THOMAS J. EVANS
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

BUILDING PLUMBING ELECTRICAL FIRE

ZONING

TOWNSHIP OF NUTLEY

DAVID BERRYConstruction Official
Zoning Official

1 KENNEDY DRIVE NUTLEY, NEW JERSEY 07110

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

March 4, 2025

Mr. Tom DiBiasi DiBiasi & Rinaldi, LLC 345 Centre Street Nutley NJ 07110

RE:

Proposed New Two-Family Dwelling

113 Saint Mary's Place Block/Lot: 7004/13

Dear Mr. DiBiasi,

Your request on behalf of your client, 113 ST MARY'S PL LLC C/O UNION PROP, for a permit to construct a new two-family dwelling located in a R-2 zoning district, with a lot size of 54.89' x 100', which is a pre-existing non-conforming parking lot, as shown on the plans prepared by Architect Dassa Haines dated February 5, 2025 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 A of the Codes of Nutley, entitled "Schedule of Regulations as to Bulk, Height, and Other Requirements," requires the following (see attached checklist on page 2).

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 maximum width is 18'*, the proposed is 24'.

Chapter 700, Article XIII, Section 700-94 A (3) (b) of the Codes of Nutley states curb cuts in all other districts shall not exceed 24 feet in length. *The maximum width is 18'*, the proposed is 24'.

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. *The required landscaping is 60%, the proposed is 54%.*

A non-refundable filing fee of \$500 for the application and an escrow fee of \$750 is to be paid to the Code Enforcement Office 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 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,

deley

DAVID BERRY Zoning Official

DRid

ZONING CHECKLIST

ZONE	REQUIRED	PROPOSED	VARIANCE
R-2	Use Two Family	Two Family	
Lot Area	6,500 sf	5,819 sf	Yes
Lot Width	65′	54.89′	Yes
Lot Depth	100′	100'	No
Per Dwelling Unit	3,250 sf	2,909 sf	Yes
Front Yard (Centre Street)	25′	22′	Yes
Rear Yard	30′	6'6"	Yes
1 Side	6′	20'	No
Side Other (Saint Mary's Place)	25′	20'6"	Yes
Stories	2.5	2.5	No
Feet	30′	29.9'	No
Maximum Lot Coverage	35%	29.9%	No
Maximum Impervious Surface Coverage	70%	42.9%	No



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

			Docke	t No:	
		s application form is do			
Application Fe	e: \$ <u>500.00</u>	(on denial letter)	Date o	f Denial Letter:	March 4, 2025
Section I: SUI	BJECT PROP	ERTY			
Address: 113	Saint Mary's	Place, Nutley, New	Jersey 07110		×
Block: 7004	Lot: _1:	Zone:	R-2		
*		District Requirements	S	Proposed	
Lot Area		6,500 sf		5,819 sf*	
Lot Width		65 ft		54.89 ft	
Lot Depth		100 ft		100 ft	
Front Yard		25 ft		22 ft*	
Side Yard		6 ft/25 ft		6.6 ft/20.5 ft*	
Rear Yard		30 ft		20 ft*	
Max Lot	Stories/Ft Coverage	3,250 sf 2.5/30 ft 35%		2,909 sf * 2.5/29.9 ft 29.35 %	
Max. Im	perv. Coverage	70% FORMATION		43.18%	
Section 11. At	1 N N 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Name:		'S PL LLC C/O UNIO	N PROPS		
Address:	38 CENTRE				
		W JERSEY 07110			
Telephone:	973-652-1730				
Email Address:	russdmdpc(@gmail.com		11 (1)	
Applicant is a:					
Corpor	ation	Partnership X	LLC	Individual	

ZONING CHECKLIST

ZONE	REQUIRED	PROPOSED	VARIANCE	
R-2	Use Two Family	Two Family		
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Front Yard (Centre Street)	25′	22'	Yes	
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1 Side	1 Side 6'		No	
Side Other (Saint Mary's Place)	25'	20'6"	Yes	
Stories	2.5	2.5	No	
Feet	30'	29.9'	No	
Maximum Lot Coverage	35%	29.9%	No	
Maximum Impervious Surface Coverage	70%	42.9%	No	

If the owner is	not the applicant, the following must be p	provided:	
Owner Name:	113 ST MARY'S PL LLC C/O UNION PF	ROPS	
Address:	38 CENTRE STREET	e e e	
	NUTLEY, NEW JERSEY 07110		
Telephone:	973-652-1730		
Email Address	russdmdpc@gmail.com		
Section III: D	ISCLOSURE STATEMENT		
a corporation of with N.J.S. 40	J.S. 40:55D-48.1 the names and address or a 10% interest in any partnership must a construction of the state	disclosed by the a	pplicant. In accordance
Name:	Michael Russ		
Address:	38 Centre Street		
194	Nutley, New Jersey 07110		
Interest:	100%	X.	
Name: Address:			
Interest:			
Name:			
Address:			
*			
Interest:			
Section IV: P	ROPERTY INFORMATION	Existing	Proposed
Total existing	and total proposed dwelling units	0	2
	and total proposed professional offices	0	0
Total existing	and total proposed parking spaces		4

Present use o	f premises: Parking Lot	- 19	
Has there bee Nutley Board	n any previous appeal, request, o or the Construction Code Official	or application to this or any other Townsh al involving these premises? NO	ip of
If yes, state th	ne nature, date and the disposition	n of each such matter: N/A	
	en militarenten 💉 controver sommer, militar 2011		
190			
Section V: P	ROFESSIONAL INFORMATI	ION	
And the second s			
Applicant's A	ttorney		
Name:	Thomas S. DiBiasi, Esq.		
Address:	DiBiasi & Rinaldi LLC		
	345 Centre Street, Suite 1, Nut	tley, New Jersey 07110	
Telephone:	973-235-1414	Fax: 973-235-1575	
Email Addres	s: tom@dibiasilaw.com		
Applicant's A	rchitect		
Name:	Joseph L. Haines, AIA, PP		
Address:	Dassa Haines Architectural Go	oup, LLC	
	74 E. Passaic Avenue, Nutley,	NJ 07110	
Telephone:	973-233-9355	Fax:	14
Email Addres	s: jh@dassahaines.com		7.
Applicant's E	ngineer		
Name:	David Fantina, P.E.		
Address:	David Fantina Engineering, I	LLC	
	15 Sunset Drive, Bernardsville,	, New Jersey 07924	
Telephone:	908-696-9598	Fax:	
	s: dfantina@fantinaengineerin		

Applicant's F	Planning Consultant				
Name:	Salvatore Corvino, AIA, PP				
Address:	Salvatore Corvino Architect & Planner, LLC				
	111 Brookfield Avenue, Nutley	y, New Jersey 07110			
Telephone:	973-943-5026	Fax:			
Email Address	ss: scorvino@optonline.net				
	r expert who will submit a repo ional sheets, if necessary)	rt or who will testify for the applicant.			
Name:					
Address:					
Telephone:		Fax:			
Email Address		Field of Expertise:			
the land unde conditions).		nstraints imposed by the physical characteristics of narrowness, shallowness 01' topographic b.			
9					
	-				
involved whi		ary or exceptional situation or condition of the land t in accordance with Zoning Regulations . (1)c.			

SEE ATTACHM	ENT - Section VI: A-	-3.		
	3	, Ala	*	
	ži v			
substantially imp	pair the intent and pu	ance will not detriment rpose of the Zone Plan	ally affect the public and Zoning Ordin	olic good or nance.
substantially imp	eair the intent and put ENT - Section VI: A	rpose of the Zone Plan	and Zoning Ordin	olic good or nance.
substantially imp	pair the intent and pu	rpose of the Zone Plan	and Zoning Ordin	olic good or nance.
substantially imp	pair the intent and pu	rpose of the Zone Plan	and Zoning Ordin	olic good or nance.
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substantially imp	pair the intent and pu	rpose of the Zone Plan	and Zoning Ordin	olic good or nance.

SALVATORE CORVINO, AIA ARCHITECT & PLANNER, LLC

Section VI: General Information

Attachment A-1:

- C. (1)a Variance: The existing corner property is an existing parking lot has an existing non-conforming lot width & area in that the lot width is 54.89 min (58.20 average), where 65.0 ft is required and lot area is 5819 sf, where 6500 sf is required. The diminished Front Yard Setbacks of 20.5 ft (on St. Mary's Place) and 22 ft (on Centre St) where 25 ft is required and the diminished Rear Yard Setback of 20 ft, where 30 ft is required is a direct result of an undersized lot condition.
- C. (1)b: Despite the topographic condition of a sloped site which slopes up 7.0 ft from facing St Mary's Place to the rear property line which compels the placement of attached parking for the proposed residence to be located below the living space at ground floor with access to St Mary's Place, the height of building still complies with maximum height of 2 ½ stories/29.9 ft where 2 ½ stories/30ft is required. However, this does affect the driveway width to access the 2 side by side garage doors @ 24.0 similar to existing 23.75 ft, where 18 ft is allowed.

Attachment A-2:

C. (1)c Variance: The existing parking lot being converted to a 2 family residence is a corner lot and requires 2 front yards, and therefore, constricts the foot print of building, which results in a diminished front yard setback on both frontages – 20.5 on St Mary's Place & 22 ft on Centre Street, where 25 ft is required and a diminished rear yard of 20 ft, where 30 ft is required to accommodate the permitted 2 family use in less buildable area. Despite these front and rear yard variances, the 2-family development does comply with total lot coverage 29.35% where 35% is allowed and total impervious coverage of 43.18% where 77.64% existed and 70 % is allowed.

Attachment A-3:

Not granting this variance request would impose a peculiar and exceptional practical difficulties in that for the minor diminished lot area and lot width, a permitted two family residence use is not allowed to be constructed in the zone which allows it. It is a diminimus difference in area which is further exasperated by the corner lot set back requirements.

The exceptional and undue hardship is created by the existing non-conforming lot width and corner lot requirement of 2 front yards thereby restricting the owners ability to develop the site without violating front and rear yard setback to accommodate a footprint for a modestly sized dwelling at each floor of 1600 sf.

(cont.)

111 Brookfield Avenue, Nutley, New Jersey 07110

E-mail: scorvino@optonline.net

Attachment A-4:

Granting this variance will not detrimentally affect the public good or substantially impair the intent and purposes of the Zone Plan and Zoning Ordinance for the following reasons:

- 1. The 2 family residence is an allowed use in the R-2 Zone
- 2. The existing public parking lot which is being removed is not a permitted use.
- The existing public parking lot has an existing non-conforming impervious Lot Covering of 77.64%, where 70% is allowed and the proposed 2 family dwelling Impervious Lot Coverage is only 43.18% despite not meeting front and rear yard setbacks.
- 4. The Front Yard Required Landscaped Area for the new 2 family dwelling complies with zoning ordinance at 74.30% proposed, where the existing parking lot is 0.0% existing, and where 60% is required.
- 5. This reduction in Impervious lot coverage benefits the town and neighborhood in that it contributes to alleviating flooding by reducing the paved or developed surface area.
- 6. The number of driveways is reduced from 2 to 1 with similar width of the larger driveway.

CERTIFICATION

STATE OF NEW JERSEY }	
COUNTY OF ESSEX } ss.	
Thomas S. DiBiasi, Esq.	, being duly sworn, hereby cellify (check one)
> that I am the applicant	
or	
that I am the Attorney	of 113 ST MARY'S PL LLC C/O UNION PROPS
(Title) the Applicant, and that I am duly empow	(Company Name) rered and authorized to make this representation
on behalf of 113 ST MARY'S PL LLC C/O UNION PRO (Company Name)	DPS ;
and that the information presented in this applica	ation is true, complete and accurate.
Subscribed and sworn to before me	Applicant/Applicant's Authorized Officer or Representative Thomas S. Di Biasi, Esq. Attorney at Law State of New Jersey
this $29 + h$ day of May , 20475 .	
Signature of person authorized to take oaths	
Melanie M Ammiano	

Melanie M Ammiano Notary Public New Jersey My Commission Expires 9-24-2023 No. 2438791



Target Parcel(s): Block-Lot: 7004-13

113 ST MARY'S PL LLC C/O UNION PROP

113 SAINT MARY'S PLACE

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

Block-Lot: 6901-3

ALVAREZ, NARCISO & IRIS

126 SAINT MARYS PL

NUTLEY, NJ 07110

RE: 126 SAINT MARY'S PLACE

Block-Lot: 7004-14

38 CENTRE ST LLC C/O UNION AVE PROP

414 CENTRE STREET

NUTLEY, NJ 07110

RE: 38 CENTRE STREET

Block-Lot: 7004-12

GRABOWSKI, RICHARD M. & ANNETTE B.

117 SAINT MARYS PL

NUTLEY, NJ 07110

RE: 117 SAINT MARY'S PLACE

Block-Lot: 6901-5

MONCELSI, CANDACE ET AL

18 CENTRE ST

NUTLEY, NJ 07110

RE: 18 CENTRE STREET

Block-Lot: 7004-18

SOLTYS, MARIOLA & ADRIAN

56 CENTRE STREET

NUTLEY, NJ 07110

RE: 56 CENTRE STREET

Block-Lot: 7004-17

AYALA-ABAD, MARCELO & MAYLIN AYALA

52 CENTRE ST

NUTLEY, NJ 07110

RE: 52 CENTRE STREET

Block-Lot: 7004-16

SECRIERU, STANISLAV & DULCE, LUMINI

48 CENTRE ST

NUTLEY, NJ 07110

RE: 48 CENTRE STREET

Block-Lot: 7004-15

SARRIDO, GIANFRANCO C & MARIA E

44 CENTRE ST

NUTLEY, NJ 07110

RE: 44 CENTRE STREET

Block-Lot: 6901-2

SAINT MARY'S ROMAN CATHOLIC CHURCH

7-17 MSGR. OWENS PLACE

NUTLEY, NJ 07110

RE: 130 SAINT MARY'S PLACE

Block-Lot: 6901-4

WRIGHT, JAMES E. & CHARLENE R.

24 CENTRE ST

NUTLEY, NJ 07110

RE: 24 CENTRE STREET

Block-Lot: 6901-6

REMUSZKA, LINDA

14 CENTRE ST

NUTLEY, NJ 07110

RE: 14 CENTRE STREET

Block-Lot: 7000-19

TENORIO, ALFREDO & CORDOVA, CINTHIA

51 CENTRE ST

NUTLEY, NJ 07110

RE: 51 CENTRE STREET

Block-Lot: 7000-20

DI MAIO, MARK & DORIS

53 CENTRE ST

NUTLEY, NJ 07110

RE: 53 CENTRE STREET

Block-Lot: 7000-21

OROZCO, JESSIKA

41 CENTRE STREET

NUTLEY, NJ 07110

RE: 41 CENTRE STREET

Block-Lot: 7000-22

MARTINEZ, JONATHAN TORIBIO

35 CENTRE ST

NUTLEY, NJ 07110

RE: 35 CENTRE STREET

Block-Lot: 7000-23

LIBERTY APARTMENTS, INC.

P.O. BOX 488

UNION, NJ 07083

RE: 101 SAINT MARY'S PLACE

Block-Lot: 9503-10

DEANDRADE, EMILIO T.

25 CENTRE STREET

NUTLEY, NJ 07110

RE: 25 CENTRE STREET

Block-Lot: 9503-11

DESAI INVESTMENT LLC,

117 MARCELLA ROAD

PARSIPPANY, NJ 07054

RE: 17 CENTRE STREET

Block-Lot: 7000-24

SALGADO, FREDDY G. & AMY TRACY

97 SAINT MARYS PL

NUTLEY, NJ 07110

RE: 97 SAINT MARY'S PLACE

Block-Lot: 9503-12

NGUYEN, HIEN D. & NGOC N. NHAN

13 CENTRE ST

Date Printed: 3/27/2025

NUTLEY, NJ 07110

RE: 13 CENTRE STREET

Block-Lot: 9503-9

LOK, JIN & MEI F. CHEUNG

96 SAINT MARYS PL

NUTLEY. NJ 07110

RE: 96 SAINT MARY'S PLACE

Block-Lot: 7004-9

CIFELLI, GIOVANNI & FLORA

21 MONSIGNOR OWENS PL

NUTLEY, NJ 07110

RE: 21 MSGR. OWENS PLACE

Block-Lot: 6901-1

SAINT MARY'S ROMAN CATHOLIC CHURCH

7-17 MSGR. OWENS PLACE

NUTLEY, NJ 07110

RE: 140 SAINT MARY'S PLACE

Block-Lot: 7004-10

CORRIGAN, ELLEN L.

19 MONSIGNOR OWENS PL

NUTLEY, NJ 07110

RE: 19 MSGR. OWENS PLACE

Block-Lot: 7004-11

SAINT MARY'S ROMAN CATHOLIC CHURCH

7-17 MSGR. OWENS PLACE

NUTLEY, NJ 07110

RE: 17 MSGR. OWENS PLACE



UTILITIES

(A)

AT & T Corporate Office P.O. Box 7207 Bedminster, NJ 07921-7207

(C)

Essex County Planning Board Public Works Building 900 Bloomfield Avenue Verona, NJ 07044

(E)

North Jersey District Water Supply Co. 1 F.A. Orechio Drive Wanaque, NJ 07465

(G)

Verizon 540 Broad Street, Room 305 Newark, NJ 07101

(I)

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

NJ Dept. of Transportation 1035 Parkway Avenue CN-600 Trenton, NJ 08625

(D)

PSE&G Company Manager-Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102

(F)

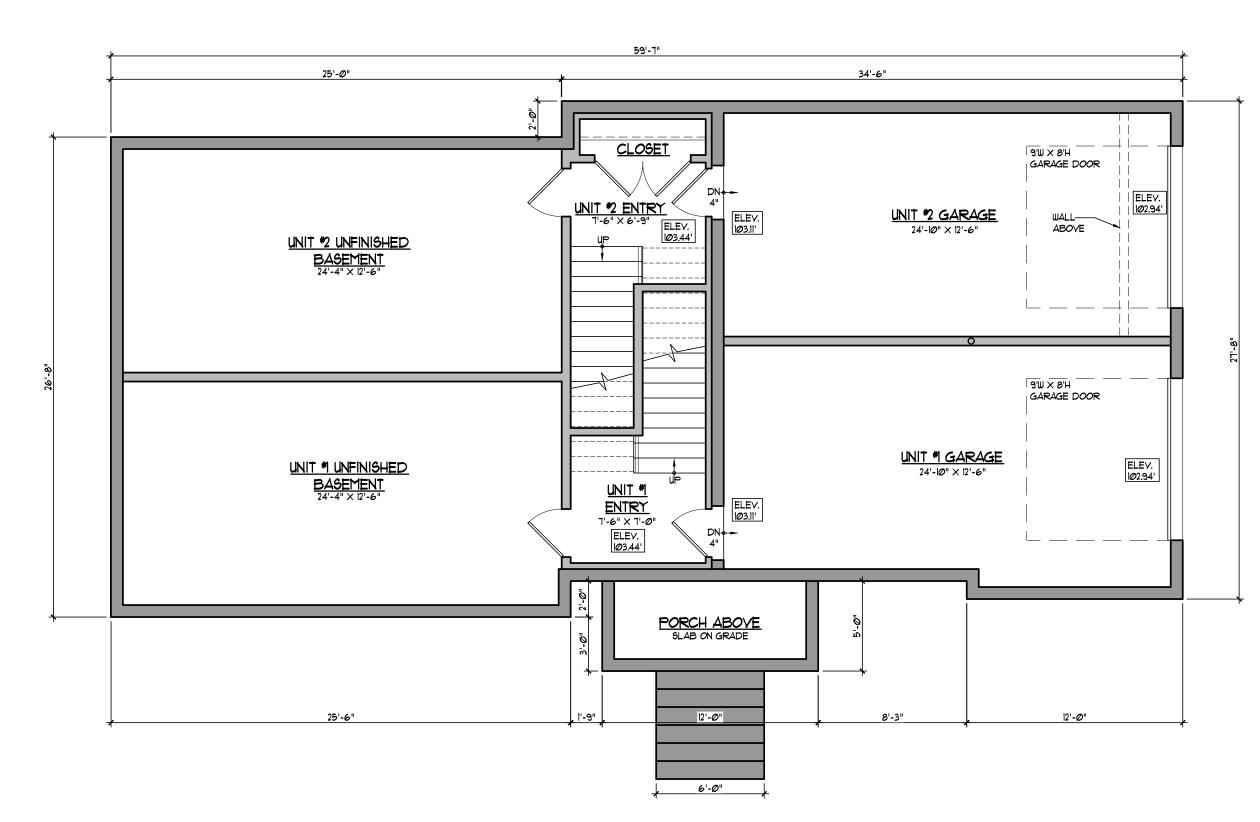
Passaic Valley Water Co. 1525 Main Avenue Clifton, NJ 07011

(H)

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

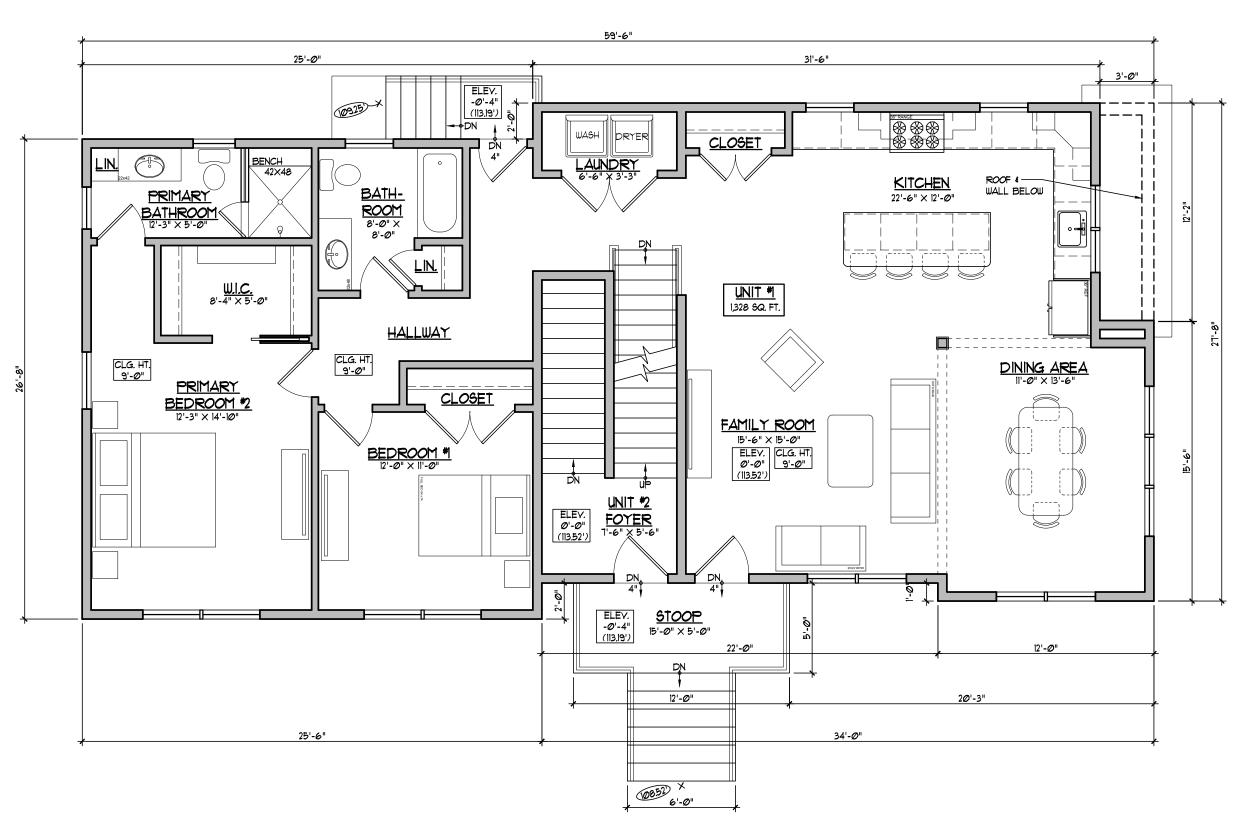
(J)

Norfolk Southern Railway 125 County Road Jersey City, NJ 07307

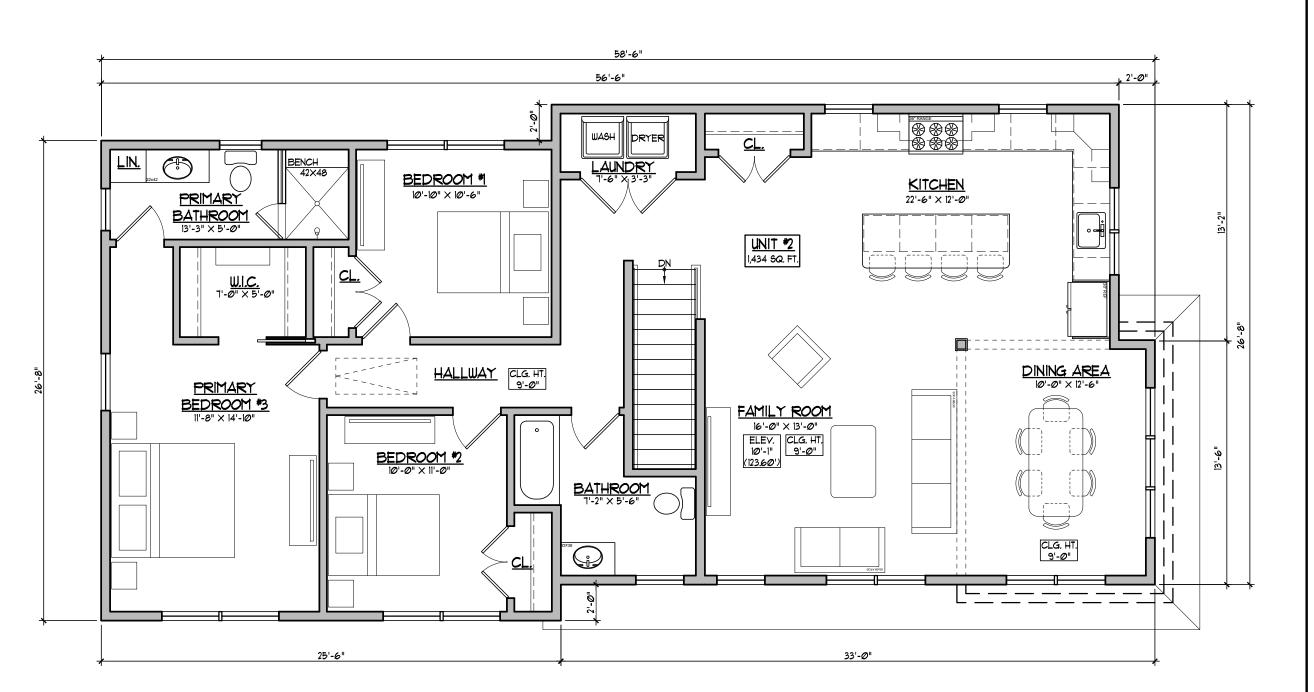


PROPOSED BASEMENT PLAN

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



PROPOSED FIRST FLOOR PLAN SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

Zoning Drawings

Proposed Two-Family Dwelling

113 St. Mary's Nutley, NJ 07110 Lot: 13 Block: 7004

SCOPE OF WORK

WORK INCLUDES THE DEMOLITION OF AN EXISTING NON-CONFORMING ASPHALT PARKING LOT AND A NEW TWO-FAMILY DWELLING WILL BE CONSTRUCTED.

AREA CALCULATIONS

	PROPOSED AREA
FIRST FLOOR	1,562 SQ. FT.
SECOND FLOOR	1,536 SQ. FT.
TOTAL AREA	3,098 SQ. FT.
RASEMENT	1600 SO ET

APPROVALS

TOWNSHIP OF NUTLEY PLANNING BOARD

BOARD CHAIR DATE

DATE

SECRETARY

ENGINEER DATE

05/01/2025 RE-199UED FOR ZONING REVIEW 02/05/2025 ISSUED FOR ZONING REVIEW

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

Proposed Floor Plans

DATE: Ø2/Ø5/2Ø25 SCALE: AS SHOWN JOB # 24-122

DRAWN BY: CHECKED BY: jh

1 OF 2

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



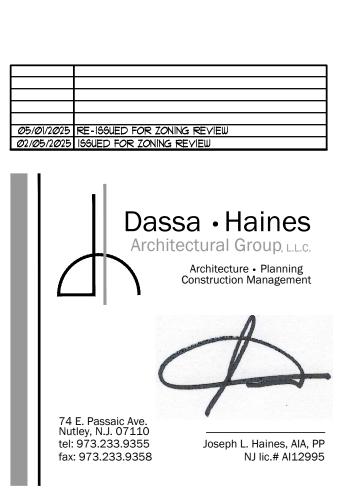
Proposed Two-Family Dwelling

located at:

113 St. Mary's

Nutley, NJ 07110

Lot: 13 Block: 7004

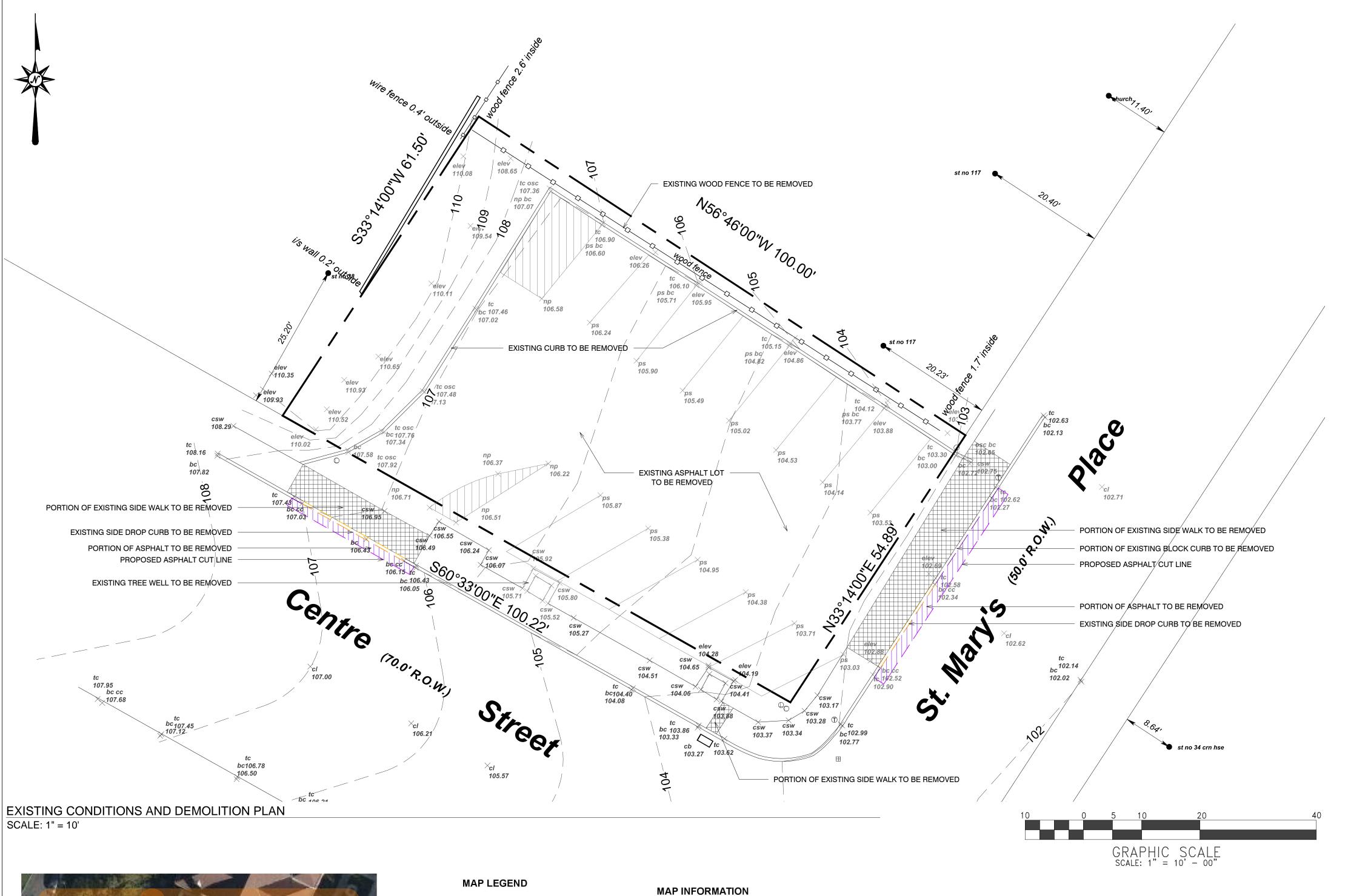


Proposed Elevations

DATE: Ø2/Ø5/2Ø25
SCALE: AS SHOWN
JOB # 24-122

DRAWN BY: CHECKED BY: js jlh

Z22 OF 2





SOILS MAP

SCALE: AS NOTED

1:12,000.

Area of Interest (AOI) Area of Interest (AOI) Stony Spot Very Stony Spot Soil Map Unit Polygons Wet Spot Soil Map Unit Lines Other Soil Map Unit Points Special Point Features Water Features Blowout Borrow Pit

Clay Spot

Gravel Pit

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Slide or Slip Sodic Spot

Web Soil Survey National Cooperative Soil Survey Miscellaneous Water

Severely Eroded Spot

Gravelly Spot

Special Line Features Streams and Canals Transportation +++ Interstate Highways US Routes Major Roads Local Roads

Background

Please rely on the bar scale on each map sheet for map Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857) Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as

of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey Survey Area Data: Version 20, Sep 3, 2024 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: Oct 10, 2022—Oct

The soil surveys that comprise your AOI were mapped at

Enlargement of maps beyond the scale of mapping can cause

line placement. The maps do not show the small areas of

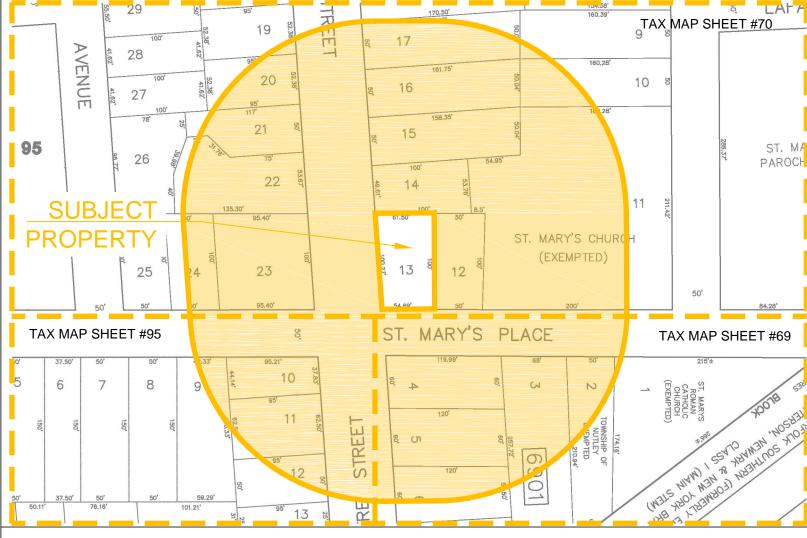
misunderstanding of the detail of mapping and accuracy of soil

contrasting soils that could have been shown at a more detailed

Warning: Soil Map may not be valid at this scale.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI		
USBOOB	Urban land, Boonton substratum - Boonton complex, red sandstone lowland, 0 to 8 percent slopes	0.5	57.6%		
USBOOC	Urban land, Boonton substratum - Boonton complex, red sandstone lowland, 8 to 15 percent slopes	0.4	42.4%		
Totals for Area of Interest	'	0.9	100.0%		



SUBJECT PROPERTY TAX MAP LOCATION

SCALE: 1" = 100'

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN OBTAINED FROM DOCUMENT DESCRIBED AS "LOCATION SURVEY W/O CORNERS & TOPOGRAPHY" CERTIFIED BY GEORGE J. ANDERSON NJPLS LIC NO 36706, DATED 9-5-24.

2. INFORMATION PERTAINING TO THE PROPOSED DWELLING OBTAINED FROM PLANS PREPARED AND PROVIDED BY DASSA HAINES ARCHITECTURAL GROUP, LLC. DATED 3-27-25.

3. THE CONTRACTOR SHALL ADD ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS

DIRECTED BY THE TOWNSHIP ENGINEER. 4. THE TOWNSHIP ENGINEER WILL BE CONTACTED 72 HRS. IN ADVANCE OF CONSTRUCTION.

5. THE TOWNSHIP ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF STORMWATER MANAGEMENT SYSTEM AND APPURTENANCES.

6. DRAIN PIPING TO BE INSTALLED AT A MINIMUM SLOPE OF 2% FOR 4" PVC AND 1% FOR 6" PVC.

7. ALL PROPOSED GRADING CAN TIE INTO EXISTING TOPOGRAPHIC CONTOURS ON ADJOINING LOTS WITHOUT CAUSING AN ADVERSE GRADING OR DRAINAGE IMPACT.

8. ALL DISTURBANCE AND GRADING IS TO BE LIMITED TO THE SUBJECT PROPERTY.

9. THERE ARE NO OPEN WATER COURSES, WETLANDS OR WETLAND TRANSITIONAL AREAS ON THE SUBJECT PROPERTY

VARIANCE

ZONING CHART SUBJECT PROPERTY IS LOCATED WITHIN THE R-2 ZONE, 2-FAMILY CORNER LOT

				VALUATION
GENERAL LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	REQUIRED
MINIMUM LOT AREA	6,500 SF.	5,819 SF.	NO CHANGE	EXT NON CON
PER DWELLING UNIT	3,250 SF.	NA	2,909 SF	YES
LOT WIDTH	65 FT.	54.89 FT.	NO CHANGE	EXT NON CON
LOT DEPTH	100 FT.	100.22 FT.	NO CHANGE	NO
LOT COVERAGE	35% = 2,036.65 SF.	0.00%	29.35%	NO
IMPERVIOUS COVERAGE	70% = 4,073.3 SF.	77.64%	43.18%	NO
FRONT YARD LANDSCAPING	60%	0.0%	74.30%	NO
DRIVEWAY WIDTH	18 FT.	23.75' FT./ 17.08 FT.	24 FT.	YES
				VARIANCE
PRINCIPAL STRUCTURE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	REQUIRED
FRONT YARD SETBACK (ST. MARY'S)	25 FT.	NA	20.5 FT.	YES
FRONT YARD SETBACK (CENTRE ST.)	25 FT.	NA	22 FT.	YES
SIDE YARD SETBACK	6 FT.	NA	6.5 FT.	NO
REAR YARD SETBACK	30 FT.	NA	20 FT.	YES
MAX. BUILDING HEIGHT	30 FT.	NA	29.27 FT.	NO
STORIES	$2\frac{1}{2}$	NA	2	NO
IMPERVIOUS COVERAGE CALCULATION				
SOURCE		EXISTING	PROPOSED	
PARKING LOT		4,518 SF.	0 SF.	
DWELLING*		0 SF.	1,600 SF.	
FRONT STEPS (UNCOVERED)*		0 SF.	108 SF.	
FRONT WALK		0 SF.	51 SF.	
REAR LANDING/STEPS		0 SF.	36 SF.	
DRIVEWAY		0 SF.	512 SF.	
REAR WALK		0 SF.	33 SF.	
WALLS/STEPS		0 SF.	148 SF.	
AC UNIT PAD		0 SF.	25 SF.	
TOTAL LOT COVERAGE		0 SF. (0.00%)	1,708 SF. (29.35%)
TOTAL IMPERVIOUS COVERAGE		4,518 SF. (77.64%)	2,513 SF. (43.18%	b)

PROPOSED REDUCTION OF IMPERVIOUS COVERAGE = 2,005 SF. TOTAL DISTURBANCE AREA = 6,698 SF.

Revisions

SHEET INDEX C1.0 COVER SHEET S1.0 SOIL EROSION/SEDIMENT CONTROL, GRADING AND DRAINAGE PLAN

S1.1 SOIL STABILIZATION AND SEEDING SPECIFICATIONS D1.0 PROJECT DETAILS AND NOTES

CLEAN SITE, REMOVE DEBRIS AND EXIT

TOTAL ESTIMATED PROJECT DURATION

CONSTRUCTION SCHEDULE ESTIMATED TIME TO COMPLETION OPERATION **INSTALL SILT FENCE** REMOVE AND DISPOSE OF SELECTED SITE FEATURES 3 DAYS STRIP / STOCKPILE TOPSOIL 1 DAY PROVIDE TEMPORARY STABILIZATION ON STOCKPILE 1 DAY INSTALL PROPOSED DWELLING 15 WEEKS INSTALL PROPOSED RETAINING WALLS 2 WEEKS **ROUGH GRADE** 1 WEEK INSTALL PROPOSED WALK 2 DAYS 2 DAYS **INSTALL PROPOSED DRIVEWAY** FINISH GRADE 2 DAYS INSTALL PERMANENT STABILIZATION 2 DAYS

EXISTING CONDITIONS AND DEMOLITION PLAN

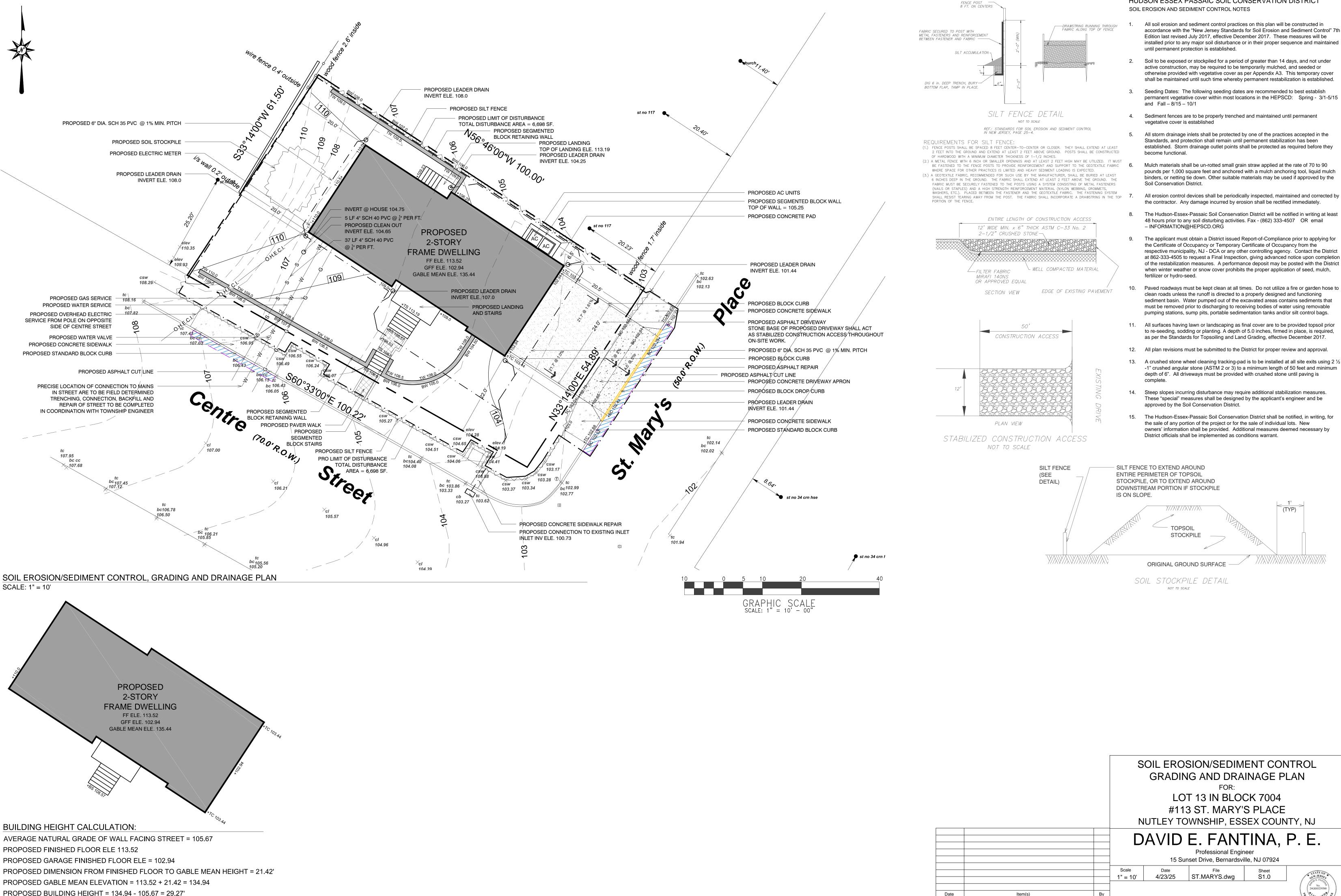
LOT 13 IN BLOCK 7004 #113 ST. MARY'S PLACE NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

		E. FAN	ΓΙΝΙΔ	PF
		L. I / \I \	1 11 4 7 1 ,	• • • •
		Professional Engir		
	15 Sur	nset Drive, Bernardsv	ille, NJ 07924	
Scale	Date 4/23/25	File	Sheet C1.0	* STATE OF
1" = 10'	4/23/23	ST.MARYS.dwg	U1.0	DE FAA
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NJPE Lic #32395

1 DAY

18 WEEKS



29.27' < 30' = CONFORMING

HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT

- accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained
- Soil to be exposed or stockpiled for a period of greater than 14 days, and not under
- permanent vegetative cover within most locations in the HEPSCD: Spring 3/1-5/15
- All storm drainage inlets shall be protected by one of the practices accepted in the established. Storm drainage outlet points shall be protected as required before they
- Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the
- All erosion control devices shall be periodically inspected, maintained and corrected by
- 8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least
- The applicant must obtain a District issued Report-of-Compliance prior to applying for respective municipality, NJ - DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch,
- sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
- to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.
- 13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum
- owners' information shall be provided. Additional measures deemed necessary by



Date

Revisions

NJPE Lic #32395

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials 1. Site Preparation

- A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.
- B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading.
- C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.
- D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.

2. Seedbed Preparation

- A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.
- B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
- C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

Seeding

- A. SEE SEEDING SPECIFICATIONS ON THIS SHEET.
- Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.
- 1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.
- 2. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85° F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.
- 3. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.
- B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse-textured soil.
- C. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.
- D. Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Shortfibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching below). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to soil contact occurs, there is a reduced seed germination and growth.

4. Mulching

of slopes, and costs.

Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

- A. Straw or Hay. Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed. Application - Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness
- 1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.
- 2. Mulch Nettings Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
- 3. Crimper (mulch anchoring coulter tool) A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
- 4. Liquid Mulch-Binders May be used to anchor salt hay, hay or straw mulch.
- a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.
- b. Use one of the following:

hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

- B. Wood-fiber or paper-fiber mulch shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
- C. Pelletized mulch compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weedseed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil
- Irrigation (where feasible)

If soil moisture is deficient supply new seeding with adequate water (a minimum of 1/4 inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

Topdressing

Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.

7. Establishing Permanent Vegetative Stabilization

The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

SEEDING SPECIFICATIONS

TEMPORARY STABILIZATION SPECIFICATIONS

- 1. Apply ground limestone at a rate of 90 lbs/1000 SF.
- 2. Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 SF. and work into the soil 4" deep. 3. Apply seed mixture: Perennial ryegrass at 100 lbs/acre and annual ryegrass at 100 lbs/acre or
- 4. Mulch with unrotted, seed free salt hay or small grain straw immediately after seeding. Apply at a rate
- of 70 to 90 lbs/1000 SF.
- 5. Plant seed between March 1 & May 15 or between August 15 & October 1, if possible.

PERMANENT STABILIZATION SPECIFICATIONS

- 1. Apply topsoil to a depth of 5" (unsettled) on all graded areas.
- 2. Apply ground limestone at a rate of 90 lbs/1000 SF.
- 3. Apply fertilizer (10-10-10) at a rate of 11 lbs/1000 SF.
- 4. Apply seed mixture: Hard fescue 130 lbs/acre, Chewings Fescue at 45 lbs/acre, Strong Creeping Red 5. Fescue at 45 lbs/acre, and Perennial Ryegrass at 10 lbs/acre.
- 6. Mulch with unrotted seed free salt hay or small grain straw immediately after seeding. Apply at a rate
- of 70 to 90 lbs/1000 SF. according to NJ Standards.
- . Anchor mulch with organic, vegtable-based or synthetic binders. Other approved methods (i.e. peg and twine, or mulch netting) may be used. If possible, plant between March 1 & May 15 or between August 15 & October 1, if possible.

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials

1. Site Preparation

- A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
- B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11
- C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

2. Seedbed Preparation

- Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
- B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
- C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled
- Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.

- A. SEE SEEDING SPECIFICATIONS ON THIS SHEET.
- B. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.
- C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks,
- D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

4. Mulching

Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

- A. Straw or Hay. Unnrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed. Application. Spread mulch uniformly by hand or mechanically so that approximately 95% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.
- 1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a cris-cross and a square pattern. Secure twine around each peg with two or more round turns.
- 2. Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
- 3. Crimper (mulch anchoring tool). A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

4. Liquid Mulch-Binders. – May be used to anchor hay or straw mulch.

- a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at
- crests of banks. The remainder of the area should be uniform in appearance.
- b. Use one of the following:

(1) Organic and Vegetable Based Binders - Naturally occurring, powder based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names give above are registered trade names. This does not constitute a commendation of these products to the exclusion of other products.

- B. Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 ponds per acre (or as recommended by the project manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the
- tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall. C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, forma mulch mat. Pelletized mulch shall be applies in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has bee found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils prior to the application of topsoil (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

2. Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.

3. **Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.

4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- A. Probing Wire Test (see detail) B. Hand-held Penetrometer Test (see detail)
- C. Tube Bulk Density Test (licensed professional engineer required
- D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

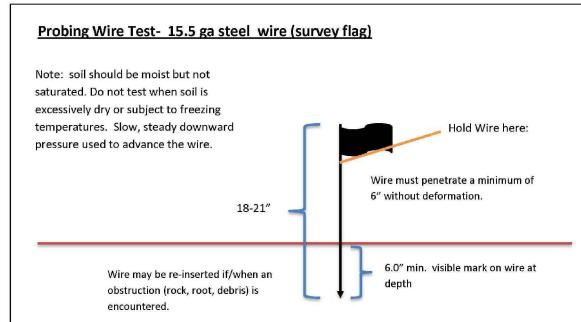
Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

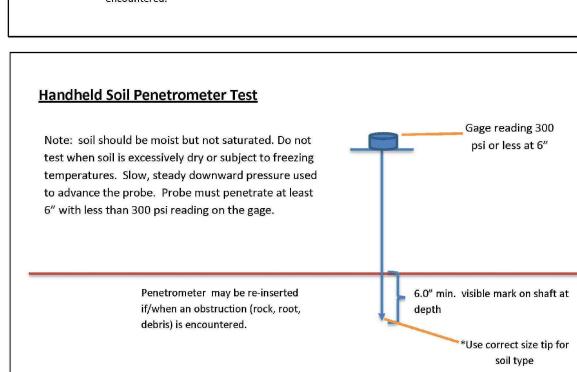
Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction prior to placement of topsoil and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

Simplified Testing Methods





SOIL STABILIZATION AND SEEDING SPECIFICATIONS FOR: **LOT 13 IN BLOCK 7004** #113 ST. MARY'S PLACE NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

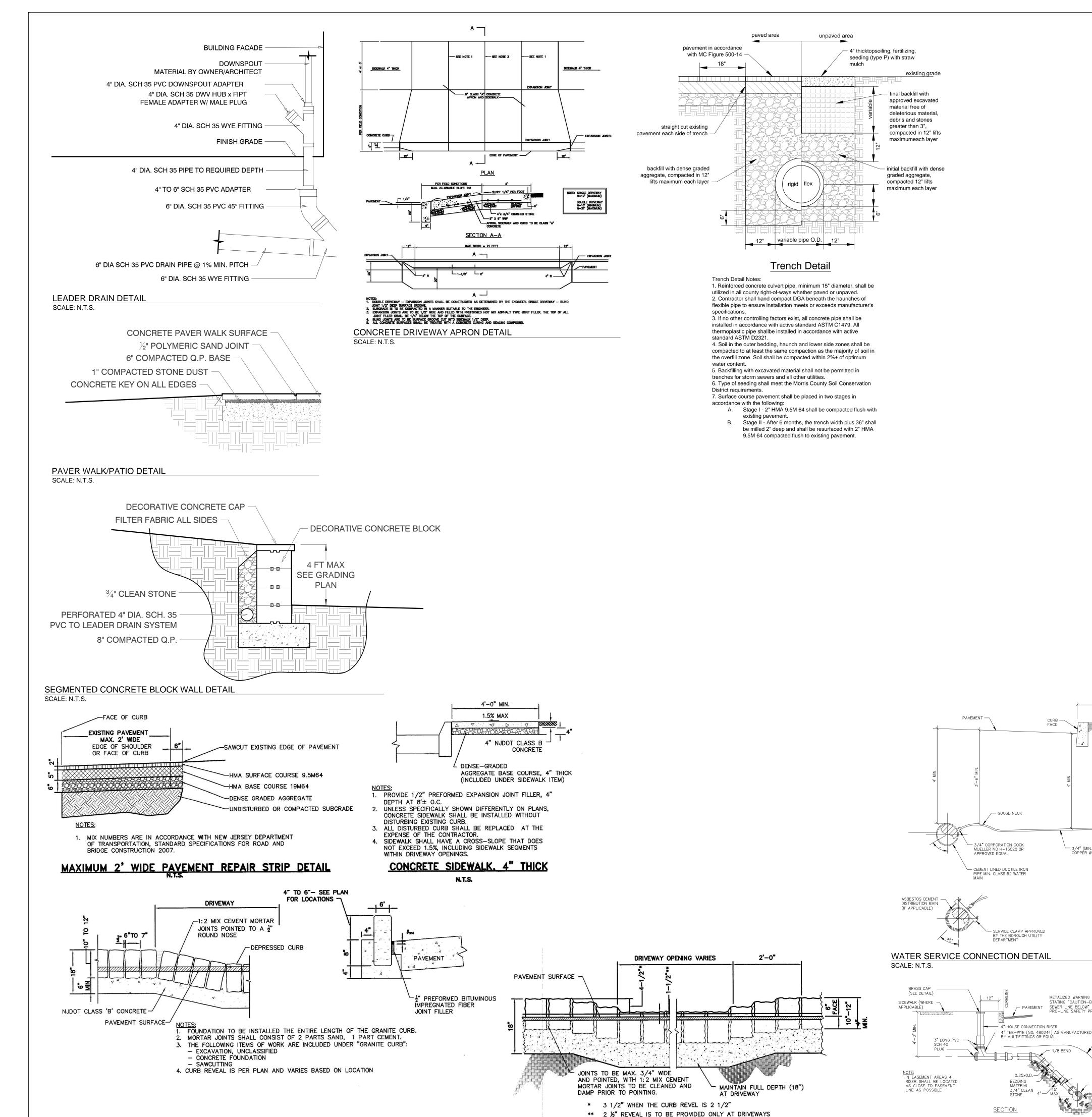
DAVID E. FANTINA, P. E. **Professional Engineer** 15 Sunset Drive, Bernardsville, NJ 07924

1" = 10'

NJPE Lic #32395

S1.1 4/23/25 ST.MARYS.dwg

Item(s) (1) Organic and Vegetable Based Binders - Naturally occurring, powder-based Revisions



SPECIFIED ON THE CONSTRUCTION PLAN.

DEPRESSED GRANITE BLOCK CURB AT DRIVEWAY

FULL HEIGHT AND DEPRESSED

GRANITE BLOCK CURB DETAIL

Dust Control Notes

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only (pg. 5-1)

Vegetative Cover - See Standard for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative Cover for Soil Stabilization (pg. 4-1), and Permanent Stabilization with Sod (pg. 6-1)

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials

MATERIAL	WATER	TYPE OF	APPLY
	DILUTION	NOZZLE	GALLONS/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on Polyacrylamide (PAM) - dry spray	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg. 26-1)		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

Calcium Chloride - Shall be in the form of loose, dry granulates of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone - Cover surface with crushed stone or coarse gravel.

Standards for SE&SC in NJ

16-1,2

July 1999 `

PROJECT DETAILS AND NOTES **LOT 13 IN BLOCK 7004** #113 ST. MARY'S PLACE NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

DAVID E. FANTINA, P. E.

Professional Engineer

15 Sunset Drive, Bernardsville, NJ 07924

D1.0 AS NOTED 4/23/25 ST.MARYS.dwg



Revisions

PRECAST CONCRETE

- 3/4" GROUND KEY CURB STOP & DRAIN MUELLER NO. H-15214 ORISEAL OR APPROVED EQUAL

NOTES:

1. ALL VALVES AND FITTINGS SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH ANSI/AWWA C800.

2. ALL COMPONENTS IN CONTACT WITH POTABLE WATER SHALL COMPLY WITH THE LATEST REQUIREMENTS OF THE FEDERAL SAFE DRINKING WATER ACT.

3. TAPPING SADDLES TO BE PROVIDED ON ALL WATER MAIN SIZES FOR 2" SERVICE.

Date

· 3/4" (MIN.) THRU 2" TYPE "K" COPPER WATER SERVICE

METALIZED WARNING TAPE — STATING "CAUTION—BURIED SEWER LINE BELOW" BY PRO—LINE SAFETY PRODUCTS

SANITARY LATERAL CONNECTION DETAIL

SCALE: N.T.S.

NJPE Lic #32395