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

July 7, 2026

Esric Freckleton
624 Bloomfield Avenue
Nutley NJ, 07110

Re: Zoning Board of Adjustment-Modify an Approval
624 Bloomfield Avenue
Block/Lot: 2901/36

Dear Mr. Freckleton,

Your request for a permit at the above referenced address, to modify the approval by the Zoning Board of Adjustment to include increasing the height of the front foyer, having a 16'6" front yard setback, as shown on the plans by MAR Architecture Engineering dated May 29, 2026, is disapproved for the following reason:

This property is located in a R-1A district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley states the Schedule of Regulations requires the following for a front yard in an R-1 A district:

Required	Proposed
25'	16'6"

The Zoning Board of Adjustment approved an application for a variance for additions on to the existing dwelling. During construction, the applicant proposed to make a change and increase the height of the foyer from a one-story to a two-story, open foyer.

A non-refundable application fee of $175.00 was received by the Code Enforcement Department 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 Jessica Liebold, jliebold *@* nutleynj.org or 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.

Very truly yours,

DAVID BERRY
Zoning Official

DB jl

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0024

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

Application Fee: $ 175 (on denial letter) Date of Denial Letter: 7/7/26

Section I: SUBJECT PROPERTY

Address: 624 Bloomfield Ave.

Block: 2901 Lot: 36 Zone: R-1A

	District Requirements	Proposed
Lot Area	6500 sf.	10,304 sf.
Lot Width	60'	68.84 sf.
Lot Depth	100'	145.59'
Front Yard	33.48'	16.5'
Side Yard	30'	53.2'
Rear Yard	8'	11.7'
Other		

Section II: APPLICANT INFORMATION

Name: ESRIC FRECKLETON

Address: 624 BLOOMFIELD AVE
NUTLEY, NJ. 07110

Telephone: 973-953-0198

Email Address: efreckleton2@gmail.com

Applicant is a:

_____ Corporation _____ Partnership _____ LLC X 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: _____

Name: _____

Address: _____

_____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	1	1
Total existing and total proposed professional offices		
Total existing and total proposed parking spaces		

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? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted on 10/19/04 to enclose the existing porch with awning type windows. A variance was granted on 9/15/25 to reconstruct an enclosed porch having a 10'6" setback on the street side other & to construct a new addition, having a 25' setback on the street side other, & to construct a new 2nd floor addition, having a 11'7" rear yard setback.

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Architect

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Engineer

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Planning Consultant

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____

List any other expert who will submit a report or who will testify for the applicant. (Attach additional sheets, if necessary)

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email Address: _____ Field of Expertise: _____

Section VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions). N/A

_____

_____

_____

_____

_____

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

N/A

_____

_____

_____

_____

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

THE PORCH FLOOR IS currently 14 inches lower than the house floor, with existing ceiling height and we want to make the floor level even with the house which will make the ceiling height of the porch about little shorter than approximately 7 feet, and we want to raise the height of the enclosed porch and make it to remain 1 floor only with higher ceiling, also existing Porch foundation walls are rubble and need repair or replacement.

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.

N/A

CERTIFICATION

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

X ESRIC FRECKLETON, being duly sworn, hereby certify *(check one)*

- X that I am the applicant

or

- _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation on behalf of _____;
(Company Name)

and that the information presented in this application is true, complete and accurate.

X _____
Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 10th day of JULY, 20 26.

X _____
Signature of person authorized to take oaths

KELLY O'HALLORAN
Notary Public, State of New Jersey
Comm. # 50243832
My Commission Expires 3/23/2031

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 2901-36
FRECKLETON, ESRIC & ROHINI
624 BLOOMFIELD AVENUE

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

Block-Lot: 2904-1
ARNOTT,JEFFREY & GRUNSEICH, THERESA
612 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 612 BLOOMFIELD AVENUE

Block-Lot: 2904-2
LATORRE, EILEEN A.
610 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 610 BLOOMFIELD AVENUE

Block-Lot: 2904-3
PUCCI, DANIEL & CHRISTINE
71 DAILY ST
NUTLEY, NJ 07110
RE: 71 DAILY STREET

Block-Lot: 2901-35
ARDANZ, STEED
72 DAILY ST
NUTLEY, NJ 07110
RE: 72 DAILY STREET

Block-Lot: 2801-14.02
PATEL, PRAHLADBHAI, V. & LILABEN P.
643 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 643 BLOOMFIELD AVENUE

Block-Lot: 2801-15
LAVDESIGN LLC
146 ROCK RD
HAWTHORNE, NJ 07506
RE: 637 BLOOMFIELD AVENUE

Block-Lot: 2801-16
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 635 BLOOMFIELD AVENUE

Block-Lot: 2901-1
COCCHIOLA, FRANK A JR & ET AL.
640 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 640 BLOOMFIELD AVENUE

Block-Lot: 2803-7
LOUCAS, NATALIE & NAPOLITANO, R.
625 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 625 BLOOMFIELD AVENUE

Block-Lot: 2901-38
CARCHIA, MICHAEL & MAUREEN
636 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 636 BLOOMFIELD AVENUE

Block-Lot: 2803-6
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 627 BLOOMFIELD AVENUE

Block-Lot: 2901-2
FARRUGGIA, MATTHEW
137 HAWTHORNE AVE
NUTLEY, NJ 07110
RE: 137 HAWTHORNE AVENUE

Block-Lot: 2901-3
HAVERON, NOREEN E
135 HAWTHORNE AVE
NUTLEY, NJ 07110
RE: 135 HAWTHORNE AVENUE

Block-Lot: 2803-8
GIURICEO, EUGENE F. & JUDITH A.
621 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 621 BLOOMFIELD AVENUE

Block-Lot: 2901-37
HOARLE, JEFFREY & BABAI, KELLY
626 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 626 BLOOMFIELD AVENUE

Block-Lot: 2901-4
PANZER, PATRICIA E.
133 HAWTHORNE AVE
NUTLEY, NJ 07110
RE: 133 HAWTHORNE AVENUE

Block-Lot: 2901-5
RAKAUCKAS, DENNIS & VANESS
127 HAWTHORNE AVE
NUTLEY, NJ 07110
RE: 127 HAWTHORNE AVENUE

Block-Lot: 2803-9
DE LORENZO, RICHARD & JANICE
615 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 615 BLOOMFIELD AVENUE

Block-Lot: 2901-34
EVANS, EDWARD C.
68 DAILY ST
NUTLEY, NJ 07110
RE: 68 DAILY STREET

Block-Lot: 2803-10
DI ANTONIO, ALEXANDER & CHERYL J.
609 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 609 BLOOMFIELD AVENUE

Block-Lot: 2901-33
VENEZIANO, MICHAEL J. JR.
64 DAILY ST
NUTLEY, NJ 07110
RE: 64 DAILY STREET

Block-Lot: 2803-11
AVES, CRAIG & O'GRADY, KARA
603 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 603 BLOOMFIELD AVENUE

Block-Lot: 2901-32
BITTEN, BRIAN & JOANNA BUSET BITTEN
60 DAILY STREET
NUTLEY, NJ 07110
RE: 60 DAILY STREET

Block-Lot: 2904-4
DARMETKO, BRETT & CHOLAK, OLIVIA
61 SYLVAN PL
NUTLEY, NJ 07110
RE: 61 SYLVAN PLACE

Block-Lot: 4900-1
DELLA FAVE, MEGAN B.
600 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 600 BLOOMFIELD AVENUE

Block-Lot: 2904-5
59 SYLVAN PLACE CO.
59 SYLVAN PLACE
NUTLEY, NJ 07110
RE: 59 SYLVAN PLACE

Block-Lot: 4900-2
MITRANO, RALPH & NINA
73 POPLAR PL
NUTLEY, NJ 07110
RE: 73 POPLAR PLACE

Block-Lot: 4900-3
LEARY, JOHN B. & MARTHA W.
53 SYLVAN PL
NUTLEY, NJ 07110
RE: 53 SYLVAN PLACE

UTILITIES

(A)

AT & T
Corporate Office
P.O. Box 7207
Bedminster, NJ 07921-7207

(B)

NJ Dept. of Transportation
1035 Parkway Avenue
CN-600
Trenton, NJ 08625

(C)

Essex County Planning Board
Public Works Building
900 Bloomfield Avenue
Verona, NJ 07044

(D)

PSE&G Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

(E)

North Jersey District Water Supply Co.
1 F.A. Orechio Drive
Wanaque, NJ 07465

(F)

Passaic Valley Water Co.
1525 Main Avenue
Clifton, NJ 07011

(G)

Verizon
540 Broad Street, Room 305
Newark, NJ 07101

(H)

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

(I)

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

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307





SCOPE OF WORK:

ENLARGEMENT AND ALTERATION OF EXISTING SINGLE FAMILY RESIDENCE AS PER PLANS.

ZONING COMPUTATIONS:

ADDRESS:.....624 BLOOMFIELD AVENUE, NUTLEY, NJ 07110
BLOCK: 2901
LOT: 36
ZONE: A-2
OCCUPANCY CLASSIFICATION:.....ONE FAMILY DWELLINGS - FRAME
USE GROUP.....R-5
CONSTRUCTION CLASS.....5B

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF NEW JERSEY STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
2. WORK THESE DRAWINGS WITH THE SPECIFICATIONS, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SITE DRAWINGS AND ALL OTHER RELATED DOCUMENTS.
3. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS AND SHALL VERIFY ALL DATA ON EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
6. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
7. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL STRUCTURAL NOTES OR THE STRUCTURAL DRAWINGS.
8. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.
9. THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND/ OR SHORING FOR ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE AND ALL ADJACENT EXISTING STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
11. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF TEMPORARY ERECTION BRACING AND/OR SHORING.
12. ANY ENGINEERING DESIGN PROVIDED BY OTHERS SHALL BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE SATE IN WHICH THE PROJECT IS LOCATED.
13. TYPICAL DETAILS ARE NOT CUT ON DRAWINGS, BUT APPLY UNLESS NOTED OTHERWISE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT.
15. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS.
16. THE CONTRACT DOCUMENTS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS, CONTRACTOR IS TO REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMISSION TO STRUCTURAL ENGINEER.
17. SHORING, BRACING, AND PROTECTING OF EXISTING AND ADJACENT STRUCTURES DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PROTECT AND MAINTAIN THE INTEGRITY OF ADJACENT BUILDING, STRUCTURES, STREETS, ETC..

CODES AND STANDARDS:

THE FOLLOWING CODES AND STANDARDS SHALL BE ADHERED TO FOR THIS ADDITION AND ALTERATION:

2020 INTERNATIONAL RESIDENTIAL CODE (N.J. EDITION)
2017 NATIONAL ELECTRIC CODE
2020 NATIONAL STANDARD PLUMBING CODE
2020 INTERNATIONAL ENERGY CONSERVATION CODE
REHABILITATION SUBCODE, SUBCHAPTER 6
MECHANICAL AND FUEL GAS REQUIREMENTS SHALL COMPLY WITH CHAPTERS 12 THROUGH 24 (2018 INTERNATIONAL RESIDENTIAL CODE– 2020 INTERNATIONAL FUEL GAS CODE).

BUILDING DEPARTMENT NOTES:

1. THE FOLLOWING NOTES SHALL APPLY THROUGHOUT.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IBC BUILDING CODE, NJ APPLICABLE BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND BEST TRADE PRACTICES.
3. THERE IS NO CHANGE IN MEANS OF EGRESS, OCCUPANCY OR USE UNLESS SUCH CHANGE IS APPROVED BY THE NEW YORK CITY DEPARTMENT OF BUILDINGS.
4. ALL FINISHES OVER 0.36" THICK SHALL COMPLY WITH APPROVED STANDARDS.
5. ALL FINISHES, CONSTRUCTION MATERIALS AND EQUIPMENT SHALL COMPLY WITH AND HAVE APPROVAL FOR USE BY BC.
6. BEFORE COMMENCING WORK, CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, TRADE PRACTICES.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT OR ENGINEER.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
9. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
11. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED IN THEIR TRADES WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN–OFFS.
12. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
13. ALL PIPING AND WIRING TO BE DEMOLISH SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
14. ALL MATERIALS AND ASSEMBLIES TO BE APPROVED BY THE AOR.
15. WOOD AND OTHER COMBUSTIBLE MATERIAL MAY BE USED IN THE CONSTRUCTION OF INTERIOR FINISH ONLY IN ACCORDANCE WITH THE BUILDING CODE.

CARBON MONOXIDE AND SMOKE DETECTOR NOTES:

1. DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE COMBINED DUAL–FUNCTION DETECTOR (SMOKE AND CARBON MONOXIDE) DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING, WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CIRCUIT DEVICE PROTECTING THE BRANCH CIRCUIT SUCH COMBINED DUAL–FUNCTION DETECTOR (SMOKE AND CARBON MONOXIDE) MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTO–ELECTRIC TYPE S
2. COMBINED DUAL–FUNCTION DETECTOR (SMOKE AND CARBON MONOXIDE) SHALL BE INSTALLED WITHIN 15 FEET OF THE ENTRANCE TO ANY SLEEPING ROOMS, AND SHALL BE WALL MOUNTED OR CEILING MOUNTED WHERE SHOWN ON PLAN, AS PER N.F.P.A. #74–1986

BULK CALCULATION SCHEDULE (ZONING:R-1A)/ SINGLE FAMILY DWELLING
LOT AREA = 10,304.00 S.F.

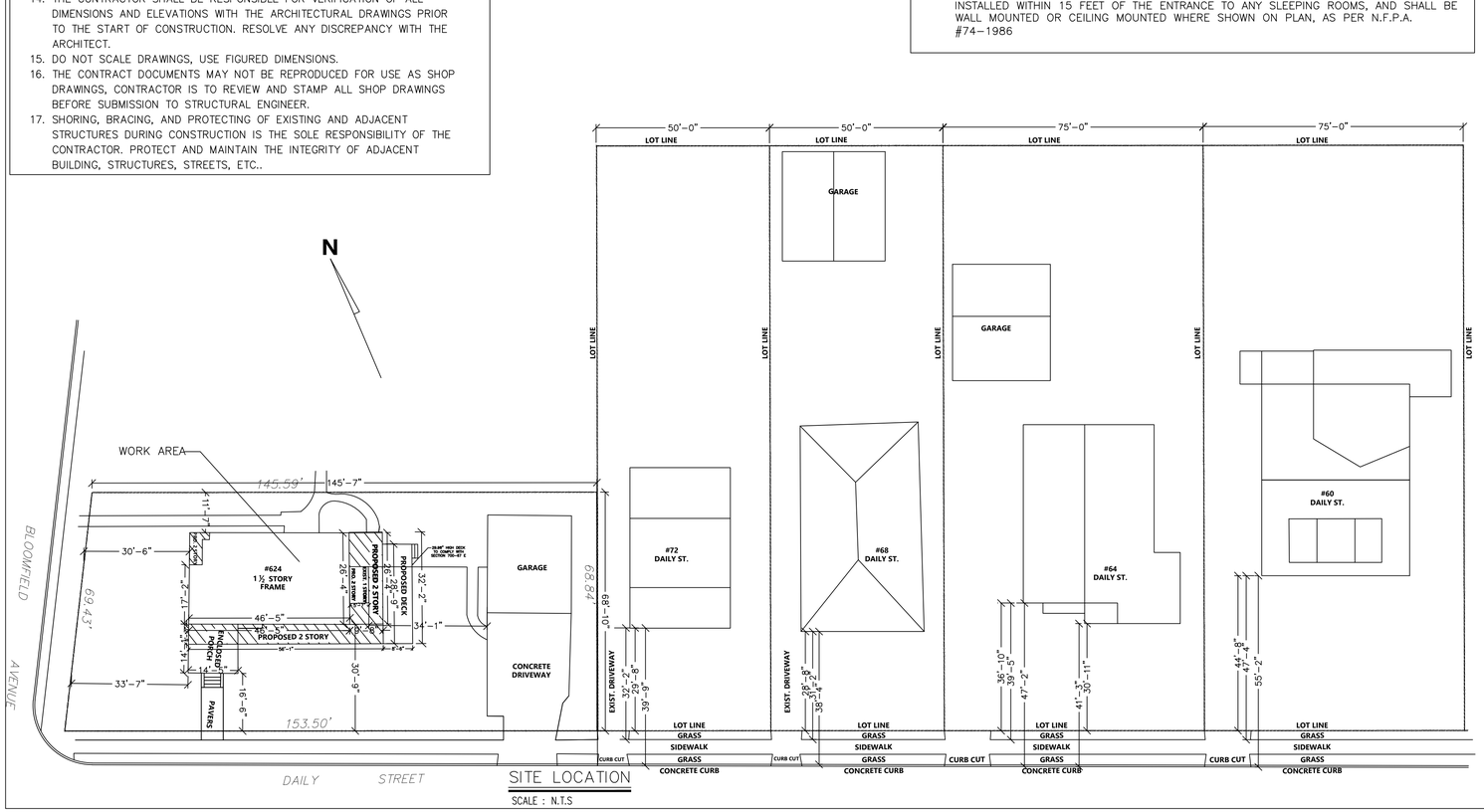
A-2 ZONE	EXISTING	PROPOSED	COMMENTS
BASEMENT FLOOR AREA	1013.25 SF	1013.25 S.F.	
FIRST FLOOR AREA	1217.00 S.F.	1917.1 S.F.	
SECOND FLOOR AREA	957.5 S.F.	1651.8 S.F.	
TOTAL FLOOR AREA	2371.5 S.F.	3568.9 S.F.	
COVERED PORCH	197 S.F.	121.4 S.F.	
PATIO/ DECK	0.0 S.F.	243.69 S.F.	
GARAGE	685.4 S.F.	685.4 S.F.	
BUILDING COVERED AREA	1217.0+197+685.4 =2099.4 SF	1917.1+121.4+243.69+685.4 = 2967.59 S.F.	
BUILDING COVERED %	(2099.4)/10304 = 20.37%	2967.59/10304 = 28.8 %	28.8% < 35% (OK)
DRIVEWAY AREA	822.84 FT	822.84 FT	
MECHANICAL PAD	0 S.F.	49.0 S.F.	
WALKWAY	361.7 S.F.	361.7 S.F.	
STEPS	16 S.F.	40 S.F.	
CHIMNEY	0 S.F.	0.0 S.F.	
WINDOW WELL	0.0 S.F.	0.0 S.F.	
POOL	0 S.F.	0 S.F.	
POOL PAVERS	0.0 S.F.	0 S.F.	
IMPERVIOUS AREA	1217+197+822.84+685.4+ +361.7+16=3299.94 S.F.	1917.1+121.4+243.69+822.84+685.4+ 49+361.7+40 =4241.13 S.F.	
IMPERVIOUS COVERAGE	3299.94/10304 = 32.0%	4241.13/10304 = 41.16 %	41.16% < 65% (OK)

DETERMINATION OF THE REQUIRED FRONT YARD DEPTH (DAILY STREET) AS PER SECTION 700-46 B.6(b)

R1A ZONE	LOT WIDTH	EXISTING FRONT YARD	AVERAGE REQ. FRONT YARD
72 DAILY STREET	50 FT	29.67 FT	133.93/4 = 33.48 FT
68 DAILY STREET	50 FT	28.67 FT	
64 DAILY STREET	75 FT	30.92 FT	
60 DAILY STREET	75 FT	44.67 FT	
SUM OF TOTAL EXIST. FRONT YARDS		133.93 FT	

BULK SCHEDULE REQUIREMENTS (ZONING:R-1A)/ SINGLE FAMILY DWELLING

R1A ZONE	REQUIRED	EXISTING	PROPOSED	COMMENTS
LOT AREA	6,500 S.F.	10,304 S.F.	10,304 S.F.	COMPLY
LOT WIDTH	60 FT	68.84 FT	68.84 S.F.	COMPLY
LOT FRONTAGE	60 FT	69.43 FT	69.43 S.F.	COMPLY
LOT DEPTH	100 FT	145.59 FT	145.59 FT	COMPLY
SIDE FRONT YARD(BLOOMFIELD AVE)	25 FT	30.25 FT	30.25 FT	COMPLY
FRONT YARD(DAILY STREET)	33.48 FT	16.5 FT	16.5 FT	(VARIANCE)
SIDE YARD	30 FT	61.92 FT	53.2 FT	COMPLY
REAR YARD	8 FT	11.7 FT	11.7 FT	EXIST. NO CHANGE
CHIMNEY ENCROACH	0 FT	0.0 FT	0.0 FT	COMPLY
BUILDING HEIGHT	30 FT	19 FT	28.50 FT	COMPLY
BUILDING COVERAGE	35%	20.37%	28.8%	COMPLY
IMPERVIOUS SURFACE	65%	32.0%	41.16%	COMPLY



SITE LOCATION
SCALE : N.T.S

MAR ARCHITECTURE ENGINEERING
37–08 28TH AVENUE, SUITE 201
LONG ISLAND CITY, NY 11103
PHONE : (718) 701–2266
FAX : (718) 247–0244
E MAIL : info@maraepc.com
www.maraepc.com

ARCHITECT
SIGNATURE & SEAL
Zainab Faisal, RA
NJ RA LICENSE: 21A02224200

ENGINEER
SIGNATURE & SEAL
Mohammed Reda, PE
NJ PE LICENSE: 24GE05710900

REVISIONS

NO	DATE	REMARK
10		
09		
08		
07		
06		
05		
04	07/7/2026	REV. 3 FOR BOA
03	05/29/2026	REV. 3
02	05/24/2026	REV. 2
01	07/14/2025	REV. 1

OWNER

PROJECT
ADDITION
624 BLOOMFIELD AVENUE
NUTLEY NJ 07110

SHEET TITLE
COVER SHEET

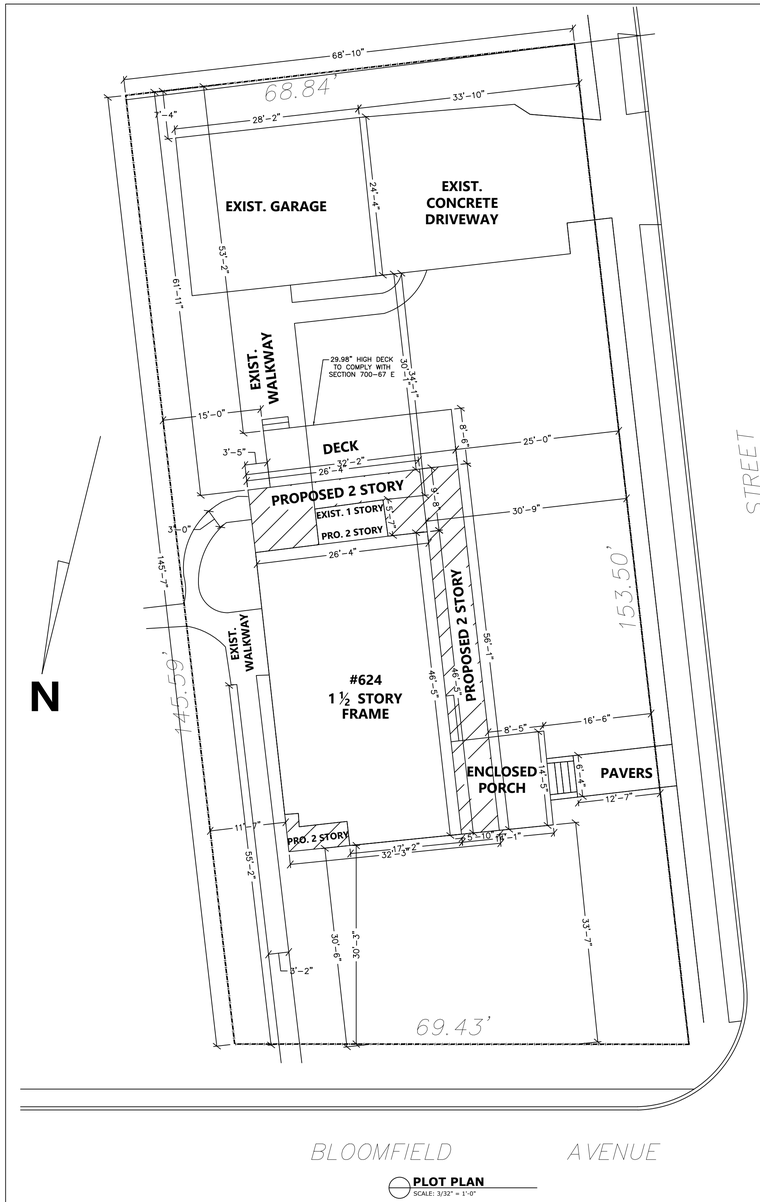
GENERAL CONTRACTOR

SHEET NUMBER
A-100.00

LAST UPDATE: 07/07/2026
JOB NO. 2025–16 DATE: 07–07–2026

DRAWN BY	SCALE
MR	AS NOTED
CHECKED BY	SHEET 1 OF 5
MR	

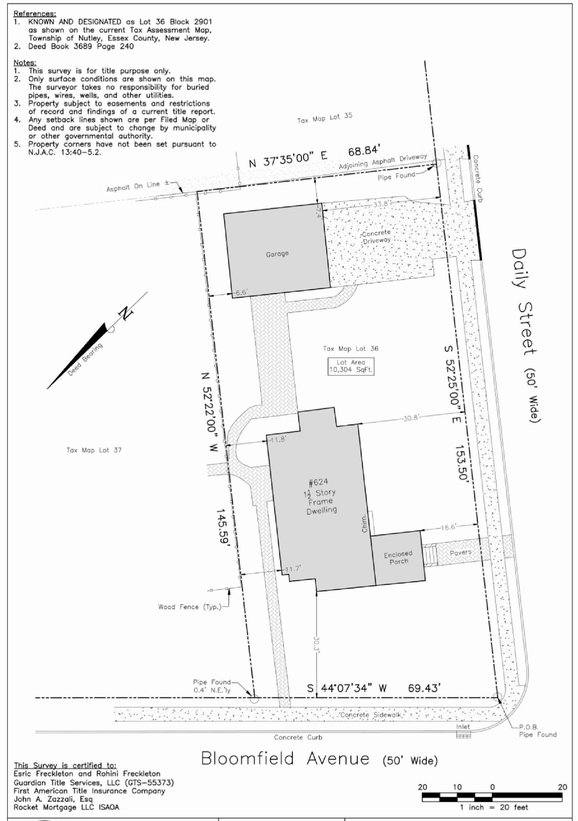
DOB JOB#



PLOT PLAN
SCALE: 3/32" = 1'-0"

References:
1. KNOWN AND DESIGNATED as Lot 36 Block 2901 as shown on the current Tax Assessment Map, Township of Nutley, Essex County, New Jersey.
2. Deed Book 3689 Page 240

Notes:
1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
5. Property corners have not been set pursuant to N.J.A.C. 13:40-5.2.



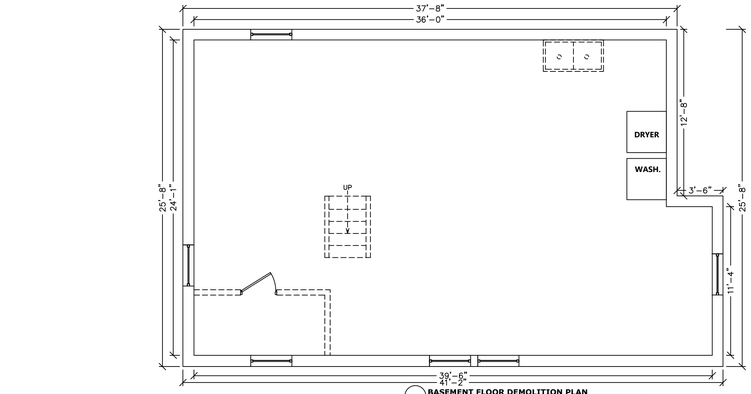
This Survey is certified to:
Esric Freckleton and Rohini Freckleton
Guardian Title Services, LLC (GTS-55373)
First American Title Insurance Company
John A. Zazzali, Esq
Rocket Mortgage LLC ISAOA

Schmidt Surveying
49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

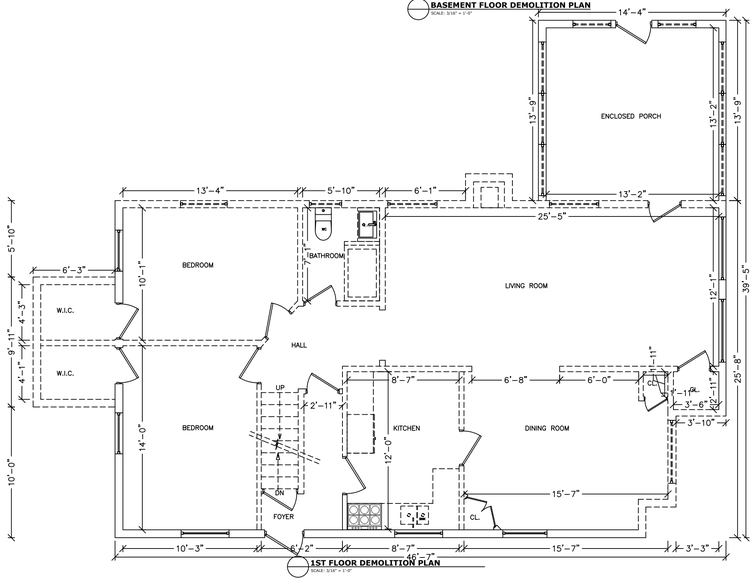
Andrew A. Schmidt
NJ Professional Land Surveyor
No. 24GS04330100

Boundary Survey
Tax Lot 36 - Block 2901
624 Bloomfield Avenue
Township of Nutley
Essex County, New Jersey

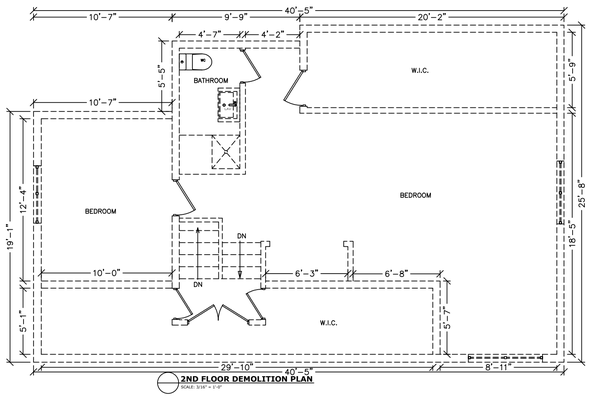
Drawn:	Checked:	Date:	Scale:
JTC	AS	12-19-24	1" = 20'



BASEMENT FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



1ST FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



2ND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

MAR ARCHITECTURE ENGINEERING
37-08 28TH AVENUE, SUITE 201
LONG ISLAND CITY, NY 11103
PHONE : (718) 701-2266
FAX : (718) 247-0244
E MAIL : info@maraepc.com
www.Maraepc.com

ARCHITECT
SIGNATURE & SEAL
Zainab Faisal, RA
NJ RA LICENSE: 21A02224200

ENGINEER
SIGNATURE & SEAL
Mohammed Reda, PE
NJ PE LICENSE: 24GE05710900

REVISIONS

NO	DATE	REMARK
10		
09		
08		
07		
06		
05		
04	07/7/2026	REV. 3 FOR BOA
03	05/29/2026	REV. 3
02	05/24/2026	REV. 2
01	07/14/2025	REV. 1

OWNER

PROJECT
ADDITION
624 BLOOMFIELD AVENUE
NUTLEY NJ 07110

SHEET TITLE
EXIST. SURVEY, PROPOSED PLOT PLAN & EXISTING FLOOR PLANS/DEMO PLANS

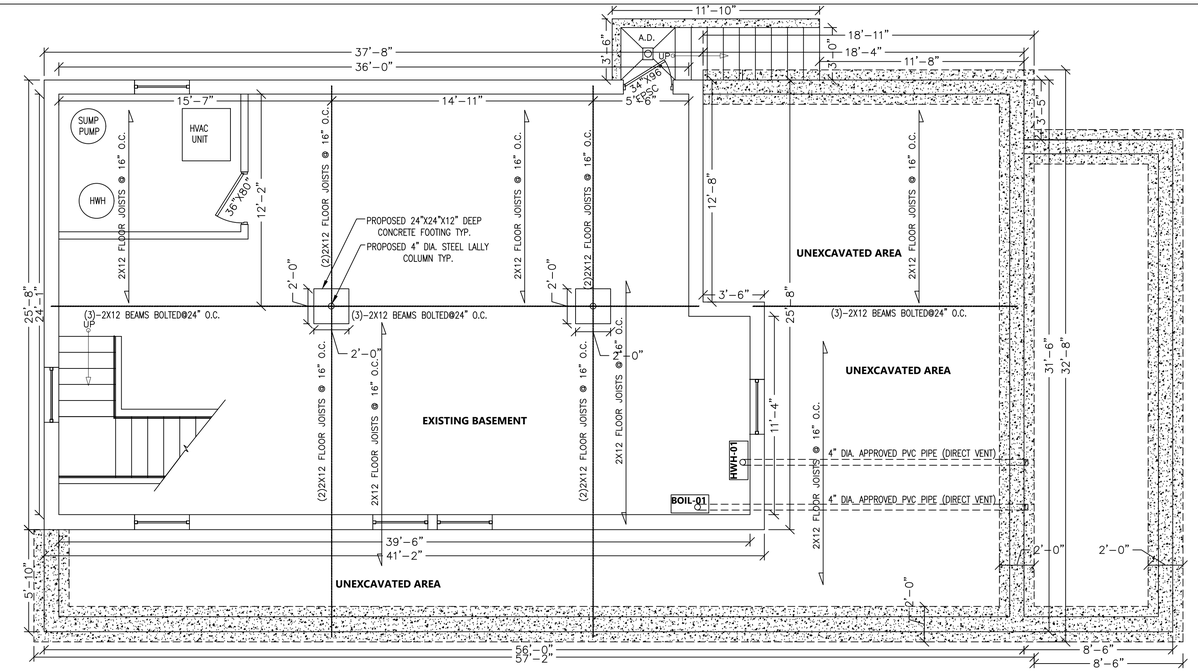
GENERAL CONTRACTOR

SHEET NUMBER
A-101.00

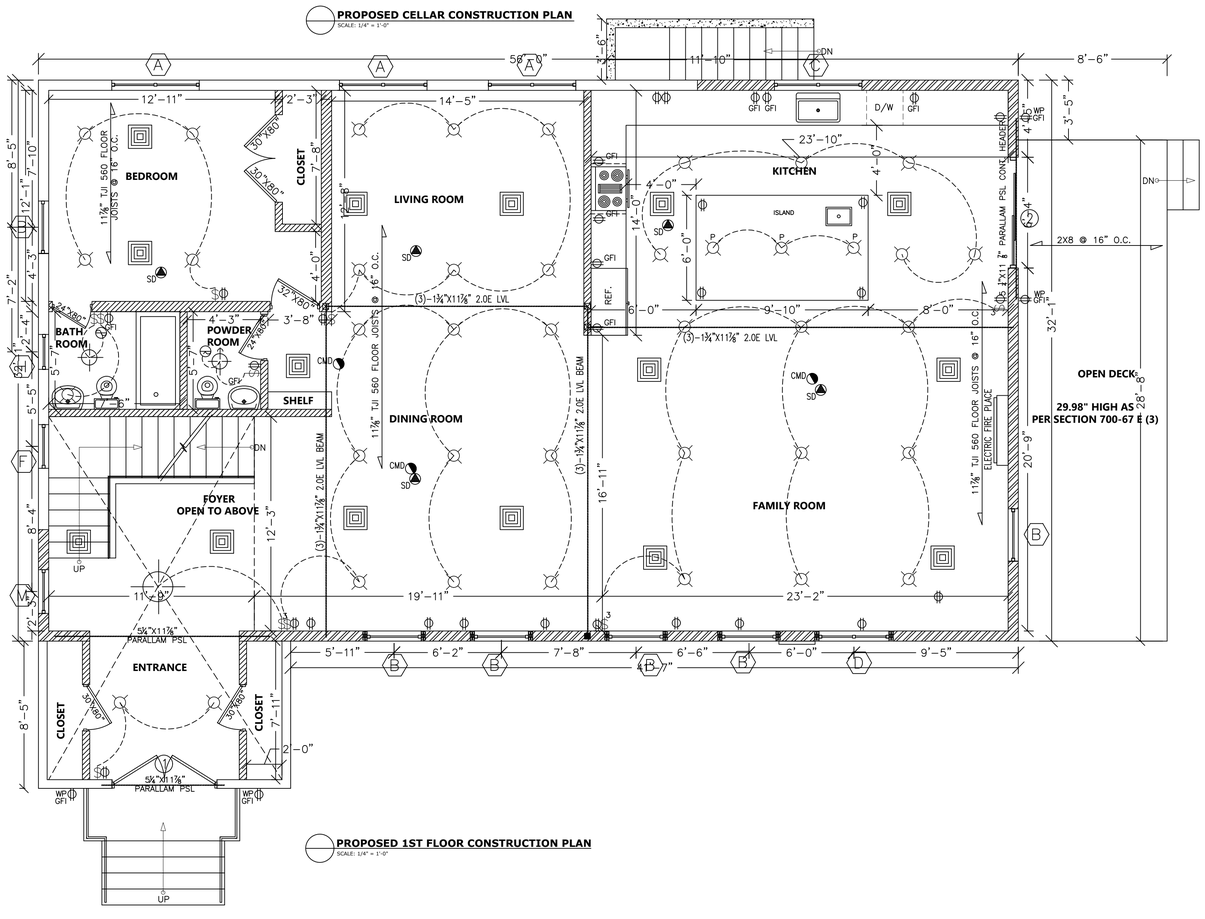
LAST UPDATE: 07/07/2026
JOB NO. 2025-16 | DATE: 07-07-2026

DRAWN BY	SCALE
MR	AS NOTED
CHECKED BY	SHEET 2 OF 5
MR	

DOB JOB#



PROPOSED CELLAR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



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

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LONG ISLAND CITY, NY 11103
PHONE : (718) 701-2266
FAX : (718) 247-0244
E MAIL : info@maraepc.com
www.Maraepc.com

ARCHITECT
SIGNATURE & SEAL
Zainab Faisal, RA
NJ RA LICENSE: 21A02224200

ENGINEER
SIGNATURE & SEAL
Mohammed Reda, PE
NJ PE LICENSE: 24GE05710900

REVISIONS

NO	DATE	REMARK
10		
09		
08		
07		
06		
05		
04	07/7/2026	REV. 3 FOR BOA
03	05/29/2026	REV. 3
02	05/24/2026	REV. 2
01	07/14/2025	REV. 1

OWNER

OPTION B

PROJECT
ADDITION
624 BLOOMFIELD AVENUE
NUTLEY NJ 07110

SHEET TITLE
PROPOSED CELLAR AND 1ST FLOOR PLAN

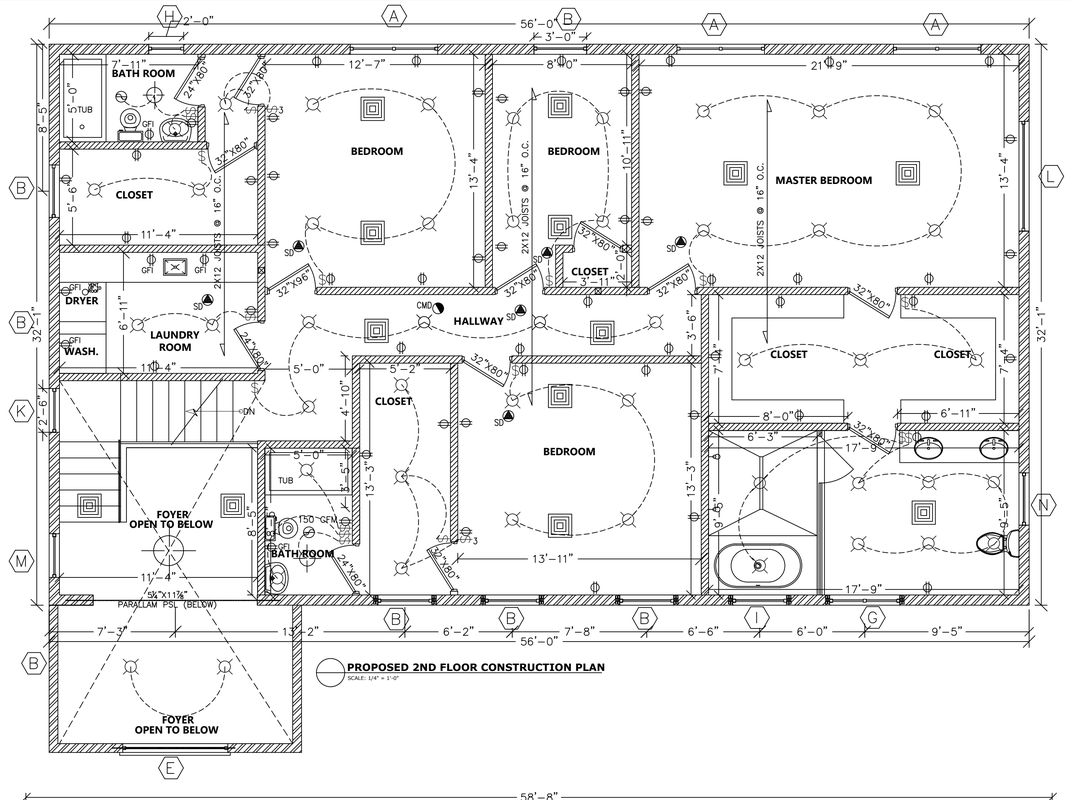
GENERAL CONTRACTOR

SHEET NUMBER
A-102.00

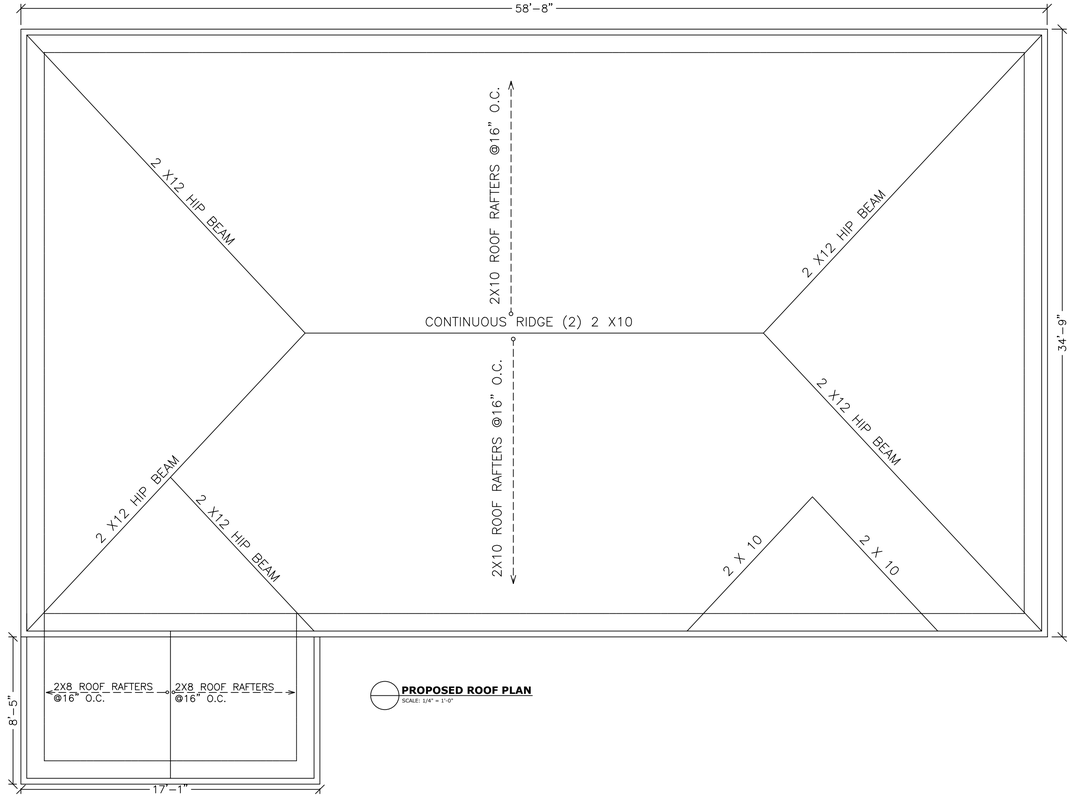
LAST UPDATE: 07/07/2026
JOB NO. 2025-16 DATE: 07-07-2026

DRAWN BY	SCALE
MR	AS NOTED
CHECKED BY	SHEET 3 OF 5
MR	

DOB JOB#



PROPOSED 2ND FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



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

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LONG ISLAND CITY, NY 11103
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ARCHITECT
SIGNATURE & SEAL
Zainab Faisal, RA
NJ RA LICENSE: 21A02224200

ENGINEER
SIGNATURE & SEAL
Mohammed Reda, PE
NJ PE LICENSE: 24GE05710900

REVISIONS

NO	DATE	REMARK
10		
09		
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07		
06		
05		
04	07/7/2026	REV. 3 FOR BOA
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02	05/24/2026	REV. 2
01	07/14/2025	REV. 1

OWNER

OPTION B

PROJECT
ADDITION
624 BLOOMFIELD AVENUE
NUTLEY NJ 07110

SHEET TITLE
PROPOSED 2ND FLOOR & ROOF PLAN

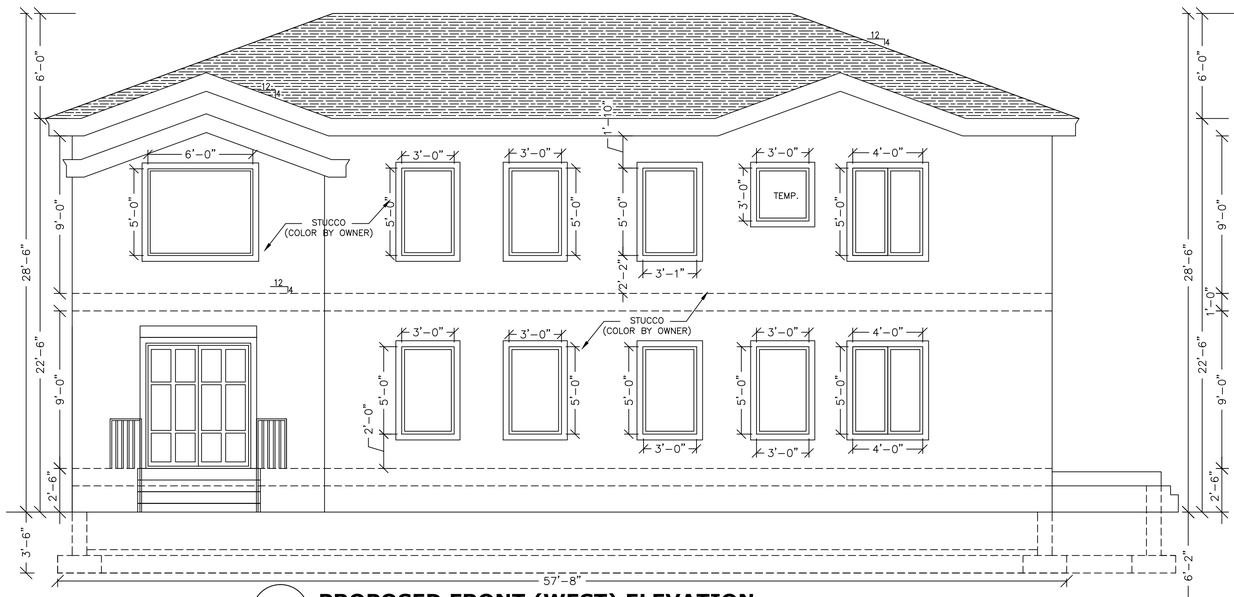
GENERAL CONTRACTOR

SHEET NUMBER
A-103.00

LAST UPDATE: 07/07/2026
JOB NO. 2025-16 DATE: 07-07-2026

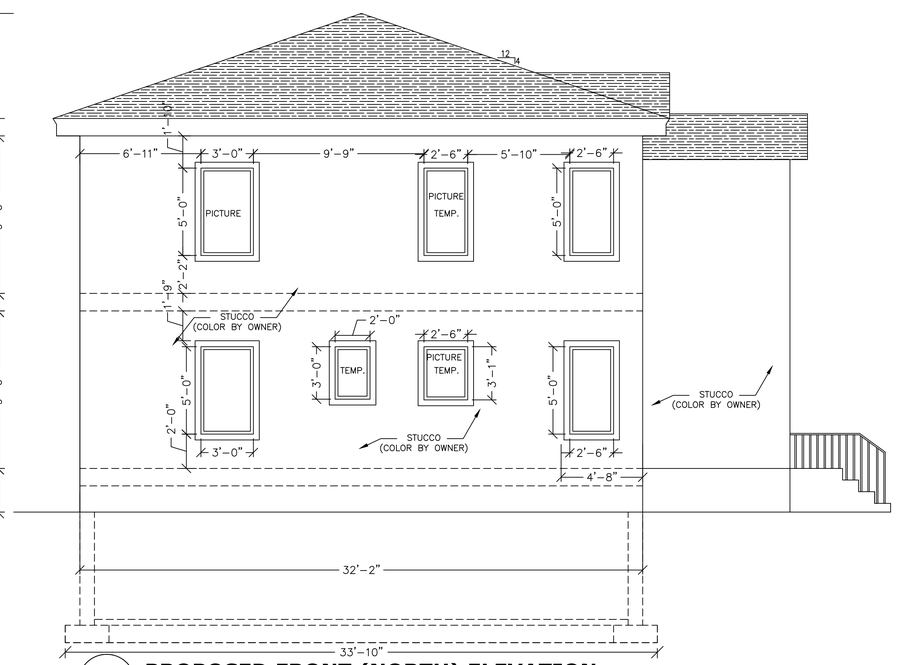
DRAWN BY	SCALE
MR	AS NOTED
CHECKED BY	SHEET 4 OF 5
MR	

DOB JOB#



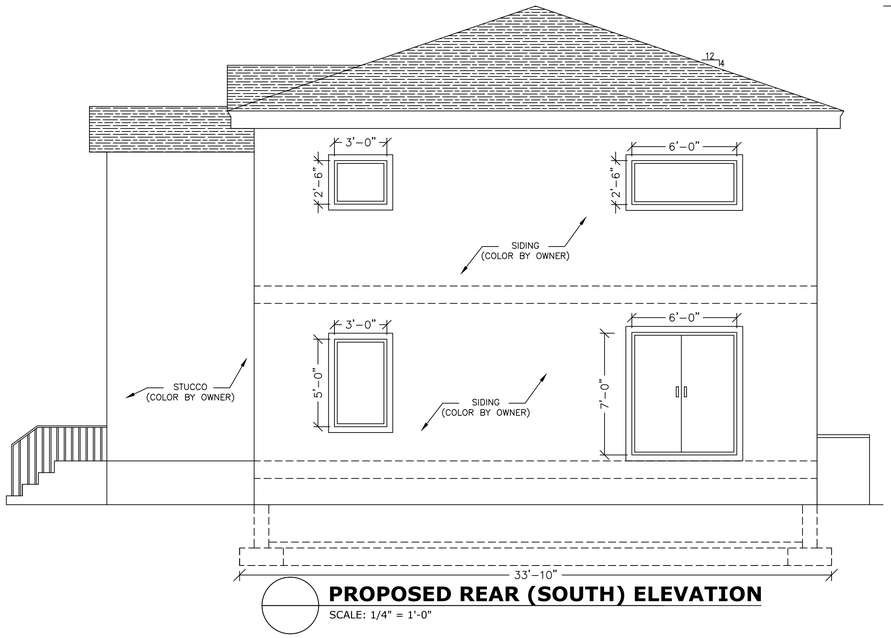
PROPOSED FRONT (WEST) ELEVATION

SCALE: 1/4" = 1'-0"



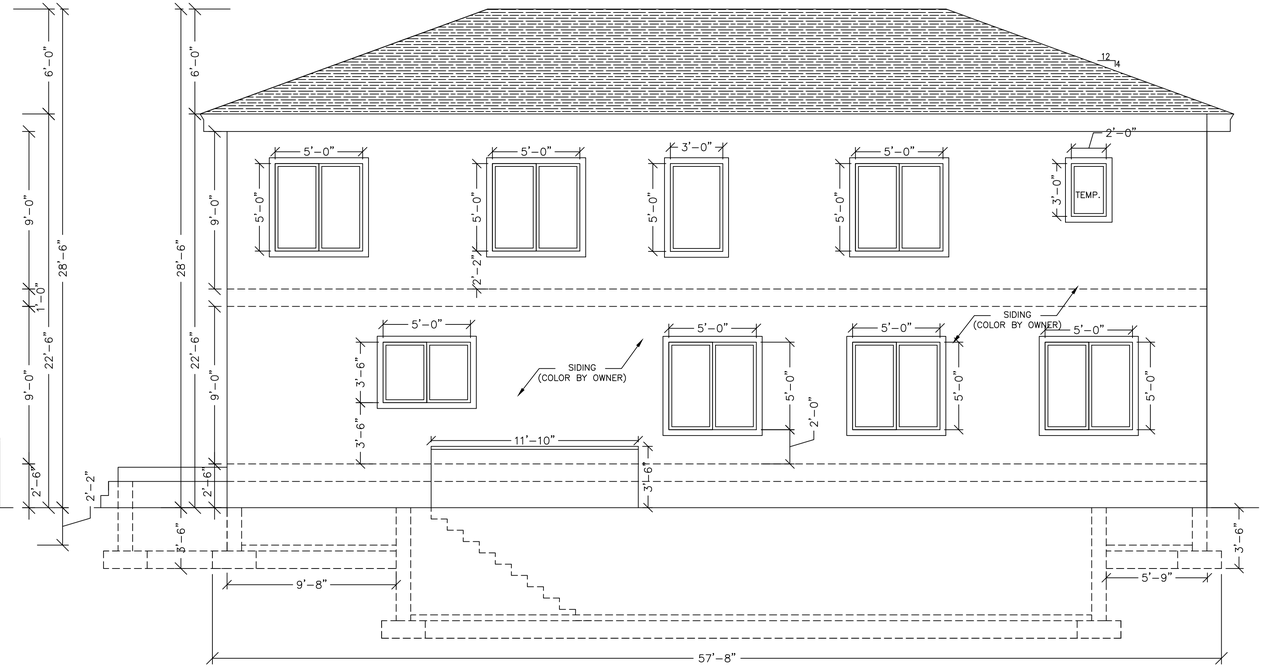
PROPOSED FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

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OWNER

OPTION B

PROJECT
ADDITION
624 BLOOMFIELD AVENUE
NUTLEY NJ 07110

SHEET TITLE
PROPOSED ELEVATIONS

GENERAL CONTRACTOR

SHEET NUMBER
A-104.00

LAST UPDATE: 07/07/2026
JOB NO. 2025-16 DATE: 07-07-2026

DRAWN BY	SCALE
MR	AS NOTED
CHECKED BY	SHEET 5 OF 5
MR	

DOB JOB#