



THOMAS J. EVANS
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

TELEPHONE: (973) 284-4957 · FACSIMILE: (973) 284-0071

April 14, 2026

Milton and Claudia Mendez
278 Kingsland Street
Nutley, NJ 07110

Re: Additions/Second-Floor Deck
278 Kingsland Street
Block/Lot: 300/58

Dear Mr. and Mrs. Mendez,

Your request for a permit at the above referenced address, to construct additions with a second-story deck on to the existing dwelling, located in a B-1 zoning district, as shown on the plans prepared by Jasmine Alcaise, AIA dated February 20, 2026 is disapproved for the following reasons:

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

Chapter 700, Article XVI, Section 700-113 A of the Code of Nutley states no nonconforming use nor structure nor any lawful use on a nonconforming lot shall be enlarged, extended, reconstructed or structurally altered, except that such structure or use may be structurally altered to correct an unsafe condition. A nonconforming structure or a lawful structure on a nonconforming lot may be restored or repaired in the event of partial destruction thereof.

A non-refundable use variance fee of \$550.00 and an escrow fee of \$1,000 for professional review, is required to be paid to 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, jllebold@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
Zoning Official
DB/JL



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-20-0010

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: \$ 550 (on denial letter)

Date of Denial Letter: 4/13/20

Section I: SUBJECT PROPERTY

Address: 278 Kingsland Street

Block: 300 Lot: 58 Zone: B-2

	District Requirements	Proposed
Lot Area	<u>5,000 sqft</u>	<u>no change</u>
Lot Width	<u>50'</u>	<u>no change</u>
Lot Depth	<u>100'</u>	<u>no change</u>
Front Yard	<u>20'</u>	<u>no change</u>
Side Yard	<u>0'/10'</u>	<u>3.9' / 14.09'</u>
Rear Yard	<u>30'</u>	<u>20.64'</u>
Other		

Section II: APPLICANT INFORMATION

Name: Milton & Claudia Mendez

Address: 278 Kingsland St

X Telephone: 973 580-7116

Email Address: familychurch@mac.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: _____
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 11/16/53 to erect a one family dwelling on a lot with less than the 50 ft. frontage necessary in Res. A. & on 10/16/75 a variance was denied for the use of a greenhouse for research & development of plants / related experiments.

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 or topographic conditions).

X The existing home is located in the B-1 Business Zone and is therefore considered a pre-existing non-conforming residential use. The proposed work is limited to rear addition to existing dwelling. Due to the existing layout the location of the lot, and the established use of the property, the rear of the home is the most practical area for the addition.

The request is not to change the use of the property but to allow a reasonable improvement to the existing residence.

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

X NOT applicable.

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

If this variance is not granted it would create a real hardship for us. We are getting older and want to remain in our home comfortably and safely. With less need to use the stairs and more practical living space for our daily needs. Our children & grandchildren visit us often, and the proposed addition would allow them to gather comfortably in one place (they live out of state). This addition would not change the residential use of our property: It would simply allow us to continue living in our home in a safe, comfortable, and reasonable way.

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 not negatively affect the public good or purpose of the zoning ordinance. The property is already a residence. The work is mainly to the rear of my existing home and is intended to make the house safer and more comfortable for my husband as we age. It is not to create a new commercial use, increase traffic or disturb the surrounding neighborhood. We will also improve the front of the house to give it more curb appeal and tie it into the overall look of the house. These will improve and help enhance the appearance of the property and contribute positively to the neighborhood. The addition will allow us to remain in our home, continue welcoming our home to family and friends. It will allow us to stay active in the community while maintaining the existing character of the property.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX }

ss.

X Claudia and Milton Mendez, 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.

Claudia Mendez
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 16 day of April, 2024.

Joanna Hall
Signature of person authorized to take oaths



JOANNA HALL
Commission # 2450187
Notary Public, State of New Jersey
My Commission Expires
September 29, 2029



Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 300-58
MENDEZ, MILTON B. & CLAUDIA
278 KINGSLAND STREET

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

Block-Lot: 2101-1

PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: 275 KINGSLAND STREET

Block-Lot: 300-1

PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: KINGSLAND STREET

Block-Lot: 300-15

LLAMES, CYNTHIA DE RAMOS
46 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 46 MONTCLAIR AVENUE

Block-Lot: 300-14

ALIZADA, FUAD & NAZRIN
42 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 42 MONTCLAIR AVENUE

Block-Lot: 300-17

HARRIS, MARGARET
54 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 54 MONTCLAIR AVENUE

Block-Lot: 300-16

BELLINI, MICHAEL & ADRIENNE
50 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 50 MONTCLAIR AVENUE

Block-Lot: 300-23

DAVIS, LINDSEY Y & CHRISTIAN
61 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 61 MONTCLAIR AVENUE

Block-Lot: 300-24

YERO, JOEL & STEPHANIE
59 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 59 MONTCLAIR AVENUE

Block-Lot: 300-25

MANOVANDA, CHRISTOPHER L & ANA
55 MONTCLAIR AVENUE
NUTLEY, NJ 07110
RE: 55 MONTCLAIR AVENUE

Block-Lot: 300-26

BARBER, KEVIN T & JESSICA M
51 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 51 MONTCLAIR AVENUE

Block-Lot: 300-27

MERCADO, THERESA & ABNER
49 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 49 MONTCLAIR AVENUE

Block-Lot: 300-28

MENDOZA, ANNA JHOANNA SARENAS
45 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 45 MONTCLAIR AVENUE

Block-Lot: 300-31

PAKHRIN, NGIMA T. & GURUNG, GANGA D
37 MONTCLAIR AVENUE
NUTLEY, NJ 07110
RE: 37 MONTCLAIR AVENUE

Block-Lot: 300-30

FRANCISCO, ANTHONY & LILA
39 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 39 MONTCLAIR AVENUE

Block-Lot: 300-29

CARAMUCCI, GAETANO & LINDA
41 MONTCLAIR AVE
NUTLEY, NJ 07110
RE: 41 MONTCLAIR AVENUE

Block-Lot: 300-57

DUFFY, MARY ANN S.
274 KINGSLAND ST
NUTLEY, NJ 07110
RE: 274 KINGSLAND STREET

Block-Lot: 300-56

CRUZ, LUIS & MARISELA ALTAGRACIA
3 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 3 CATHEDRAL AVENUE

Block-Lot: 300-52

BARRIENTOS, VICTOR & MARTHA
21 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 21 CATHEDRAL AVENUE

Block-Lot: 300-53

CASTILLO, MARCIA & GOMEZ, RICARDO
15 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 15 CATHEDRAL AVENUE

Block-Lot: 300-54

ALGIERI, DEBRA
11 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 11 CATHEDRAL AVENUE

Block-Lot: 300-55

RUBIN, DAVID & BERISH, BONNIE
7 CATHEDRAL AVE
NUTLEY, NJ 07110
RE: 7 CATHEDRAL AVENUE

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

