

THOMAS J. EVANS  
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

DAVID BERRY  
Construction Official  
Zoning Official

## TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

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

August 22, 2024

Scott Cullari  
38 Joerg Avenue  
Nutley, NJ 07110

**Re: Addition/Alteration  
Add Additional Dwelling Unit  
Construct Additional Driveway/Curb Cut  
38 Joerg Avenue  
Block/Lot: 2503/8**

Dear Mr. Cullari,

Your request for a permit, at the above referenced address, to construct a new addition, which will include an additional dwelling unit to the property and to construct another driveway and curb cut to the existing property, as shown on the plans prepared by Architect Archi-Tap Designs, Inc. dated March 20, 2024, 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 B (6) (b) of the Codes of Nutley states in specified areas, the depth of front yards for one-family dwellings to be hereafter erected in an R-1, R-1A or R-1AA District and for one- or two-family dwellings to be hereafter erected in an R-2 District shall be where the distance from the lot to be developed to an intersecting street, Township limit or zoning district boundary exceeds 200 feet, only those lots within 200 feet on each side of the lot to be developed (on the same side of the street, in the same zoning district and having frontage upon the same street) shall be included in determining the average depth of a front yard. Where the distance on one side of said lot to be developed to an intersecting street, Township limit or zoning district boundary does not exceed 200 feet, such distance plus the 200 feet on the other side of said lot shall be included in determining the average depth of a front yard. ***The required front yard setback in an R-1 zone is 25', the code section requires the average which is 37'.***

Chapter 700, Article V, Section 700-9 A of the Codes of Nutley states 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. ***The proposed addition and layout will create an additional dwelling unit for a total of two dwelling units. The property is located in an R-1 zone and one dwelling unit is permitted.***

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 shape of the driveway will create a driveway beyond the maximum of 18'.***

Chapter 700, Article XIII, Section 700-94 A (3) of the Codes of Nutley states each property shall not have more than one driveway and one curb cut. ***The proposed plan shows an additional driveway and curb cut.***

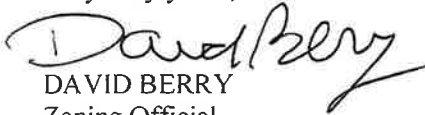
Chapter 700, Article VIII, Section 700-48 of the Codes of Nutley states any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material. ***Requires 60% proposed approximately 54%.***

A non-refundable use variance fee of \$550.00 and a \$1,000 escrow fee is required to be paid to 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 D'Onofrio, [jdonofrio@nutleynj.org](mailto:jdonofrio@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 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



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-Z4-6034

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: \$ 550.00 (on denial letter)

Date of Denial Letter: 8/22/24

### Section I: SUBJECT PROPERTY

Address: 38 Joerg Avenue

Block: 2503 Lot: 8 Zone: R1

	District Requirements	Proposed <span style="float: right;">X</span>
Lot Area	<u>5000</u>	<u>16,350</u>
Lot Width	<u>50</u>	<u>109.8</u>
Lot Depth	<u>100</u>	<u>150</u>
Front Yard	<u>25</u>	<u>25.375'</u>
Side Yard	<u>6</u>	<u>9</u>
Rear Yard	<u>30</u>	<u>59'</u>
Other <u>side</u>	<u>6</u>	<u>3.75 EXISTING</u>

### Section II: APPLICANT INFORMATION

Name: Scott Collari

Address: 38 JOERG AVE.

NUTLEY NJ 07110

Telephone: (973) 445-9437

Email Address: Scott@WELLBUILT.NJ.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	<u>1</u>	<u>2</u>
Total existing and total proposed professional offices	<u>0</u>	<u>0</u>
Total existing and total proposed parking spaces	<u>3</u>	<u>5</u>

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: \_\_\_\_\_

9/20/23 Minor Subdivision - Approved

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Architect***

Name: Archi-TAP Designs, INC

Address: 48 COOPER PLACE

HARRINGTON PARK NJ 07640

Telephone: (201) 280-2966 Fax: \_\_\_\_\_

Email Address: Architap@Hotmail.com

***Applicant's Engineer***

Name: JAMES P. HEADY Surveyor, LLC

Address: 295 ROUTE 22 EAST, ONE SALEM SQUARE

STE 202 WEST WHITEHOUSE STATION, NJ 08889

Telephone: (908) 534-0145 Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

***Applicant's Planning Consultant***

Name: TUVEL CIVIL ENGINEERING SERVICES  
Address: 629 RIDGE COURT  
RIDGEFIELD NJ 07657  
Telephone: (201) 941.2696 Fax: \_\_\_\_\_  
Email Address: TUVELCIVIL@AOL.COM

***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).

N/A

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

N/A

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

8 N/A

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.

8 Variance requested to use expanded one family residence in a mother daughter configuration. Lot is oversized.

Front yard setback proposed is consistent with varying setbacks in area. Granting of variance will, therefore, not detrimentally affect public good or substantially impair purpose of zone plan and ordinance.

**CERTIFICATION**

STATE OF NEW JERSEY }  
COUNTY OF ESSEX }

ss.

Scott Cullari, 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.

S Cullari  
Applicant/Applicant's Authorized  
Officer or Representative

Subscribed and sworn to before me  
this 29 day of August, 2021.

Linda Loschi  
Signature of person authorized to take oaths





IN THE MATTER OF THE  
APPLICATION OF

THE ESTATE OF RONALD A. BURGERS:  
30 & 38 JOERG AVENUE

BLOCK 2503, LOTS 7 & 8

NUTLEY PLANNING BOARD

MINOR SUBDIVISION  
RESOLUTION

**WHEREAS**, the Estate of Ronald A. Burgers, hereinafter referred to as "Applicant" has applied to the Nutley Planning Board, for a Minor Subdivision approval as shown on a plan prepared by John C. Ritt, PLS, and the following plan was submitted for review:

<u>Sheet No.</u>	<u>Dated</u>	<u>Description</u>
Sheet 1	July 28, 2023	Minor Subdivision Plan

**WHEREAS**, the Applicant seeks final Minor Subdivision approval pursuant to Ordinances §630-15E and §630-6 by the Nutley Planning Board, Minor Site Plan Committee, and as no variances and waivers were sought or required in connection with this request, the Minor Site Plan Committee reviewed and granted the request without the necessity of public hearing.

**THEREFORE BE IT RESOLVED**, on this 20th day of September that this Planning Board does hereby grant the Minor Subdivision application, as recommended by the Minor Subdivision Committee, that was submitted by the Applicant as set forth on the plan submitted, consisting of one (1) sheet, subject to the following conditions:

A. That the Applicant comply with all applicable ordinances of the Township of Nutley and obtain all applicable County, State and Federal approvals and comply with their ordinances, statutes, rules and regulations. If another governmental agency grants a waiver or variance of a

regulation, affecting this approval or the conditions attached to it then this Board shall have the right to review that issue as it relates to this approval and these conditions and modify or amend the same.

B. All outstanding fees and costs shall be paid to the Township of Nutley prior to signing of the Subdivision Plat or the Subdivision Deed.

C. Subdivision and development shall be in accordance with the plans submitted and this Resolution.

D. The approval of the within application does not constitute a determination by this Board as to whether or not the proposed development complies with the Federal American's with Disabilities Act or the applicable regulations thereunder.

E. Approval of this minor subdivision shall expire 190 days from the date of municipal approval unless within such period a plat conforming with such approval and the provisions of the "Map Filing Law", P.L. 1960, C.141 (C.46:23-9.9 et seq.) and Ordinance §630-15E or a deed clearly describing the approved Minor Subdivision is filed by the Applicant with the County Recording Officer, the Municipal Engineer and the Municipal Tax Assessor. Any such plat or deed accepted for such filing shall have been signed by the Chairman and Secretary of the Planning Board. The Subdivision Plats or Subdivision Deeds must be submitted to the Town, the Planning Board Engineer and the Planning Board Attorney for review and approval at least thirty (30) days prior to the filing deadline. Said Plat or Deed shall reflect all of the terms and conditions of this Resolution.

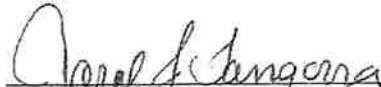
F. The Applicant will revise the Subdivision Plans if required by the Planning Board Engineer.

G. The obligations of the Applicant as set forth in this Resolution shall run with the land and shall be binding upon the Applicant and Applicant's successors and assigns. A note to this effect shall be placed on the Subdivision Plat or in the Subdivision Deed.

**IT IS HEREBY CERTIFIED**, this is a true and correct copy of a Resolution adopted by the

Nutley Planning Board at their regular meeting held on September 20, 2023.

Dated: September 20, 2023

  
\_\_\_\_\_  
Carol Tangorra, Chairperson

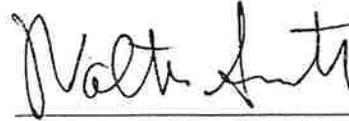
  
\_\_\_\_\_  
Larry Marchese, Board Member


\_\_\_\_\_  
Mark Arcuti, Vice Chairperson

  
\_\_\_\_\_  
Frank Contella, Board Member (Alternate)

\_\_\_\_\_  
Lorraine Kucinski, Board Member

  
\_\_\_\_\_  
Mayor Dr. Joseph Scarpelli, Board Member

  
\_\_\_\_\_  
Walter Smith, Board Member

  
\_\_\_\_\_  
Commissioner Mauro Tucci, Board Member

\_\_\_\_\_  
Gerard Del Tufo, Secretary

\_\_\_\_\_  
Anthony Malfitano, Board Member

\_\_\_\_\_  
Linda Hamilton, Board Member



## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 2503-8  
CULLARI, SCOTT & RENEE  
38 JOERG AVENUE

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

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**Block-Lot: 2400-13.01**

RICARDO, ALEX  
58 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 58 KENZEL AVENUE

**Block-Lot: 2501-6**

SECRETI, JOAN'NA  
9 CHARLES ST  
NUTLEY, NJ 07110  
RE: 9 CHARLES STREET

**Block-Lot: 2501-7**

ROSARIO, ROBERTO & LAMORIELLO, S  
53 JOERG AVE  
NUTLEY, NJ 07110  
RE: 53 JOERG AVENUE

**Block-Lot: 2501-8**

IOVINO-VELTRE, GABRIELLE  
49 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 49 JOERG AVENUE

**Block-Lot: 2501-9**

BURGOS, GILBERT & MARGARET F. L.  
45 JOERG AVE  
NUTLEY, NJ 07110  
RE: 45 JOERG AVENUE

**Block-Lot: 2501-14**

NELLEGAR, TIMOTHY J. & JENNIFER M.  
14 CADMUS ST  
NUTLEY, NJ 07110  
RE: 14 CADMUS STREET

**Block-Lot: 2503-12**

MEISLER, ARTHUR S  
58 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 58 JOERG AVENUE

**Block-Lot: 2501-10**

KHODAK, DENIS & YULIYA  
41 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 41 JOERG AVENUE

**Block-Lot: 2501-13**

CUGLIARI, ANA M. & VICTOR  
10 CADMUS ST  
NUTLEY, NJ 07110  
RE: 10 CADMUS STREET

**Block-Lot: 2503-11**

JULIANO-EASTMAN, JESSICA & ROBERT  
56 JOERG AVE  
NUTLEY, NJ 07110  
RE: 56 JOERG AVENUE

**Block-Lot: 2503-19**

TANNICKAL-WILSON&TANNICKAL,WILSON  
79 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 79 KENZEL AVENUE

**Block-Lot: 2501-11**

GUNSELMAN, JAMES W  
37 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 37 JOERG AVENUE

**Block-Lot: 2503-10**

MAYO, PATRICK J. & ROBERTA A. MAYO  
50 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 50 JOERG AVENUE

**Block-Lot: 2503-20**

AYDIN, ONURCAN & SANAZ  
75 KENZEL AVENUE  
NUTLEY, NJ 07110  
RE: 75 KENZEL AVENUE

**Block-Lot: 2501-12**

PLLUMAJ, ELSON & VUSHAJ, ANGJELINA  
6 CADMUS ST  
NUTLEY, NJ 07110  
RE: 6 CADMUS STREET

**Block-Lot: 2503-9**

GILL, GAIL F.  
46 JOERG AVE  
NUTLEY, NJ 07110  
RE: 46 JOERG AVENUE

**Block-Lot: 2503-21**

WESTERVELT, MATTHEW & SUSAN C.  
67 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 67 KENZEL AVENUE

**Block-Lot: 2500-9**

POOLE, JOHN & KAREN MARSHALL  
9 CADMUS ST  
NUTLEY, NJ 07110  
RE: 9 CADMUS STREET

**Block-Lot: 2503-22**

RIZZO, JOHN B. & VINCENZA M.  
65 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 65 KENZEL AVENUE

**Block-Lot: 2500-8**

COSTA, BENJAMIN & ROSEMARY  
3 CADMUS ST  
NUTLEY, NJ 07110  
RE: 3 CADMUS STREET

**Block-Lot: 2503-23**

PETERS, THOMAS ALAN & MARILYN  
63 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 63 KENZEL AVENUE

**Block-Lot: 2500-7**

FARRO, JOE & JENNIFER  
19 JOERG AVE  
NUTLEY, NJ 07110  
RE: 19 JOERG AVENUE

**Block-Lot: 2503-7**

IRWIN, ROBERT E. & CHERYL A.  
30 JOERG AVE  
NUTLEY, NJ 07110  
RE: 30 JOERG AVENUE

**Block-Lot: 2503-24**

RADCLIFFE, ROBERT & FAWN STARBINSKI  
57 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 57 KENZEL AVENUE

**Block-Lot: 2503-6**

LACORTE, CHRISTOPHER  
26 JOERG AVE  
NUTLEY, NJ 07110  
RE: 26 JOERG AVENUE

**Block-Lot: 2503-25**

WANNEMACHER, STEPHEN C. & MARY A.  
55 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 55 KENZEL AVENUE

**Block-Lot: 2500-6**

KARRAS, MARIA  
15 JOERG AVE  
NUTLEY, NJ 07110  
RE: 15 JOERG AVENUE

**Block-Lot: 2503-26**

KLUFAS, GERALD WM. JR. & DEBRA  
53 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 53 KENZEL AVENUE

**Block-Lot: 2503-5**

BLANCATO, PHILIP S & MARIE N  
24 JOERG AVE  
NUTLEY, NJ 07110  
RE: 24 JOERG AVENUE

**Block-Lot: 2400-14**

CERAMI, CHARLES A.  
66 KENZEL AVENUE  
NUTLEY, NJ 07110  
RE: 66 KENZEL AVENUE

**Block-Lot: 2503-27**

WASACZ, ANDREAS & DORIS  
49 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 49 KENZEL AVENUE

**Block-Lot: 2503-4**

MCQUILLEN, SEAN P & LYNDSY M  
20 JOERG AVE  
NUTLEY, NJ 07110  
RE: 20 JOERG AVENUE

**Block-Lot: 2400-13.02**

HORBAL, MICHAEL C. & LAUREN  
60 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 60 KENZEL AVENUE

**Block-Lot: 2503-28**

DE LUCA, THOMAS  
45 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 45 KENZEL AVENUE

**Block-Lot: 2503-29**

BUDZINSKI, JERRI-ELLEN  
39 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 39 KENZEL AVENUE



## UTILITIES

(A)

A.T & 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)

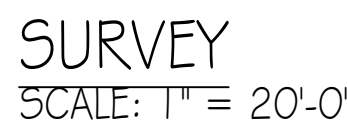
Essex County Utilities Authority  
Leroy R. Smith Jr. Public Safety Building  
60 Nelson Place – 6<sup>th</sup> Floor  
Newark, NJ 07102

(J)

Norfolk Southern Railway  
125 County Road  
Jersey City, NJ 07307



TOTAL VOLUME: 25,466 CU.FT.

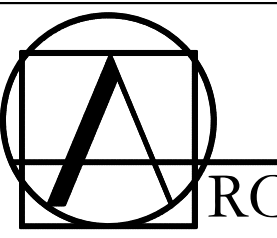
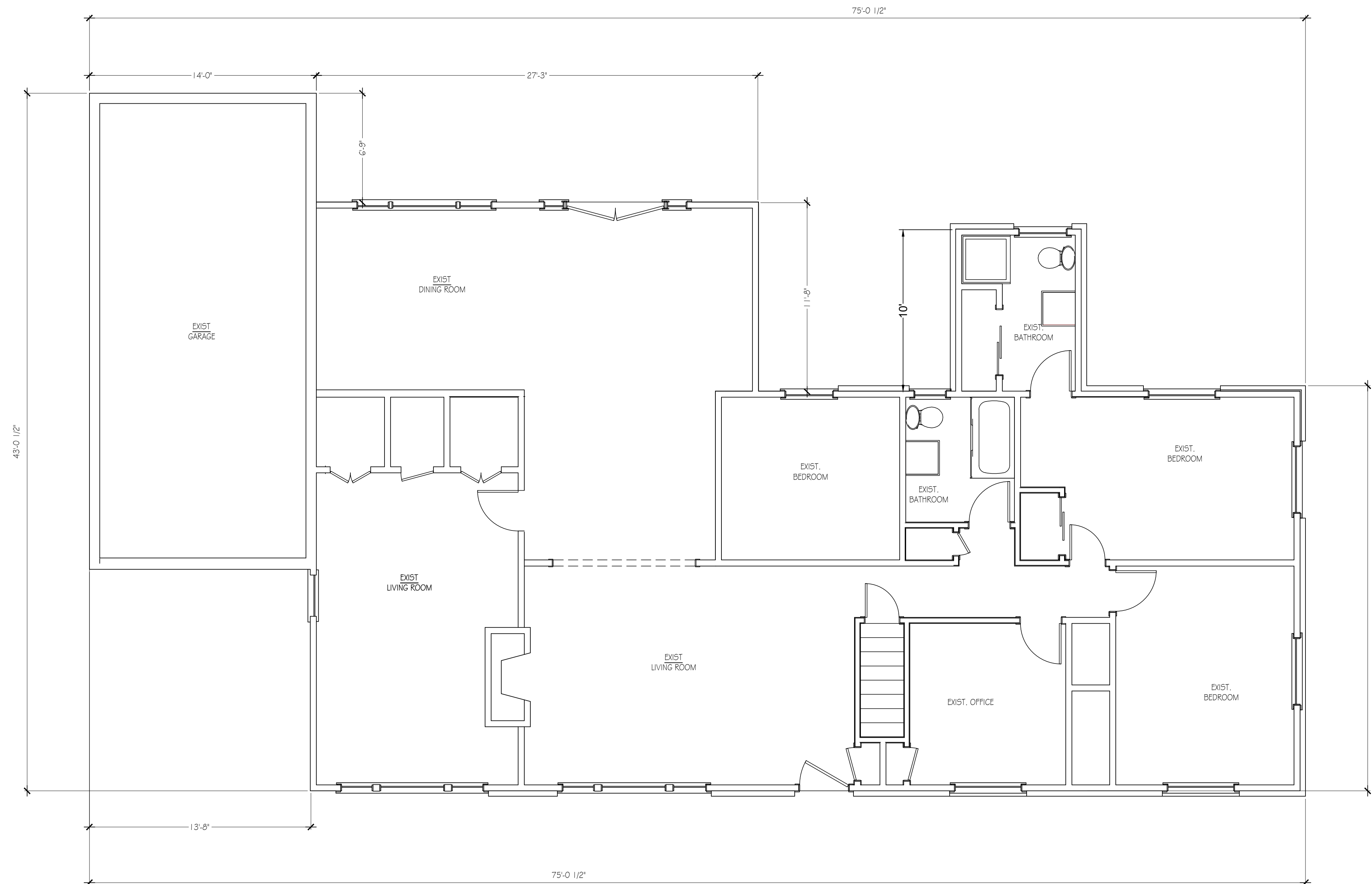


SCALE:	<b>D-1</b>
AS NOTED	
DRAWN BY:	
JV	
DATE:	
03.20.24	
JOB NO.:	
-	1 OF 6





PICTURE OF EXISTING  
SCALE: NO SCALE



**RCHI-TAP**  
DESIGNS, INC.

48 COOPER PLACE  
HARRINGTON PARK, NJ 07640

201.280.2966  
ARCHITAP@HOTMAIL.COM

ARCHITECT

Tanya A. R. S.

TSAMPICOS A. PERIDES, AIA  
N.J. LICENSE #: 21AI017864

THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

[illegible]

## PROJECT

PROPOSED HOUSE ADDITION,  
NEW 1 CAR GARAGE & NEW  
DRIVEWAY@  
30 JOERG AVENUE  
NUTLEY, NJ

## OWNER

SCOTT & RENEE CULLARI  
@  
30 JOERG AVENUE  
NUTLEY, NJ

## SHEET DESCRIPTION

EXISTING 1ST FLOOR PLAN

SCALE:	<b>D-2</b>
AS NOTED	
DRAWN BY:	
JV	
DATE:	
JOB NO.:	-
2 OF 6	

D-2

OF 6





201.280.2966  
ARCHITAP@HOTMAIL.COM

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PROJECT

OWNER

## SHEET DESCRIPTION

SCALE:

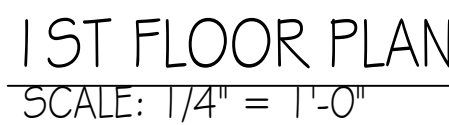
AS NOTED

DRAWN BY:

JV

DATE:

3 OF 6

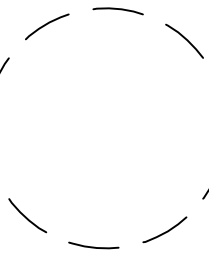




48 COOPER PLACE  
HARRINGTON PARK, NJ 07640

201.280.2960  
ARCHITAP@HOTMAIL.COM

ARCHITECT



**TSAMPICOS A. PERIDES, AIA**  
**N.J. LICENSE #: 21AI017864**

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[illegible]

## PROJECT

PROPOSED HOUSE ADDITION  
NEW 1 CAR GARAGE & NEW  
DRIVEWAY@  
30 JOERG AVENUE  
NUTLEY, NJ

## OWNER

SCOTT & RENEE CULLARI  
@  
30 JOERG AVENUE  
NUTLEY, NJ

## SHEET DESCRIPTION

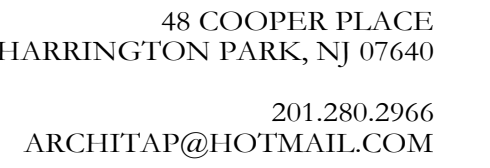
### PROPOSED 2ND FLOOR PLAN

2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SCALE:	<div style="font-size: 48pt; text-align: center;">D-4</div>
AS NOTED	
DRAWN BY:	
JV	
DATE:	
JOB NO.:	4 OF 6

# D-4

4 OF 6



Tanya A. Russell

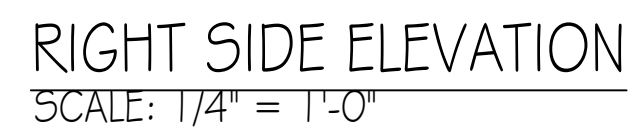
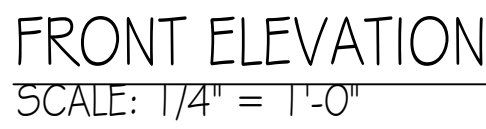
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[illegible]

PROPOSED HOUSE ADDITION  
NEW 1 CAR GARAGE & NEW  
DRIVEWAY@  
30 JOERG AVENUE  
NUTLEY, NJ

SCOTT & RENEE CULLARI  
@  
30 JOERG AVENUE  
NUTLEY, NJ

## 5 OF 6





48 COOPER PLACE  
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ARCHITECT

*Tanya A. Russell*

SAMPICOS A. PERIDES, AIA  
J. LICENSE #: 21AI017864

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[illegible]

## PROJECT

PROPOSED HOUSE ADDITION  
NEW 1 CAR GARAGE & NEW  
DRIVEWAY@  
30 JOERG AVENUE  
NUTLEY, NJ

## OWNER

COTT & RENEE CULLARI  
@  
30 JOERG AVENUE  
NUTLEY, NJ

## SHEET DESCRIPTION

## LEVATIONS

SCALE:

NOTES

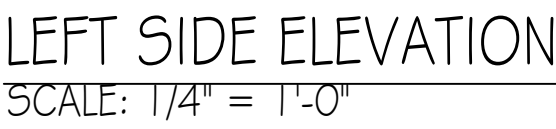
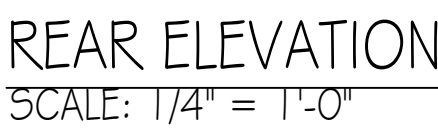
DRAWN BY:

[illegible]

DATE: \_\_\_\_\_

NO.:

DF 6



D-6