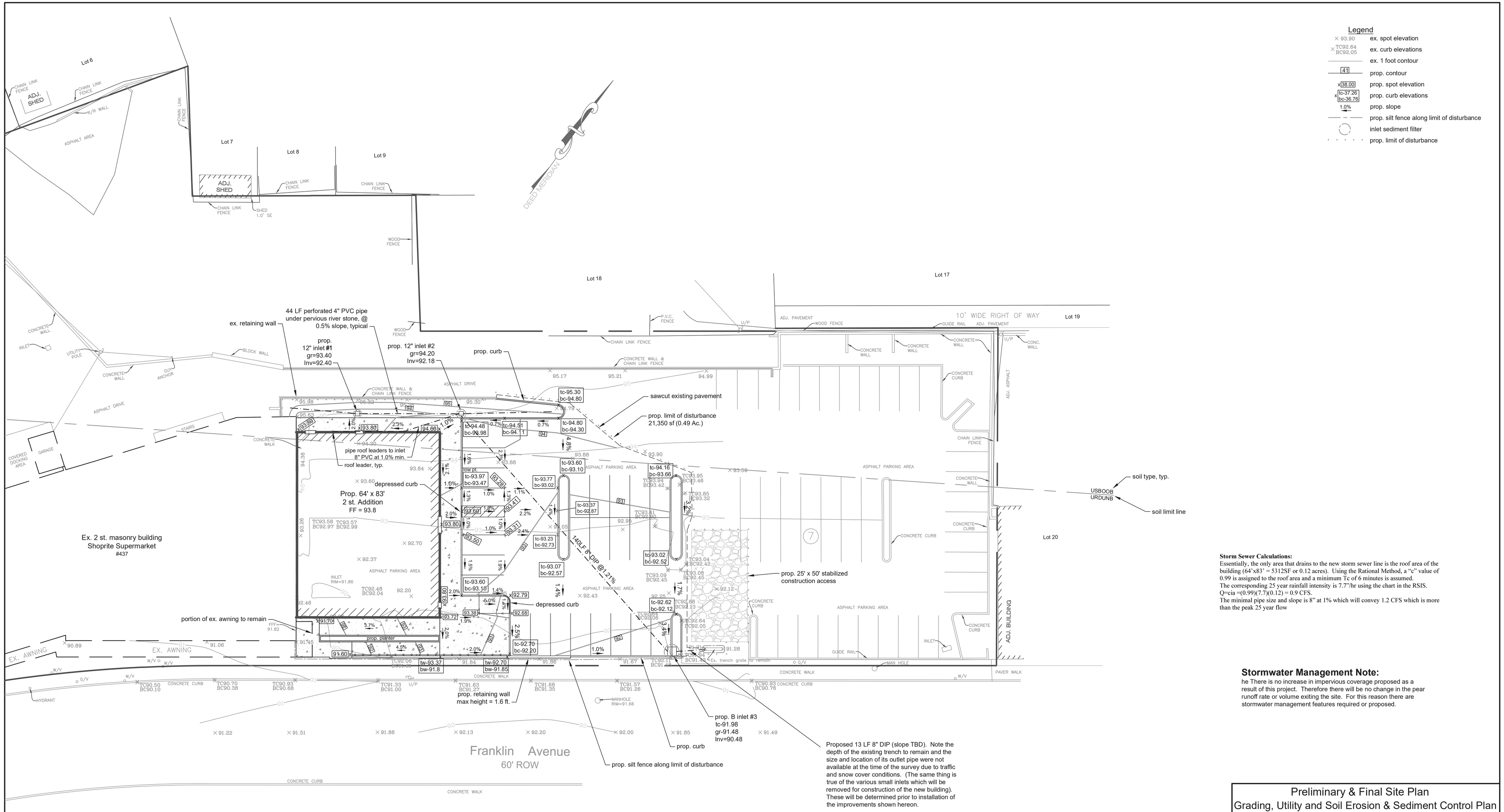
Revisions

Preliminary & Final Site Plan
Site, Lighting & Landscaping Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	2 of 4

NJPE Lic#32395



Storm Sewer Calculations:
Essentially, the only area that drains to the new storm sewer line is the roof area of the building (64'x83' = 5312SF or 0.12 acres). Using the Rational Method, a "c" value of 0.99 is assigned to the roof area and a minimum Tc of 6 minutes is assumed.
The corresponding 25 year rainfall intensity is 7.7"/hr using the chart in the RSIS.
Q=cia =(0.99)(7.7)(0.12) = 0.9 CFS.
The minimal pipe size and slope is 8" at 1% which will convey 1.2 CFS which is more than the peak 25 year flow

Stormwater Management Note:
he There is no increase in impervious coverage proposed as a result of this project. Therefore there will be no change in the pear runoff rate or volume exiting the site. For this reason there are stormwater management features required or proposed.

Soils Legend (Per USDA Web Soil Survey)

Type	Description
URDUNB	Urban land, Dunellen substratum, 0 to 8% slopes
USBOOB	Urban land, Boonton substratum-Boonton complex, red sandstone lowland, 0 to 8% slopes

0 10 20 40 60 80
Graphic Scale
scale: 1" = 20'

Note:
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Date	Item(s)	By
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5-28-26	Per Zoning Officer Denial Letter	DF

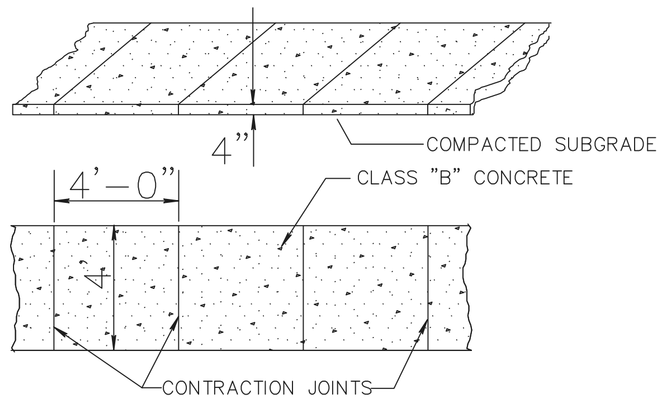
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NJPE Lic#32395

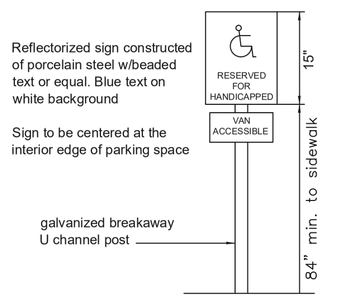


TYPICAL DETAIL CONCRETE SIDEWALK

NOT TO SCALE

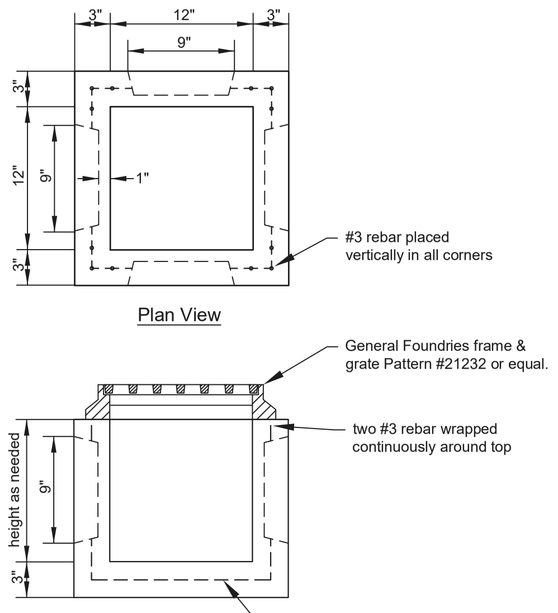
NOTES:

1. PREFORMED BITUMINOUS EXPANSION JOINTS,1/2" THICK SHALL BE INSTALLED EVERY 20 FEET. CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET.
2. CONCRETE SHALL BE CLASS "B" PORTLAND CEMENT HAVING A 28 DAY STRENGTH OF 4000 PSI.
3. HANDICAP RAMPS SHALL HAVE A LIGHT BROOM FINISH WITH THE STRIATIONS PERPENDICULAR TO TRAFFIC.
4. SIDEWALKS SHALL BE 6" THICK AT DRIVEWAYS



HC PARKING SIGN DETAIL

NTS

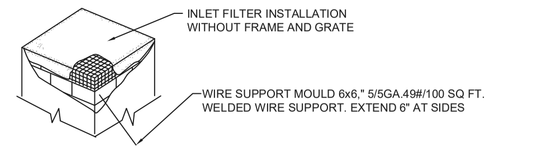


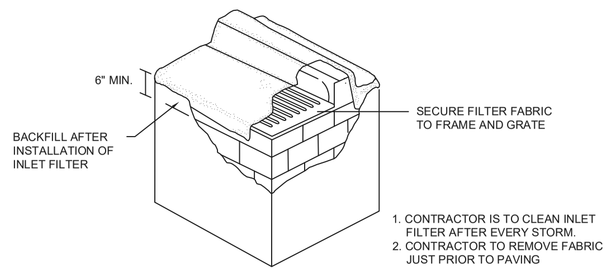
12" x 12" Inlet Detail

NTS

Notes:

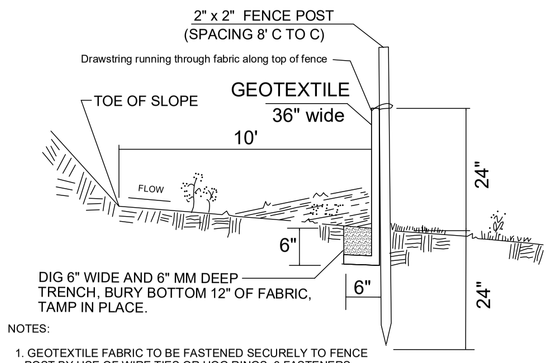
- As manufactured by Peerless concrete or approved equal.
- Load rating: HS-20
- Concrete 4500 PSI @ 28 days
- Reinforcing: As specified, grade 60 rebar
- Manufactured in accordance with ASTM C-913





INLET FILTER DETAIL

NTS



NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.

SILT FENCE

N.T.S.

SOIL EROSION AND SEDIMENT CONTROL NOTES
(To be included on the signed erosion control plan sheet)

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition **last revised December 2017.** These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. All soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent restabilization is established.
3. *Seeding Dates:* The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall - 8/15 - 10/1
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email - INFORMATION@HEPSCD.ORG
9. **The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency.** Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is **required**, as per the Standards for Topsoiling and Land Grading, last revised December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. **The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.**

http://hepsoilnj.org
HEPSCD251SESCNOTES_7THEDREV2017

DUST CONTROL

WHEN REQUIRED ONE OR MORE OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

MULCHES – SEE NOTES FOR TEMPORARY STABILIZATION
VEGETATIVE COVER – SEE NOTES FOR TEMPORARY AND PERMANENT STABILIZATION
SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS

	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL./ACRE
ANIONIC ASPHALT EMULSION	7:1	COURSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)–SPRAY ON POLYACRYLAMIDE (PAM)–DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD		
ACIDULATED SOY BEAN SOAP STICK	NONE	COURSE SPRAY	1,200

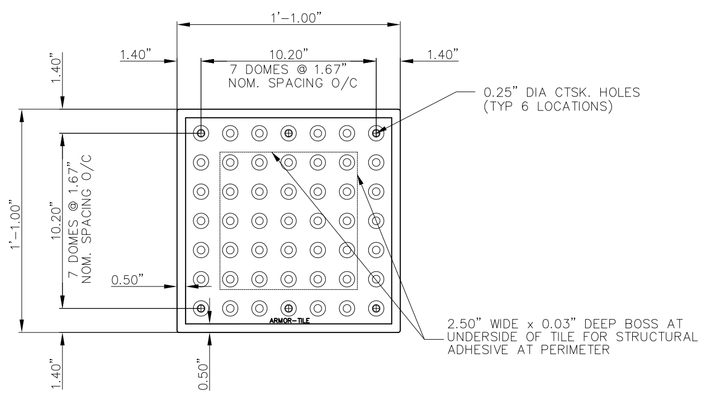
TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACE ABOUT 12 INCHES APART, AND SPRING–TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

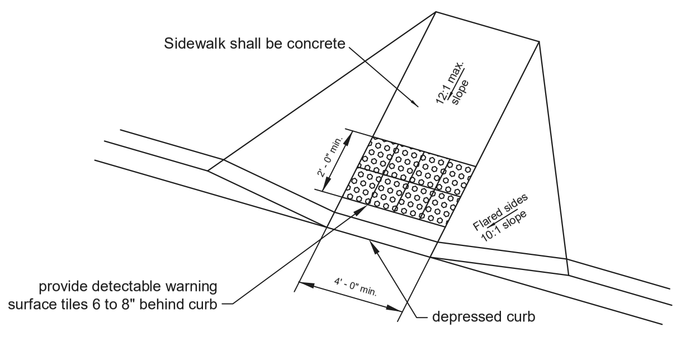
CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COURSE GRAVEL.



Detail – Detectable Warning Surface Tile

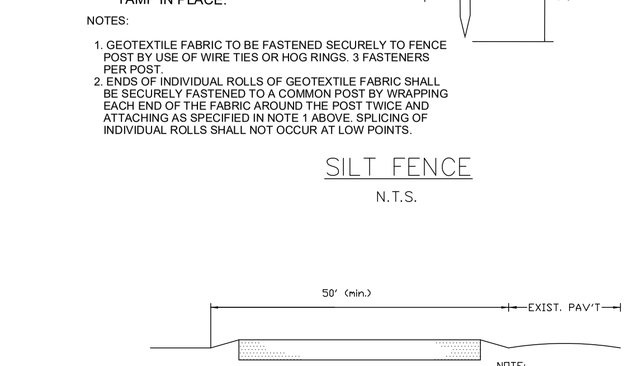
NTS



NOTES:
1. LANDING AREA, SIDEWALK TRANSITIONS AND CURB RAMPS SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. DROPPED CURB GUTTERLINE TO BE FLUSH WITH PAVEMENT A MIN. OF 40".
3. PROVIDE A DETECTABLE/TACTILE WARNING SURFACE, AS MANUFACTURED BY ARMOR-TILE, OR APPROVED EQUAL.

HANDICAPPED RAMP DETAIL

NTS

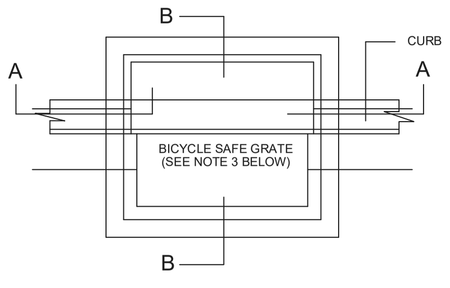


Provide 6" (min.) of 1-1/2" to 2-1/2" clean crushed stone to prevent off-site tracking of mud, debris, etc.

STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

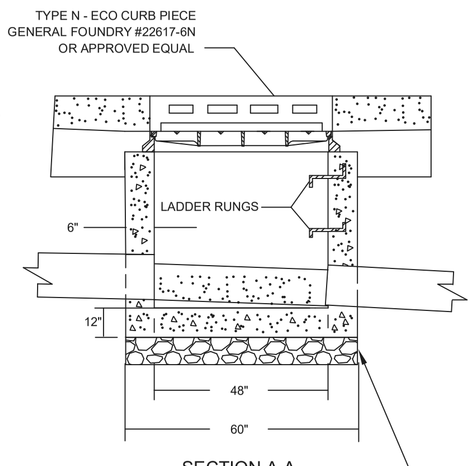
1. Install construction entrance. (Day 1)
2. Remove asphalt, curb & concrete at Franklin Avenue ROW line and install silt fence along edge of Franklin Avenue sidewalk to remain. (Day 1 - Day 3).
3. Remove all remaining improvements within the limit of disturbance which are not to remain. (Day 4 - Day 14).
3. Regrade site. (Day 15).
4. Begin construction of addition & proposed improvements. (Day 16).
5. Stabilize all areas that are not to be used for construction within 30 days. (As soon as appropriate).
6. Remove all soil erosion measures as final item.



PLAN VIEW

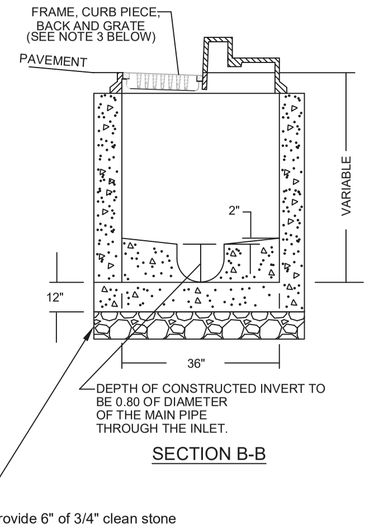
NOTES:

1. PRECAST MANHOLE SECTION TO BE IN ACCORDANCE WITH A.S.T.M. DESIGNATION C-478 MIN. COMPRESS. STRENGTH TO BE 4000 P.S.I.
2. A SHOP DRAWING STAMPED APPROVED BY THE ENGINEER OF RECORD FOR THE INLET FRAME, GRATE AND CURB PIECES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
3. A TYPE N - ECO CURB PIECE GENERAL FOUNDRY #22617-6N OR APPROVED EQUAL SHALL BE INSTALLED.

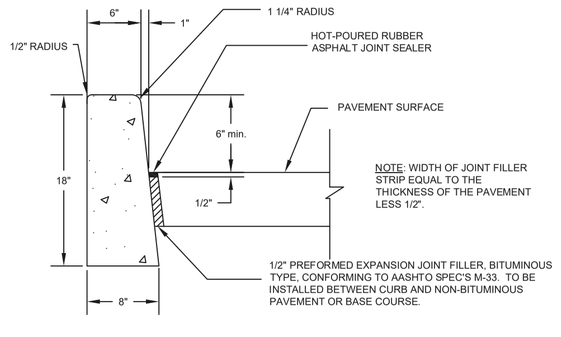


SECTION A-A

TYPE "B" INLET DETAIL



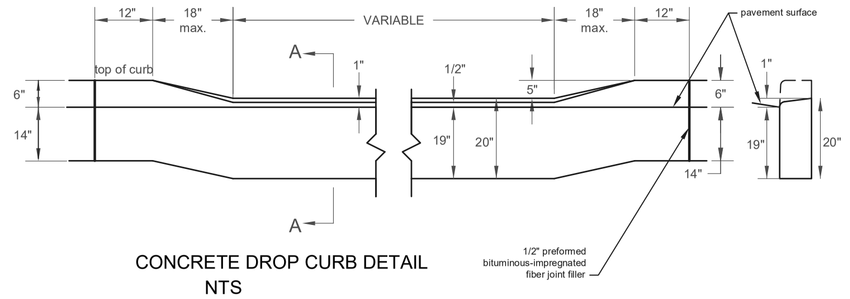
SECTION B-B



NOTES:
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE VERTICAL CURB

NTS



CONCRETE DROP CURB DETAIL

NTS

Preliminary & Final Site Plan
Grading, Utility and Soil Erosion & Sediment Control Plan
Lots 1, 2 & 3 in Block 4402
Lots 21, 22, 23, 24 & 25 in Block 4501
Lots 15, 16, 17 & 18 in Block 4602
Township of Nutley Essex County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1" = 20'	3/26/2026	Nutley Shoprite.dwg	4 of 4

5-28-26	Per Zoning Officer Denial Letter	DF
Date	Item(s)	By

Revisions

NJPE Lic#32395