TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0021

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: 6/2/26

Section I: SUBJECT PROPERTY

Address: 371 Bloomfield Avenue

Block: 5603 Lot: 17 Zone: R-1

	District Requirements	Proposed
Lot Area	5,000 sf.	6,944 sf.
Lot Width	50'	91' 10"
Lot Depth	100'	61' 6"
Front Yard	25'	33'
Side Yard	6'	6' 5"
Rear Yard	30'	11' 3"
Other		

Section II: APPLICANT INFORMATION

Name: Ryan & Marla Hunter

X Address: 371 Bloomfield Avenue
Nutley, NJ 07110

Telephone: 973-602-4804

Email Address: Ryan.hunter@q.com Mhunter219@aol.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 6/10/58 to erect a one family dwelling on an interior lot with less than the required 50' Frontage in Res. A. A variance was granted 9/17/01 to install a gas-fueled pool heater having a setback from the property line of approx. 2 feet.

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).

There are no land constraints. The requested variance is being sought to allow a modest expansion of the existing residence to address limited closet & storage space.

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

There are no extraordinary or exceptional conditions of the land.

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

X Without the variance, we would experience practical difficulties in improving the functionality of the existing residence. The current configuration provides insufficient closet & storage space for the reasonable needs of the household

Explain how the granting of this variance will not detrimentally affect the public good or substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

X Granting the requested variance will not detrimentally affect the public good or substantially impair the intent & purpose of the Zone Plan. The proposed expansion will remain consistent with the existing residential use of the property. It will not impact neighboring properties at all as the house is set back away from the rest of the road.

CERTIFICATION

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

X Marla Hunter, Ryan Hunter, being duly sworn, hereby certify *(check one)*

- ✓ 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 1st day of October, 2026.

X _____
Signature of person authorized to take oaths

GARY MARINO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN. 12, 2031

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 5603-17
HUNTER, RYAN C & MARLA
371 BLOOMFIELD AVENUE

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

Block-Lot: 5702-2
PINEDA, JUAN F & RAMOS, ADRIANA M
384 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 384 BLOOMFIELD AVENUE

Block-Lot: 5702-6
ROTTENSTRICH, NATHAN L. & MONAHAN,K
15 VALLEY RD
NUTLEY NJ 07110
RE: 15 VALLEY ROAD

Block-Lot: 5702-14
SLANE, DONALD J.
354 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 354 BLOOMFIELD AVENUE

Block-Lot: 5602-9
YUN, DANIEL & THAI, JAMIE
76 HOWARD PLACE
NUTLEY, NJ 07110
RE: 76 HOWARD PLACE

Block-Lot: 5702-17
LOPEZ, GLADYS E.
370 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 370 BLOOMFIELD AVENUE

Block-Lot: 5603-20
APITO, DENNIS & LINDA
361 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 361 BLOOMFIELD AVENUE

Block-Lot: 5702-16.02
BHAT, SHREEDHARA S. & SHUBHA S.
360 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 360 BLOOMFIELD AVENUE

Block-Lot: 5702-16.01
PETERS, MICHAEL & SUSAN AUFIERO
364 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 364 BLOOMFIELD AVENUE

Block-Lot: 5602-12
DOVIDAS, JULIE & THOMAS
88 HOWARD PL
NUTLEY, NJ 07110
RE: 88 HOWARD PLACE

Block-Lot: 5603-21
SALISE, LEO P. & FLOREGEN L.
357 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 357 BLOOMFIELD AVENUE

Block-Lot: 5702-4
VERGARA, FERNANDO D. & DEMOCRITA E.
27 VALLEY RD
NUTLEY, NJ 07110
RE: 27 VALLEY ROAD

Block-Lot: 5602-18
FARRO, FILIBERTO & CARMELLA
343 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 343 BLOOMFIELD AVENUE

Block-Lot: 5702-5
HELLER, CHRISTOPHER & CASSANDRA
17 VALLEY RD
NUTLEY, NJ 07110
RE: 17 VALLEY ROAD

Block-Lot: 5702-15
CALDERON, HORTENCIA
358 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 358 BLOOMFIELD AVENUE

No Data

No Data

No Data

Block-Lot: 5602-14
FACHER, GARRY
95 CHURCH ST
NUTLEY, NJ 07110
RE: 96 HOWARD PLACE

Block-Lot: 5702-1
ECO, FRANCIS & JOANNE
390 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 390 BLOOMFIELD AVENUE

Block-Lot: 5603-16
GREEN, ELIZABETH A.
88 AFTERGLOW AVE
VERONA, NJ 07044
RE: 373 BLOOMFIELD AVENUE

Block-Lot: 5602-13
BOSE, SANKU
92 HOWARD PL
NUTLEY, NJ 07110
RE: 92 HOWARD PLACE

Block-Lot: 5602-11
ISLAM, TARIQ
84 HOWARD PL
NUTLEY, NJ 07110
RE: 84 HOWARD PLACE

Block-Lot: 5702-19
MENNONA, FRANCIS A. & CECILIA A
380 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 380 BLOOMFIELD AVENUE

Block-Lot: 5702-3
RITACCO, JOSEPH D.
33 VALLEY ROAD
NUTLEY, NJ 07110
RE: 33 VALLEY ROAD

Block-Lot: 5603-18
TUOSTO, ANTHONY A.
369 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 369 BLOOMFIELD AVENUE

Block-Lot: 5602-10
LUKASZ, MAREK & MONIKA
80 HOWARD PL
NUTLEY, NJ 07110
RE: 80 HOWARD PLACE

Block-Lot: 5702-18
NEYLAN, CHRISTOPHER A. & KATIE LYNN
376 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 376 BLOOMFIELD AVENUE

Block-Lot: 5603-19
TUOSTO, ARTHUR A. & KATHLEEN J.
365 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 365 BLOOMFIELD AVENUE

Block-Lot: 5603-15

NUTLEY BOARD OF EDUCATION
375 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 381 BLOOMFIELD AVENUE

No Data

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)

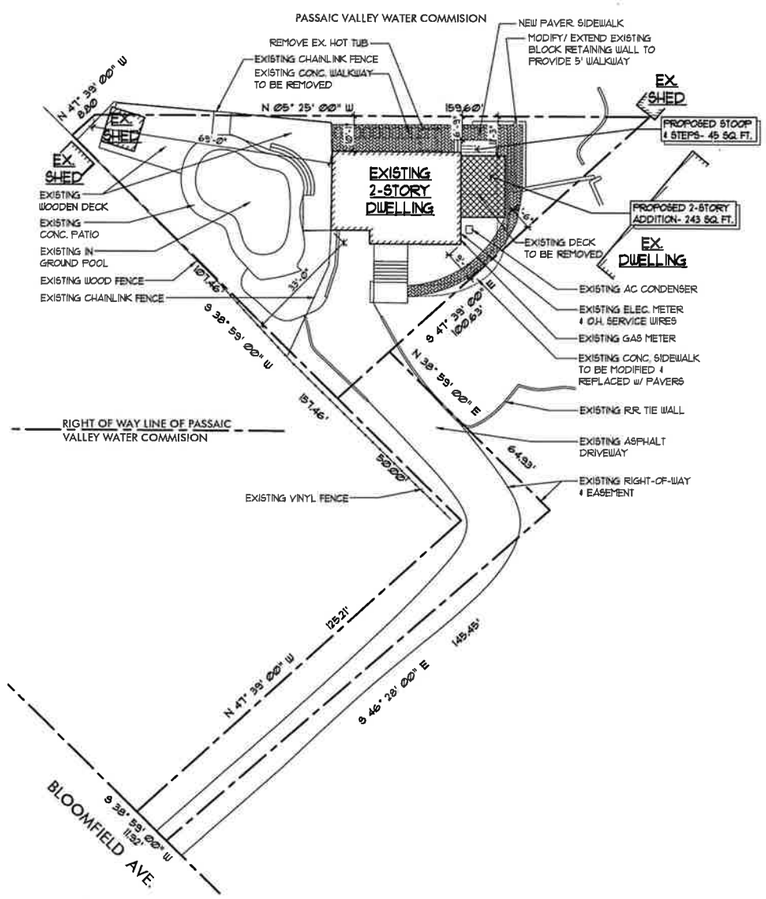
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(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



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

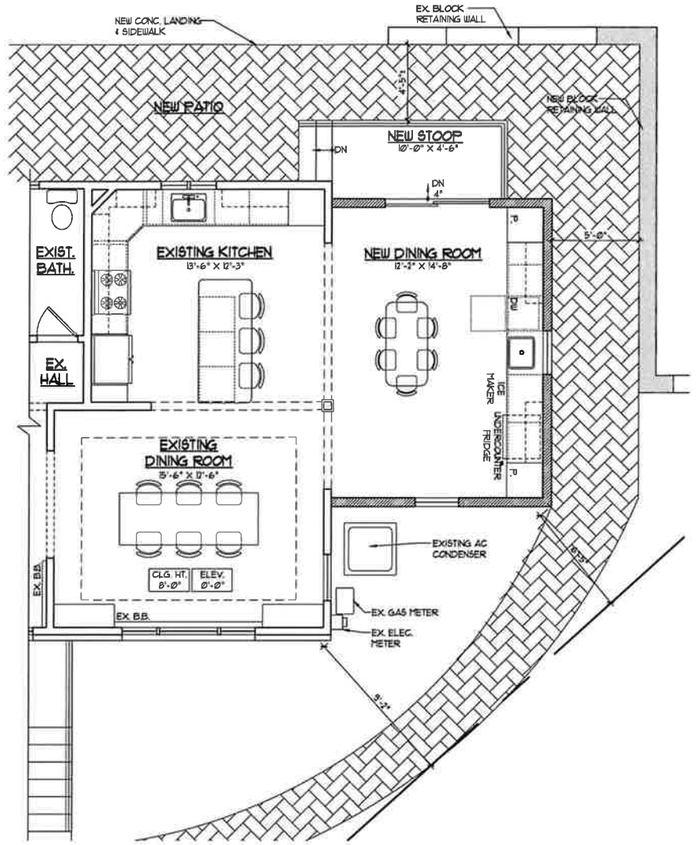
NOTE:
SURVEY INFORMATION TAKEN FROM PROPERTY SURVEY PREPARED BY
RIGG ASSOCIATES, P.A. PROFESSIONAL LAND SURVEYORS
1000 MAPLE AVENUE, GLEN ROCK, NJ 07452
SURVEY DATED: 10/30/2024

ZONING INFO.

ZONE R-1 RESIDENTIAL - ONE FAMILY ZONE

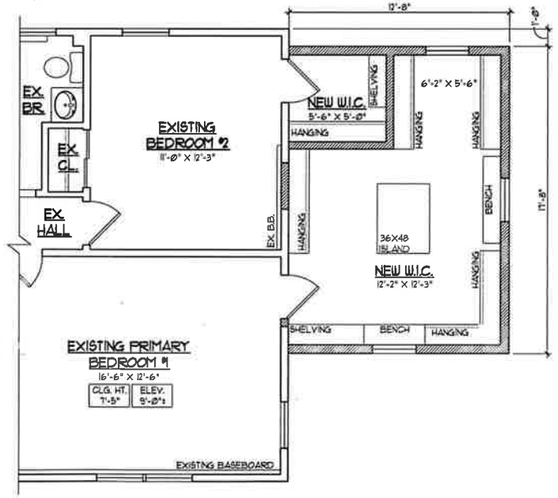
ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	1-FAMILY	1-FAMILY	1-FAMILY	
LOT AREA (min)	5,000 sf	6,344 sf	6,344 sf	NO
LOT WIDTH (min)	50 ft	91 ft 10 in	91 ft 10 in	NO
LOT DEPTH (min)	100 ft	61 ft 6in	61 ft 6in	EX. NC.
PER DWELLING UNIT (min)	5,000 sf	6,344 sf	6,344 sf	NO
FRONT YARD (min)	25 ft	33 ft 0 in	33 ft 0 in	NO
REAR YARD (min. house)	30 ft	10 ft 1 in	11 ft 3 in	YES
REAR YARD (min. stoop)	15 ft	10 ft 1 in	6 ft 9 in	YES
SIDE YARDS (min)	6 ft	9 ft 2 in	6 ft 5 in	NO
SIDE YARDS OTHER (min)	6 ft	69 ft 0 in	69 ft 0 in	NO
BUILDING HEIGHT (max)	2½ stories/ 30 ft.	2 stories/ 24 ft 4 in	2 stories/ 24 ft 4 in	NO
LOT COVERAGE (max)	35%	28.1%	31%	NO
IMPERVIOUS COVERAGE (max)	70%	65.3%	69.8%	NO

* EXISTING CONDITION WITH VARIANCE



PROPOSED PARTIAL FIRST FLOOR PLAN

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



PROPOSED PARTIAL SECOND FLOOR PLAN

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

Zoning Drawings
for:
Hunter Residence
located at:
371 Bloomfield Ave
Nutley, NJ 07110
Block: 5603 Lot: 17

SCOPE OF WORK

THIS WORK CONSISTS OF A 2-STORY SIDE ADDITION TO EXTEND THE KITCHEN AND CREAT A NEW DINING ROOM ON THE FIRST FLOOR AND TWO NEW WALK IN CLOSETS ON THE SECOND FLOOR

BUILDING INFO.

	EXISTING AREA	PROPOSED EX. AREA	PROPOSED NEW AREA	TOTAL AREA
1st FLOOR	943 SF.	943 SF.	243 SF.	1,186 SF.
2nd FLOOR	943 SF.	943 SF.	243 SF.	1,186 SF.
	1,886 SF.	1,886 SF.	486 SF.	2,372 SF.

APPROVALS

TOWNSHIP OF NUTLEY
ZONING BOARD

BOARD CHAIR DATE

SECRETARY DATE

ENGINEER DATE

04/15/2026	ISSUED FOR ZONING REVIEW

Dassa • Haines
Architectural Group LLC
Architecture • Planning
Construction Management

74 E Passaic Ave
Nutley, NJ 07110
tel 973 233 9355
fax 973 233 9356

Joseph L. Haines AIA PP
NJ lic # AI12995

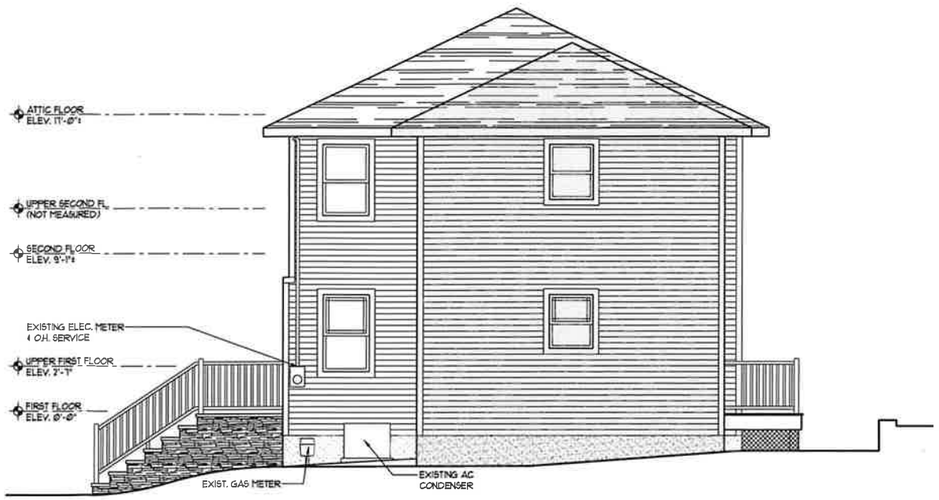
Proposed Site & Floor Plans, & Zoning Info

DATE: 04/15/2026	Z-1
SCALE: AS SHOWN	
JOB # 26-103	
BIM:	
DRAWN BY: JP / VG	CHECKED BY: JH



PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

Zoning Drawings
for:
Hunter Residence
located at:
371 Bloomfield Ave
Nutley, NJ 07110
Block: 5603 Lot: 17

04/15/2026 ISSUED FOR ZONING REVIEW

Dassa • Haines
Architectural Group
Architecture • Planning
Construction Management

74 E. Passaic Ave
Nutley N.J. 07110
tel 973 233 9355
fax 973 233 9358

Joseph L. Haines AIA PP
NJ lic # AI12995

Proposed Building Elevations

DATE: Ø4/15/2026	Z-2
SCALE: AS SHOWN	
JOB # 26-103	
BIN:	
DRAWN BY: JL / VB / CHECKED BY: JH	2 OF 2