



TOWNSHIP OF NUTLEY, NEW JERSEY
PLANNING BOARD

APPLICATION FOR LAND USE ACTION

To be completed by Township staff only

Date of Denial Letter 7/25/25 Application No. PB-25-00008
Application Fees \$1,750 Escrow Fees \$1,500
Date Filed 8/13/25
Reviewed for completeness DB 8/13/25 Hearing Date 8/27/25

1. SUBJECT PROPERTY

Location 777-789 Bloomfield Avenue Zoning District B-2
Tax Map Page _____ Block 2304 Lot(s) 18
Page _____ Block _____ Lot(s) _____
Dimensions Frontage 162.71 Depth 161.27 Total Area 26,208

2. APPLICANT

Name 777 Nutley LLC and 789 Bloomfield C95 LLC
Address P.O. Box 295, Florham Park, New Jersey 07932
Telephone Number 973-235-1414 Social Security No. 93-4765464
Applicant is a ☐ Corporation ☒ Partnership ☐ Individual

3. **DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:550-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:550-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

777 Nutley LLC

Name	Robert Grogan	Address	P.O. Box 295, Florham Park, NJ 07932	Interest	25%
Name	Gerard Tucci	Address		Interest	25%
Name	Charles Gambino	Address		Interest	25%
Name	John Canella	Address		Interest	25%
Name		Address		Interest	

4. **OWNER**

If owner is other than the applicant, provide the following information on the Owner(s):

Owner's Name _____
Address _____
Telephone Number _____

5. **PROPERTY INFORMATION**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

☒ Yes (attach copies) ☐ No ☐ Proposed

NOTE: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: 777 Bloomfield Avenue present use is an Office.
789 Bloomfield Avenue present use is a Restaurant.

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789 Bloomfield C95 LLC.

Name	<u>Khristopher Reina</u>	Address	<u>789 Bloomfield Ave, Nutley, NJ 07110</u>	Interest	<u>95%</u>
Name	<u>Timothy Valliere</u>	Address	<u></u>	Interest	<u>5%</u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>
Name	<u></u>	Address	<u></u>	Interest	<u></u>

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6. **APPLICANT'S ATTORNEY**

Name: Thomas S. DiBiasi, Esq., DiBiasi & Rinaldi LLC
Address: 345 Centre Street, Suite 1, Nutley, NJ 07110
Telephone: 973-235-1414 Fax: 973-235-1575

7. **APPLICANT'S ENGINEER**

Name: _____
Address: _____
Telephone: _____ Fax: _____

8. **APPLICANT'S PLANNING CONSULTANT**

Name: Joseph Haines, AIA, PP, Dassa Haines Architectural Group LLC
Address: 74 East Passaic Avenue, Nutley, NJ 07110
Telephone: 973-233-9355 Fax: 973-233-9358

9. **APPLICANT'S TRAFFIC ENGINEER**

Name: _____
Address: _____
Telephone: _____ Fax: _____

10. **OTHER EXPERTS**

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name: Richlan, Lupo & Associates
Field of Expertise: Professional Land Surveyors
Address: 2 Industrial Road - Suite 204, Fairfield, NJ 07004
Telephone: 973-450-1819, Ext. 1 Fax: 973-450-8087

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- ☐ Minor Subdivision Approval
☒ Subdivision Approval (Preliminary)
☒ Subdivision Approval (Final)
Number of lots to be created 2 Number of dwelling units 2
(including remainder lot) (if applicable)

SITE PLAN:

- ☐ Minor Site Plan Approval
☒ Preliminary Site Plan Approval [Phases (if applicable)] _____
☒ Final Site Plan Approval [Phases (if applicable)] _____
☐ Amendment of Revision to an Approved Site Plan
Area to be disturbed (square feet) _____
Total number of proposed dwelling units _____
☐ Request for waiver from site plan review and approval
Reason for request: _____

☐ Informal Review
☐ Appeal decision of an Administrative Officer [N.J.S. 40:55D-70a]
☐ Map or ordinance interpretation of special question [N.J.S. 40:55D-70b]
☐ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
☐ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
☐ Variance Relief (use) [N.J.S. 40:55D-70d]
☐ Conditional use approval [N.J.S. 40:55D-67]
☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way,
or flood control basis [N.J.S. 40:55D-34]
☐ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. VARIANCE INFORMATION

Sections of Ordinance from which a variance is requested: _____
See attached Zoning Checklists. _____

13. WAIVERS

Waivers requested of development standards and/or submission requirements: [attach additional
pages as needed] See attached Checklist for Major Subdivision. _____

14. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises [attach pages as needed].

15. Is a public water line available? ☒ Yes ☐ No

16. Is a public sanitary sewer available? ☒ Yes ☐ No

17. Does the application proposed a well and septic system? ☐ Yes ☒ No

18. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? ☐ Yes ☒ No

19. Are any off tract improvements required or proposed? ☐ Yes ☒ No

20. Is the subdivision to be filed by Deed or Plat? By direction of Planning Board.

21. What form of security does the applicant proposed to provide as performance and maintenance guarantees? _____

22. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Nutley Municipal Utilities Authority	<input type="checkbox"/>	<input type="checkbox"/>	_____
Essex County Health Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Essex County Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Essex County Soil Conservation District	<input type="checkbox"/>	<input type="checkbox"/>	_____
NJ Department of Environmental Protection	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewer Extension Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
Stream Encroachment Permit	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
NJ Department of Transportation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Public Service Electric & Gas Company	<input type="checkbox"/>	<input type="checkbox"/>	_____

23. Certification from the Tax Collector that all taxes due on the subject property have been paid.

24. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the application is submitted] for their review. The documentation must be received by the code enforcement office for the professional staff prior to the application being deemed incomplete.

Quantity	Description of Item
<hr/>	<hr/>
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CERTIFICATION OF APPLICANT

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

I, Thomas DiBiasi being duly sworn, hereby certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

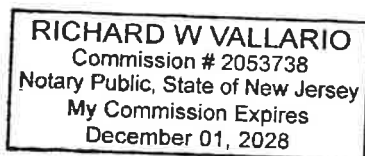
[If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner]


Applicant/ Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
This 13th day of AUGUST, 2025.

Thomas S. Di Biasi, Esq.
Attorney at Law
State of New Jersey


Signature of person authorized to take oaths




CERTIFICATION OF ESCROW

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

I, GERARD Tucci, understand that the sum of \$ 1,500.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Township of Nutley, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

8/13/15
Date



Owner/Owner's Authorized
Officer or Representative

THOMAS J. EVANS
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

July 25, 2025

Mr. Tom DiBiasi
345 Centre Street
Nutley NJ 07110

Re: Application for Major Subdivision
777-789 Bloomfield Avenue
Nutley, NJ 07110
Block/Lot: 2304/18

Dear Mr. DiBiasi,

Your request, on behalf of your client, 777 Nutley LLC, at the above referenced address, to subdivide the existing Lot 18 into two lots where the lot line is between the two existing buildings on the lot, as shown on the subdivision map by Richlan, Lupo, & Associates, Inc. dated June 20, 2025 requires approval by the Township Planning Board.

This property is located in a B-2 district as shown on the Nutley Zoning Map.

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley states the schedule entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" requires the following in a B-4 zoning district (please see attachment). *The new block/lot for 777 Bloomfield Avenue will be Block 2304, Lot 18.01 and 789 Bloomfield Avenue will be Block 2304, Lot 18.02.*

Per section 630-4, the subdivision is to be classified as a major subdivision.

Chapter 630, Article II, Section 630-7 of the Codes of Nutley, entitled "Major Subdivisions," requires a notice and hearing for all major subdivision applications.

Chapter 630, Article III, Section 630-16 of the Codes of Nutley, entitled "Major subdivision requirements," lists the Major Subdivision requirements.

Waivers may be requested and approved by the Board.

Once the plan is revised and submitted, 18 copies of the plan, application, checklist for Major Subdivision, and fees will be required. A non-refundable variance fee of \$500, a major subdivision fee of \$1,250 plus an escrow fee of \$1,500 in connection with your application is to be paid to the Code Enforcement Office in order to schedule a meeting (Please see attached checklist to be completed by the applicant)

Information on procedures for an appeal of this decision to the Planning Board can be obtained from Jessica D'Onofrio, at 973-284-4951 or jdonofrio@nutleynj.org. 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.

Sincerely,

David Berry
Zoning Official
DB/jd

Zoning Checklist

777 Bloomfield Avenue (Preschool/Board of Education)

Block/Lot: 2304/18.01

ZONE	REQUIRED	PROPOSED	VARIANCE
B-2			
Lot Area	5,000	26, 208	No
Lot Width	50	122.95	No
Lot Depth	100	163.17	No
Front Yard	10'	22.25	No
Rear Yard	25'	3.77	Yes pre-existing condition
1 Side	6'	0'	Yes
Side Other	10'	6.22'	Yes pre-existing condition
Stories	2	3	Yes
Feet	25'	39'	Pre-existing condition
Maximum Lot Coverage	50%	55%	Yes pre-existing condition
Maximum Impervious Surface Coverage	80%	>85%	Yes pre-existing condition

Zoning Checklist

789 Bloomfield Avenue (The Oakley)

Block/Lot: 2304/18.02

ZONE	REQUIRED	PROPOSED	VARIANCE
B-2			
Lot Area	5,000	5,714	No
Lot Width	50'	39.76	Yes
Lot Depth	100	154.58	No
Front Yard	25'	20.60	Yes pre-existing condition
Rear Yard	25'	16.70	Yes pre-existing condition
1 Side	6'	0'	Yes
Side Other	10'	0'	Yes
Stories	2	2	No
Feet	25'	26'	Yes pre-existing condition
Maximum Lot Coverage	50%	71%	Yes pre-existing condition
Maximum Impervious Surface Coverage	80%	>85%	Yes pre-existing condition



TOWNSHIP OF NUTLEY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

Checklist for Major Subdivision
630-16

	COMPLIES	DEFICIENT	WAIVER SOUGHT
A. Plat details for preliminary plats for major subdivisions			
(1) Plats for preliminary major subdivisions shall be prepared pursuant to N.J.S.A. 46:23-9.1 et seq. (New Jersey Map Filing Law)	X		
(2) The preliminary plat shall be clearly drawn and legibly lettered on tracing cloth or Mylar at a scale of not smaller than one inch equals 100 feet. Eighteen copies of the preliminary plat shall be submitted. All preliminary plats shall be designed and drawn by a professional engineer or land surveyor licensed to practice as such in New Jersey. The plat shall give or show the following information:	X		
(a) A key map at one-fourth scale of the plat, showing the subdivision, zoning designation and the surrounding area to a depth of 400 feet from the boundary of the subdivision.			X
(b) The tract name, Tax Assessment Map block and lot numbers, date of drawing, reference meridian, graphic scale and the names and addresses of:	X		
[1] The record owner or owners.	X		
[2] The owner's agent, if any.	X		
[3] The person who prepared the map.	X		
(c) The acreage of the tract to be subdivided, calculated to the nearest 1/10 of an acre.	X		
(d) Contours at five-foot intervals for slopes averaging 10% or greater and at two-foot intervals for lesser slopes.			X

	COMPLIES	DEFICIENT	WAIVER SOUGHT
(e) The location of existing and proposed property lines, streets, utilities, buildings, watercourses, railroads, bridges, culverts and drainpipes and any natural features, such as wooded areas, rock formations, etc., and the location of any existing driveways and parking areas, all within 200 feet of the proposed subdivision.			X
(f) Plans of proposed utility layouts (sewers, storm drains and water, gas and electrical facilities), showing feasible connections to existing or any proposed utility systems.			X
(g) The location, width and purpose of any easements or rights-of-way, existing or proposed.	X		
(h) The building envelope for each lot showing how a building meeting all setback requirements could be placed on the lot.	X		X
(3) In addition, the following shall be provided with each application for preliminary subdivision approval:			
(a) A copy of any protective covenants or deed restrictions applying to the land being subdivided.	X		
(b) Proof that no taxes or assessments are due or delinquent on the property proposed for subdivision.	X		
(c) In the case of a subdivision by a corporation or partnership, the names and addresses of all stockholders or individual partners owning at least 10% interest shall be provided in accordance with N.J.S.A. 40:55D-48.2.	X		
B. Plat details for final subdivision approval. The final plat shall be drawn in ink on tracing cloth or Mylar at a scale of not smaller than one inch equals 50 feet and in compliance with all the provisions of N.J.S.A. 46:23-9.1 through 46:23-9.8. 18 copies of the final plat shall be submitted. The final plat shall show or be accompanied by the following:	X		
(1) The date, name and location of the subdivision, name of the owner, graphic scale, reference meridian and zoning designation.	X		
(2) Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, all lot lines and other site lines, with accurate dimensions, bearings of deflection angles and radii, arcs and central angles of all curves.	X		

	COMPLIES	DEFICIENT	WAIVER SOUGHT
(3) The purpose of any easement shall be designated, and the proposed use of sites other than residential shall be noted.	X		
(4) Each block shall be numbered serially, beginning with number 1.	X		
(5) The minimum building setback line on all lots and other sites.	X		
(6) The names of owners of adjoining unsubdivided land.	X		
(7) The location and a description of all monuments.	X		
(8) A certification by a licensed engineer and land surveyor as to accuracy of details of the plat.	X		
(9) A certification that the applicant is the owner of the land to be subdivided.	X		
(10) Cross sections at twenty-five-foot intervals and profiles of streets, approved by the Township Engineer, shall accompany the final plat.			X
(11) Contours at five-foot intervals for slopes averaging 10% or greater and at two-foot intervals for lesser slopes.			X
(12) Plans and profiles of storm sewers and sanitary sewers and plans of water mains.			X
(13) A certificate from the Tax Collector that all municipal real property taxes on the lands to be subdivided have been paid to date.	X		



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 2304-18-C0001
777 NUTLEY LLC
777 BLOOMFIELD AVENUE

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

Block-Lot: 2304-9

STANDISH, JANINE M
94 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 94 BROOKDALE AVENUE

Block-Lot: 2304-19

755 BLOOMFIELD AVENUE, LLC
583 RIDGEWOOD AVE
GLEN RIDGE, NJ 07028
RE: 755 BLOOMFIELD AVENUE

Block-Lot: 2304-20

RICCIO, JENNIFER D. & MARC
749 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 749 BLOOMFIELD AVENUE

Block-Lot: 2304-17

413 NUTLEY LLC
P.O. BOX 295
FLORHAM PARK, NJ 07932
RE: 413 KINGSLAND STREET

Block-Lot: 2304-14

STAUSS, JASON
114 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 114 BROOKDALE AVENUE

Block-Lot: 2304-13

LUBERTAZZI, SALVATORE C & PHYLLIS A
110 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 110 BROOKDALE AVENUE

Block-Lot: 2304-18

NICOLS PARK CONDOMINIUM
777-789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 777-789 BLOOMFIELD AVENUE

Block-Lot: 2304-12

PACHECO, WENDER A.
106 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 106 BROOKDALE AVENUE

Block-Lot: 2100-8

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 750 BLOOMFIELD AVENUE

Block-Lot: 2304-11

KARAGOSIAN, KIMBERLY
102 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 102 BROOKDALE AVENUE

Block-Lot: 2304-10

LOAYZA, BYRON
98 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 98 BROOKDALE AVENUE

Block-Lot: 2304-21

KYRIAZIS-LOESER, CHRISTINA
739 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 741 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0201
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0202
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0002
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0003
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0203
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

~~No Data~~

~~No Data~~

Block-Lot: 10-2
NORFOLK SOUTHERN RAILROAD
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

~~No Data~~

No Data 2100-24
789 Bloomfield Ave C95 LLC
789 Bloomfield Ave
Nutley, NJ 07110

No Data

2304-15.01
Mittrano, Ralph & Nina
72 Poplar Place
Nutley, NJ 07110



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NUTLEY, NJ 07110
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789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

~~No Data~~

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789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

No Data 2100-24
789 Bloomfield Ave L95 LLC
789 Bloomfield Ave
Nutley, NJ 07110

No Data

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Mittrano, Ralph & Nina
72 Poplar Place
Nutley, NJ 07110

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P.O. BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0203
777 NUTLEY LLC
P.O. BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

~~No Data~~

~~No Data~~

Block-Lot: 10-2
NORFOLK SOUTHERN RAILROAD
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD



Nutley

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Block-Lot: 2304-14

STAUSS, JASON
114 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 114 BROOKDALE AVENUE

Block-Lot: 2304-13

LUBERTAZZI, SALVATORE C & PHYLLIS A
110 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 110 BROOKDALE AVENUE

Block-Lot: 2304-18

NICOLS PARK CONDOMINIUM
777-789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 777-789 BLOOMFIELD AVENUE

Block-Lot: 2304-12

PACHECO, WENDER A.
106 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 106 BROOKDALE AVENUE

Block-Lot: 2100-8

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 750 BLOOMFIELD AVENUE

Block-Lot: 2304-11

KARAGOSIAN, KIMBERLY
102 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 102 BROOKDALE AVENUE

Block-Lot: 2304-10

LOAYZA, BYRON
98 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 98 BROOKDALE AVENUE

Block-Lot: 2304-18-C0201
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

~~No Data~~

Block-Lot: 2304-18-C0202
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

No Data 2100-24
789 Bloomfield Ave C95 LLC
789 Bloomfield Ave
Nutley, NJ 07110

Block-Lot: 2304-18-C0002
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

No Data

2304-15.01
Mittrano, Ralph Ning
72 Poplar Place
Nutley, NJ 07110

Block-Lot: 2304-18-C0003
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0203
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

~~No Data~~

~~No Data~~

Block-Lot: 10-2
NORFOLK SOUTHERN RAILROAD
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 2304-18-C0203
777 NUTLEY LLC
777 BLOOMFIELD AVENUE

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

Block-Lot: 2303-18

MRKULIC, ESAD
439 KINGSLAND ST
NUTLEY, NJ 07110
RE: 439 KINGSLAND STREET

Block-Lot: 2304-9

STANDISH, JANINE M
94 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 94 BROOKDALE AVENUE

Block-Lot: 2304-19

755 BLOOMFIELD AVENUE, LLC
583 RIDGEWOOD AVE
GLEN RIDGE, NJ 07028
RE: 755 BLOOMFIELD AVENUE

Block-Lot: 2304-8

KUCZEK, THOMAS & JUDITH R.
90 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 90 BROOKDALE AVENUE

Block-Lot: 2304-20

RICCIO, JENNIFER D. & MARC
749 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 749 BLOOMFIELD AVENUE

Block-Lot: 2303-19

FRANCISCETTI, JOHN
113 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 113 BROOKDALE AVENUE

Block-Lot: 2303-20

GUARINO, JOSEPH R. JR. & CONSTANCE L
111 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 111 BROOKDALE AVENUE

Block-Lot: 2304-17

413 NUTLEY LLC
P.O. BOX 295
FLORHAM PARK, NJ 07932
RE: 413 KINGSLAND STREET

Block-Lot: 2304-14

STAUSS, JASON
114 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 114 BROOKDALE AVENUE

Block-Lot: 2304-13

LUBERTAZZI, SALVATORE C & PHYLLIS A
110 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 110 BROOKDALE AVENUE

Block-Lot: 2304-18

NICOLS PARK CONDOMINIUM
777-789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 777-789 BLOOMFIELD AVENUE

Block-Lot: 2304-12

PACHECO, WENDER A.
106 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 106 BROOKDALE AVENUE

Block-Lot: 2100-8
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 750 BLOOMFIELD AVENUE

Block-Lot: 2304-11
KARAGOSIAN, KIMBERLY
102 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 102 BROOKDALE AVENUE

Block-Lot: 2304-10
LOAYZA, BYRON
98 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 98 BROOKDALE AVENUE

Block-Lot: 2304-21
KYRIAZIS-LOESER, CHRISTINA
739 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 741 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0201
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0202
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0001
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0002
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0003
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

No Data 2100-24
789 BLOOMFIELD AVE LLC C95
789 BLOOMFIELD AVE
NUTLEY, NJ 07110

No Data 2304-15.01
Mitrano, Ralph & Nina
72 Poplar Place
NUTLEY, NJ 07110

Block-Lot: 200-4
PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: 340 & 430 KINGSLAND ST.

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



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 2304-17
413 NUTLEY LLC
413 KINGSLAND STREET

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

Block-Lot: 2303-18

MRKULIC, ESAD
439 KINGSLAND ST
NUTLEY, NJ 07110
RE: 439 KINGSLAND STREET

Block-Lot: 2304-19

755 BLOOMFIELD AVENUE, LLC
583 RIDGEWOOD AVE
GLEN RIDGE, NJ 07028
RE: 755 BLOOMFIELD AVENUE

Block-Lot: 2303-19

FRANCISCHETTI, JOHN
113 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 113 BROOKDALE AVENUE

Block-Lot: 2303-20

GUARINO, JOSEPH R. JR. & CONSTANCE L
111 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 111 BROOKDALE AVENUE

Block-Lot: 2304-14

STAUSS, JASON
114 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 114 BROOKDALE AVENUE

Block-Lot: 2304-13

LUBERTAZZI, SALVATORE C & PHYLLIS A
110 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 110 BROOKDALE AVENUE

Block-Lot: 2304-18

NICOLS PARK CONDOMINIUM
777-789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 777-789 BLOOMFIELD AVENUE

Block-Lot: 2304-12

PACHECO, WENDER A.
106 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 106 BROOKDALE AVENUE

Block-Lot: 2100-8

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 750 BLOOMFIELD AVENUE

Block-Lot: 2304-11

KARAGOSIAN, KIMBERLY
102 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 102 BROOKDALE AVENUE

Block-Lot: 2304-10

LOAYZA, BYRON
98 BROOKDALE AVE
NUTLEY, NJ 07110
RE: 98 BROOKDALE AVENUE

Block-Lot: 2304-18-C0201

789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0202
789 BLOOMFIELD C95, LLC.
789 BLOOMFIELD AVENUE
NUTLEY, NJ 07110
RE: 789 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0001
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0002
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0003
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2304-18-C0203
777 NUTLEY LLC
P.O.BOX 295
FLORHAM PARK, NJ 07932
RE: 777 BLOOMFIELD AVENUE

Block-Lot: 2101-2
TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: KINGSLAND ROAD

Block-Lot: 201-1
PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: KINGSLAND STREET

* No Data
2100/24
789 Bloomfield C95 LLC
789 Bloomfield Ave
Nutley NJ 07110

No Data
300/1.01 + 300/1.02
PB Nutclif Mcd C/O Kingsland St. UR
340 Kingsland St
Nutley NJ 07110
Block-Lot: 20-2

NORFOLK SOUTHERN RAILROAD
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

No Data
201/1.01
150 Metro Blvd < 340 Kingsland St
Nutley NJ 07110

* No Data
2304/15.01
Mitren, Ralph + Nina
72 Poplar Pl
Nutley NJ 07110
No Data

Block-Lot: 10-1
NORFOLK SOUTHERN RAILWAY
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

Block-Lot: 200-3
PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: 340 KINGSLAND STREET

Block-Lot: 200-4
PB NUTCLIF MASTER, LLC
340 KINGSLAND ST
NUTLEY, NJ 07110
RE: 340 & 430 KINGSLAND ST.

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

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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)

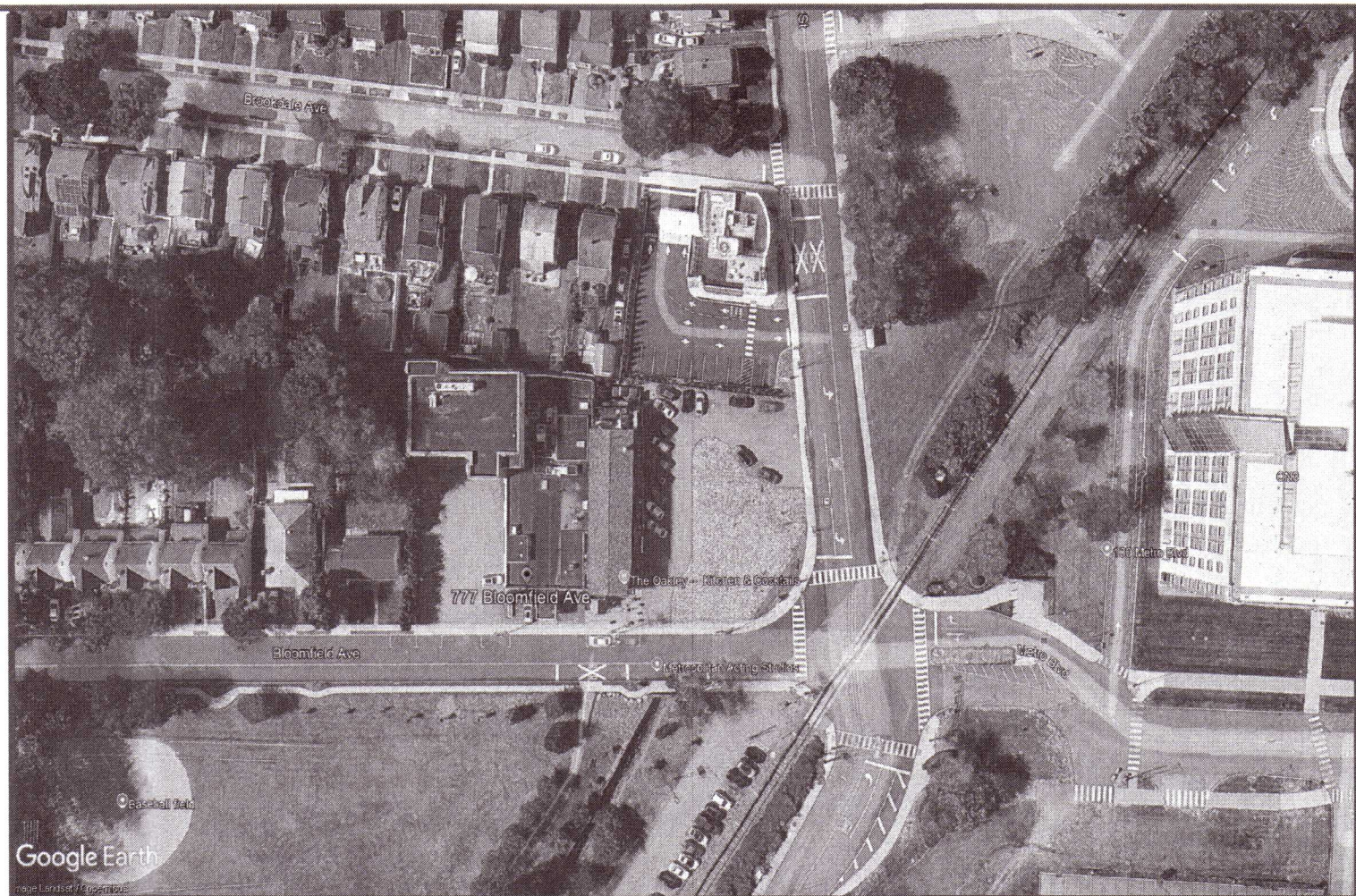
Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307

BEFORE SUBDIVISION

LEGEND	
BOUNDARY LINE R.O.W. LINE LOT LINE GUARD RAIL TREE LINE HEDGE LINE CONTOUR LINE SPOT ELEVATION TREE CURB LINE DEPRESSED CURB STONE WALL SIGN POST I.B./CAP (P.M.) MONUMENT	PAVEMENTS
	ASPHALT
	BRICK PAVEMENT
	CONCRETE
	GRAVEL
	FLAGSTONE
	SLATE
	FENCES
	CHAIN LINK
	METAL
	VINYL
	WIRE
	WOOD
UTILITIES	GAS
	ELECTRIC
	SANITARY
	STORM DRAIN
	TELEPHONE
	WATER
	OVERHEAD WIRES
	WATER VALVE
	GAS VALVE
	STREET LIGHT
HYDRAULIC	HYDRAULIC
	MANHOLE
	SIGNAL POLE
	CATCH BASIN
	FLOOD LIGHT
	CLEAN OUT
	UTILITY POLE
	MONITORING WELL
	UNMARKED VALVE

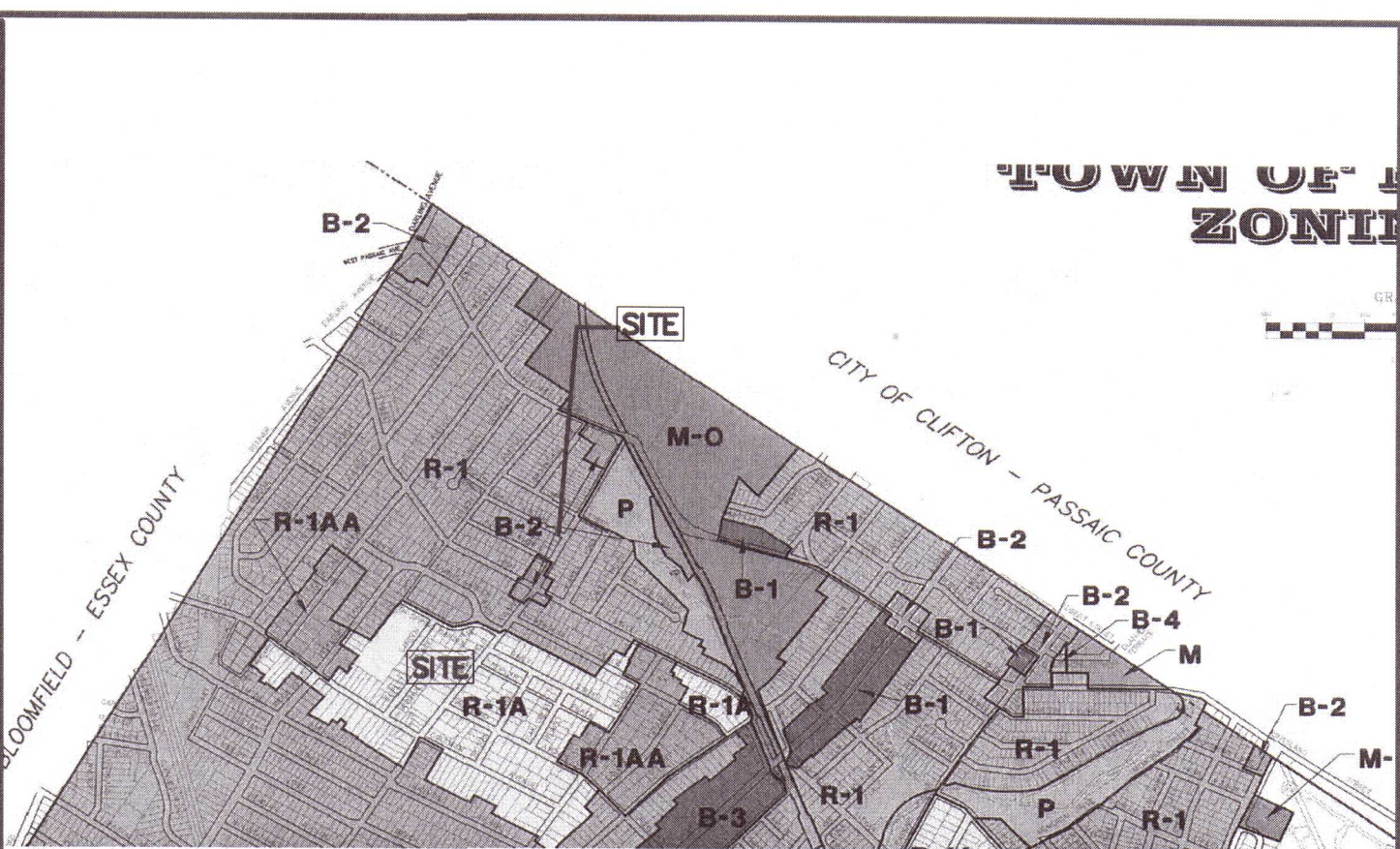


KEY MAP

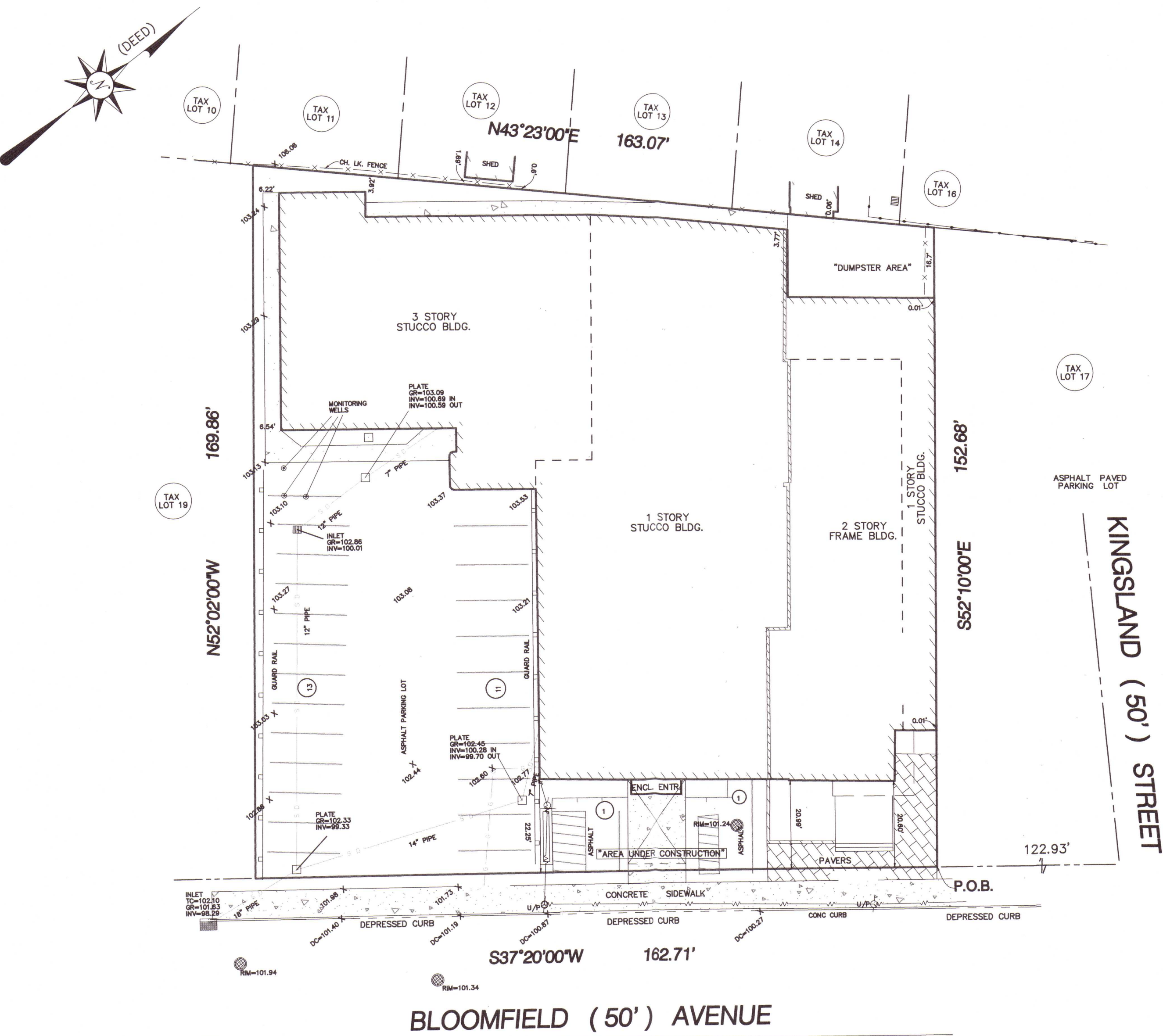
AFTER SUBDIVISION

Township of Nutley - Zoning Information					
Requirement	Required	Existing		Proposed	
		Lot No. 18	Lot No. 18.02	Lot No. 18.01	Lot No. 18.01
Minimum Lot Size					
Area	5,000 sq. ft.	26,208 sq. ft.	5,714 sq. ft.	NO	20,494 sq. ft.
Width	50 ft.	162.71 ft.	38.76 ft.	YES	122.95 ft.
Depth	100 ft.	161.27 ft. avg.	154.58 ft. avg.	NO	163.17 ft. avg.
Density (DU/Acre) - residential above bus.					
Density (DU/Acre) - neighborhood business					
Minimum Yard Dimensions					
Front*	20 ft.	20.60 ft.	20.60 ft.	YES PRE EXISTING	22.25 ft.
Rear	25 ft.	3.77 ft.	16.7	YES PRE EXISTING	3.77 ft.
Side	6 ft.	0.01 ft./6.22 ft.	0.01 ft./0.00 ft.	YES	0.00 ft./6.22 ft.
Both Sides	10 ft.	6.23 ft.	0.01 ft.	YES	6.22 ft.
Maximum Height					
Stories	2 sty	3 sty & 2 sty	2 sty	NO	3 sty & 1 sty
Feet	25 ft.	38 ft./13 ft.	26 ft.	YES PRE EXISTING	38 ft.
Maximum Lot Coverage	50%		71.0%	YES PRE EXISTING	55.0%
Surface Coverage Maximum					
Impervious Coverage	80%		>85%	YES PRE EXISTING	>85%
Setback information provided based on existing structures on site (pre-existing, non-conforming)					

ZONING CHART

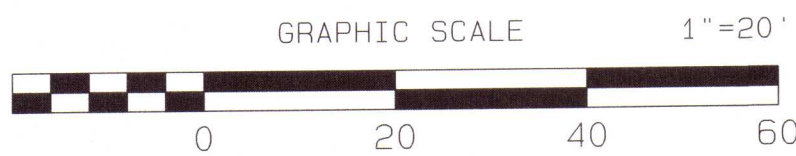


ZONING MAP



GENERAL NOTES:

- METES & BOUNDS AS SHOWN ARE DERIVED FROM A SURVEY PREPARED BY CANFORA SURVEYING, INC. DATED JAN. 28, 2025.
- ALL ELEVATIONS SHOWN ARE EXISTING AND ARE BASED ON N.A.V.D. 1988 DATUM AS DERIVED BY GPS OBSERVATION
- TOTAL AREA OF LOT: 26,208 S.F. SQ FT (0.60 ACRES)



I (WE) THE UNDERSIGNED, HAVING AN INTEREST IN THE TITLE OF THE PROPERTY COVERED BY THIS SUBDIVISION MAP, DO HEREBY CONSENT TO THE FILING OF THIS MAP IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY.

I (WE) HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NUTLEY ON AND SAID MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW", (N.J.S.A. 46:23-9.9 et seq). THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT FILED IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY ON OR BEFORE THE..... DAY OF.....

I (WE) HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE COUNTY OF ESSEX ON AND SAID MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW", (N.J.S.A. 46:23-9.9 et seq). THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT FILED IN THE OFFICE OF THE REGISTER OF ESSEX COUNTY ON OR BEFORE THE..... DAY OF.....

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 6-20-2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW"

Steven R. Luopo

STEVEN R. LUPO, PROFESSIONAL LAND SURVEYOR, LIC#39252

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER-TOWNSHIP OF NUTLEY

REVISION BOX

REV. No.	DATE	DESCRIPTION
1	AUG. 11, 2025	GENERAL REVISIONS AN ADDED PROPOSED PARKING EASEMENT

PROPOSED MAJOR SUBDIVISION MAP OF:
TAX MAP LOT 18 IN BLOCK 2304
STREET No. 777-789 BLOOMFIELD AVENUE

ESSEX COUNTY TOWNSHIP OF NUTLEY NEW JERSEY

OWNER/APPLICANT:

NICOLS PARK CONDOMINIUM



RICHLAN, LUPO & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

2 INDUSTRIAL ROAD-SUITE 204

FAIRFIELD, N.J. 07004

CERTIFICATE OF AUTHORIZATION #24GA28005300

STEVEN R. LUPO, P.L.S.

PROFESSIONAL LAND SURVEYOR

N.J. LIC. No. 39252

Steven R. Luopo

DATE: JUNE 20, 2025

1"=20'

FAX: (973)450-8087