



**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

Michael Criscione  
85 East Centre Street  
Nutley, NJ 07110

**Re: New Three Season Room**  
**85 East Centre Street**  
**Block/Lot: 9604/8**

Dear Mr. Criscione,

Your request for a permit at the above referenced address, to construct a three season room over the existing deck, constructed with a permit in 2011, as shown on a plan by Architect & Planner Harry S. Harper dated February 25, 2025 is disapproved for the following reasons:

This property is located in a B-4 district as shown on the Nutley Zoning Map.

A construction permit was issued and inspected in 2011 for the rear unroofed desk.

A variance was granted by the Board of Adjustment in 1965 to erect a two family dwelling in a B-4 zone.

Chapter 700, Article XVI, Section 700-113 B of the Codes of Nutley states notwithstanding other sections of this article, a nonconforming structure or a structure on a nonconforming lot may be enlarged except as to height, provided that:

(1) Such structure does not contain a nonconforming use.

A non-refundable use variance fee of \$550.00 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](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



## TOWNSHIP OF NUTLEY, NEW JERSEY

### ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA -25-0029

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: \$ 550 (on denial letter)

Date of Denial Letter: 8/19/25

#### Section I: SUBJECT PROPERTY

Address: 85 East Centre Street

Block: 9004 Lot: 8 Zone: B-4

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

#### Section II: APPLICANT INFORMATION

Name: Michael Criscione

Address: 85 East Centre St, Nutley, NJ  
07110

Telephone: 973-787-7631

Email Address: lcriscione91@gmail.com

Applicant is a:

\_\_\_\_ Corporation    \_\_\_\_ Partnership    \_\_\_\_ LLC    X 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? yes

If yes, state the nature, date and the disposition of each such matter: A variance was granted to erect a two family dwelling with less frontage and front yard set back than required in a Bus. 4 district.

#### **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 01' topographic conditions).

X It would be a quality of life issue  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 The deck which the structure is being built over was from 2012. This structure is app. 3ft off the ground w/ hand rails app. 6ft high. This structure has been there since 2013 and has had no impact on the public around us. The existing deck is the foot print for this new 3 season room.



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

No effects, it is in the original set backs which was approved the zoning office in 2012.

X

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.

the original deck was approved by zoning and it was within the guidelines.

X

**CERTIFICATION**

STATE OF NEW JERSEY }  
COUNTY OF ESSEX } SS.

X MICHAEL CRISCIONE, 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 [Signature]  
Applicant/Applicant's Authorized  
Officer or Representative

Subscribed and sworn to before me  
this 27th day of August, 2021.

X Dennis Michael McCullough  
Signature of person authorized to take oaths  
(August 29th, 2025)  
(Passaic County, New Jersey)

DENNIS MICHAEL McCULLOUGH  
Notary Public, State of New Jersey  
My Commission Expires 2/12/2029





## Nutley

### Parcel Offset List

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**Target Parcel(s):** Block-Lot: 9604-8  
PANTESS, JAMES & CRISCIONE, LAURA  
85 EAST CENTRE STREET

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

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**Block-Lot: 9603-10**

LOPEZ, IVAN & ILIANA  
90 EAST CENTRE ST  
NUTLEY, NJ 07110  
RE: 90 EAST CENTRE STREET

**Block-Lot: 9603-9**

92 EAST CENTRE REALTY, LLC  
92 E CENTRE ST  
NUTLEY, NJ 07110  
RE: 92 EAST CENTRE STREET

**Block-Lot: 9603-7**

PACHECO BRITNY J & PREST, JOANNE M  
102 EAST CENTRE STREET  
NUTLEY, NJ 07110  
RE: 102 EAST CENTRE STREET

**Block-Lot: 9603-8**

FALDUTO & PAPARATTO  
73 PASSAIC AVE  
NUTLEY, NJ 07110  
RE: 98 EAST CENTRE STREET

**Block-Lot: 9604-9**

GABRIELE, JEFFREY & JANE  
608 SKIPPERENE RD  
NARROWSBURG, NY 12764  
RE: 83 EAST CENTRE STREET

**Block-Lot: 9604-10**

ALESSIO, CARMINE & TANIA  
81 E CENTRE ST  
NUTLEY, NJ 07110  
RE: 81 EAST CENTRE STREET

**Block-Lot: 9604-11**

CAFONE, MICHAEL  
82 RIDGE RD  
NUTLEY, NJ 07110  
RE: 75 EAST CENTRE STREET

**Block-Lot: 9604-12**

67 E. CENTRE, LLC,  
211 BLVD OF AMERICAS #505  
LAKEWOOD, NJ 08701  
RE: 67 EAST CENTRE STREET

**Block-Lot: 9603-12**

ALESSIO, ANTHONY  
82 EAST CENTRE STREET  
NUTLEY, NJ 07110  
RE: 82 EAST CENTRE STREET

**Block-Lot: 9604-13**

SSEF, LLC  
PO BOX 675  
NUTLEY, NJ 07110  
RE: 113 EAST CENTRE STREET

**Block-Lot: 9604-4**

VELLA REALTY LLC  
105 EAST CENTRE STREET  
NUTLEY, NJ 07110  
RE: 105 EAST CENTRE STREET

**Block-Lot: 9603-13**

TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 76 EAST CENTRE STREET



**Block-Lot: 9603-11**

LONDONO, BONIFACIO & FLOREZ, MARTA  
86 E CENTRE ST  
NUTLEY, NJ 07110  
RE: 86 EAST CENTRE STREET

**Block-Lot: 9603-14**

MINANO, MARILOU  
116 CLOVER STREET  
ROSELLE, NJ 07203  
RE: 72 EAST CENTRE STREET

**Block-Lot: 9604-5**

VELLA REALTY LLC  
105 EAST CENTRE STREET  
NUTLEY, NJ 07110  
RE: 99 EAST CENTRE STREET

**Block-Lot: 9603-15**

DIMINNI, DOMENICK  
24 ROSALIE AVENUE  
CLIFTON, NJ 07011  
RE: 68 EAST CENTRE STREET

**Block-Lot: 9604-6**

LARIOS BARRIENTOS, DELIA E  
93 E CENTRE ST  
NUTLEY, NJ 07110  
RE: 93 EAST CENTRE STREET

**Block-Lot: 9701-1**

MELGAR, NELSON  
64 E CENTRE ST  
NUTLEY, NJ 07110  
RE: 64 EAST CENTRE STREET

**Block-Lot: 9604-7**

MOHRBUTTER, BARBARA & ROBERT  
63 WESTON STREET  
NUTLEY, NJ 07110  
RE: 89 EAST CENTRE STREET

**Block-Lot: 6902-5**

TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 75 PARK 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

**Julius Pantess**

**85 East Centre St.**

**Block 396**

**Lot 13-14**

**Granted - August 16, 1965.**

**Permission to erect a two family dwelling  
with less frontage and front yard set back than  
required in a Bus. 4 district.**

85 East Centre Street  
Ms. J. Pantess

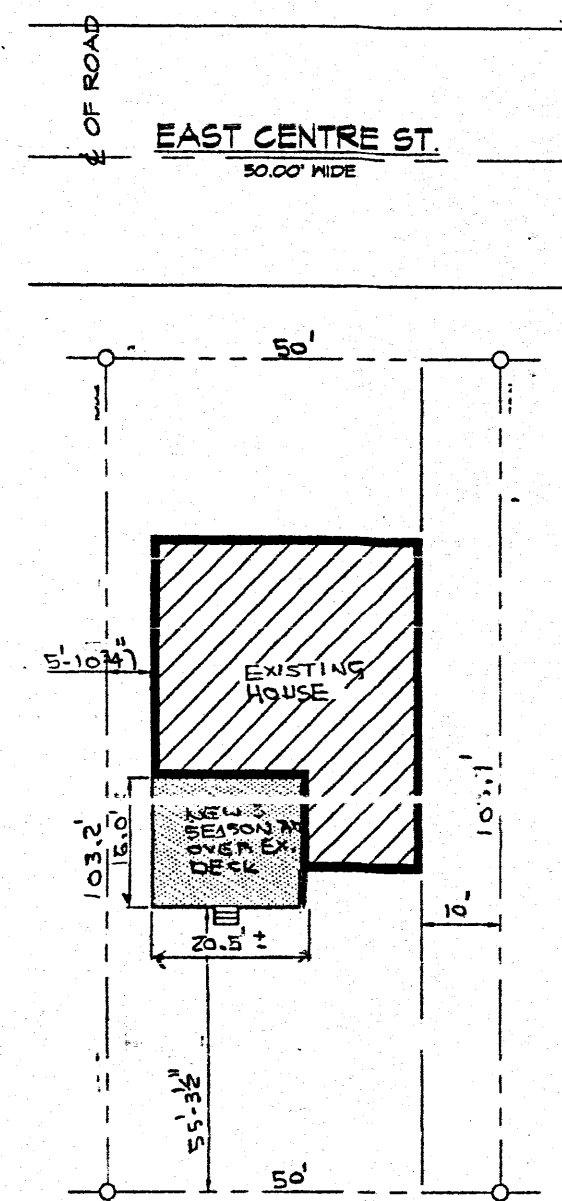
Block 396, Lots 13 & 14  
2nd. Floor Deck

10/18/04

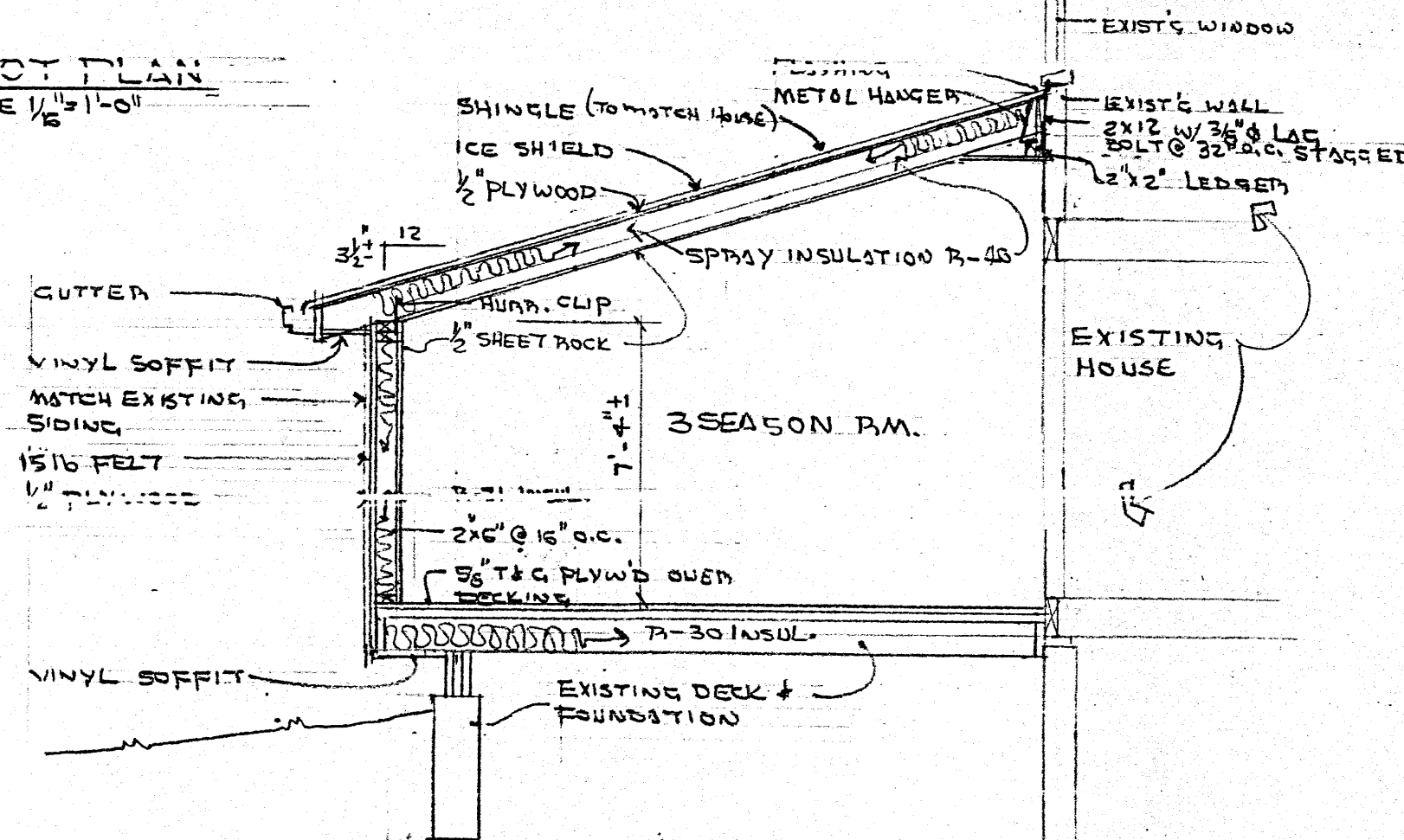
DENIED - to build an unroofed  
deck located on the second floor as  
shown on the plans by Charles Jan  
Meloy, Architect, dated March 10, 2004.



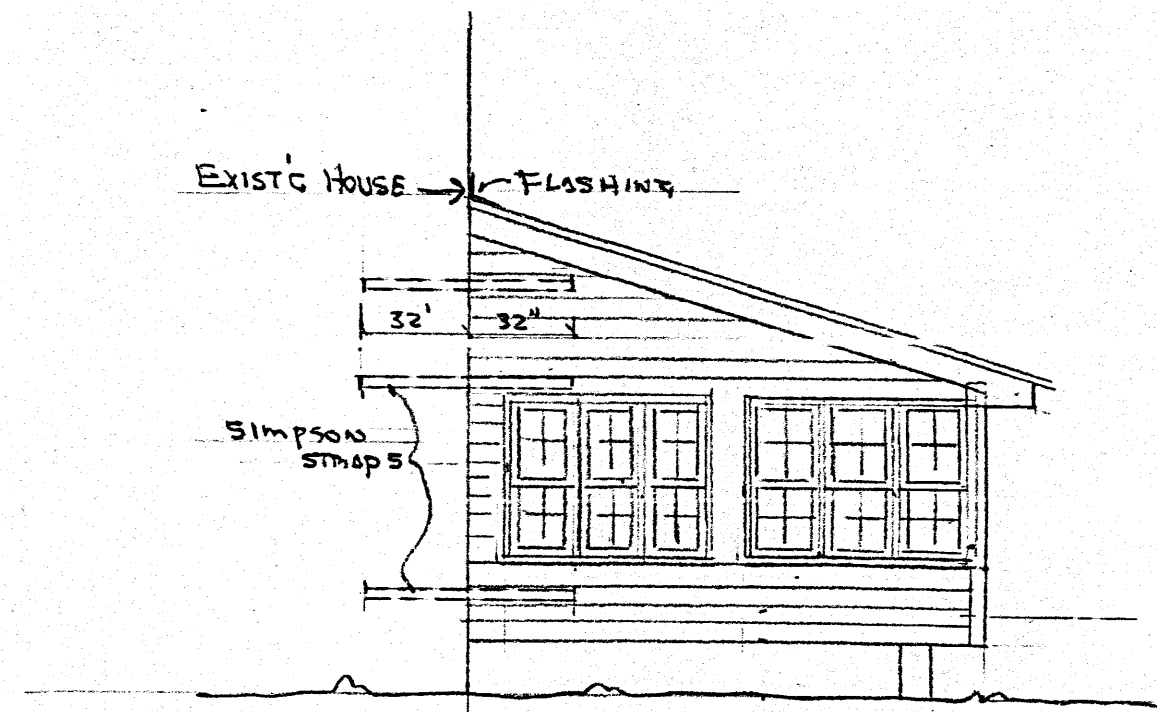
George J. Anderson  
GEORGE J. ANDERSON LIC. NO. - 36706



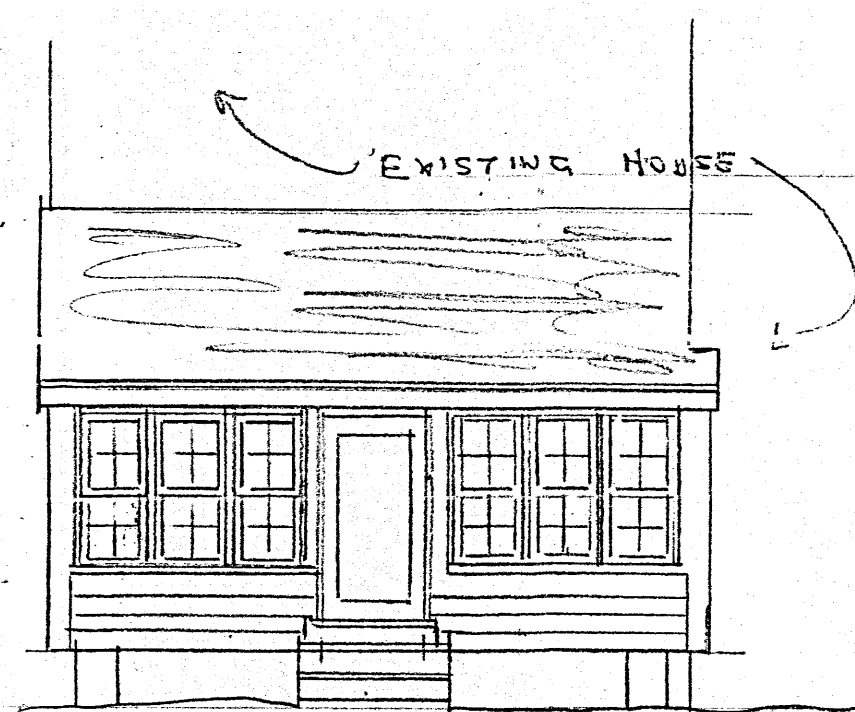
PLOT PLAN  
SCALE 1/8"=1'-0"



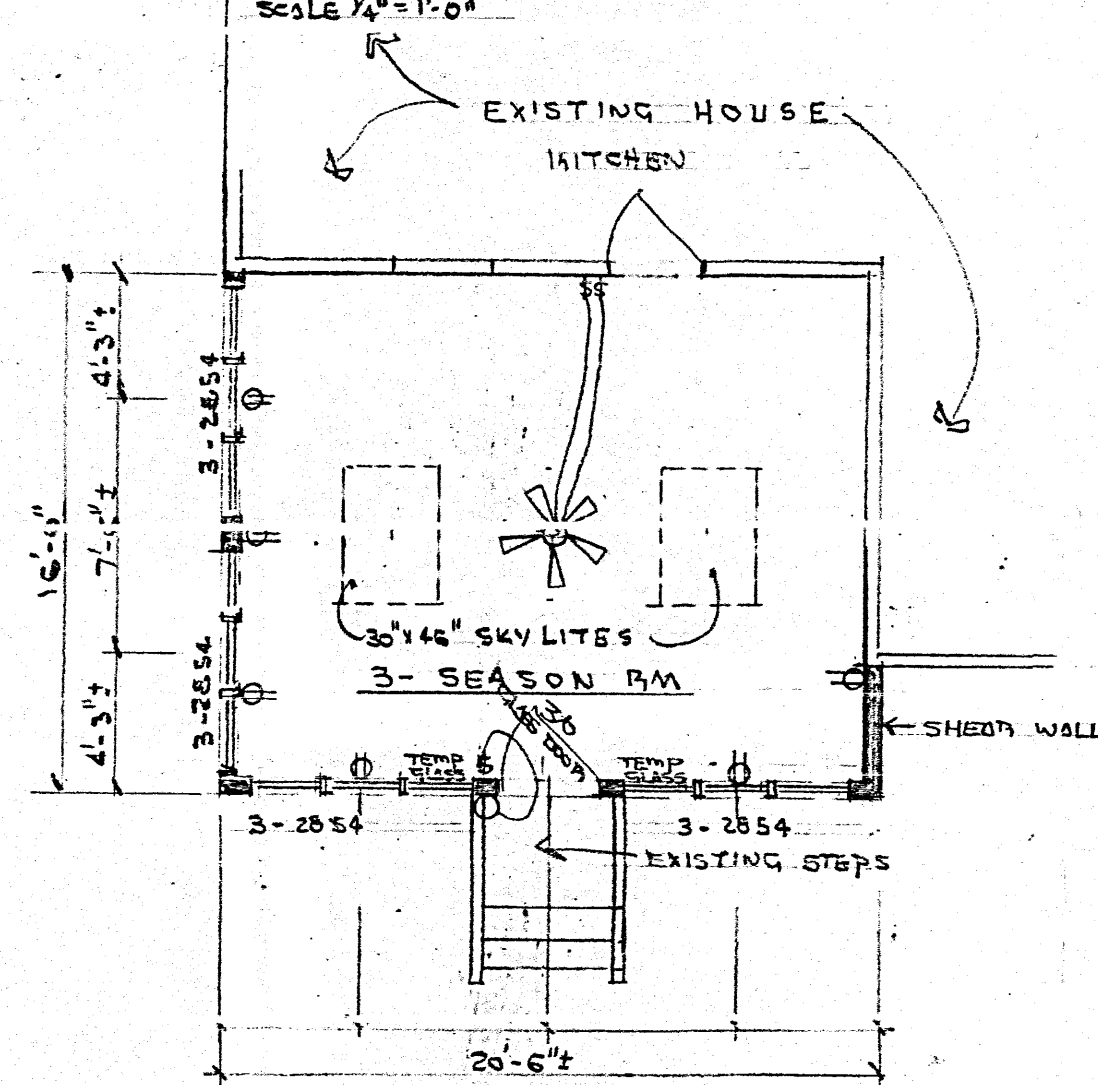
SECTION  
SCALE 3/8"=1'-0"



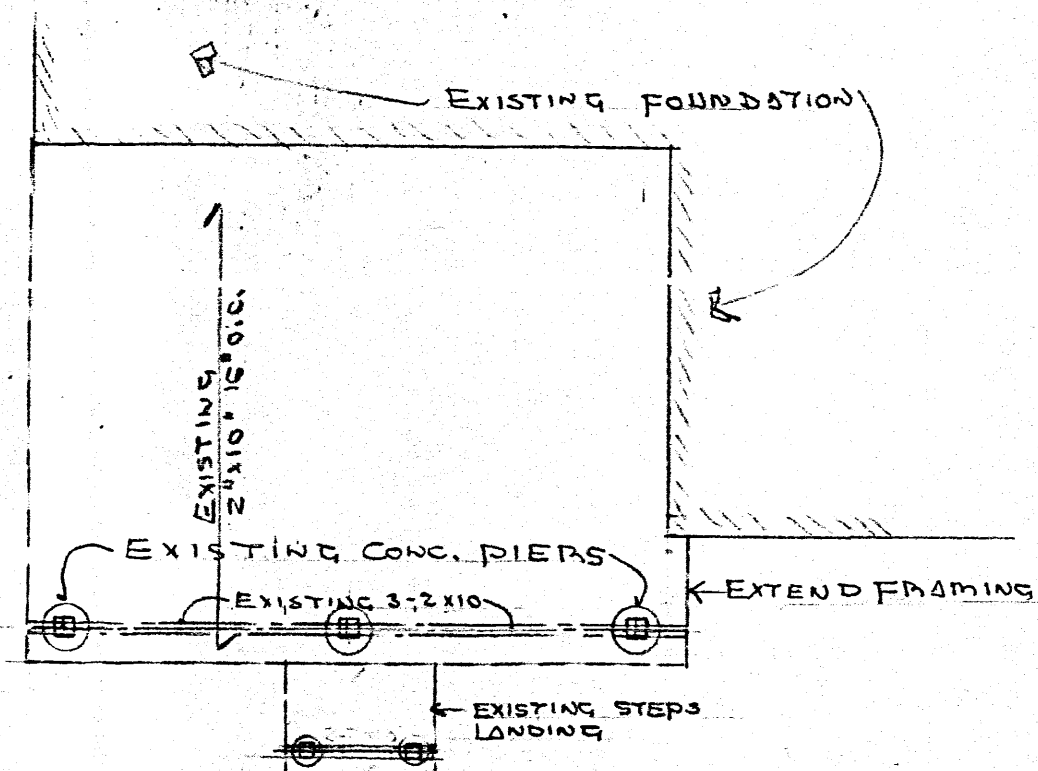
SIDE ELEVATION  
SCALE 1/4"=1'-0"



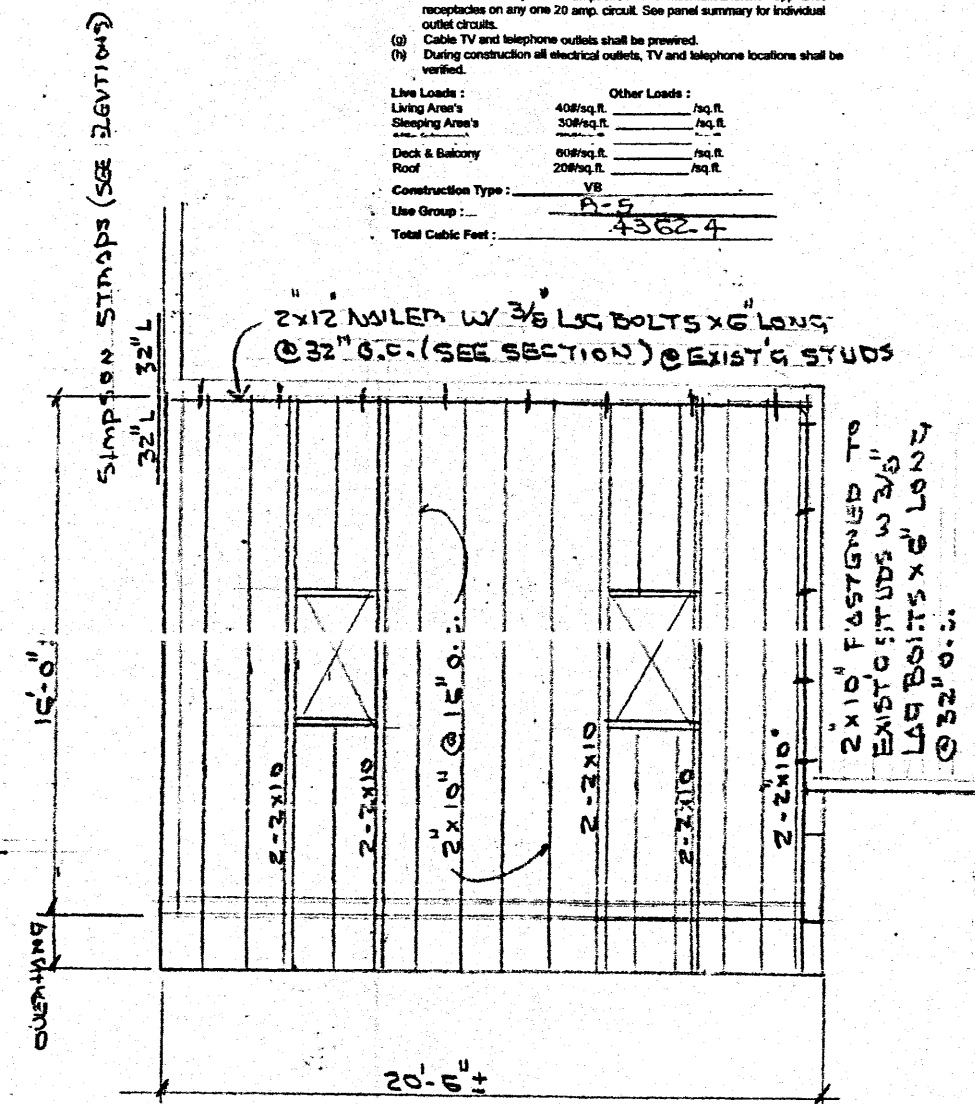
REAR ELEVATION  
SCALE 1/4"=1'-0"



FLOOR PLAN  
SCALE 1/4"=1'-0"



EXISTING FOUNDATION  
SCALE 1/4"=1'-0"



ROOF FRAMING PLAN  
SCALE 1/4"=1'-0"

General Notes and Specifications:  
All construction shall conform to the current New Jersey Uniform Construction Code and ASCE 7-16 International Building Code, New Jersey Edition 2021, International Mechanical Code 2021, International Plumbing Code 2021, International Fire Code 2021, International Energy Conservation Code 2021, and International Electrical Code 2021.  
Contractor shall check all dimensions and verify all existing conditions before proceeding with the work. Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
The contractor shall not be responsible for changes made by the owner. The contractor shall provide any and all items essential, or necessary, for a complete and operational system.  
Existing Conditions: Information on existing conditions as provided by the owner shall be used as a guide only. The contractor shall verify all existing conditions by making conditions, and the Contractor shall use only measurements taken by himself, and shall be responsible for their accuracy. The Architect shall be notified immediately should there be any variation from information provided on the drawings.  
Footing: In the absence of soil borings, the foundation borings indicated, is based on ground bearing value of 2000 pounds per square foot. The Architect assumes no responsibility for foundation design unless he is provided with adequate information to determine the nature and characteristics of the ground. All footings must bear on virgin ground.  
Backfill:  
(a) Verify and check all conditions, dimensions and equipment prior to proceeding with work and coordinate work with other trades.  
(b) Test entire system upon completion of work and provide a one year guarantee.  
(c) There shall be a weather tight and ground receptacle within twenty-five feet of the A.C. compressor unit.  
(d) Verify clear setbacks prior to installing switches.  
(e) All bath and powder room convenience outlets shall be ground fault.  
(f) All service disconnects shall be marked so that an alarm signal is relayed to all locations with battery back-up 110 volt.  
(g) Provide a maximum of 6 convenience outlets on any one 20 amp. circuit, maximum 8 on any one 15 amp. circuit and maximum 2 kitchen appliance receptacles on any one 20 amp. circuit. See panel summary for individual outlet circuits.  
(h) Cable TV and telephone outlets shall be provided.  
(i) During construction all electrical outlets, TV and telephone locations shall be verified.  
Live Loads:  
Living Area's 40psf sq. ft. sq. ft.  
Sleeping Area's 20psf sq. ft. sq. ft.  
Deck & Balcony 60psf sq. ft. sq. ft.  
Roof 20psf sq. ft. sq. ft.  
Construction Type: 1B  
Use Group: A-2  
Total Cable Feet: 4562.4

PROPOSED 3 SEASON ROOM  
OVER EXISTING DECK FOR:  
MR & MRS CRISCI ONNE  
85 E. CENTER ST. NUTLEY TWP N.J.

NO.	DATE	REVISIONS
1	2/25/25	
2		
3		
4		
5		

1 of 1

HARRY S. HARPER  
ARCHITECT & PLANNER  
1000 N. 10TH AVE.  
ARLINGTON, NJ 07009  
PHONE (908) 1-6722