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

November 4, 2026

Mr. Joseph Haines
74 East Passaic Avenue
Nutley NJ 07110

RE: Demolish Existing One Family Dwelling and Construct a New One Family Dwelling
354 High Street
Block/Lot: 2503/38

Dear Mr. Haines:

Your request, for a permit, at the above referenced premises, to demolish the existing one family dwelling and construct a new one family dwelling, on a 40' wide by 110' depth lot, as shown on the plans prepared by Architect, Dassa-Haines, dated November 4, 2026, is denied for the following reasons:

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

Chapter 700, Article VIII, Section 700-46 A "Schedule of Regulations as to Bulk, Height and Other Requirements," of the Codes of Nutley requires the following in an R-1 zoning district:

	Required	**Existing/Proposed**
Lot Area	5,000 SF	4,400 SF Pre-Existing
Lot Width	50'	40' Pre-Existing
Per Dwelling Unit	5,000 SF	4,400 SF Pre-Existing
Lot Coverage	35%	37.6%

Chapter 700, Article VIII, Section 700-48 of the Codes of Nutley states any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material.

Requires 60% - Proposed 38%

Chapter 700, Article XIII, Section 700-94 A (1) of the Codes of Nutley states the driveway shall consist of the area directly opposite to an attached garage, detached garage or not more than two feet in front of the main dwelling when a two-foot in-depth landscape area is provided directly in front of the main dwelling or depressed garage or the extension of the side yard into the front yard. The driveway width shall not exceed 16 feet in width for lots up to 50 feet in width. Lots having a width greater than 50 feet may have a driveway width of up to 18 feet in width when conforming to § **700-48**. However, if there is no garage and no available side yard, a driveway not to exceed 16 feet in width from the side lot line may be constructed.

The lot width is 40'. The required driveway is 16'. The proposed will be 18".

Chapter 700, Article XIII, Section 700-94 A (3) (a) of the Codes of Nutley states curb cuts in R-1, R-1A, R1-AA, R-2 and R-3 Districts shall not exceed 16 feet in length, except when an eighteen-foot-wide driveway is permitted by ordinance. When an eighteen-foot-wide driveway is permitted, a curb cut shall not exceed 18 feet in length.

The proposed curb cut will be 18'.

A non-refundable filing fee of $175.00 in connection with your appeal is to be paid to the Code Enforcement Office 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 Antonette DeBlasio, at (973) 284-4957. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not 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.

Sincerely,

David Berry

DAVID BERRY
Zoning Official

DB/adb

TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0039

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

Application Fee: $ 175 (on denial letter) Date of Denial Letter: 11/4/2026

Section I: SUBJECT PROPERTY

Address: 354 High Street

Block: 2503 Lot: 38 Zone: R-1

	District Requirements	Proposed
Lot Area	5000 sf	4400 sf
Lot Width	50 Ft	40 ft
Lot Depth	100 ft	110 ft
Front Yard	25 ft	25 ft
Side Yard	6 ft	6 Ft
Rear Yard	30 ft	30 ft
Other		

Section II: APPLICANT INFORMATION

Name: Joseph Haines

Address: 74 East Passaic Avenue Suite 1
Nutley, NJ 07110

Telephone: 973-233-9355

Email Address: jh@dassahaines.com

Applicant is a:

____ Corporation ____ Partnership ____ LLC ✓ Individual

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

Owner Name: Same as applicant

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: Joseph Haines

Address: 74 East Passaic Ave. Suite 1
Nutley, NJ 07110

Interest: 100%

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	0	0
Total existing and total proposed parking spaces	3	3

Present use of premises: 1- 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: N/A

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: N/A

Address:

Telephone: Fax:

Email Address:

Applicant's Architect

Name: Joseph Haines, AIA

Address: 74 East Passaic Ave Suite 1
Nutley, NJ 07110

Telephone: 973 233 9355 Fax: 973-233-9358

Email Address: jh@dassahaines.com

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 or topographic conditions).

Existing lot has a non-conforming lot width of 40 ft wide

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 subject property is a 40ft wide lot and has non-conforming variances for lot area, lot width and minimum square foot per dwelling unit. The undersized lot area and width creates a minimal variance for lot coverage. The lot width does not allow the front yard landscaping minimum to comply with a double wide driveway.

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

Not granting variance for lot width and lot area would not allow a dwelling to be constructed on the existing lot.

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 the variance for lot area and width will have no effect on the zone plan because the existing lot is non-conforming and consistent in size as the neighboring lots.
- the variance for lot coverage is deminimus, only 2.6% over the requirement. The scale of the roof design and two open porches will soften the appearance and reduce the volume of the dwelling allowing the minor deviation to have no effect to the public good and zone plan.
- Granting the variance for front yard landscaping, driveway and curb width variances will allow safer access to the property. The driveway, lowered to the street level (instead of rising up with the existing grade) will reduce the appearance of the driveway and vehicles. The proposed variance will effect the public good and zone plan.

CERTIFICATION

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

JOSEPH HAINES, 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.

_____
Applicant/Applicant's Authorized Officer or Representative

Subscribed and sworn to before me
this 4th day of November 2026.

VIKKI FAITOUTE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 11, 2031

_____
Signature of person authorized to take oaths

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 2503-38
SEMONIAN, MARGARET H. & BRUCE
354 HIGH STREET

33 parcels fall within 200 feet of this parcel(s)

Block-Lot: 2602-11
FESKEN, ANTHONY & BETH
24 RHODA AVE
NUTLEY, NJ 07110
RE: 24 RHODA AVENUE

Block-Lot: 2602-14
ARMSTRONG, CHRISTOPHER M & JOYCE P
12 RHODA AVENUE
NUTLEY, NJ 07110
RE: 12 RHODA AVENUE

Block-Lot: 2400-7
ONNEMBO, NICHOLAS & CAROL
30 KENZEL AVE
NUTLEY, NJ 07110
RE: 30 KENZEL AVENUE

Block-Lot: 2503-30
TAYLOR, ANDREW JR & BRIANNE M
35 KENZEL AVE
NUTLEY, NJ 07110
RE: 35 KENZEL AVENUE

Block-Lot: 2400-6
SEBOROWSKI, JOHN JR. & KATHERINE
26 KENZEL AVE
NUTLEY, NJ 07110
RE: 26 KENZEL AVENUE

Block-Lot: 2503-1
PIRCHIO, KAREN & TUNGRAIN, SAMUEL R
31 HAMPTON PL
NUTLEY, NJ 07110
RE: 362 HIGH STREET

Block-Lot: 2503-37
IRADI, JOHN III & GEORGETTE J
352 HIGH ST
NUTLEY, NJ 07110
RE: 352 HIGH STREET

Block-Lot: 2503-31
DOTRO, SAMUEL & GINA R
33 KENZEL AVE
NUTLEY, NJ 07110
RE: 33 KENZEL AVENUE

Block-Lot: 2503-3
RICCI, ADAM & MARIA RICCI
14 JOERG AVENUE
NUTLEY, NJ 07110
RE: 14 JOERG AVENUE

Block-Lot: 2602-15
371 HIGH STREET LLC
371 HIGH ST
NUTLEY, NJ 07110
RE: 371 HIGH STREET

Block-Lot: 2503-2
SANTERAMO, MICHAEL & DIANE
10 JOERG AVE
NUTLEY, NJ 07110
RE: 10 JOERG AVENUE

Block-Lot: 2503-32
AROSTEGUI, PATRICIO & NILSA
31 KENZEL AVENUE
NUTLEY, NJ 07110
RE: 31 KENZEL AVENUE

Block-Lot: 2503-41
MALFITANO, ANTHONY L & MARY
360 HIGH ST
NUTLEY, NJ 07110
RE: 360 HIGH STREET

Block-Lot: 2503-40
TAPIA,PABLO & KATHERINE
358 HIGH ST
NUTLEY, NJ 07110
RE: 358 HIGH STREET

Block-Lot: 2602-16
REGALADO, TONI & JON ROMME RICO L
365 HIGH ST
NUTLEY, NJ 07110
RE: 365 HIGH STREET

Block-Lot: 2602-13
VONROTH, WILLIAM III & ELVIRA
16 RHODA AVE
NUTLEY, NJ 07110
RE: 16 RHODA AVENUE

Block-Lot: 2503-33
ROBLES, DARY & PRODIGALIDAD ALBERT
23 KENZEL AVE
NUTLEY, NJ 07110
RE: 23 KENZEL AVENUE

Block-Lot: 2602-12
ROCHA, STEVEN & MARTONE-ROCHA, E
20 RHODA AVE
NUTLEY, NJ 07110
RE: 20 RHODA AVENUE

Block-Lot: 2503-34
VARELA, CESAR & ALMANZAR, Y
19 KENZEL AVE
NUTLEY, NJ 07110
RE: 19 KENZEL AVENUE

Block-Lot: 2400-8
SULINSKI, KENNETH W & ROSE M
34 KENZEL AVE
NUTLEY, NJ 07110
RE: 34 KENZEL AVENUE

Block-Lot: 2503-39
ORTIZ, MIGUEL PICHARDO
356 HIGH ST
NUTLEY, NJ 07110
RE: 356 HIGH STREET

Block-Lot: 2602-17
NILAJ, VERA & GJOKE
359 HIGH ST
NUTLEY, NJ 07110
RE: 359 HIGH STREET

Block-Lot: 2602-18
LEONARDO, MICHELLE
9 MAPES AVE
NUTLEY, NJ 07110
RE: 9 MAPES AVENUE

Block-Lot: 2400-5
MOHRBUTTER, THEODORE C & PATRICIA
22 KENZEL AVE
NUTLEY, NJ 07110
RE: 22 KENZEL AVENUE

Block-Lot: 2503-36
BRAITSCH, JASON & LAUREN
350 HIGH STREET
NUTLEY, NJ 07110
RE: 350 HIGH STREET

Block-Lot: 2602-19
EDMUNDSON, TODD
15 MAPES AVE
NUTLEY, NJ 07110
RE: 15 MAPES AVENUE

Block-Lot: 2701-9
CHRISTMAN, BARBARA J
351 HIGH ST
NUTLEY, NJ 07110
RE: 351 HIGH STREET

Block-Lot: 2503-35
TOWNSEND, DANIEL L & RENATA M
348 HIGH ST
NUTLEY, NJ 07110
RE: 348 HIGH STREET

Block-Lot: 2400-4
JERNICK, ROBERT & JESSICA
80 ALEXANDER AVE
NUTLEY, NJ 07110
RE: 18 KENZEL AVENUE

Block-Lot: 2400-3
VITTI,JONATHAN H+SARDINSKY KATHRYN
12 KENZEL AVE
NUTLEY, NJ 07110
RE: 12 KENZEL AVENUE

Block-Lot: 2701-10
PFUHLER, RICHARD W & EVA A
345 HIGH ST
NUTLEY, NJ 07110
RE: 345 HIGH STREET

Block-Lot: 2400-2
LILOIA, THOMAS V SR & TONI ANN
2 KENZEL AVE
NUTLEY, NJ 07110
RE: 2 KENZEL AVENUE

Block-Lot: 2701-11
GUARDASCIONE, ADRIANA P
341 HIGH STREET
NUTLEY, NJ 07110
RE: 341 HIGH STREET

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)

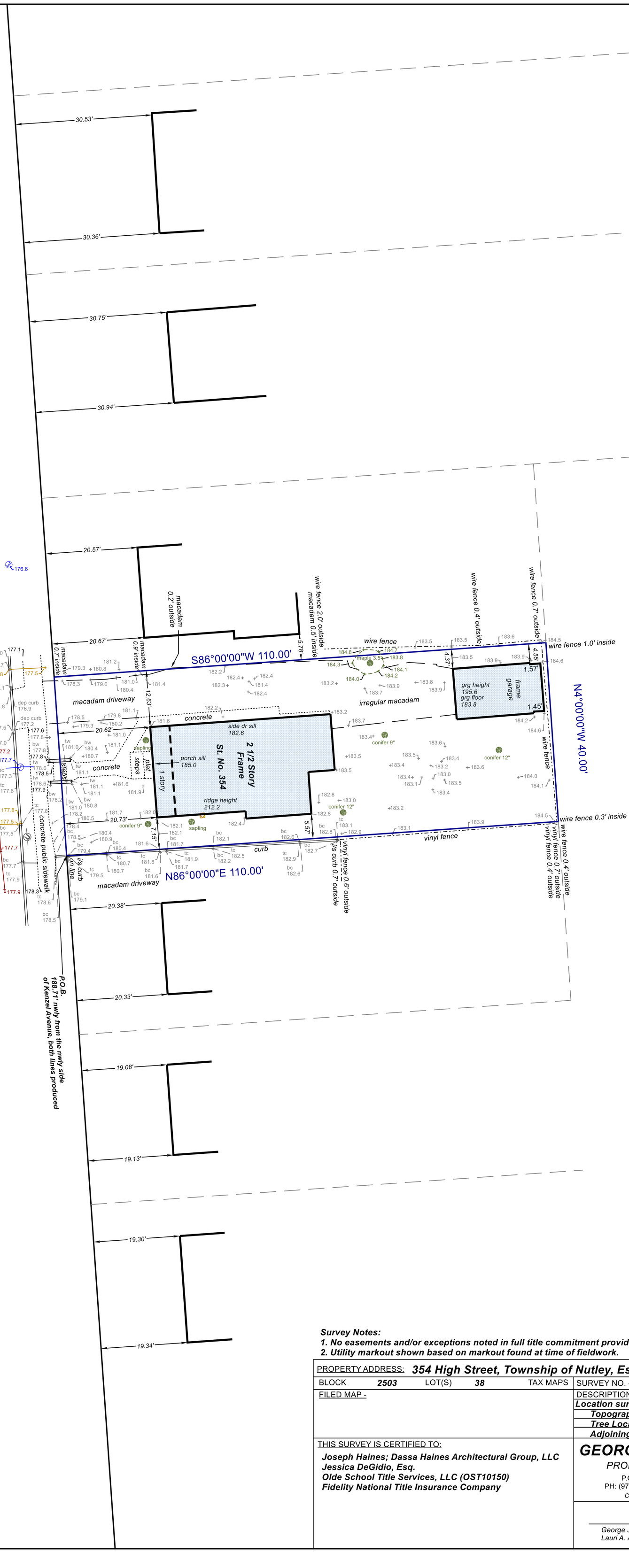
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for and other purpose including, but not limited to, use of survey for survey affidavit, resale or property, or to any other person not listed in certifcation, either directly or indirectly.

This is a location survey. Property corners were not staked by contractual agreement.



LEGEND

- Spot Elevation
- Catch Basin
- Utility Pole
- Gas Meter
- Gas Valve
- Sanitary Manhole
- Tree Size And Type Noted
- Water Valve and Box

Survey Notes:

1. No easements and/or exceptions noted in full title commitment provided.

2. Utility markout shown based on markout found at time of fieldwork.

PROPERTY ADDRESS: ***354 High Street, Township of Nutley, Essex County, New Jersey***

BLOCK	***2503***	LOT(S)	***38***	TAX MAPS	SURVEY NO. - ***G26-0185***	SCALE - 1" = ***15.0'***	
FILED MAP -					DESCRIPTION	DR/CK	DATE
					Location survey w/o corners	***efc/laa***	***09/29/2026***
					Topography		
					Tree Locations		
					Adjoining House Setbacks		

THIS SURVEY IS CERTIFIED TO:

Joseph Haines; Dassa Haines Architectural Group, LLC
Jessica DeGidio, Esq.
Olde School Title Services, LLC (OST10150)
Fidelity National Title Insurance Company

GEORGE J. ANDERSON, L.L.C.

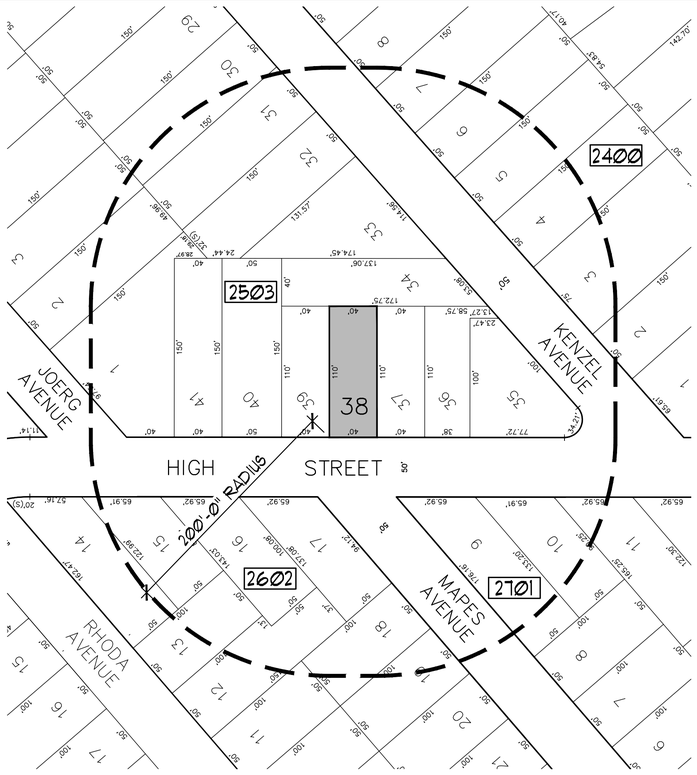
PROFESSIONAL LAND SURVEYORS

P.O. BOX 1348 - LITTLE FALLS, NJ 07424
PH: (973) 837-8159 - EMAIL: GJALLC@GMAIL.COM
Certificate of Authorization - 24GA28180100

Lauri A. Anderson

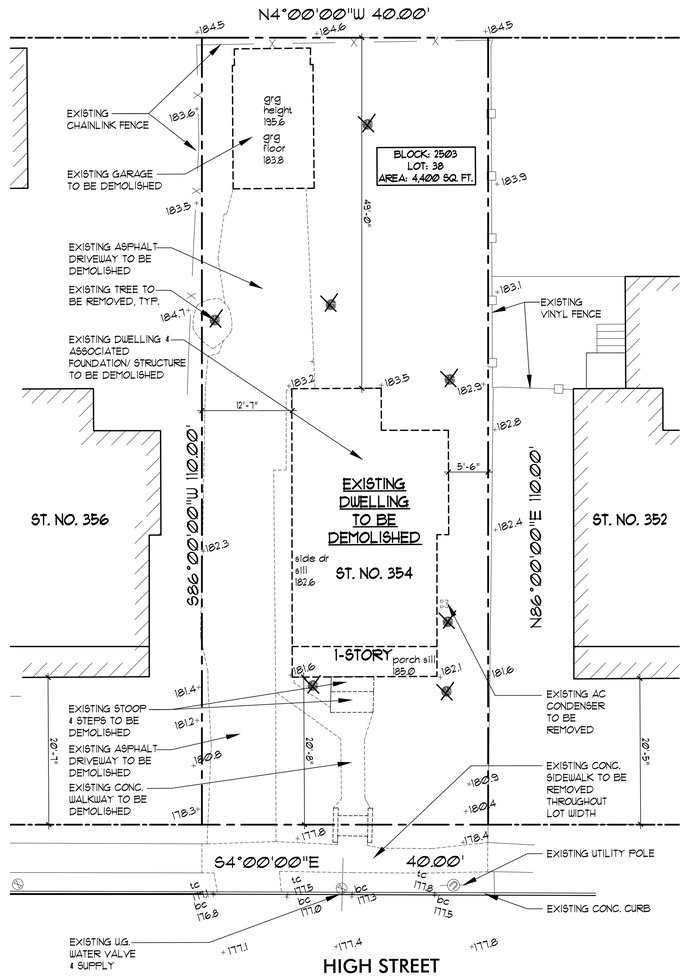
George J. Anderson, P.L.S. - N.J. License No. 36706
Lauri A. Anderson, P.L.S. - N.J. License No. 43328

Traverse PC



TAX MAP/ 200 FT RADIUS MAP

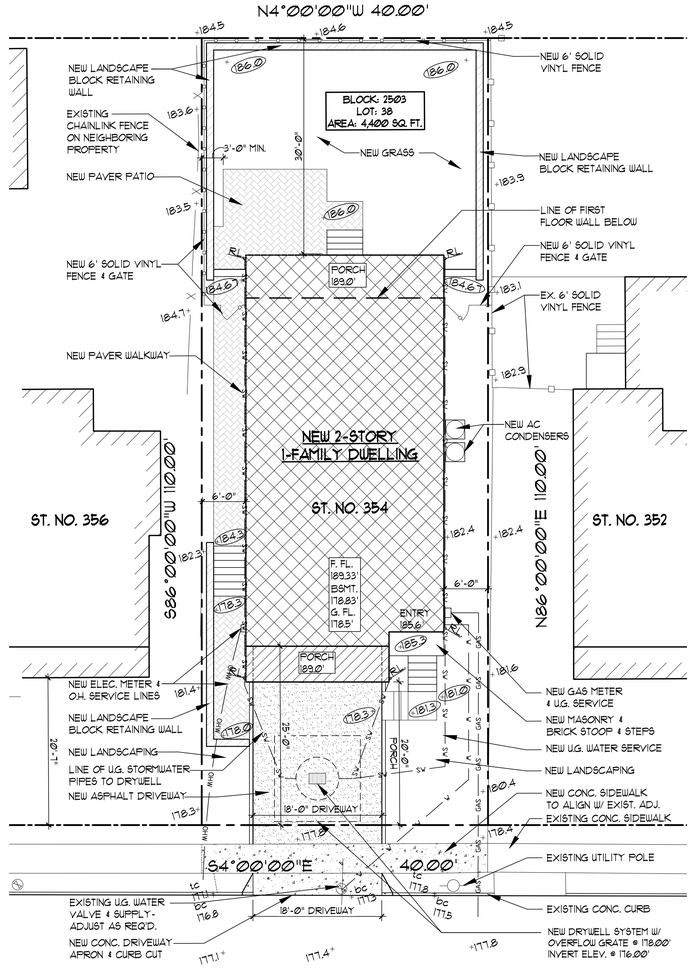
SCALE: 1"= 60'



SITE DEMOLITION PLAN

SCALE: 1" = 10'-0"

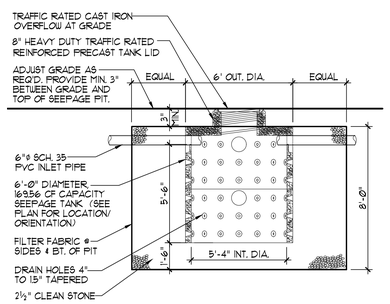
NOTE:
SURVEY INFORMATION TAKEN FROM PROPERTY SURVEY PREPARED BY GEORGE J. ANDERSON, LLC. PROFESSIONAL LAND SURVEYORS P.O. BOX 1348, LITTLE FALLS, NJ 07424 SURVEY DATED: 09/29/2026



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

NOTE:
SURVEY INFORMATION TAKEN FROM PROPERTY SURVEY PREPARED BY GEORGE J. ANDERSON, LLC. PROFESSIONAL LAND SURVEYORS P.O. BOX 1348, LITTLE FALLS, NJ 07424 SURVEY DATED: 09/29/2026



NOTE:

1. THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF THE SEEPAGE PITS. SEEPAGE PIT SHALL BE INSPECTED AFTER INTENSE RAINFALL EVENTS. DEBRIS AND SEDIMENT SHALL BE REMOVED ANNUALLY, DURING DRY AND WARM WEATHER. SEE STORM WATER MAINTENANCE PLAN ON THIS PLAN.
2. AN INSPECTION OF THE EXCAVATION SHALL BE MADE BY THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION OF THE SEEPAGE PITS.
3. TEST PITS WILL BE PERFORM PRIOR TO THE INSTALLATION OF SEEPAGE PITS TO DETERMINE PERMEABILITY AND GROUND WATER DEPTHS. VERIFY THAT THE EXIST. SOIL CAN PERC MIN. 1" PER HOUR

DRYWELL SYSTEM STORAGE VOLUME CALCULATIONS

STORAGE VOLUME CALCULATED TO PROVIDE STORAGE FOR A 3" STORM OVER A 24 HR PERIOD
DRYWELL SYSTEM IS DESIGNED TO PROVIDE STORAGE FOR 1316 SF. OF PROPOSED ROOF AREA.

STORAGE VOLUME REQUIRED: 394 FT³

DRY WELL SYSTEM TO BE COMPOSED OF A 12' WIDE x 12' LONG x 8' DEEP CLEAN STONE BED WITH 1 - 6'-0" DIAMETER x 5'-6" DEEP (BELOW OVERFLOW) PRECAST CONCRETE SEEPAGE TANK.

DISPLACEMENT VOLUME OF SEEPAGE TANKS:
$3.14 \times R^2 \times H = 3.14 \times (3)^2 \times 6 = 169.56\ FT^3$

STORAGE VOLUME OF SEEPAGE TANKS:
$3.14 \times R^2 \times H = 3.14 \times (2.67)^2 \times 5.5 = 123.12\ FT^3$

VOLUME OF STONE BED:
$L \times W \times H = 12' \times 12' \times 8' = 1152\ FT^3$

STORAGE VOLUME OF STONE BED:
(VOL. OF BED - DISP. VOL. OF TANKS) x 33% VOID RATIO
$(1152\ FT^3 - 169.56\ FT^3) \times .33 = 324.20\ FT^3$

STORAGE VOLUME OF DRYWELL:
STORAGE VOL. OF STONE BED + STORAGE VOL. OF TANKS
$324.20\ FT^3 + 123.12\ FT^3 = 447.32\ FT^3$

TOTAL STORAGE VOLUME REQUIRED = $394\ FT^3$
TOTAL STORAGE VOLUME PROVIDED = $447.32\ FT^3$
SURPLUS VOLUME = $53.32\ FT^3$

DRYWELL SYSTEM DETAIL & CALCULATIONS

NOT TO SCALE

ZONING INFO.

ZONE R-1 RESIDENTIAL - ONE FAMILY ZONE

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE
USE	1-FAMILY	1-FAMILY	1-FAMILY	NO
LOT AREA (min)	5,000 sf	4,400 sf	4,400 sf	EX. NC.
LOT WIDTH (min)	50 ft	40 ft	40 ft	EX. NC.
LOT DEPTH (min)	100 ft	110 ft Ø in	110 ft Ø in	NO
PER DWELLING UNIT (min)	5,000 sq. ft.	4,400 sf	4,400 sf	EX. NC.
FRONT YARD (min)	25 ft	20 ft 8 in	25 ft Ø in	NO
SIDE YARD (min)	6 ft	5 ft 6 in	6 ft Ø in	NO
SIDE YARD (other)	6 ft	12 ft 7 in	6 ft Ø in	NO
REAR YARD (min)	30 ft	49 ft Ø in	30 ft Ø in	NO
HEIGHT (max)	2½ stories/ 30 ft	2½ stories/ 26 ft 8 in	2 stories/ 29 ft Ø in	NO
LOT COVERAGE (max.)	35%	23.1%	37.6%	YES
IMPERVIOUS COVERAGE (max)	70%	49.4%	62.7%	NO
FRONT YARD LANDSCAPING (min)	60%	55%	38%	YES
DRIVEWAY & CURB CUT (max)	16 ft	APPROX. Ø ft	18 ft	YES

EX. NC. = EXISTING CONDITION WITH VARIANCE

(1) THE REQUIRED SCHEDULE REGULATIONS PER ARTICLE VIII FOR THE CONSTRUCTION, ALTERATION OR ADDITION OF A ONE-FAMILY DWELLING SHALL NOT APPLY TO ANY LOT HAVING LESS THAN THE REQUIRED AREA OR WIDTH AT THE TIME OF THE ADOPTION OF THIS CHAPTER AND HELD AT THAT TIME IN SEPARATE OWNERSHIP FROM THAT OF ADJOINING LAND, PROVIDED THAT THE AREA AND WIDTH OF SUCH EXISTING LOT SHALL BE NO LESS THAN 80% OF THE REQUIRED MINIMUM SET FORTH IN THE SCHEDULE OF REGULATIONS.

AVERAGE SETBACK

348 HIGH STREET	19'-4"
350 HIGH STREET	19'-1"
352 HIGH STREET	20'-4"
356 HIGH STREET	20'-7"
358 HIGH STREET	30'-9"
360 HIGH STREET	30'-4"
362 HIGH STREET	32'-11"
TOTAL/ AVERAGE	173'-4"/ 7= 24'-9" AVG. SETBACK

Zoning Drawings
for:
New One Family Dwelling

located at:

354 High Street
Nutley, NJ 07110
Block: 2503 Lot: 38

SCOPE OF WORK

THIS WORK CONSISTS OF THE DEMOLITION OF THE EXISTING DWELLING & DETACHED GARAGE, AS WELL AS THE DEMOLITION OF ALL EXISTING IMPERVIOUS SURFACES SUCH AS DRIVEWAY, SIDEWALKS, ETC.

WORK ALSO CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING AND SITE WORK, WHICH INCLUDES NEW WALKWAYS, RETAINING WALLS, GRADING, ETC.

BUILDING INFO.

	PROPOSED AREA
BASEMENT	856 SF.
1st FLOOR	1,331 SF.
2nd FLOOR	1,445 SF.
TOTAL	3,632 SF.

GARAGE	475 SF.
FRONT PORCH	100 SF.
REAR PORCH	166 SF.

APPROVALS

TOWNSHIP OF NUTLEY
ZONING BOARD

BOARD CHAIR — DATE

SECRETARY — DATE

ENGINEER — DATE

11/04/2026	ISSUED FOR ZONING SUBMISSION
11/24/2026	ISSUED FOR DENIAL LETTER

Dassa • Haines
Architectural Group LLC
Architecture • Planning
Construction Management

74 E. Passaic Ave.
Nutley, N.J. 07110
tel: 973.233.9355
fax: 973.233.9358

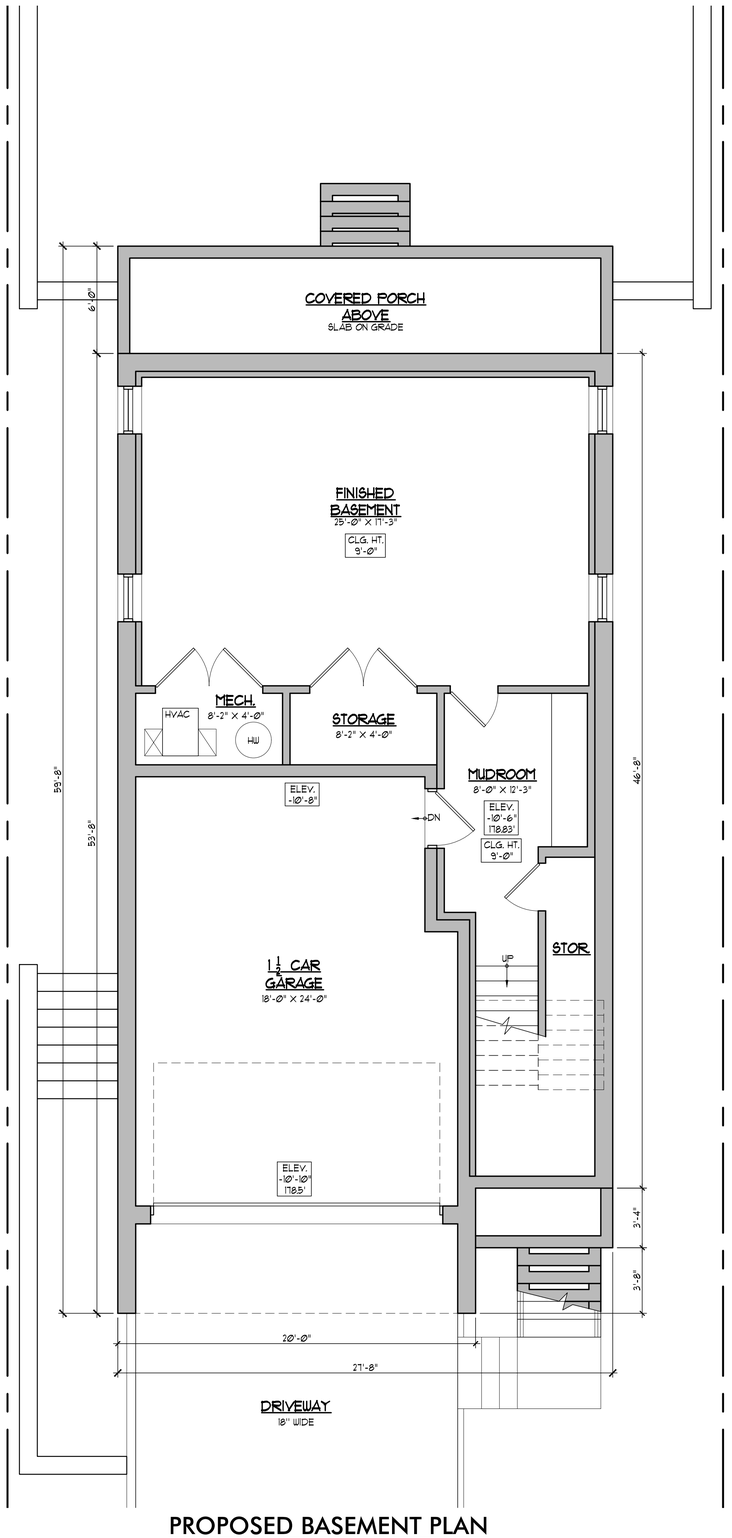
Joseph L. Haines, AIA, PP
NJ lic.# AI12995

Site Plans, Zoning Info, & Notes

DATE: 11/04/2026
SCALE: AS SHOWN
JOB # 26-117
BIN:
DRAWN BY: JP/JL
CHECKED BY: JH

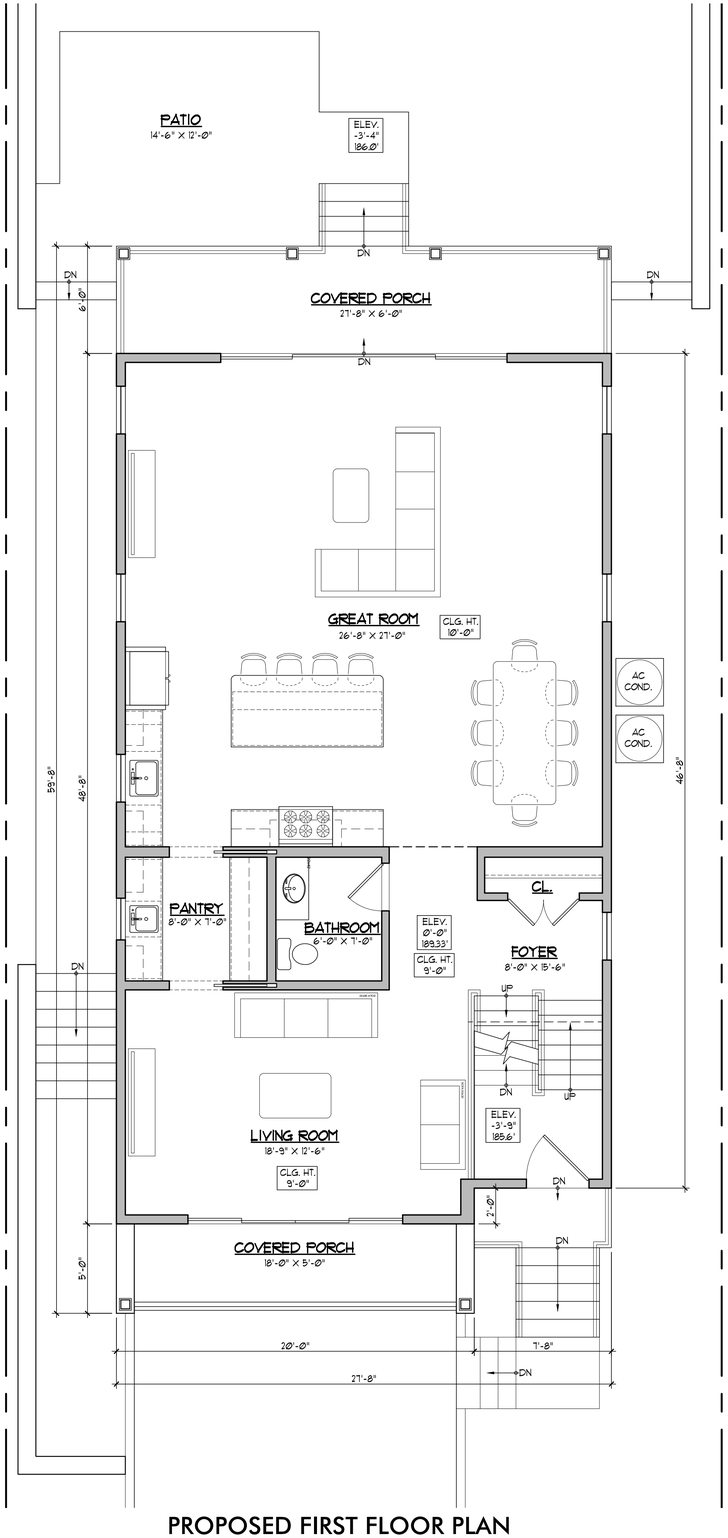
Z1

1 OF 3



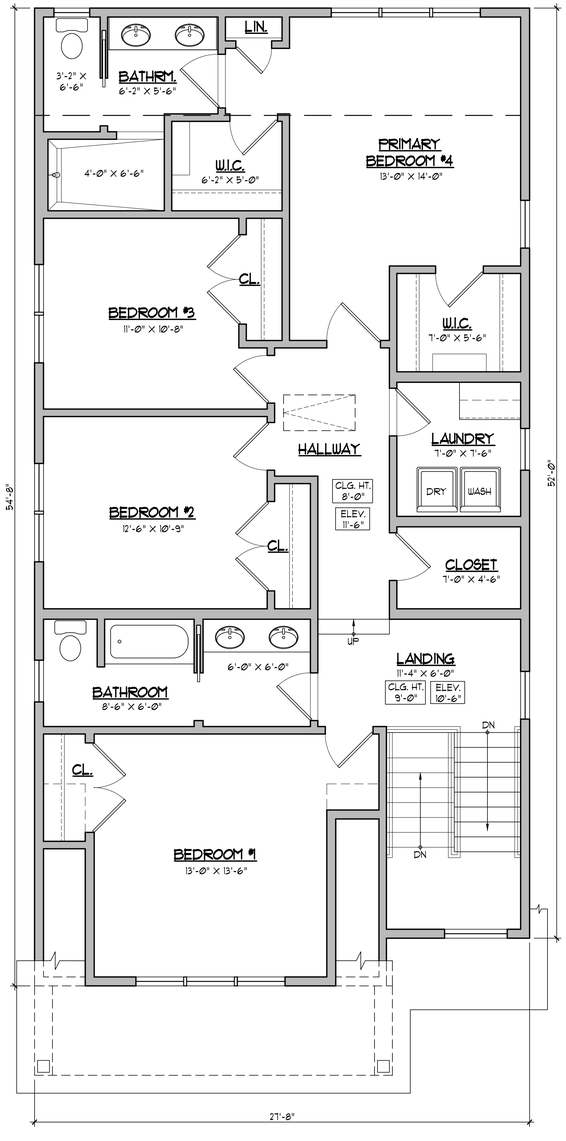
PROPOSED BASEMENT PLAN

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

Zoning Drawings

for:

New
One Family
Dwelling

located at:

354 High Street
Nutley, NJ 07110
Block: 2503 Lot: 38

11/04/2026	ISSUED FOR ZONING SUBMISSION
11/04/2026	ISSUED FOR DENIAL LETTER

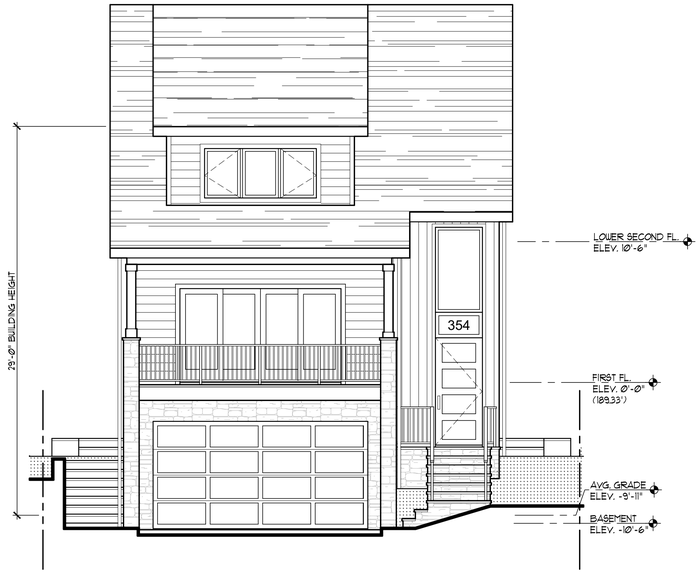
Dassa • Haines
Architectural Group, L.L.C.
Architecture • Planning
Construction Management

74 E. Passaic Ave.
Nutley, N.J. 07110
tel: 973.233.9355
fax: 973.233.9358

Joseph L. Haines, AIA, PP
NJ lic.# AI12995

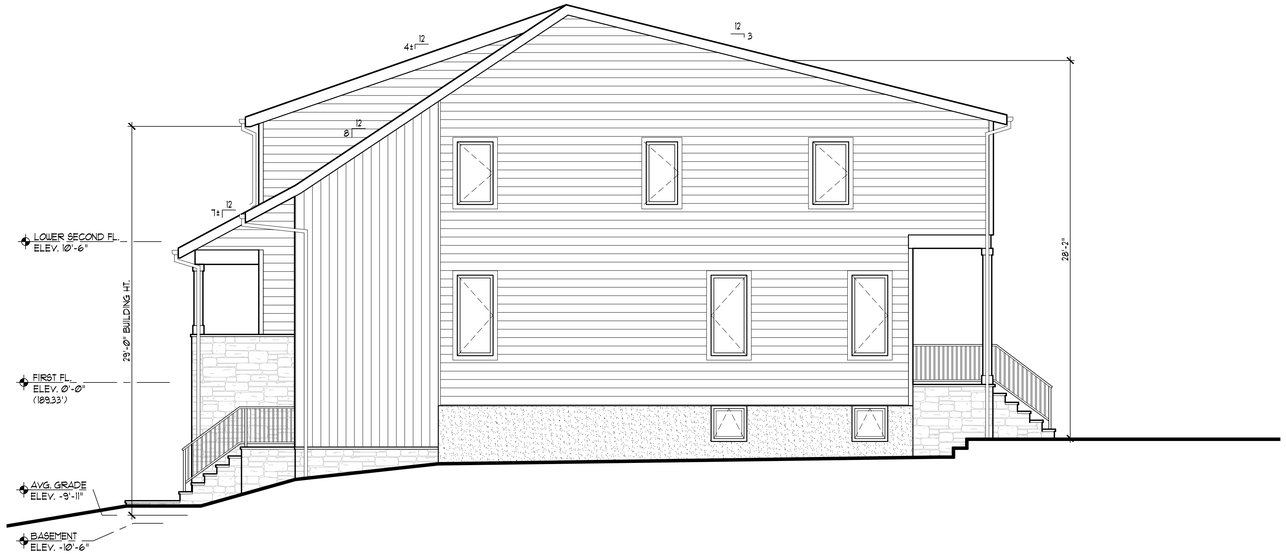
Proposed Floor Plans

DATE: 11/04/2026	Z2
SCALE: AS SHOWN	
JOB # 26-117	
BIN:	
DRAWN BY: JJh/js / CHECKED BY: JJh	2 OF 3



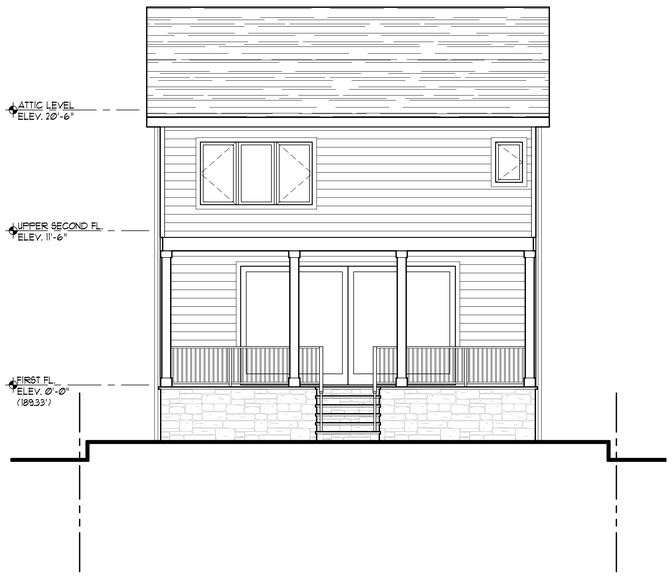
PROPOSED WEST ELEVATION

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



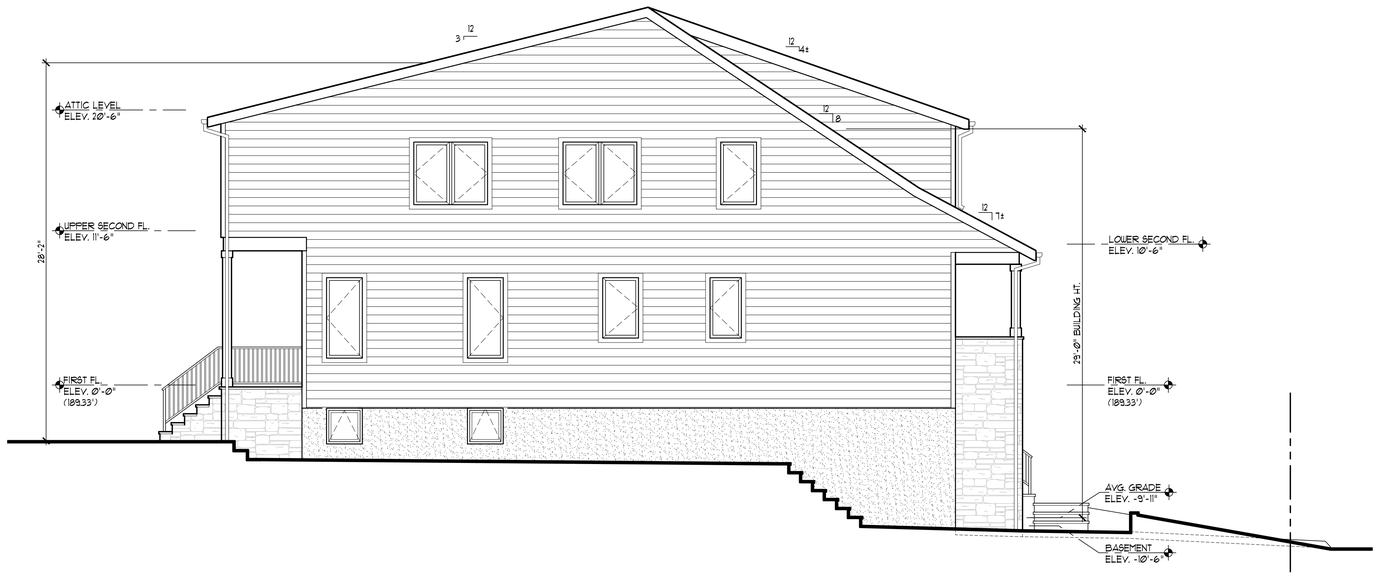
PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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

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for:
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Proposed Elevations

DATE: 11/04/2026	Z3
SCALE: AS SHOWN	
JOB # 26-117	
BIN:	
DRAWN BY: JPr/Js / CHECKED BY: JPr	3 OF 3