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

September 24, 2026

Mr. Garrett Sprong
15 Edgar Place
Nutley, NJ 07110

RE: Permission Not to Rebuild Garage
15 Edgar Place
Block/Lot: 3301/6

Dear Mr. Sprong,

Your request for a permit, at the above referenced premises, not to rebuild the garage that was demolished after being deemed as unsafe in 2020, as shown on the property survey prepared by Dudley R. Shepard dated December 1, 1951, is denied for the following reason:

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

Chapter 700, Article V, Section 700-9 A of the Codes of Nutley, entitled "Permitted uses in R-1 Zoning District," states that "the following uses are permitted in the R-1 Zoning District: Single-family dwellings, not to exceed one dwelling unit on each lot. No other principal use is permitted on the same lot with a single-family dwelling. Each single-family dwelling shall have two parking spaces, at least one of which is in a **garage**."

A non-refundable filing 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 973-284-1957. 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-26-0031

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: 9/2/26

Section I: SUBJECT PROPERTY

Address: 15 Edgar Place

Block: 3301 Lot: 6 Zone: R-1

	District Requirements	Proposed
Lot Area		
Lot Width		
Lot Depth		
Front Yard		
Side Yard		
Rear Yard		
Other		

Section II: APPLICANT INFORMATION

Name: ESTATE OF GARRETT R. SPRONG, BY DAVID J. SPRONG, ADMINISTRATOR CTA

Address: 1003 TIMBERBROOKE DR.
BEDMINSTER NJ 07921

X Telephone: 973 687 4926

Email Address: DSPRONG@FOXROTHSCHILD.COM

Applicant is a:

____ Corporation ____ Partnership ____ LLC ____ Individual X ESTATE

If the owner is not the applicant, the following must be provided:

Owner Name: _____

Address: _____

_____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

Name: _____

Address: _____

_____

Interest: _____

Name: _____

Address: _____

_____

Interest: _____

Name: _____

Address: _____

_____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	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? no

If yes, state the nature, date and the disposition of each such matter: _____

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name:	IRINA ELGART, ESQ.	DANIEL B. COHEN ESQ.
Address:	WEINGARTEN LAW FIRM 440 HOES LANE PISCATAWAY NJ 08854	FOX ROTHSCHILD LLP 49 MARKET ST. MORRISTOWN NJ 07960
Telephone:	973 943 8253	973 548 3383
Email Address:	IELGART@WEINGARTENLAW.com	DCOHENP FOXROTHSCHILD.com

Applicant's Architect

Name: N/A

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Engineer

Name: N/A

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Planning Consultant

Name: N/A

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: N/A

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).

SEE ATTACHED RIDER

X

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

SEE ATTACHED RIDER

X

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

SEE ATTACHED RIDER

X

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.

SEE ATTACHED RIDER

X

CERTIFICATION

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

X DAVID J. SPRONG, being duly sworn, hereby certify *(check one)*

- _____ that I am the applicant

or

- X that I am the ADMINISTRATOR CTA (Title) of THE ESTATE OF GARRETT R. SPRONG (Company Name) the Applicant, and that I am duly empowered and authorized to make this representation on behalf of THE ESTATE OF GARRETT R. SPRONG. (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 29 day of September, 20 26.

X _____
Signature of person authorized to take oaths

NICOLAS GUNDERSEN
Notary Public, State of New Jersey
Commission # 50234519
My Commission Expires Jun 12, 2030

TOWNSHIP OF NUTLEY, NEW JERSEY
RIDER TO ZONING BOARD OF ADJUSTMENT APPICATION FORM

APPLICANT: ESTATE OF GARRETT R. SPRONG
SUBJECT PROPERTY: 15 EDGAR PLACE BLOCK: 3301 LOT: 6 ZONE R-1

SECTION VI: GENERAL INFORMATION

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness, or topographic conditions).
The subject property features a pre-existing non-conforming width and driveway configuration because the former detached garage was positioned on the side/rear property line. This would fail to meet current setback requirements. Given the existing placement of the single-family home and the narrow layout of the driveway, constructing a code-compliant garage would require shifting the building further inward toward the center of the backyard. This would reduce the size of the usable rear yard, create awkward vehicular access, and unnecessarily congest the lot.

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning regulations.
The pre-existing detached garage was condemned by the Township due to structural instability and was subsequently demolished to comply with municipal directives, protect public safety and comply with insurance requirements. Because the subject property is burdened by the aforesaid non-conforming features, mandating the reconstruction of a garage building site would require a non-conforming building on the property border, or an intrusive new footprint. Maintaining the area as open space is preferable.

Explain how not granting this variance request would impose peculiar and exceptional practical difficulties or exceptional or undue hardship upon you.
Denying this variance would force the applicant to incur substantial financial expenditures to construct a new garage that is not needed for off-street parking, would reduce usable green space, would increase impervious surface coverage and would complicate access. The existing long driveway can accommodate at least two off-street parking spaces, in compliance with the ordinance, and a new garage would not provide any functional benefit to the property or the Township despite the added expense.

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.
Granting this variance will advance the Township's intent by eliminating non-conforming building footprint and setbacks, reducing lot coverage and expanding open space, improving light and air for adjacent properties, enhancing site drainage/stormwater absorption and satisfying the Township's core off-street parking requirement.

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 3301-6
SPRONG, GARRETT R.
15 EDGAR PLACE

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

Block-Lot: 3301-1
MATTHEWS, WESLEY C & SINEM
86 VREELAND AVE
NUTLEY, NJ 07110
RE: 86 VREELAND AVENUE

Block-Lot: 3105-6
WEISSBARD, MELISSA A. & OLIVA, V.
15 CHERRY PL
NUTLEY, NJ 07110
RE: 15 CHERRY PLACE

Block-Lot: 3106-8
MITCHELL, DIANE
100 VREELAND AVE
NUTLEY, NJ 07110
RE: 100 VREELAND AVENUE

Block-Lot: 3304-5
HUGHES, MARC & EDWARDS, SUZANNE
26 EDGAR PL
NUTLEY, NJ 07110
RE: 26 EDGAR PLACE

Block-Lot: 3301-5
GUERRERO, JHOANNA
11 EDGAR PL
NUTLEY, NJ 07110
RE: 11 EDGAR PLACE

Block-Lot: 3106-6
MEDLEY, JAMES & URBI
90 VREELAND AVE
NUTLEY, NJ 07110
RE: 90 VREELAND AVENUE

Block-Lot: 3304-24
YOON, JOHN & TABATHA
22 MAPLE PL
NUTLEY, NJ 07110
RE: 22 MAPLE PLACE

Block-Lot: 3304-4
GUPTA, HIMANSHI AVDESHKUMAR
22 EDGAR PLACE
NUTLEY, NJ 07111
RE: 22 EDGAR PLACE

Block-Lot: 3301-4
LOPEZ, ARMANDO B. & LORRAINE A.
9 EDGAR PLACE
NUTLEY, NJ 07110
RE: 9 EDGAR PLACE

Block-Lot: 3304-3
HETRICK, JAIME
20 EDGAR PL
NUTLEY, NJ 07110
RE: 20 EDGAR PLACE

Block-Lot: 3304-2
SILVERMAN, KIMERY & BRIAN
16 EDGAR PLACE
NUTLEY, NJ 07110
RE: 16 EDGAR PLACE

Block-Lot: 3301-2
AROESTY, ALEXANDER
82 VREELAND AVE
NUTLEY NJ 07110
RE: 82 VREELAND AVENUE

Block-Lot: 3304-25
CRUZ,GABRIELLA & RODRIGUEZ, RICHARD
18 MAPLE PL
NUTLEY, NJ 07110
RE: 18 MAPLE PLACE

Block-Lot: 3301-3
CASTELLANOS, JESUS L. & MARIA L.
78 VREELAND AVENUE
NUTLEY, NJ 07110
RE: 78 VREELAND AVENUE

Block-Lot: 3304-29
MEGNA, SALVATORE & JEANINE
64 VREELAND AVE
NUTLEY, NJ 07110
RE: 64 VREELAND AVENUE

Block-Lot: 3304-26
SCRIBNER, MARK A. & SHERI A.
14 MAPLE PL
NUTLEY, NJ 07110
RE: 14 MAPLE PLACE

Block-Lot: 3304-1
WARE, KENNETH JR.
70 VREELAND AVE
NUTLEY, NJ 07110
RE: 70 VREELAND AVENUE

Block-Lot: 3304-28
GRANCIO, ADRIANNA & BASS, JOSHUA
58 VREELAND AVE
NUTLEY, NJ 07110
RE: 58 VREELAND AVENUE

Block-Lot: 3105-5
JENKINS, DANIEL & JENNIFER
19 CHERRY PL
NUTLEY, NJ 07110
RE: 19 CHERRY PLACE

Block-Lot: 3105-1
VISCIDO, GERARD & DURNIN, A.
22 DODD ST
NUTLEY, NJ 07110
RE: 22 DODD STREET

Block-Lot: 3105-7
CONNOR, JAMES BRIAN & JAIME
11 CHERRY PLACE
NUTLEY, NJ 07110
RE: 11 CHERRY PLACE

Block-Lot: 3105-10
BULLARO, ROBERT M JR & LEACH, DIANA
20 LAUREL PL
NUTLEY, NJ 07110
RE: 20 LAUREL PLACE

Block-Lot: 3302-4
NEZIRI-VERZIVOLLI, MEGI & ELTON
35 EDGAR PLACE
NUTLEY, NJ 07110
RE: 35 EDGAR PLACE

Block-Lot: 3106-2
MOSCA, JOHN P. & CHRISTINA D. MOSCA
25 LAUREL PLACE
NUTLEY, NJ 07110
RE: 25 LAUREL PLACE

Block-Lot: 3105-9
SHEEHAN, DAVID J. & SUSAN E.
16 LAUREL PL
NUTLEY, NJ 07110
RE: 16 LAUREL PLACE

Block-Lot: 3302-3
GIACHETTI, CHARLES A. & LISA
31 EDGAR PL
NUTLEY, NJ 07110
RE: 31 EDGAR PLACE

Block-Lot: 3105-8
PETERS, ROBERT & SUZANNE
97 MAYER DRIVE
CLIFTON, NJ 07012
RE: 12 LAUREL PLACE

Block-Lot: 3302-2
LOTITO, FRANK & PATRICIA
29 EDGAR PL
NUTLEY, NJ 07110
RE: 29 EDGAR PLACE

Block-Lot: 3106-3
APONTE, AUGUSTO JR & SANDRA
21 LAUREL PL
NUTLEY, NJ 07110
RE: 21 LAUREL PLACE

Block-Lot: 3302-1
ARATA, WILLIAM A. & GORMAN, GALE S.
25 EDGAR PL
NUTLEY, NJ 07110
RE: 25 EDGAR PLACE

Block-Lot: 3106-9
DREKER, MARGARET RUSH
104 VREELAND AVE
NUTLEY, NJ 07110
RE: 104 VREELAND AVENUE

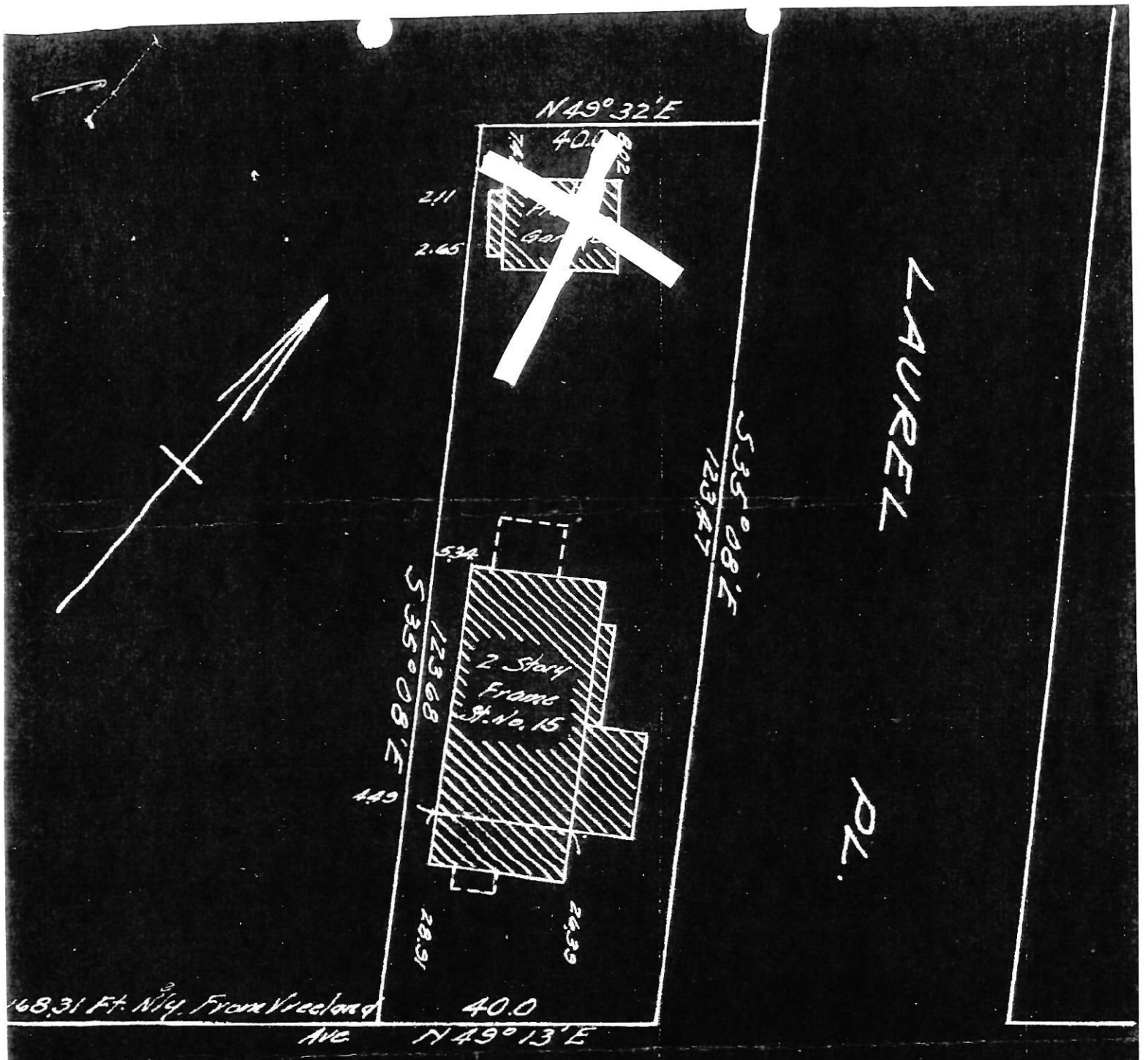
Block-Lot: 3106-4
CAMI, BEKIM & DESHIRE CAMI
15 LAUREL PLACE
NUTLEY, NJ 07110
RE: 15 LAUREL PLACE

Block-Lot: 3106-5
SALGUEIRO, LAURA & FONTANALS,JOSEPH
11 LAUREL PL
NUTLEY, NJ 07110
RE: 11 LAUREL PLACE

Block-Lot: 3304-7
CEFALO, ANTHONY & DONNA M.
32 EDGAR PL
NUTLEY, NJ 07110
RE: 32 EDGAR PLACE

Block-Lot: 3106-7
CHEUNG, JENNY & CHEUNG, ANNIE
96 VREELAND AVE
NUTLEY, NJ 07110
RE: 96 VREELAND AVENUE

Block-Lot: 3304-6
DELGROSSO, DENIS
28 EDGAR PLACE
NUTLEY, NJ 07110
RE: 28 EDGAR PLACE



Premises Town of Nutley
Essex County, N. J.

Nutley N.J. Dec. 1st 1951
Dudley R. Shepard
Mun. Eng. & Land Surveyor