



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

June 11, 2025

Amy and Brian O'Donnell
118 Mapes Avenue
Nutley, NJ 07110

Re: Addition
118 Mapes Avenue
Block/Lot: 5103/4

Dear Mr. and Mrs. O'Donnell,

Your request for a permit at the above referenced address, to construct an addition in the front yard on to the existing dwelling having a 25.2' front yard setback as shown on the plan prepared by Architect Robert G. Emert Architect Inc. dated May 14, 2025 is disapproved for the following reasons:

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

Chapter 700, Article VII, Section 700-46 B (6) (b) of the Codes of Nutley states 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 minimum front yard setback as per the Schedule of Regulations in this zone is 25'. This section above requires the average.

The average front yard section is 27.9' The proposed front yard setback is 25.2' the variance required for the front yard setback is 2.7'.

A non-refundable use variance fee of \$175.00 was received by the Code Enforcement Department. **All tax and water bills must be paid to date prior to the processing of a variance fee.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica 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 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/jd



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0021

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: \$ 175 (on denial letter)

Date of Denial Letter: 6/11/25

Section I: SUBJECT PROPERTY

Address: 118 Mapes Avenue

Block: 5103 Lot: 4 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5,000 SF</u>	<u>"</u>
Lot Width	<u>50'</u>	<u>"</u>
Lot Depth	<u>100'</u>	<u>"</u>
Front Yard	<u>25'</u>	<u>25.2'</u>
Side Yard	<u>6'</u>	<u>"</u>
Rear Yard	<u>30'</u>	<u>"</u>
Other	<u>6'</u>	<u>8.5'</u>

Section II: APPLICANT INFORMATION

Name: Brian & Amy O'Donnell

Address: 118 Mapes Avenue
Nutley, NJ 07110

Telephone: (646) 354-3533

Email Address: briancharles.odonnell@gmail.com

Applicant is a:

☐ Corporation ☐ Partnership ☐ LLC ☒ Individual

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

Owner Name: _____

Address: _____

Telephone: _____

Email Address: _____

Section III: DISCLOSURE STATEMENT

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

Name: _____

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>1</u>
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? No

If yes, state the nature, date and the disposition of each such matter: _____

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: _____

Address: _____

Telephone: _____

Fax: _____

Email Address: _____

Applicant's Architect

Name: _____

Robert Emert, Jr., AIA, LEED AP

Address: _____

184 S. Livingston Avenue Suite 9-320

Livingston, NJ 07039-3011

Telephone: _____

(973) 994-4991

Fax: _____

Email Address: _____

remert@RGarchitect.com

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 01' topographic conditions).

X _____

The lot is irregularly shaped and includes an arced front yard setback line. The existing house is positioned so that a portion of the front extends beyond the established average setback line.

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 _____
_____ N/A _____

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

X The home was built in 1941 to accommodate the lifestyle needs of that time. It currently has only one entertaining area, the living room, which is too small to comfortably host family and guests. As a result, we typically gather at the kitchen table. A modest extension of this room would provide a more functional gathering space for our growing family. Due to the placement of the stairs and our desire to maintain all other township-required setbacks, this is the only viable option to enlarge the living room. The additional space will also allow us to relocate all bedrooms to the second floor, create a much-needed home office, and reconfigure the layout to better suit a modern lifestyle.

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.

X The house maintains appropriate spacing from adjacent homes, allowing for sufficient light and air circulation. The proposed design is an aesthetic improvement over the current structure and is comparable in size to newer homes on the street. The inclusion of an open front porch enhances the home's curb appeal and adds visual interest to the neighborhood. The home's location on a curved section of the street helps minimize the impact of the front yard variance in relation to neighboring properties. Since all other zoning requirements are met, the proposed design does not substantially impair the intent or purpose of the municipal zoning ordinance or master plan, nor does it negatively impact the public good.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

X Brian O'Donnell, being duly sworn, hereby certify (*check one*)

➤ ✓ that I am the applicant

or

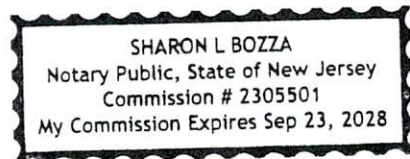
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

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

X Briodell
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 24 day of June, 2025.

X [Signature]
Signature of person authorized to take oaths





Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 5103-4
O'DONNELL, BRIAN & AMY
118 MAPES AVENUE

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

Block-Lot: 5102-1

CIEL, ANTHONY R. & DEBORAH
136 RHODA AVE
NUTLEY, NJ 07110
RE: 136 RHODA AVENUE

Block-Lot: 5103-5

SOMMERKAMP, DONALD P. & MARIANNE E.
114 MAPES AVE
NUTLEY, NJ 07110
RE: 114 MAPES AVENUE

Block-Lot: 5103-7

NEVILLE, GERALDINE T.
91 STANLEY AVE
NUTLEY, NJ 07110
RE: 91 STANLEY AVENUE

Block-Lot: 2702-1

CAPOBIANCO, GREG G. & MARY ANN
84 STANLEY AVE
NUTLEY, NJ 07110
RE: 84 STANLEY AVENUE

Block-Lot: 5103-3

SAPIO, KATHLEEN M.
122 MAPES AVENUE
NUTLEY, NJ 07110
RE: 122 MAPES AVENUE

Block-Lot: 5103-2

PETRUCCI, JAIME M. & JAMES J.
126 MAPES AVENUE
NUTLEY, NJ 07110
RE: 126 MAPES AVENUE

Block-Lot: 5103-1

LA ROCCA, KATHERINE M & LA ROCCA, F
146 RHODA AVE
NUTLEY, NJ 07110
RE: 146 RHODA AVENUE

Block-Lot: 2603-1

CONTE, RAYMOND & MICHELLE
116 RHODA AVE
NUTLEY, NJ 07110
RE: 116 RHODA AVENUE

Block-Lot: 2603-23

BAKER, JOHN O & MARY ELLEN
97 MAPES AVENUE
NUTLEY, NJ 07110
RE: 97 MAPES AVENUE

Block-Lot: 5102-4

VELEZ, XAVIER & VILMA
120 RHODA AVE
NUTLEY, NJ 07110
RE: 120 RHODA AVENUE

Block-Lot: 2603-24

OUATU, MARIAN & MIHAELA
101 MAPES AVE
NUTLEY, NJ 07110
RE: 101 MAPES AVENUE

Block-Lot: 5102-5

GAJEWSKI, MICHAEL F. & DAWN M.
109 MAPES AVE
NUTLEY, NJ 07110
RE: 109 MAPES AVENUE

Block-Lot: 5102-3

CAVANAGH, MICHAEL & KRISTIN
124 RHODA AVE
NUTLEY, NJ 07110
RE: 124 RHODA AVENUE

Block-Lot: 2700-2

NELSON, ROBERT A. & DAWN M.
94 MAPES AVE
NUTLEY, NJ 07110
RE: 94 MAPES AVENUE

Block-Lot: 2700-1

ROSARIO, JEFFREY & VICKIANA E
98 MAPES AVE
NUTLEY, NJ 07110
RE: 98 MAPES AVENUE

Block-Lot: 5102-2

MICHALEK, STEPHEN & ALICIA
132 RHODA AVENUE
NUTLEY, NJ 07110
RE: 132 RHODA AVENUE

Block-Lot: 5102-6

DAUKSIS, FRANK
113 MAPES AVE
NUTLEY, NJ 07110
RE: 113 MAPES AVENUE

Block-Lot: 2700-23

DOOLEY, MATTHEW J. & RICKIE A.
79 STANLEY AVE
NUTLEY, NJ 07110
RE: 79 STANLEY AVENUE

Block-Lot: 5103-6

RHODES, CHARLES E.
110 MAPES AVE
NUTLEY, NJ 07110
RE: 110 MAPES AVENUE

Block-Lot: 2700-24

GIGANTE, CHAD & LACEY GIGANTE
83 STANLEY AVENUE
NUTLEY, NJ 07110
RE: 83 STANLEY AVENUE

Block-Lot: 5102-7

PENA, FATIMA
117 MAPES AVE
NUTLEY, NJ 07110
RE: 117 MAPES AVENUE

Block-Lot: 5103-8

SALIMOVA, NIGINA & ULMASOV, PARVIZ
95 STANLEY AVE
NUTLEY, NJ 07110
RE: 95 STANLEY AVENUE

Block-Lot: 5104-9

JONES, GEORGE M. & MAUREEN
5 LANSDOWNE PL
NUTLEY, NJ 07110
RE: 5 LANSDOWNE PLACE

Block-Lot: 5103-9

BURROW, THOMAS A
99 STANLEY AVENUE
NUTLEY, NJ 07110
RE: 99 STANLEY AVENUE

Block-Lot: 5103-10

DE LISIO, CHRISTOPHER P
103 STANLEY AVE
NUTLEY, NJ 07110
RE: 103 STANLEY AVENUE

Block-Lot: 5103-16

PALMIERI, G & MONTANYE, C
156 RHODA AVE
NUTLEY, NJ 07110
RE: 156 RHODA AVENUE

Block-Lot: 5103-15

DOUGHERTY, MARGARET ANN
164 RHODA AVE
NUTLEY, NJ 07110
RE: 164 RHODA AVENUE

Block-Lot: 5103-11

NEGRON, LISETTE
107 STANLEY AVE
NUTLEY, NJ 07110
RE: 107 STANLEY AVENUE

Block-Lot: 5104-8

PERRI, GUISEPPE & ZOPPI, NATALIE
98 STANLEY AVE
NUTLEY, NJ 07110
RE: 98 STANLEY AVENUE

Block-Lot: 5103-14

SCEPPAGUERCIO, PATRICK & STEPHANIE
168 RHODA AVE
NUTLEY, NJ 07110
RE: 168 RHODA AVENUE

Block-Lot: 5103-12

ZHANG, SHAOPENG & LI, FENG
113 STANLEY AVE
NUTLEY, NJ 07110
RE: 113 STANLEY AVENUE

Block-Lot: 5104-7

BERNARD, THOMAS R. & MARY JOY C.
104 STANLEY AVE
NUTLEY, NJ 07110
RE: 104 STANLEY AVENUE

Block-Lot: 5103-13

NAGLE, RITA A. & NAGLE, ROBERT J.JR
117 STANLEY AVE
NUTLEY, NJ 07110
RE: 117 STANLEY AVENUE

Block-Lot: 5104-6

IOVINE JOSEPH A. & JEAN M.
108 STANLEY AVE
NUTLEY, NJ 07110
RE: 108 STANLEY AVENUE

Block-Lot: 5104-5

GINGERELLI, ROBERT H.
112 STANLEY AVE
NUTLEY, NJ 07110
RE: 112 STANLEY 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

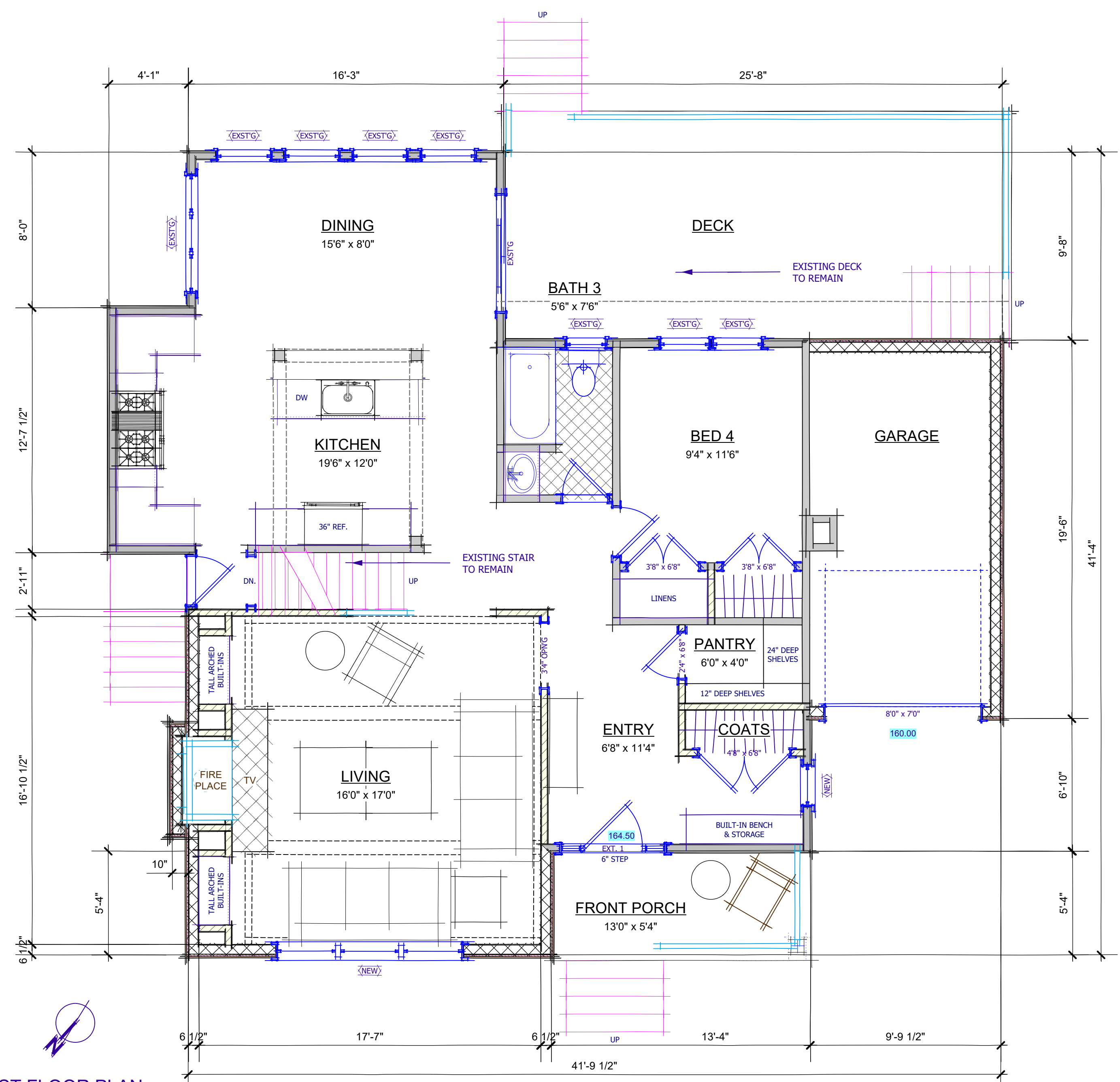
A

B

C

D

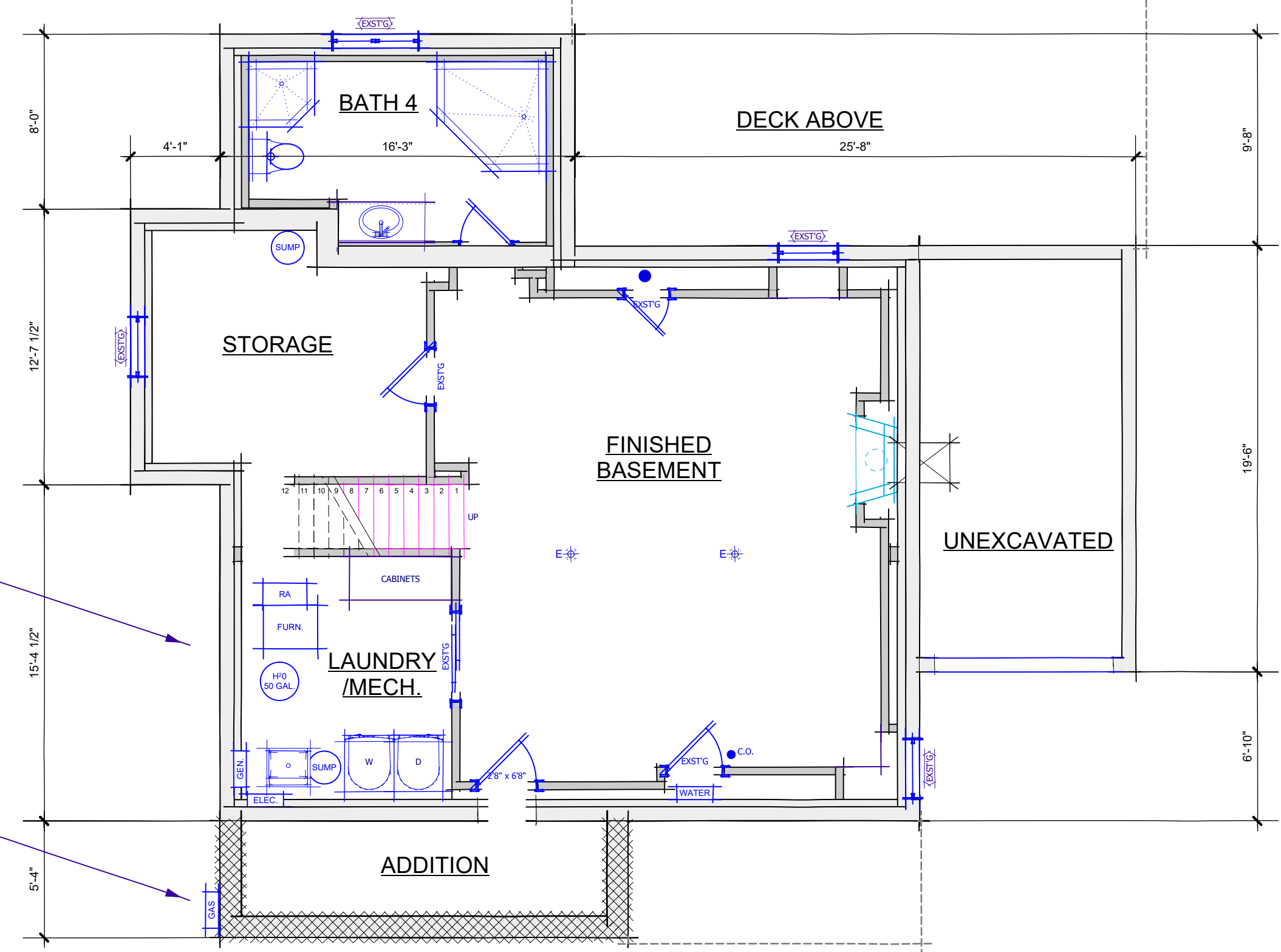
1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



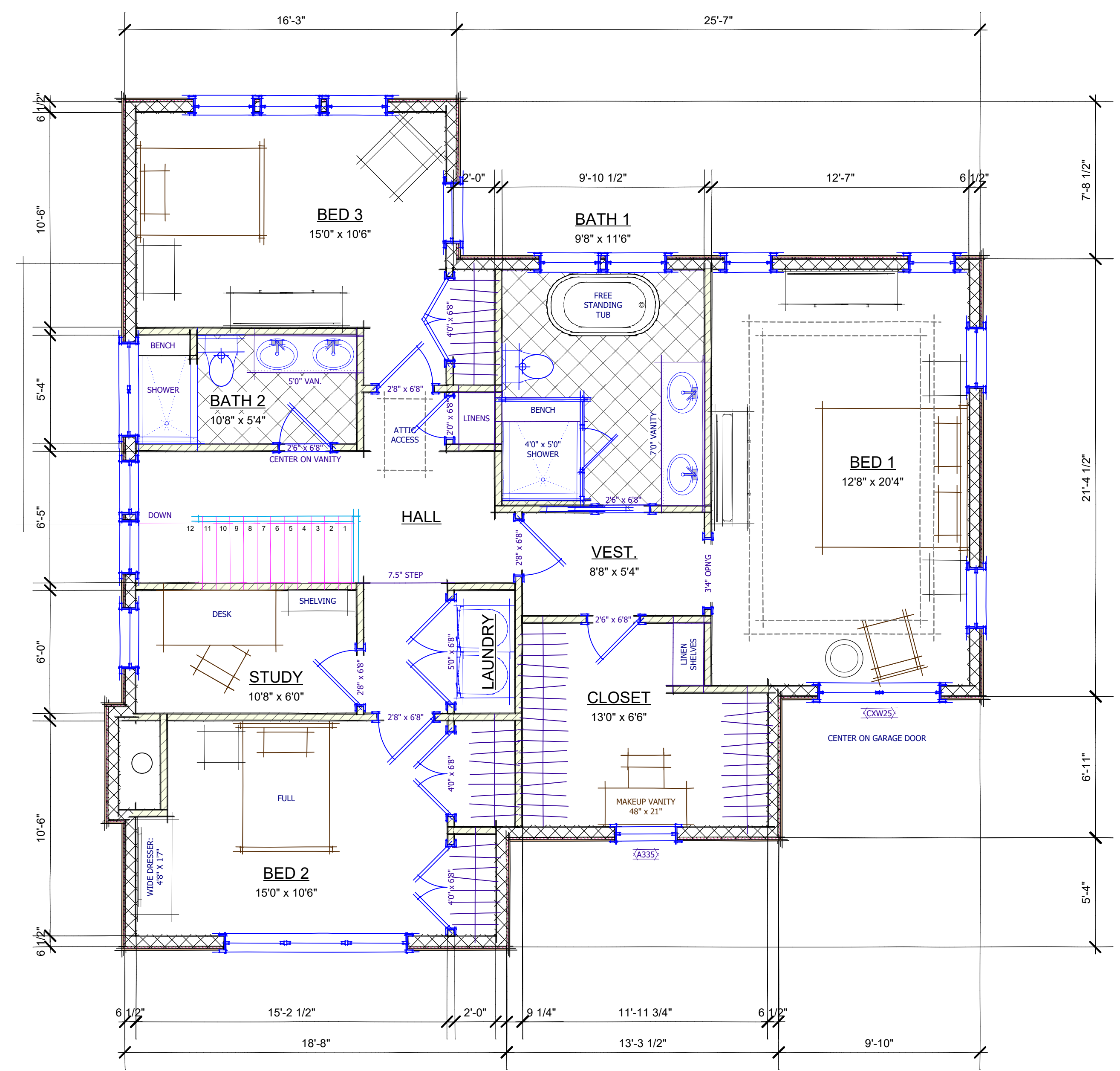
3 BASEMENT PLAN
Scale: 3/16" = 1'-0"

REROUTE EXISTING FLUES TO NEW CHIMNEY

RELOCATE GAS METER



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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planning
interiors
architecture

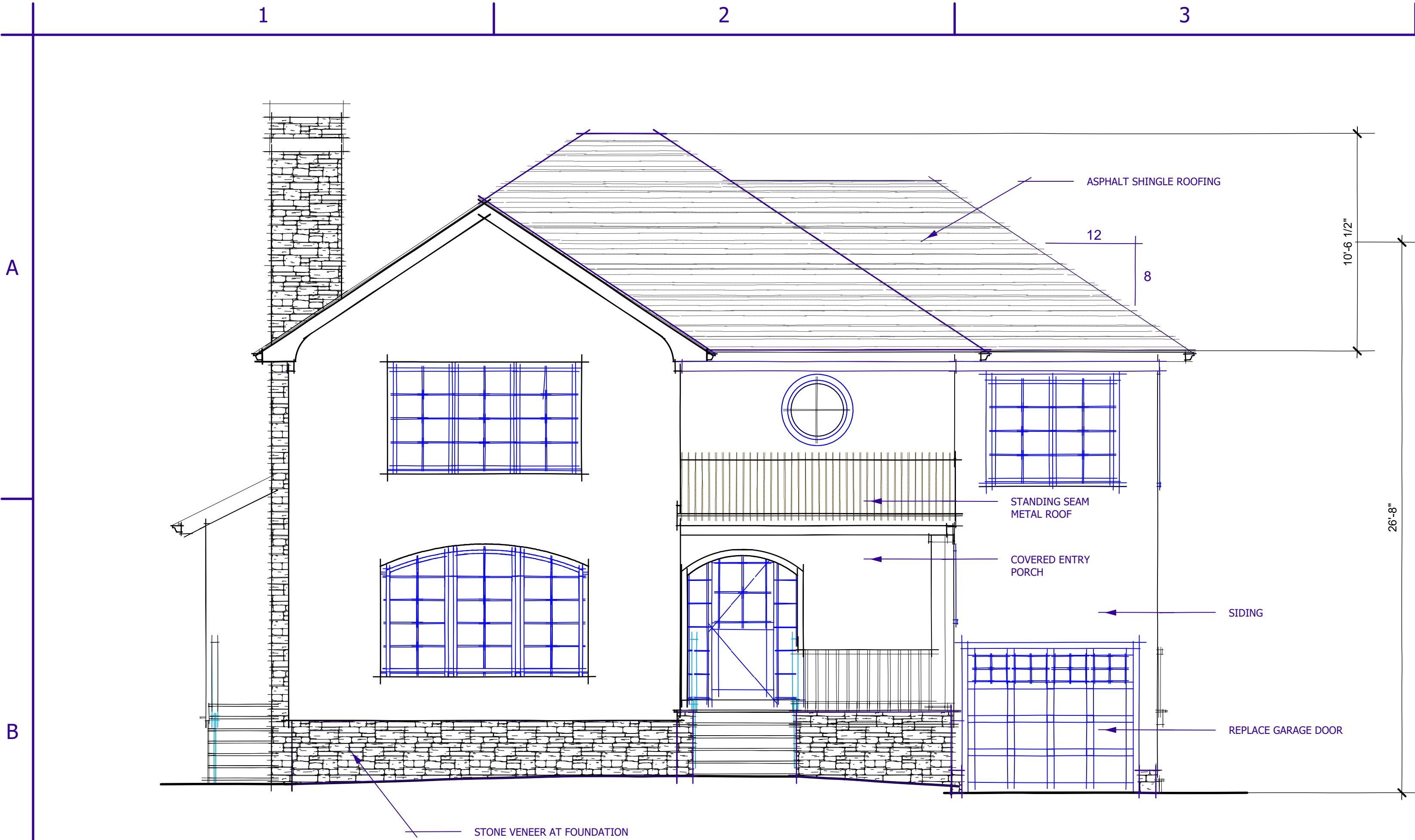
O'DONNELL RESIDENCE
118 MAPES AVENUE
NUTLEY, NJ 07110

PROJECT NO:
2414

ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED IN FIELD. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY CONDITION WHICH MAY AFFECT OR IMPAIR THE DESIGN AS PRESENTED ON THIS SHEET.

DATE:
5/14/2025
REVISION:

Z2
SHEET 2 OF 3



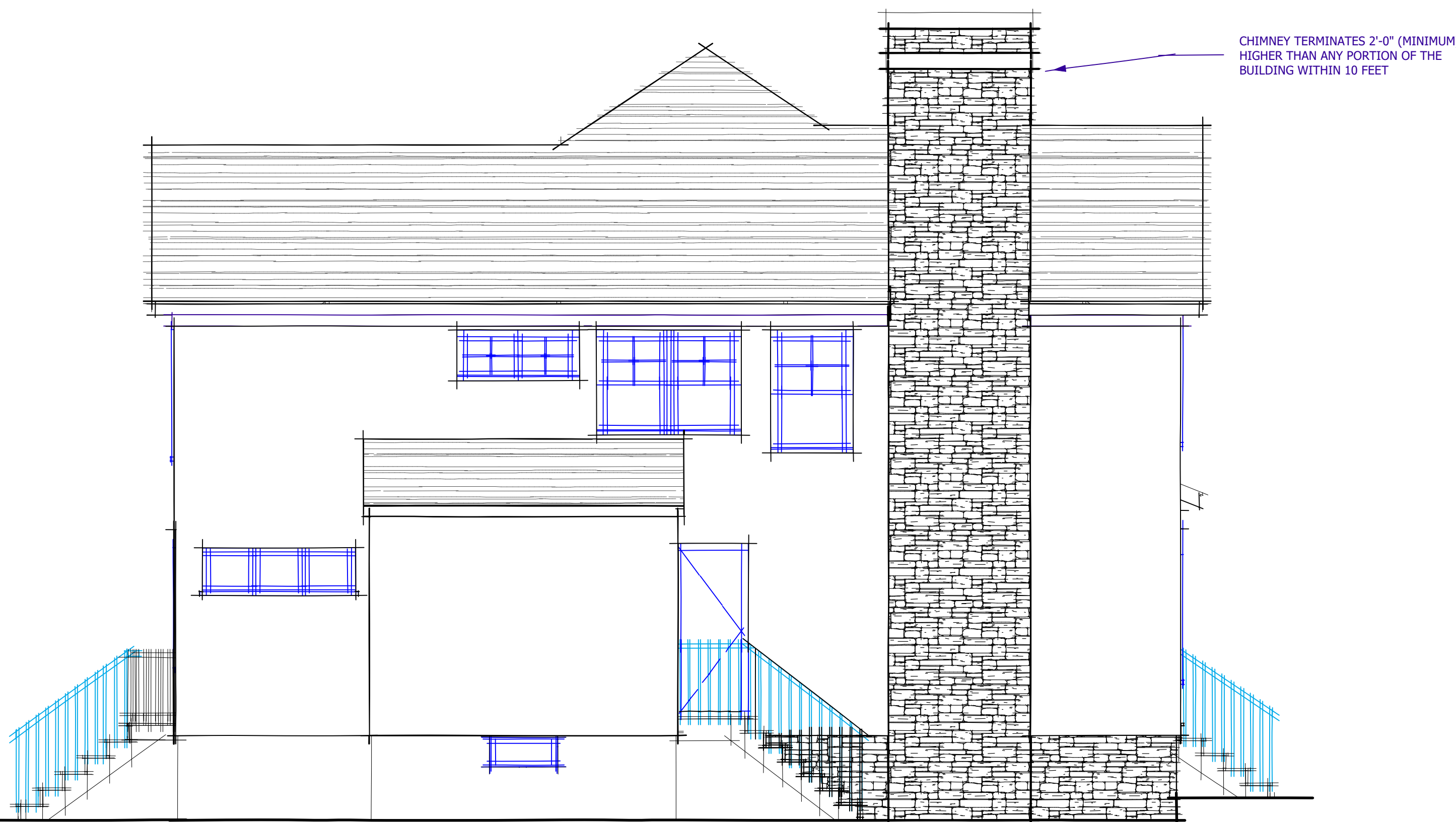
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



2 REAR ELEVATION
Scale: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

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planning
architecture

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DATE:
5/14/2025
REVISION:

Z3
SHEET 3 OF 3