

THOMAS J. EVANS  
Director of Revenue and Finance



CODE ENFORCEMENT DEPT.

DAVID BERRY  
Construction Official  
Zoning Official

## TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

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

August 19, 2025

Andrew Dmitrzak  
10 Fitting Place  
Nutley, NJ 07110

Re: **Convert Garage into Living Space**  
**10 Fitting Place**  
**Block/Lot: 1902/15**

Dear Mr. Dmitrzak,

Your request for a permit, at the above referenced address, to convert the existing one car garage into living and storage space, as indicated in the zoning permit application and sketch received by Code Enforcement dated August 11, 2025 and the property survey by BSI Surveying dated November 17, 2016, is denied for the following reasons:

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

Chapter 700, Article V, Section 700-9 A of the Codes of Nutley states uses are permitted in the R-1 Zoning District are single-family dwellings, not to exceed one dwelling unit on each lot. No other principal use is permitted on the same lot with a single-family dwelling. Each single-family dwelling shall have two parking spaces, at least one of which is in a garage.

Chapter 700, Article XIII, Section 700-94 A (1) of the Codes of Nutley states the use of a driveway for the parking of motor vehicles shall be subject to the following limitations:

(1) Front yard. 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. *If the garage is no longer in use, the driveway will be considered as parking in front of a dwelling which is not permitted.*

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica D'Onofrio, [jdonofrio@nutleynj.org](mailto:jdonofrio@nutleynj.org) or at 973-284-4957. It should be noted that, under State Statute, notice of appeal of this decision must be filed with this office no later than twenty (20) calendar days from the date of this notice.

Any changes to the proposed plans must be submitted prior 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/d



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-25-0032

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: 8/19/25

### Section I: SUBJECT PROPERTY

Address: 10 Fitting Place

Block: 1902 Lot: 15 Zone: R-1

|            | District Requirements | Proposed |
|------------|-----------------------|----------|
| Lot Area   | _____                 | _____    |
| Lot Width  | _____                 | _____    |
| Lot Depth  | _____                 | _____    |
| Front Yard | _____                 | _____    |
| Side Yard  | _____                 | _____    |
| Rear Yard  | _____                 | _____    |
| Other      | _____                 | _____    |

### Section II: APPLICANT INFORMATION

Name: Andrew W Dmitrzak Jr.

Address: 10 Fitting PL, Nutley, NJ 07110

Telephone: 908 208 0964

Email Address: dmitrzak1156@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 | <u>          </u> | <u>          </u> |
| Total existing and total proposed parking spaces       | <u>          </u> | <u>          </u> |

Present use of premises: One Family Dwelling

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? 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: \_\_\_\_\_

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

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

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

***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 or topographic conditions).

X N/A

In the space below, state any other extraordinary or exceptional situation or condition of the land involved which would constrain development in accordance with Zoning Regulations

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 If this variance is not granted, we will lack the living space necessary to remain in this home. This would prevent us from reasonably using the property to meet the needs of our family while still preserving its character.

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 residential character of the property will remain intact, and the conversion will not create congestion, safety issues, or adverse impacts on neighboring properties. This allows for practical use of the property while continuing to respect the intent of the zoning code.




## SS.

X Andrew W Dmitriuk Jr, being duly sworn, hereby certify (check one)

or

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

Subscribed and sworn to before me  
this 4th day of September, 2025

  
Signature of person authorized to take oaths





## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 1902-15  
DMITRZAK, ANDREW W JR & GE, PEINAN  
10 FITTING PLACE

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

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**Block-Lot: 1803-3**

BERMEO, JACK & SOPHIA  
600 PASSAIC AVENUE  
NUTLEY, NJ 07110  
RE: 600 PASSAIC AVENUE

**Block-Lot: 1902-30**

D'ANGELO, FRANK J JR. & CHRISTINE S  
192 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 192 LAKESIDE DRIVE

**Block-Lot: 1902-24**

HASSAN, MICHAEL  
591 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 591 PASSAIC AVENUE

**Block-Lot: 1902-29**

MONASTERIO, FRANK J & REA, CONCETTA  
188 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 188 LAKESIDE DRIVE

**Block-Lot: 1902-9**

MUNIZ, GABRIEL & DARIELI  
11 FERNWOOD TERR  
NUTLEY, NJ 07110  
RE: 11 FERNWOOD TERRACE

**Block-Lot: 1902-17**

RAPP, MICHAEL  
18 FITTING PL  
NUTLEY, NJ 07110  
RE: 18 FITTING PLACE

**Block-Lot: 1902-32**

MCALOON, JACQUELINE  
196 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 196 LAKESIDE DRIVE

**Block-Lot: 1902-23**

BLAMON-BEBAWAY, AMAL & FAHEM, ANIS S  
9 FITTING PL  
NUTLEY, NJ 07110  
RE: 9 FITTING PLACE

**Block-Lot: 1902-31**

CHANG, KUO SH & PING YEUNG  
194 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 194 LAKESIDE DRIVE

**Block-Lot: 1902-10**

MITWALLY, AHMED  
7 FERNWOOD TERRACE  
NUTLEY, NJ 07110  
RE: 7 FERNWOOD TERRACE

**Block-Lot: 1901-11**

LOBAY, WILLIAM S. & ARLENE P.  
2 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 2 FERNWOOD TERRACE

**Block-Lot: 1902-7**

BRESNAN, MARK F. & SUSAN M.  
17 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 17 FERNWOOD TERRACE



**Block-Lot: 1902-19**

TOMASZEWSKI, JOHN C. & FARAH M.  
22 FITTING PLACE  
NUTLEY, NJ 07110  
RE: 22 FITTING PLACE

**Block-Lot: 1902-18**

GRODKIEWICZ, THOMAS & MARY  
20 FITTING PL  
NUTLEY, NJ 07110  
RE: 20 FITTING PLACE

**Block-Lot: 1902-8**

LOPREIATO, JOHN  
15 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 15 FERNWOOD TERRACE

**Block-Lot: 1902-27**

LUPINACCI, ANTHONY & LOIS  
182 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 182 LAKESIDE DRIVE

**Block-Lot: 1803-2**

CURAY, CARLOS IVAN & ZEAS, ROSA A  
596 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 596 PASSAIC AVENUE

**Block-Lot: 1901-15**

BATTAGLIA, ANNA  
14 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 14 FERNWOOD TERRACE

**Block-Lot: 1901-14**

MARONE, LOUIS JR. & ANNAMARIE  
12 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 12 FERNWOOD TERRACE

**Block-Lot: 1902-4**

27 FERNWOOD TERRACE CO.  
27 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 27 FERNWOOD TERRACE

**Block-Lot: 1901-13**

SCHENKE, THOMAS & SUSAN  
8 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 8 FERNWOOD TERRACE

**Block-Lot: 1902-5**

BRENES, ROBERTO  
23 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 23 FERNWOOD TERRACE

**Block-Lot: 1901-12**

APOSTOLATOS, EVY  
6 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 6 FERNWOOD TERRACE

**Block-Lot: 1902-6**

MCHUGH, JAMES JOSEPH III & CATHERINE  
21 FERNWOOD TERRACE  
NUTLEY, NJ 07110  
RE: 21 FERNWOOD TERRACE

**Block-Lot: 1902-20**

RODE, KUNAL  
21 FITTING PL  
NUTLEY, NJ 07110  
RE: 21 FITTING PLACE

**Block-Lot: 1902-11**

PATEL, BHUPENDRA & ROOPA  
5 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 5 FERNWOOD TERRACE

**Block-Lot: 1902-12**

LANNO, MARIANNE J.  
1 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 1 FERNWOOD TERRACE

**Block-Lot: 1902-16**

SANTIAGO, JOSE  
14 FITTING PLACE  
NUTLEY, NJ 07110  
RE: 14 FITTING PLACE

**Block-Lot: 600-2**

CHANG, I. CHI & DUFFELL, THOMAS G  
616 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 616 PASSAIC AVENUE

**Block-Lot: 1902-13**

MCPHEE, ALAN & CAROLINE MCPHEE  
605 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 605 PASSAIC AVENUE

**Block-Lot: 1902-21**

BUTLER, DAVID & EMMANUELLE BUTLER  
19 FITTING PLACE  
NUTLEY, NJ 07110  
RE: 19 FITTING PLACE

**Block-Lot: 1902-22**

TENORIO, DENNIS S & MYLENE I  
15 FITTING PL  
NUTLEY, NJ 07110  
RE: 15 FITTING PLACE

**Block-Lot: 1902-33**

MCMULLEN, BRENDAN & VICTORIA  
198 LAKESIDE DRIVE  
NUTLEY, NJ 07110  
RE: 198 LAKESIDE DRIVE

**Block-Lot: 1902-14**

LUI, CHI KONG & REGINA  
599 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 599 PASSAIC AVENUE

**Block-Lot: 1902-28**

SWISTOK, JOSEPH & BARBARA M.  
186 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 186 LAKESIDE DRIVE

**Block-Lot: 1902-26**

MARTINS, EVELIN & CHRISTOPHER WANKO  
180 LAKESIDE DR  
NUTLEY, NJ 07110  
RE: 180 LAKESIDE DRIVE

**Block-Lot: 1902-25**

RINCON, ANGELA M ET AL.  
178 LAKESIDE DRIVE  
NUTLEY, NJ 07110  
RE: 178 LAKESIDE DRIVE

**Block-Lot: 1803-1**

PALMER, JOANNE (LIFE EST) & DESIMONE, C  
590 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 590 PASSAIC AVENUE

**Block-Lot: 1901-17**

ZARRA, JOSEPH S. & DONNA A.  
20 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 20 FERNWOOD TERRACE

**Block-Lot: 1901-16**

BUDINICK, MICHAEL C. & SHERRI L.  
16 FERNWOOD TER  
NUTLEY, NJ 07110  
RE: 16 FERNWOOD TERRACE

**Block-Lot: 600-1**

WEIKL, JOSEF & BROWN, SARAH  
612 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 612 PASSAIC 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)

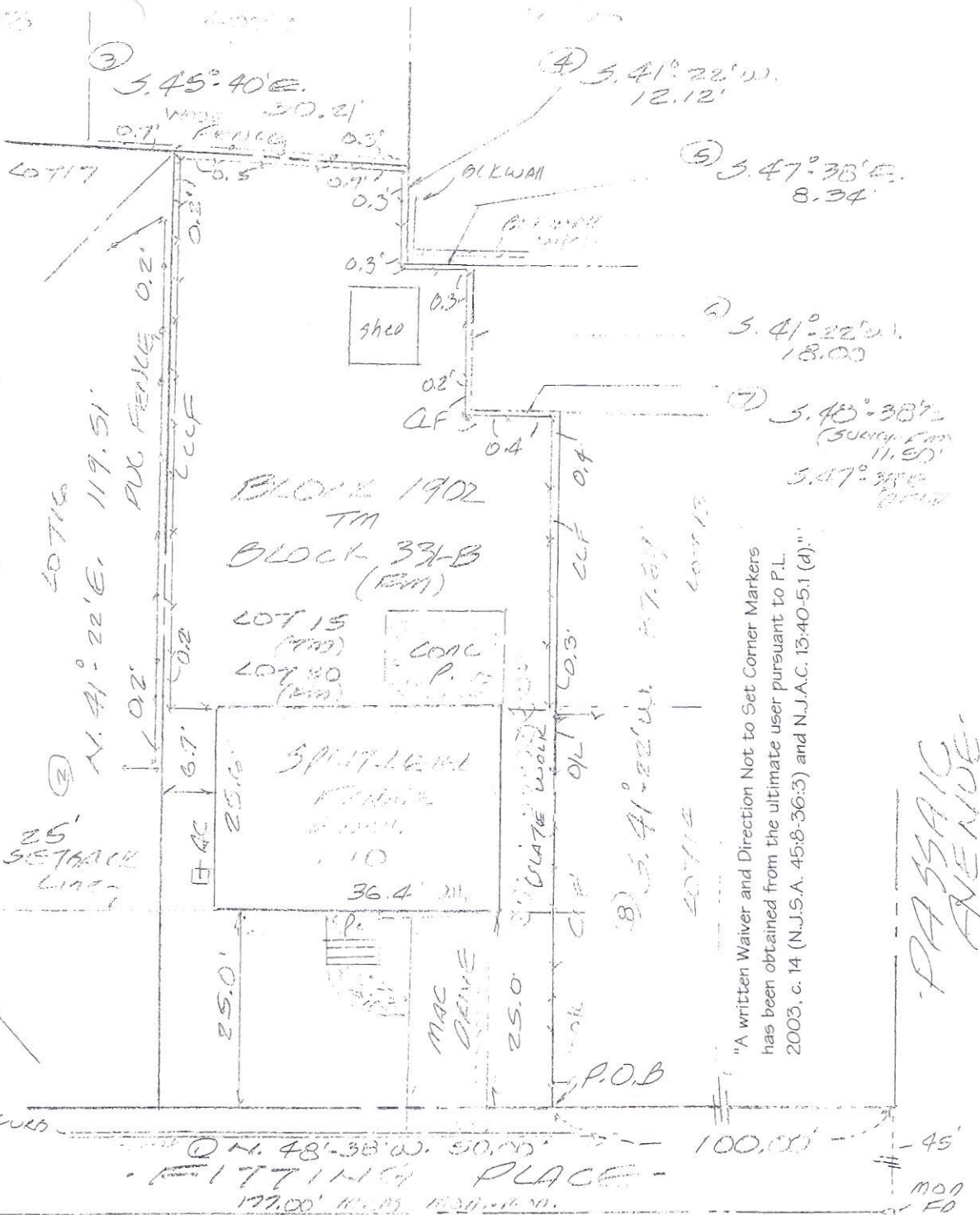
Essex County Utilities Authority  
Leroy R. Smith Jr. Public Safety Building  
60 Nelson Place – 6<sup>th</sup> Floor  
Newark, NJ 07102

(J)

Norfolk Southern Railway  
125 County Road  
Jersey City, NJ 07307

**REFERENCES:**

DEED BK. 12343 PG. 1207; MAP OF  
"FINAL SURVEY PLAT - MAP OF FITTING PLACE"  
CASE NO. 2375 FILED 6-5-1958;  
NUTLEY TWP. TAX MAPS;



"A written Waiver and Direction Not to Set Corner Markers  
has been obtained from the ultimate user pursuant to P.L.  
2003, c. 14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-51 (d)."

PASSAIC AVENUE



Brunswick Surveying Incorporated  
Licensed Land Surveyors  
61 Stelton Road • Piscataway, New Jersey 08854  
(732) 752-0100

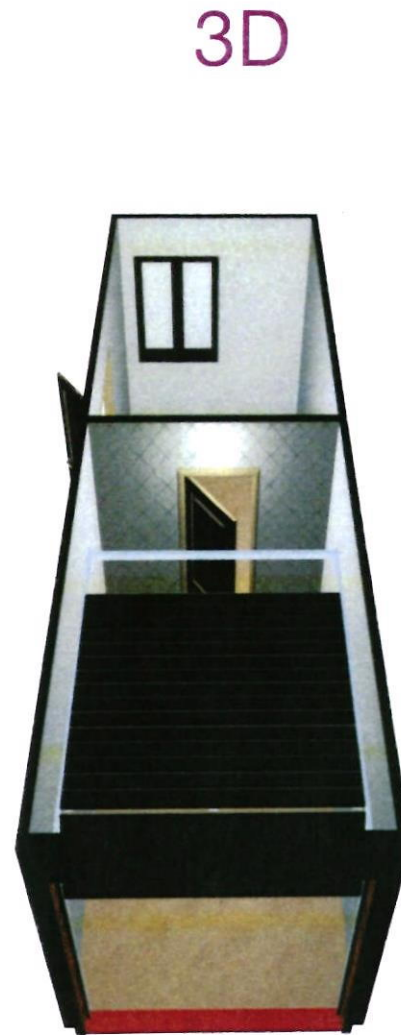
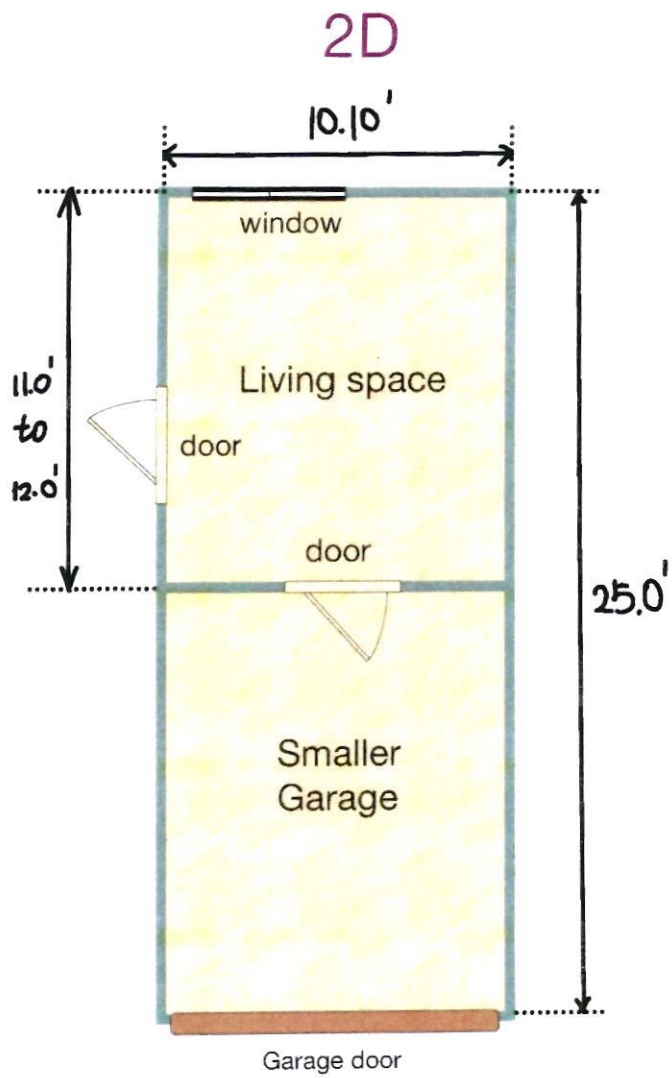
**PLAN OF SURVEY**

Andrew W. Dmitrzak, Jr.  
Peinan Ge  
Township of Nutley  
Essex County, New Jersey  
Block 1902 Lot 15

I hereby certify this survey to:  
Andrew W. Dmitrzak, Jr. and  
Peinan Ge; Island Title  
Corporation; Fidelity National  
Title Insurance Company;  
Marshall V. Raffa, Esq.;  
Residential Home Mortgage Corp.,  
its successors and/or assigns

Drawn by RH Job No. 1785-16 Date 11/17/2016  
Checked by TG Cert. No. 24GA27940000 Scale 1"=20'

☒ ROBERT M. HORVATH N.J.L.S. 27476  
☐ JAY A. STUHL, JR. N.J.L.S. 36762



10 Fitting PL, Nutley, NJ.

Original garage will be split into a living space and smaller garage.



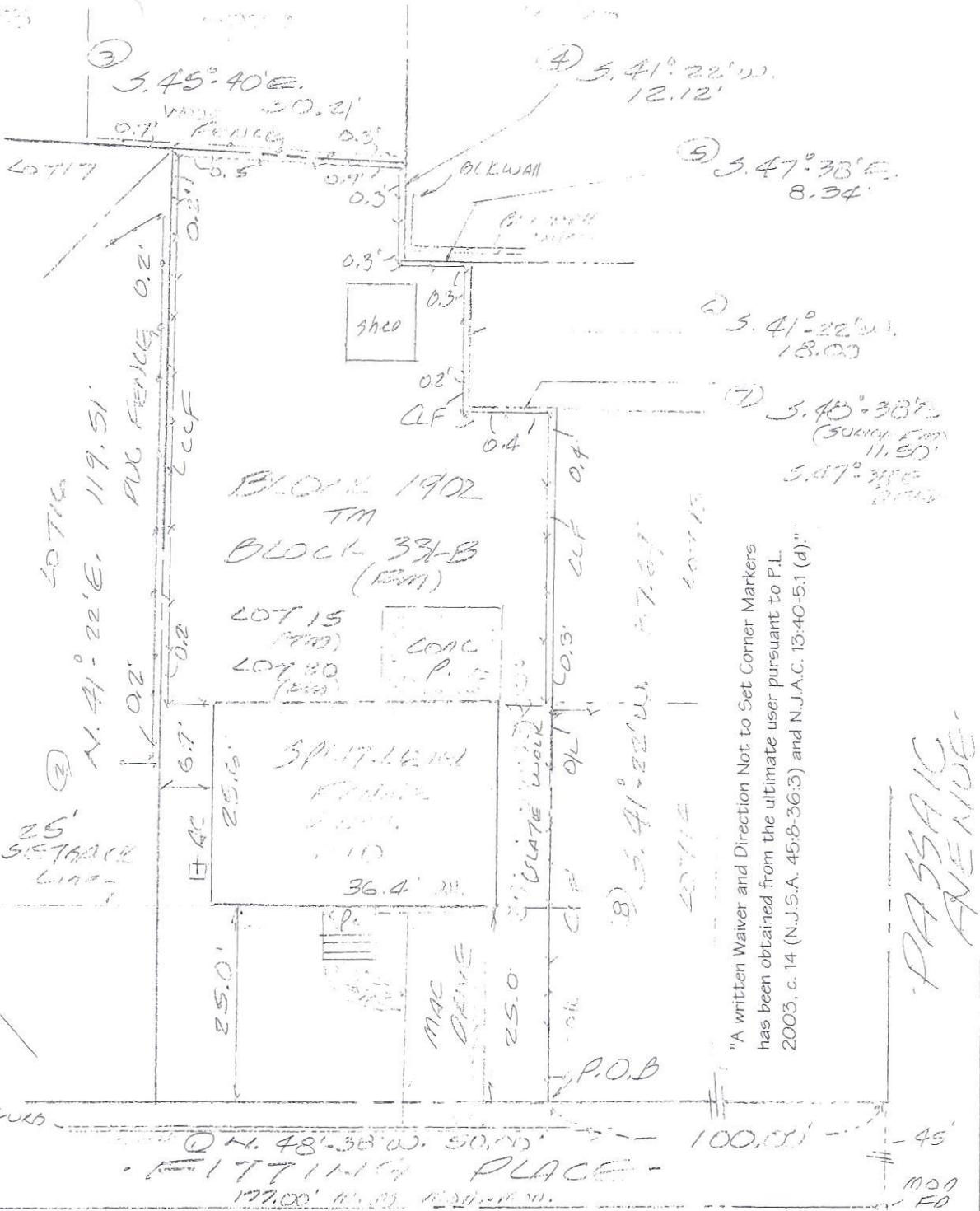


10 Fittins Place



REFERENCES:

DEED BK. 12343 PG. 1207; MAP OF  
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2003, c. 14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d)."

B

S

I

Brunswick Surveying Incorporated  
Licensed Land Surveyors  
61 Stelton Road • Piscataway, New Jersey 08854  
(732) 752-0100

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Andrew W. Dmitrzak, Jr.  
Peinan Ge  
Township of Nutley  
Essex County, New Jersey  
Block 1902 Lot 15

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Marshall V. Raffa, Esq.;  
Residential Home Mortgage Corp.,  
its successors and/or assigns

Drawn by RH Job No. 1785-16 Date 11/17/2016  
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