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

May 4, 2026

AGC Construction LLC/Yishaun Chou
33 Humbert Street
Nutley, NJ 07110

Re: Addition
33 Humbert Street
Block/Lot: 6703/15

Dear Mr. Chou,

Your request for a permit at the above referenced address to construct a 2nd story addition on to the existing dwelling's footprint, having a 0' foot side yard setback and a 5'6" front yard setback, as shown on the property survey by Insite Surveying dated April 2, 2025 and plans by Evans Architects AIA dated January 14, 2026 is denied for the following reasons:

This property is located in an R-2 district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-46 B of the Codes of Nutley states the required minimum side, front and rear yard dimensions for the alteration of or addition to a one-family or two-family dwelling, provided that the same do not increase the existing lot coverage and/or footprint of existing building outline, shall not apply to the extent that said side, front, and rear yard dimensions (meet or exceed the requirements for side, front and rear yards set forth in the Schedule of Regulations, prior to July 25, 1987) shall be no less than 80% of the required minimum set forth in the Schedule of Regulations.

Front yard required	**Front yard proposed**
20'	**5.6'**
Side yard required	**Side yard proposed**
4.8'	**0'**

A non-refundable use variance fee of $175.00 was received by the Code Enforcement Department. ***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 to 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

DAVID BERRY
Zoning Official

DB/jd

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: _____

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: $_____ (on denial letter) Date of Denial Letter: 5/4/2026

Section I: SUBJECT PROPERTY

Address: 33 Humbert Street

Block: 6703 Lot: 15 Zone: R-2

	District Requirements	Proposed
Lot Area	5,000 SF	2,389 SF (EX'G)
Lot Width	50'	35' (EX'G)
Lot Depth	100'	67.88'(EX'G)
Front Yard	25'	5.6'
Side Yard	6'	0.3'
Rear Yard	30'	26'-10"
Other	Lot Coverage 35%	41.27% (EX'G)

Section II: APPLICANT INFORMATION

Name: AGC Construction LLC

Address: 25 Bates Way
Westfield, New Jersey 07090

Telephone: 716-480-4608

Email Address: agcincnyc@gmail.com

Applicant is a:

_____ Corporation _____ Partnership ✔ LLC _____ Individual

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

Owner Name: _____

Address: _____

_____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

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

Name: Yihsuan Chou

Address: 25 Bates Way

Westfield, New Jersey 07090

Interest: 50%

Name: George L. Chaung

Address: 25 Bates Way

Westfield, New Jersey 07090

Interest: 50%

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	N/A	N/A
Total existing and total proposed parking spaces	N/A	N/A

Present use of premises: single 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: Jenntyng Chern, Esq.

Address: 51 JFK Parkway, 1st Floor West
Short Hills, New Jersey 07078

Telephone: 908-913-0728 Fax: 908-504-5701

Email Address: jtchern@jtchernlaw.com

Applicant's Architect

Name: Matthew Evans AIA

Address: 470 Chamberlain Avenue
Paterson, New Jersey 07522

Telephone: 973-942-9020 Fax: _____

Email Address: matt@evansarchitect.co

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: Matthew Evans AIA

Address: 470 Chamberlain Avenue

Paterson, New Jersey 07522

Telephone: 973-942-9020 Fax: _____

Email Address: matt@evansarchitects.co Field of Expertise: architecture

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).

Please see attached.

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

Please see attached.

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

Please see attached.

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.

Please see attached.

CERTIFICATION

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

George L. Chaung, being duly sworn, hereby certify *(check one)*

- _____ that I am the applicant

or

- ✔ that I am the member (Title) of AGC construction LLC (Company Name), the Applicant, and that I am duly empowered and authorized to make this representation on behalf of AGC Construction LLC (Company Name);

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

Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 9th day of July, 2026.

Signature of person authorized to take oaths

NOTARY PUBLIC - JENNTYNG CHERN
NEW JERSEY
No. 50203836
Comm. Expires 19 2027

ADDENDUM

The owner/applicant AGC Construction LLC ("AGC" or the "Applicant") is the owner of 33 Humbert Street, which is designated on the Tax Map of Nutley as Block 6703 and Lot 15 (the "Property"). The Property is located in an R-2 Zone, and has an existing single-family, 1 story dwelling that is permissible under the R-2 Zone. The Applicant submits this current application seeking approval for variance pursuant to *N.J.S.A.* 40:55D-70(c)(1) and/ or (c)(2) in order to construct a second story addition on to the existing dwelling's footprint.

A hardship variance under NJSA 40:55D-70(c)(1) should be granted because the Property is a legal, pre-existing undersized lot that is exceptionally narrow and shallow and the strict enforcement of the zoning requirement would result in undue hardship by preventing the Applicant from adding a second story to the existing dwelling. This Property is exceptionally narrow, shallow, and undersized, providing less than half of the required 5,000 square foot lot area. Specifically, the Property possesses an existing width of only 35 feet and a depth of 67.88 feet, making it substantially undersized compared to the required lot size of 50-foot lot width and 100-foot lot depth. If the mandatory yard setbacks were strictly enforced against this undersized Property, the remaining legal building envelope would shrink to an entirely unbuildable footprint of roughly 23 by 13 feet. Therefore, the proposed deviations—including the 5.6-foot front yard and 0.3-foot side yard setbacks—are a practical necessity born from the Property's unique physical constraints.

The benefit of granting the variance outweigh any perceived detriments. The Property is well suited to handle the proposed improvement, which will not encroach upon the neighboring properties or negatively impact their light, air, and/or open space. The proposed addition is strictly vertical, utilizing the existing footprint of the current, existing building. Since the footprint will remain unchanged, the proposed improvement will preserve the existing 0.3 foot side yard setback and will not further reduce the distance between this Property and the neighboring property. Moreover, granting this relief will further the intent and purpose of the municipal zoning plan and zoning ordinance, which seeks to promote efficient use of land and modernization and stabilization of the neighbor's existing residential housing inventory. The Applicant will provide the necessary professional testimony demonstrating that the Application may be granted without negative impact to the neighboring properties or zone district. For these reasons, as well as those that may be introduced at the public hearing on this matter, the Applicant respectfully requests that the Board grant the relief sought herein.

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 6703-15
AGC CONSTRUCTION LLC
33 HUMBERT STREET

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

Block-Lot: 6703-10
KYAK, DAVID A & TANNY S
81 ELLEN STREET
NUTLEY, NJ 07110
RE: 81 ELLEN STREET

Block-Lot: 6700-4
CAROL AND RODDY MUNYON IRREVOCABLE
180 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 200 WASHINGTON AVENUE

Block-Lot: 6703-16
ILARDI, SABASTIAN & GRACE
522 PAGE AVE
LYNDHURST, NJ 07071
RE: 27 HUMBERT STREET

Block-Lot: 6703-13
ORELLANA SERRANO, EFREN DARIO
41 HUMBERT ST
NUTLEY, NJ 07110
RE: 41 HUMBERT STREET

Block-Lot: 6703-8
CAPALBO, ANTONIO
36 ROMA ST
NUTLEY, NJ 07110
RE: 36 ROMA STREET

Block-Lot: 6702-13
HUMMINGBIRD REALTY, LLC
42 HUMBERT STREET APT 9
NUTLEY, NJ 07110
RE: 42 HUMBERT STREET

Block-Lot: 6702-16
ROSE, ROBERT A
1 TALUS ROAD
CLIFTON, NJ 07013
RE: 67 ELLEN STREET

Block-Lot: 6702-17
LUZZI, CATHERINE
61 ELLEN ST
NUTLEY, NJ 07110
RE: 61 ELLEN STREET

Block-Lot: 6702-18
LUZZI, MICHAEL & DONNA
57 ELLEN ST
NUTLEY, NJ 07110
RE: 57 ELLEN STREET

Block-Lot: 6703-5
BURROWS, ROSEMARY
22 ROMA ST
NUTLEY, NJ 07110
RE: 22 ROMA STREET

Block-Lot: 6702-9
MEHDI, SYED WASEEM
32 HUMBERT ST
NUTLEY, NJ 07110
RE: 32 HUMBERT STREET

Block-Lot: 6702-8
AMPERE 329 LLC
28 HUMBERT ST
NUTLEY NJ 07110
RE: 28 HUMBERT STREET

Block-Lot: 6700-17
CULLARI, FRANK & LINDA A
222 COURT AVE
LYNDHURST, NJ 07071
RE: 13 ROMA STREET

Block-Lot: 6702-10
DARJI, KETAN
428 HARRISON STREET
NUTLEY, NJ 07110
RE: 34 HUMBERT STREET

Block-Lot: 6703-6
MINICHINI, GIANLUCA
30 ROMA ST
NUTLEY, NJ 07110
RE: 30 ROMA STREET

Block-Lot: 6700-3
PELUSO, RAYMOND J. & DEBORAH H.
188 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 188 WASHINGTON AVENUE

Block-Lot: 6700-16
23 ROMA STREET LLC
29 ALMADERA DRIVE
WAYNE, NJ 07470
RE: 23 ROMA STREET

Block-Lot: 6703-17
BURROWS, ROSEMARIE
22 ROMA ST
NUTLEY, NJ 07110
RE: 25 HUMBERT STREET

Block-Lot: 6703-4
MARTINEZ-RAMIREZ, RAUL
20 ROMA ST
NUTLEY, NJ 07110
RE: 20 ROMA STREET

Block-Lot: 6702-7
SOLLITTO, JOHN STEVE
26 HUMBERT ST
NUTLEY, NJ 07110
RE: 26 HUMBERT STREET

Block-Lot: 6703-18
MARTINEZ RAMIREZ, RAUL ALFREDO
20 ROMA ST
NUTLEY, NJ 07110
RE: 21 HUMBERT STREET

Block-Lot: 6703-3
BURROWS, ROSEMARIE
22 ROMA ST
NUTLEY, NJ 07110
RE: 18 ROMA STREET

Block-Lot: 6703-2
HASSAN, OMAR
10 ROMA ST
NUTLEY, NJ 07110
RE: 10 ROMA STREET

Block-Lot: 6703-19
RESURRECTION PROPERTIES, LLC
293 GRANT AVE
NUTLEY, NJ 07110
RE: 17 HUMBERT STREET

Block-Lot: 6702-6
18 HUMBERT STREET LLC
134 NOTCH RD
OAK RIDGE, NJ 07438
RE: 18 HUMBERT STREET

Block-Lot: 6702-14
BV URBAN PROPERTIES LLC
46 HUMBERT ST
NUTLEY, NJ 07110
RE: 46 HUMBERT STREET

Block-Lot: 6700-14
LOPES, ABEL S
20 RIVER RD G
NUTLEY NJ 07110
RE: 31-33 ROMA STREET

Block-Lot: 6702-19
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 80 PARK AVENUE

Block-Lot: 6703-11
PERDON, BRANDON
75 ELLEN ST
NUTLEY, NJ 07110
RE: 75 ELLEN STREET

Block-Lot: 6703-12
COHEN, MELISSA
47 HUMBERT ST
NUTLEY, NJ 07110
RE: 47 HUMBERT STREET

Block-Lot: 6703-9
SOLODKOVA, MARINA & IGOR
40 ROMA ST
NUTLEY, NJ 07110
RE: 40 ROMA STREET

Block-Lot: 6700-13
WORTH, SHARON
35 ROMA ST
NUTLEY, NJ 07110
RE: 35 ROMA STREET

Block-Lot: 6700-15
KRAUSE, ALFRED P & COURTNEY
27 ROMA ST
NUTLEY, NJ 07110
RE: 27 ROMA STREET

Block-Lot: 6703-7
MERXHUSHI, ENDRI & IRFANE
34 ROMA ST
NUTLEY, NJ 07110
RE: 34 ROMA STREET

Block-Lot: 6703-14
CONTI, EDWARD D& COVIELLO, JOSEPH
35 HUMBERT STREET
NUTLEY, NJ 07110
RE: 35 HUMBERT STREET

THE CHERN LAW FIRM LLC

51 JFK PARKWAY
1ST FLOOR WEST
SHORT HILLS, NEW JERSEY 07078
TEL: (908) 913-0728
FAX: (908) 504-5701
jtchern@jtchernlaw.com

September 28, 2026

FEDERAL EXPRESS
David Berry
Construction/Zoning Official
Code Enforcement Department
Township of Nutley
1 Kenney Drive
Nutley, New Jersey 07110

Re: 33 Humbert Street
Nutley, New Jersey 07110

Dear Mr. Berry:

I represent AGC Construction LLC, the owner of 33 Humbert Street. Enclosed please find variance application submitted on behalf of AGC Construction LLC:

1. Thirteen (13) copies of the Letter of Denial;
2. Thirteen (13) copies of the Application for Variance;
3. Thirteen (13) copies of the Certified List of Property Owners;
4. Thirteen (13) copies of the legible plot plan; and
5. Thirteen (13) copies of the plans.

Kindly confirm receipt and advise of the notice of hearing date. In the event there are any additional information or deficiencies, please do not hesitate to contact our office so we can promptly provide any follow-up information or correct any deficiencies.

Sincerely,

/s/ Jenntyng Chern
Jenntyng Chern

Encls.

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
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ZONING

May 4, 2026

AGC Construction LLC/Yishaun Chou
33 Humbert Street
Nutley, NJ 07110

Re: Addition
33 Humbert Street
Block/Lot: 6703/15

Dear Mr. Chou,

Your request for a permit at the above referenced address to construct a 2nd story addition on to the existing dwelling's footprint, having a 0' foot side yard setback and a 5'6" front yard setback, as shown on the property survey by Insite Surveying dated April 2, 2025 and plans by Evans Architects AIA dated January 14, 2026 is denied for the following reasons:

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20'	5.6'
Side yard required	Side yard proposed
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Any changes to the proposed plans must be submitted prior to 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

DAVID BERRY
Zoning Official

DB/jd

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: _____

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: $_____ (on denial letter) Date of Denial Letter: 5/4/2026

Section I: SUBJECT PROPERTY

Address: 33 Humbert Street

Block: 6703 Lot: 15 Zone: R-2

	District Requirements	Proposed
Lot Area	5,000 SF	2,389 SF (EX'G)
Lot Width	50'	35' (EX'G)
Lot Depth	100'	67.88'(EX'G)
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Name: AGC Construction LLC

Address: 25 Bates Way
Westfield, New Jersey 07090

Telephone: 716-480-4608

Email Address: agcincnyc@gmail.com

Applicant is a:

_____ Corporation _____ Partnership ✔ LLC _____ Individual

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

Owner Name: _____

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_____

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: Yihsuan Chou

Address: 25 Bates Way

Westfield, New Jersey 07090

Interest: 50%

Name: George L. Chaung

Address: 25 Bates Way

Westfield, New Jersey 07090

Interest: 50%

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	N/A	N/A
Total existing and total proposed parking spaces	N/A	N/A

Present use of premises: single 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: Jenntyng Chern, Esq.

Address: 51 JFK Parkway, 1st Floor West
Short Hills, New Jersey 07078

Telephone: 908-913-0728 Fax: 908-504-5701

Email Address: jtchern@jtchernlaw.com

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Name: Matthew Evans AIA

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Paterson, New Jersey 07522

Telephone: 973-942-9020 Fax: _____

Email Address: matt@evansarchitect.cor

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)

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Telephone: 973-942-9020 Fax: _____

Email Address: matt@evansarchitects.co Field of Expertise: architecture

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).

Please see attached.

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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.

Please see attached.

CERTIFICATION

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

George L. Chaung, being duly sworn, hereby certify *(check one)*

- _____ that I am the applicant

or

- ✔ that I am the member (Title) of AGC construction LLC (Company Name), the Applicant, and that I am duly empowered and authorized to make this representation on behalf of AGC Construction LLC (Company Name);

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

Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 9th day of July, 20 26.

Signature of person authorized to take oaths

NOTARY PUBLIC JENNTYNG CHERN NEW JERSEY COMM. NO. 50203836 THE GREAT SEAL OF THE STATE OF NEW JERSEY My Commission Expires October 19, 2027

ADDENDUM

The owner/applicant AGC Construction LLC ("AGC" or the "Applicant") is the owner of 33 Humbert Street, which is designated on the Tax Map of Nutley as Block 6703 and Lot 15 (the "Property"). The Property is located in an R-2 Zone, and has an existing single-family, 1 story dwelling that is permissible under the R-2 Zone. The Applicant submits this current application seeking approval for variance pursuant to *N.J.S.A.* 40:55D-70(c)(1) and/ or (c)(2) in order to construct a second story addition on to the existing dwelling's footprint.

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Nutley
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AGC CONSTRUCTION LLC
33 HUMBERT STREET

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

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NUTLEY, NJ 07110
RE: 81 ELLEN STREET

Block-Lot: 6700-4
CAROL AND RODDY MUNYON IRREVOCABLE
180 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 200 WASHINGTON AVENUE

Block-Lot: 6703-16
ILARDI, SABASTIAN & GRACE
522 PAGE AVE
LYNDHURST, NJ 07071
RE: 27 HUMBERT STREET

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ORELLANA SERRANO, EFREN DARIO
41 HUMBERT ST
NUTLEY, NJ 07110
RE: 41 HUMBERT STREET

Block-Lot: 6703-8
CAPALBO, ANTONIO
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RE: 36 ROMA STREET

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42 HUMBERT STREET APT 9
NUTLEY, NJ 07110
RE: 42 HUMBERT STREET

Block-Lot: 6702-16
ROSE, ROBERT A
1 TALUS ROAD
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Block-Lot: 6702-17
LUZZI, CATHERINE
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Block-Lot: 6702-18
LUZZI, MICHAEL & DONNA
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RE: 13 ROMA STREET

Block-Lot: 6702-10
DARJI, KETAN
428 HARRISON STREET
NUTLEY, NJ 07110
RE: 34 HUMBERT STREET

Block-Lot: 6703-6
MINICHINI, GIANLUCA
30 ROMA ST
NUTLEY, NJ 07110
RE: 30 ROMA STREET

Block-Lot: 6700-3
PELUSO, RAYMOND J. & DEBORAH H.
188 WASHINGTON AVE
NUTLEY, NJ 07110
RE: 188 WASHINGTON AVENUE

Block-Lot: 6700-16
23 ROMA STREET LLC
29 ALMADERA DRIVE
WAYNE, NJ 07470
RE: 23 ROMA STREET

Block-Lot: 6703-17
BURROWS, ROSEMARIE
22 ROMA ST
NUTLEY, NJ 07110
RE: 25 HUMBERT STREET

Block-Lot: 6703-4
MARTINEZ-RAMIREZ, RAUL
20 ROMA ST
NUTLEY, NJ 07110
RE: 20 ROMA STREET

Block-Lot: 6702-7
SOLLITTO, JOHN STEVE
26 HUMBERT ST
NUTLEY, NJ 07110
RE: 26 HUMBERT STREET

Block-Lot: 6703-18
MARTINEZ RAMIREZ, RAUL ALFREDO
20 ROMA ST
NUTLEY, NJ 07110
RE: 21 HUMBERT STREET

Block-Lot: 6703-3
BURROWS, ROSEMARIE
22 ROMA ST
NUTLEY, NJ 07110
RE: 18 ROMA STREET

Block-Lot: 6703-2
HASSAN, OMAR
10 ROMA ST
NUTLEY, NJ 07110
RE: 10 ROMA STREET

Block-Lot: 6703-19
RESURRECTION PROPERTIES, LLC
293 GRANT AVE
NUTLEY, NJ 07110
RE: 17 HUMBERT STREET

Block-Lot: 6702-6
18 HUMBERT STREET LLC
134 NOTCH RD
OAK RIDGE, NJ 07438
RE: 18 HUMBERT STREET

Block-Lot: 6702-14
BV URBAN PROPERTIES LLC
46 HUMBERT ST
NUTLEY, NJ 07110
RE: 46 HUMBERT STREET

Block-Lot: 6700-14
LOPES, ABEL S
20 RIVER RD G
NUTLEY NJ 07110
RE: 31-33 ROMA STREET

Block-Lot: 6702-19
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 80 PARK AVENUE

Block-Lot: 6703-11
PERDON, BRANDON
75 ELLEN ST
NUTLEY, NJ 07110
RE: 75 ELLEN STREET

Block-Lot: 6703-12
COHEN, MELISSA
47 HUMBERT ST
NUTLEY, NJ 07110
RE: 47 HUMBERT STREET

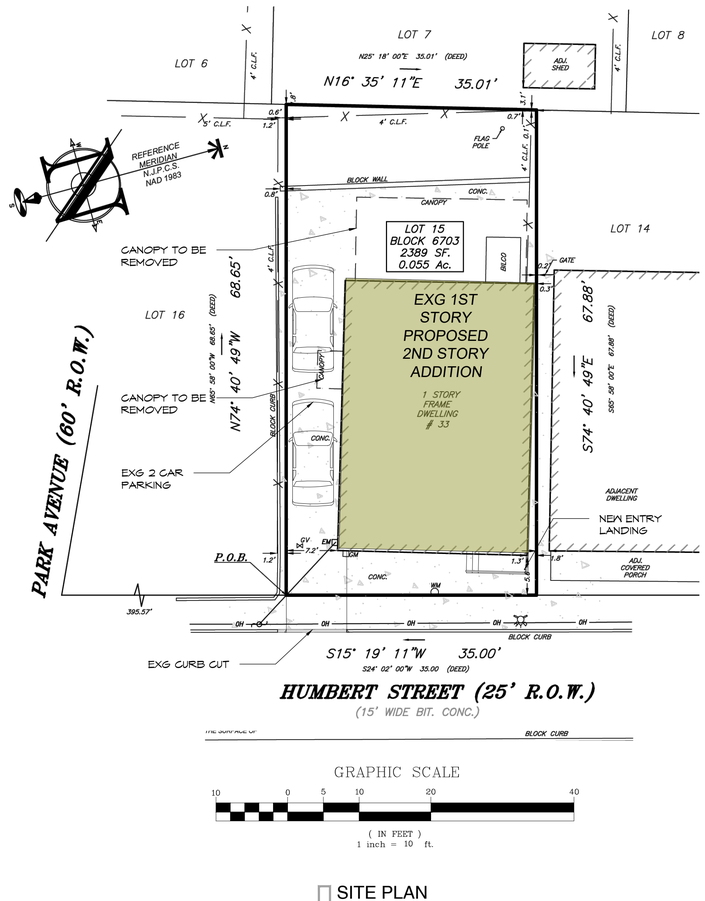
Block-Lot: 6703-9
SOLODKOVA, MARINA & IGOR
40 ROMA ST
NUTLEY, NJ 07110
RE: 40 ROMA STREET

Block-Lot: 6700-13
WORTH, SHARON
35 ROMA ST
NUTLEY, NJ 07110
RE: 35 ROMA STREET

Block-Lot: 6700-15
KRAUSE, ALFRED P & COURTNEY
27 ROMA ST
NUTLEY, NJ 07110
RE: 27 ROMA STREET

Block-Lot: 6703-7
MERXHUSHI, ENDRI & IRFANE
34 ROMA ST
NUTLEY, NJ 07110
RE: 34 ROMA STREET

Block-Lot: 6703-14
CONTI, EDWARD D& COVIELLO, JOSEPH
35 HUMBERT STREET
NUTLEY, NJ 07110
RE: 35 HUMBERT STREET



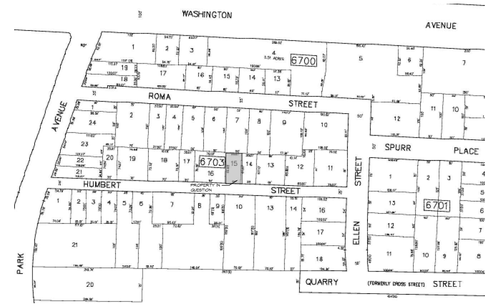
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SITE PLAN
SCALE 1" = 10'

ZONING ORDINANCE DATA			
ZONE: R-2	LOT: 15	BLOCK : 6703	
	PERMITTED	PROPOSED	VARIANCE
USE	R2	1 FAMILY	
MINIMUM LOT AREA	5,000 SF.	2,389 SF.	EX'G
MINIMUM LOT WIDTH	50'	35'	EX'G
MINIMUM LOT DEPTH	100'	67.88'	EX'G
MINIMUM FRONT YARD SETBACK	25'	5.6'	YES/EX'G.
MINIMUM SIDE YARD SETBACK	6'	7.2'	
MINIMUM SIDE SETBACK	6'	0.3'	YES/EX'G.
MINIMUM REAR SETBACK	30'	24'	YES/EX'G.
MAXIMUM BLDG HEIGHT (FEET)	30'	26'-10"	
MAXIMUM BLDG HEIGHT (STY)	2.5 STY	2 STY	
LOT COVERAGE BUILDING	35 %	41.27 %	YES/EX'G.
LOT COVERAGE IMP.	70 %	42.3 %	
PARKING	2 PARKING SPOTS	2 PARKING SPOTS	EX'G



TAX MAP
NOT TO SCALE

CALL BEFORE YOU DIG
TO LOCATED UNDERGROUND FACILITIES
1-800-272-1000
ANYWHERE IN NEW JERSEY
If you are going to dig, blast or drill in New Jersey
Remember it's the law!
Three business days notice.

EVANS ARCHITECTS AIA

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PROPOSED 1 FAMILY ADDITION AND ALTERATIONS FOR RTR 3000, LLC 33 HUMBERT STREET NUTLEY, NJ

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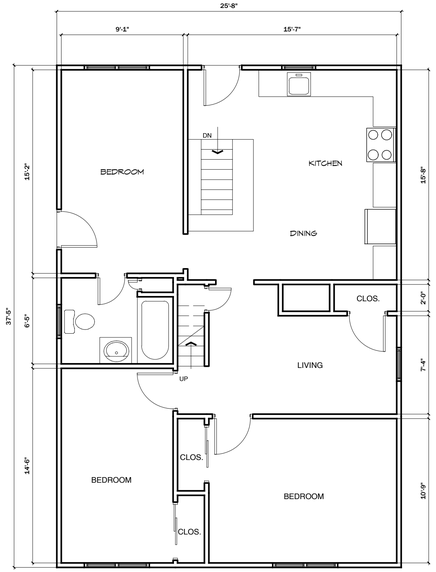
DRW BY	DATE	COMMENT
MGE	1-14-26	
NV	2-7-26	PRELIMINARY

NOTES

MATTHEW G. EVANS
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P.P. LIC. NO. 5662

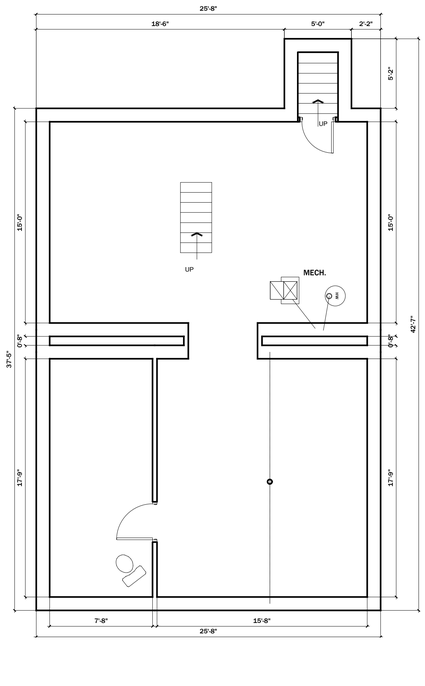
SHEET NUMBER
SK-1

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FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



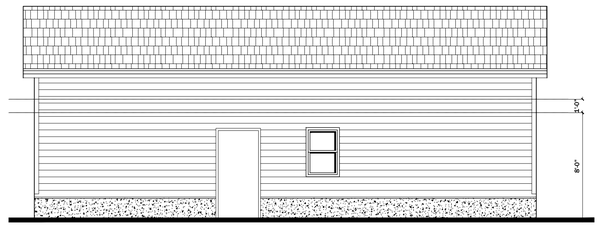
BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0"



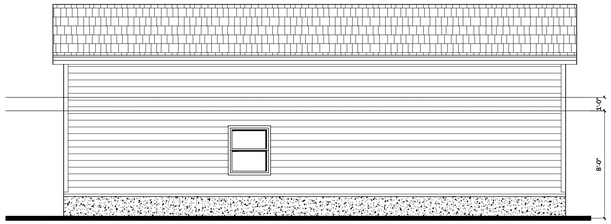
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

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PROPOSED 1 FAMILY
ADDITION AND ALTERATIONS
FOR
RTR 3000, LLC
33 HUMBERT STREET
NUTLEY, NJ

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NV	2-7-26	PRELIMINARY

EXISTING FLOOR PLANS

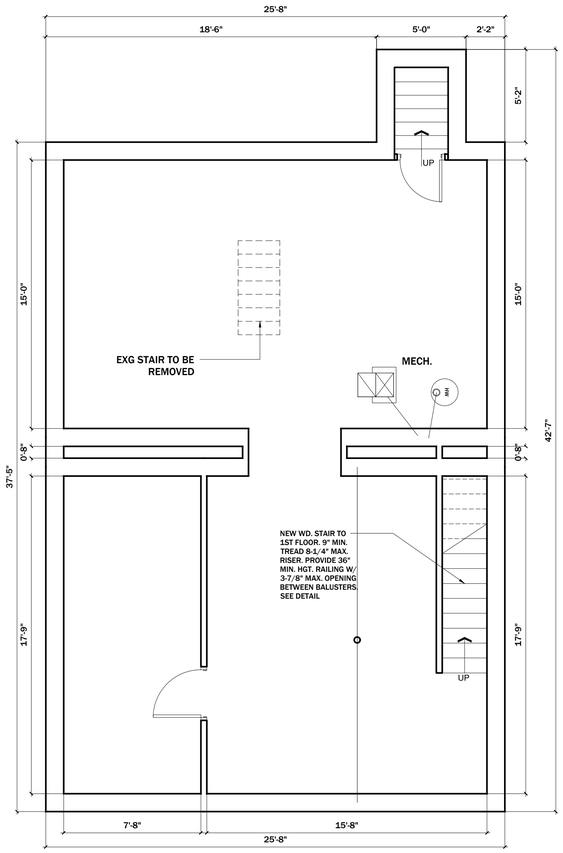
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P.P. LIC. NO. 5662

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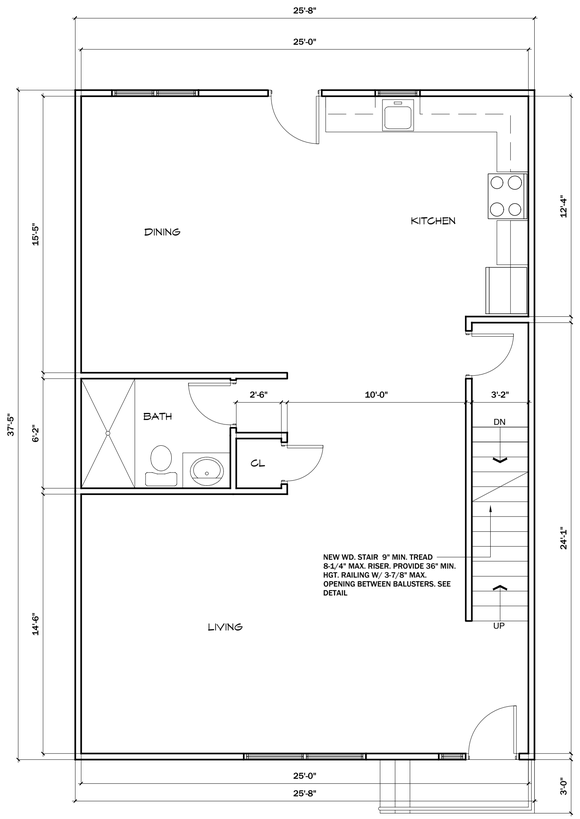
SK-2

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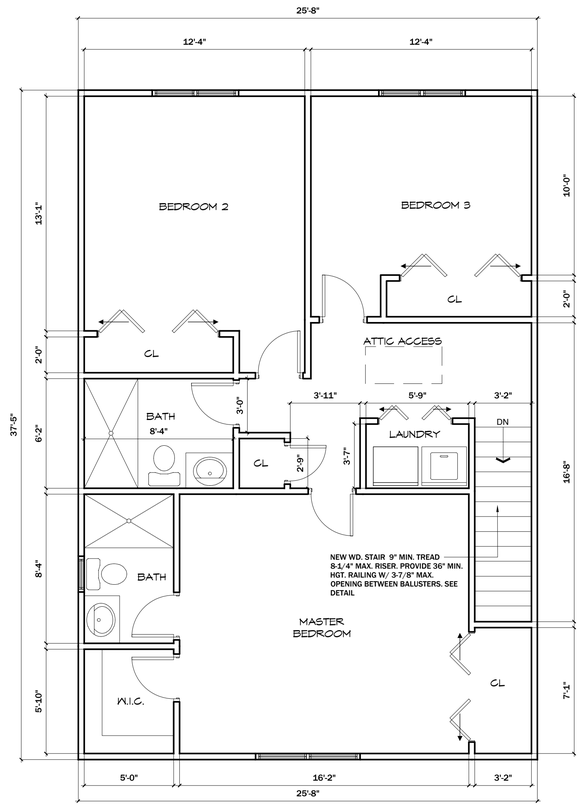
BASEMENT FLOOR PLAN

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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PROPOSED FLOOR PLANS

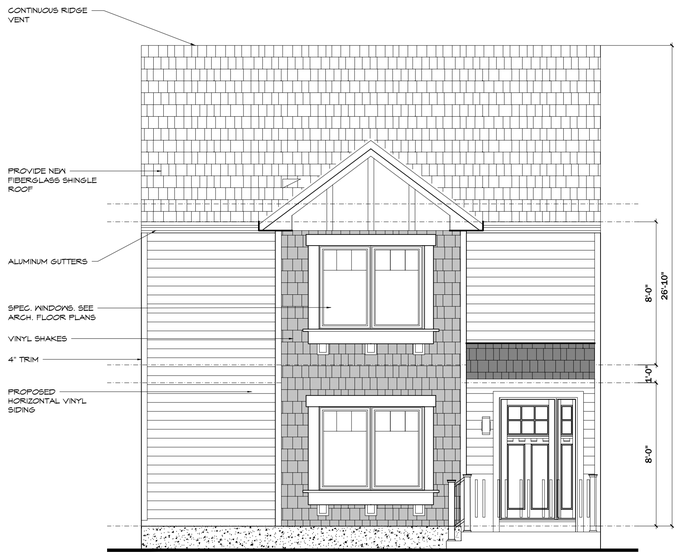
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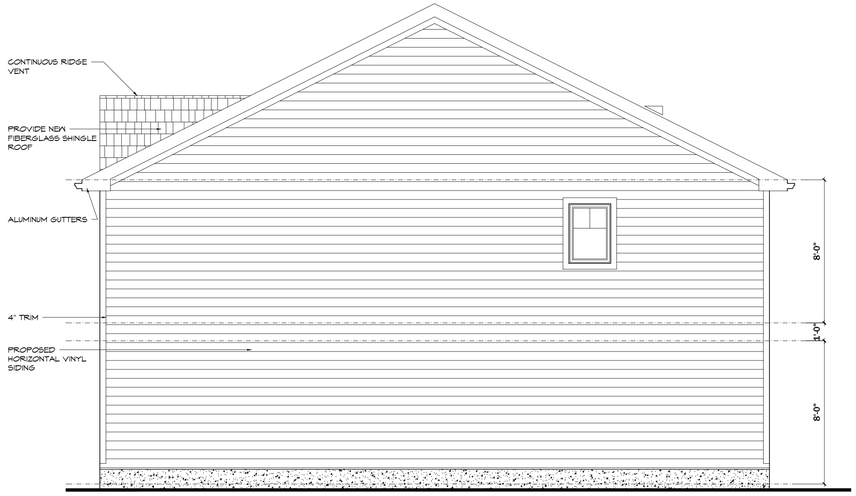
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FRONT ELEVATION

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



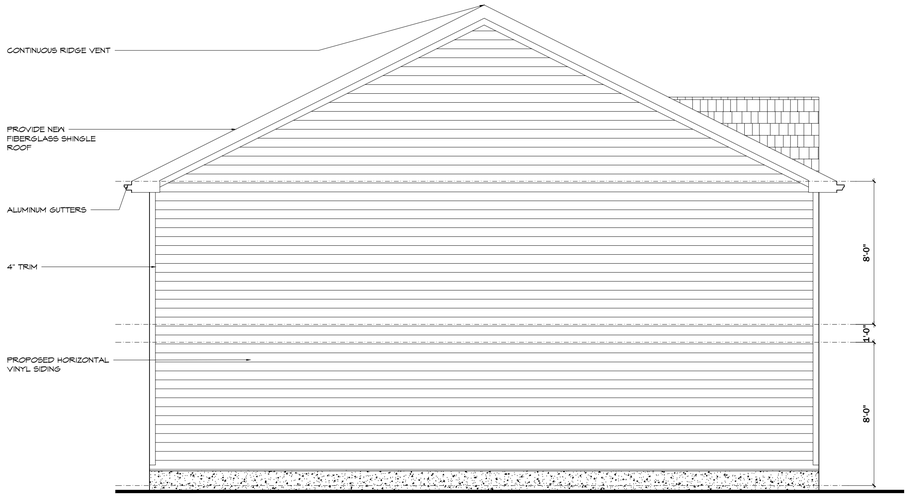
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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PROPOSED ELEVATION

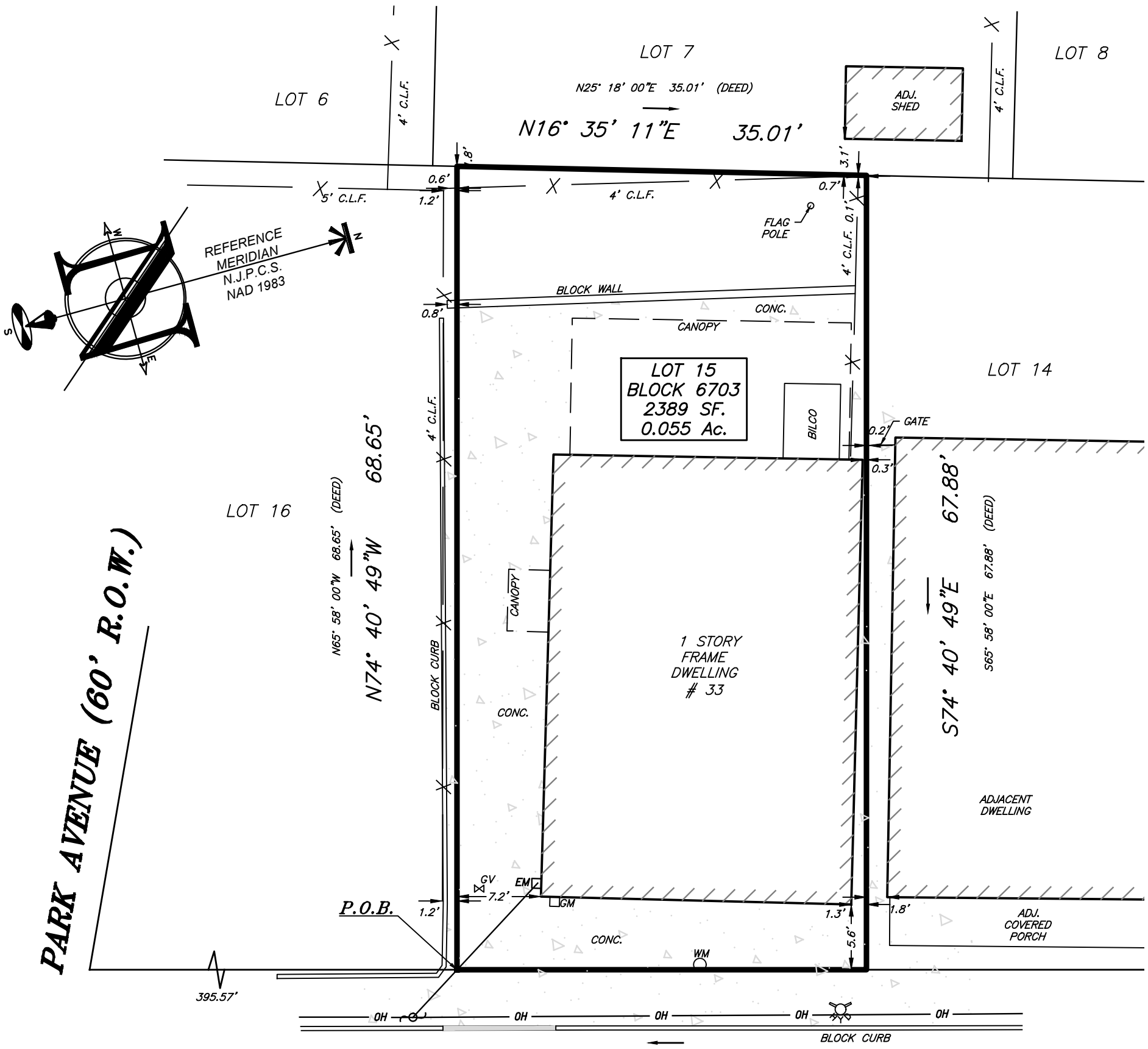
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SHEET NUMBER

A-2

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CERTIFY TO:

RTR3000, LLC

33 HUMBERT NJ NUTLEY, LLC

CHICAGO TITLE INSURANCE COMPANY

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003.C.14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(D).

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT (63-00006177-I) AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THE SCOPE OF THIS SURVEY DID NOT INCLUDE DETERMINING THE PRESENCE / ABSENCE OF WETLANDS AT THIS SITE.

SUBJECT PROPERTY IS NOT IN A FLOOD ZONE.

DEED REFERENCES:

DB 6703 PG 15

DB 4632 PG 245

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

BOUNDARY SURVEY

InSite Surveying, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28290100

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

Site Location:

33 HUMBERT STREET
LOT 15, BLOCK 6703
TOWNSHIP OF NUTLEY
ESSEX COUNTY, NEW JERSEY

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

JUSTIN J. HEDGES, P.L.S., C.F.S.
PROFESSIONAL LAND SURVEYOR NJ LIC. NO. GS43362
CERTIFIED FLOODPLAIN SURVEYOR NJ LIC. NO. NJ-044

InSite Project No.
25-S081-64
Date
04/02/2025
Scale
1"=10'
Drawn By:
GS/PK
Checked By:
JJH
Revisions

File: S:\Jobs\S081 – Equity Settlement Services, Inc\25-S081-64 – 33 Humbert Street, Nutley, NJ\25S08164CAD\dwg\25-S081-64 SURVEY.dwg, --> 11x17 SURVEY

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