



August 20, 2025

NTLYT25208

Mark Arcuti, Chairperson
Township of Nutley
Planning Board
1 Kennedy Drive
Nutley, NJ 07110

**RE: Subdivision Review #1
777-789 Bloomfield Avenue Subdivision
777 Nutley LLC and 789 Bloomfield C95 LCC
Block 2304, Lot 18
Nutley, NJ
Application #: PB – 25-0008**

Dear Board Members:

Pennoni Associates (Pennoni) is in receipt of the following documents concerning the above-mentioned application:

- Application for Land Use Action.
- Proposed major subdivision map prepared by Steven R. Lupo PLS, of Richland, Lupo & Associates, Inc., dated June 20, 2025, last revised August 11, 2025.

INTRODUCTION

The subject site is located near the northeast intersection of Bloomfield Avenue and Kingsland Street and consists of approximately 0.6 acre. The site currently consists of three existing buildings. The Applicant is proposing to subdivide the existing parcel into two lots, lot 18.01 that is proposed to consist of 20,494 SF (0.47 acre) and lot 18.02 that is proposed to consist of 5,714 SF (0.13 acre). 777 Bloomfield Avenue present use is an office and 789 Bloomfield Avenue is currently used as a restaurant. The site is partially located within the 0.2% annual chance flood hazard area.

PLANNING AND ZONING

We defer comments regarding the project's compliance with the applicable zoning requirements to the Board Planner.

We offer the following comments:

MAJOR SUBDIVISION PLAT COMMENTS

- 1) The site is partially located within the 0.2% annual chance flood hazard area in accordance with FEMA map #34013C0108G.
- 2) The applicant shall provide metes and bounds descriptions for the proposed subdivision.
- 3) The applicant shall clarify if the subdivision will be done via a plat or via deed.
- 4) The outbound corners of the overall tract must be set.

- 5) Three (3) coordinates must be provided for the outbounds.
- 6) The certification for the Professional Land Surveyor must be revised to be in accordance with the Title Recordation Law.
- 7) It is unclear if Mr. Lupo is providing a Survey and Major Subdivision or if the Survey is being prepared by Canfora Surveying, Inc. If the Survey is being prepared by Canfora Surveying, Inc., the appropriate certification from the Title Recordation Law must be added to the plan and a signed and sealed copy of this survey provided.
- 8) Elevations should be removed from the plan.
- 9) The designation 'PM' shown on the two front property corners is not identified in the legend. These corners along with the rear outbound corners must be set prior to approval of the plan. See note 1 above.
- 10) A certificate that the applicant is the owner of the land to be subdivided shall be provided.
- 11) The proposed subdivision shall be recorded with the County of Essex.
- 12) The Applicant is responsible for obtaining any applicable outside agency approvals including but not limited to County, SESC, NJDOT, and/or NJDEP approvals.

The Applicant shall respond to this letter with a point-by-point response addressing the comments listed above. We reserve the right to make additional comments pertaining to this application during the review process.

Please contact this office with any questions or comments.

Sincerely,

PENNONI ASSOCIATES, INC.



Stephen C. Hoyt, P.E.
Associate Vice President, Office Director



Dipti Raja, PE
Project Engineer

cc: David Berry – Zoning Official
Salvatore Ferraro – Engineering Coordinator
Barry A. Kozyra- Board Attorney