THOMAS J. EVANS

Director of Revenue and Finance

DAVID BERRY

Construction Official Zoning Official



CODE ENFORCEMENT DEPT.

TOWNSHIP OF NUTLEY

LKENNEDY DRIVE NUTLEY, NEW JERSEY 07110 BUILDING PLUMBING ELECTRICAL FIRE ZONING

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

September 18, 2025

Mr. Gary D. Bennett, Esq. 70 Midland Avenue P.O. Box 495 Kearny, NJ 07032

RE:

New Single-Family Dwelling

140 Spatz Avenue Block/Lot: 8502/12

Dear Mr. Bennett.

Your request for a construction permit, on behalf of your client Fernando Michelon at the above referenced premises, to build a new one-family dwelling, as shown on the plans prepared by Dantas Carrete Architecture dated March 22, 2024 and plans prepared by man Terra Design LLC dated May 28, 2024 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 VIII, Section 700-46 A "Schedule of Regulations as to Bulk. Height and Other Requirements," of the Codes of Nutley requires the following in an R-1 zoning district:

	Required	Proposed
Lot Depth	100.	80
Rear Yard	30*	15.6
Lot Coverage (including exterior stairway)	35%	36%
Stories	212	3

Chapter 700, Article XI, Section 700-67 E (3) of the Codes of Nutley states decks and patios must meet the following minimum setback requirements of Table 1.

TABLE I - DECK & PATIO SETBACKS								
Setback Requirements	Decks and Patios <30 Inches in Height	Decks and Patios >30 Inches in Height						
Rear Yard (ft)	24"	13.1'						

Chapter 700. Article XIII, Section 700-94 A (1) of the Codes of Nutley states 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.

Required 18 Proposed

Page 2 140 Spatz Avenue New Single-Family Dwelling

** At this point, I am not citing a height variance, with the Zoning Board submission provided a plan detail indicating the proposed building does not exceed the 30' maximum. Chapter 700, Article III, Section 700-3 of the Codes of Nutley states the definition of the height of building is the vertical distance measured, in the case of flat roofs exclusive of bulkheads, from the natural average level of the ground along the front wall of the main structure to the highest point of the roof beams adjacent to the street wall, and in the case of pitched roofs, from the natural average level of the ground along the front wall of the main structure to the mean height of the gable. When a building faces on more than one street, the height shall be measured from the average of the natural grades at the center of the wall of the main structure which faces each street.

A non-refundable filing fee of \$175.00 in connection with your appeal is to be paid to the Code Enforcement Office in order to begin the application process. 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 at jdonofrio@nutleynj.org or (973) 284-4957. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not 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



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

	e.	Docl	ket No: ZBA .	24 - 002
TO ALL APPLICANTS: The necessary for the processing		_		
Application Fee: \$ 175	(on denial letter)	Date	of Denial Letter:	9/18/25
Section I: SUBJECT PRO	PERTY			
Address: 140 Spatz Av	enue		ti .	· ·
Block: _8502 Lot: _	12 Zone:	R-1		
	District Requirements		Proposed	
Lot Area	5,000 sq.ft.		6,240 sq.ft.	
Lot Width	50'	9	78 '	
Lot Depth	100'		80'	
Front Yard	25'		25'	
Side Yard	6'		9'	
Rear Yard	30'		15.6'	
Other				-
Section II: APPLICANT I	NFORMATION		4	
8				
Name: Fernando Mic				
Address: 10-12 Hedder East Orange	1005-41170 W 4240401014W312-10170			
201-306-58	The second secon			
Telephone:				2
Email Address: Fernando@	wdesignfabricators.c	om		
Applicant is a:				
Corporation	PartnershipLL	С	Individual xxx	

If the owner is no	t the applicant, the following must be	provided:	
Owner Name:	Same		
Address:			
*			
Telephone:			
Email Address:			e -
Section III: DISC	CLOSURE STATEMENT		er e
a corporation or a with N.J.S. 40:55	. 40:55D-48.1 the names and address of 10% interest in any partnership must D-48.2, that disclosure requirement ap than 10% interest. NOT APPLICATION	disclosed by the plies to any corp	applicant. In accordanc
Name:	Control of the Contro		
Address:		× × × × × × × × × × × × × × × × × × ×	
0			
Interest:			
Name:			
Address:		*	
Interest:			
Nom o.			
Name:Address:		-	5
Address.			
Interest:	8		
	ā		
Section IV: PRO	PERTY INFORMATION	Existing	Proposed
Total existing and	d total proposed dwelling units	0	_ 1
	d total proposed professional offices	N/A	N/A
	d total proposed parking spaces	0	_4

Present use of premises: Vacant Land
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:
Application was approved for construction of one family dwelling with
"C" variances for lot depth and front yard setback held on 9/15/2014
and memorialized by Resolution dated September 22, 2014. Applicant never
constructed approved dwelling.
Section V: PROFESSIONAL INFORMATION
Applicant's Attorney
Name: Gary D. Bennett, Esq
Address: 70 Midland Avenue
Kearny, New Jersey 07032
Telephone: 201-991-1111 Fax: 201-9914328
Email Address: bennettgd@kkbblaw.com
Applicant's Architect
Name: Dantas Carrete dc architecture
Address: 427 Chestnut Street, Suite 302 Union, NJ 07083
Telephone: 908-998-2422 Fax: 908-741-4160
Email Address: _design@dantascarrete.com
Applicant's Engineer
Name: man/Terra Design LLC
Address: P.O. Box 275
Somerville, NJ 08876
Telephone: 908-800-5500 Fax:
Email Address:

Name:	NONE
Address:	-
Telephone:	Fax:
Email Address	·
	expert who will submit a report or who will testify for the applicant. onal sheets, if necessary)
Name:	NONE
Address:	
Telephone:	Fax:
Email Address	: Field of Expertise:
In the space be the land under conditions). The subject	low, state the nature of the constraints imposed by the physical characteristics of consideration (i.e. exceptional narrowness, shallowness 01' topographic lot is unique in shape with excessive front width of ck of a lot depth of 100'. The lot however is
	6,240 sq.ft. which serves to accommodate the tructure.
In the space be involved which	clow, state any other extraordinary or exceptional situation or condition of the land the would constrain development in accordance with Zoning Regulations
Compliand	ce with both the rear yard and front yard set backs
would lea	ave the applicant with merely 25' as a depth for and given the topography of the lot that would
render i	t undevelopable.

Applicant's Planning Consultant

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

The applicant would be left with a lot that cannot meet
the bulk requirements but possesses excessive square footage
Accordingly, the land could not be developed and would remain
vacant as it has been; and the applicant would be called upon
to meet his tax burden and attempt to maintain the lot so
as not to create an eyesore.

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 proposed development as a one family dwelling would meet
the zone requirements and in light of the excessive footage
of the lot the proposed dwelling can be accommodated on the
lot. The Zoming Ordinance although requiring 100'in depth
would not be possible for unique shaped lots such as this;
and therefore the zoning ordinance would be be impaired by
the Board granting the variances in order to proceed with

CERTIFICATION

STATE OF NEW JERSEY }	
COUNTY OF ESSEX } ss.	* *;
FERNANDO MICHELON	, being duly sworn, hereby certify (check one
> XXX that I am the applicant	
or	To the second of
> that I am the	of,
(Title) the Applicant, and that I am duly empower	(Company Name) ered and authorized to make this representation
on behalf of	
on behalf of(Company Name)	
and that the information presented in this applica	tion is true, complete and accurate.
	Applicant/Applicant's Authorized Officer of Representative FERNANDO MICHELON
Subscribed and sworn to before me this 17th day of Sept. 2025	
Signature of person authorized to take oaths	
GARY D. BENNETT	



Target Parcel(s): Block-Lot: 8502-12

MICHELON, FERNANDO 140 SPATZ AVENUE

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

Block-Lot: 8503-7

GUSERA, JOSEPH

115 WILSON STREET

NUTLEY, NJ 07110

RE: 115 WILSON STREET

Block-Lot: 8503-3

CORINO, CARMINE J. & CATHERINE

137 SPATZ AVE

NUTLEY, NJ 07110

RE: 137 SPATZ AVENUE

Block-Lot: 8503-2

CORINO, CATHERINE V.

137 SPATZ AVE

NUTLEY, NJ 07110

RE: 139 SPATZ AVENUE

Block-Lot: 8503-1

DAMASO, ROMAN & ELIZA MARIE

141 SPATZ AVENUE

NUTLEY, NJ 07110

RE: 141 SPATZ AVENUE

Block-Lot: 8503-4

MORENO, CALIXTO & MARIA E.

135 SPATZ AVE

NUTLEY, NJ 07110

RE: 135 SPATZ AVENUE

Block-Lot: 8503-5

SIM, SCOTT W. & MARIA DIPAOLO-SIM

133 SPATZ AVENUE

NUTLEY, NJ 07110

RE: 133 SPATZ AVENUE

Block-Lot: 8503-6

ABUNDANT LIFE WORSHIP CENTER

390 WASHINGTON AVE

NUTLEY, NJ 07110

RE: 119 WILSON STREET

Block-Lot: 8100-15

FALANGO, JESSICA

152 MARGARET AVENUE

NUTLEY, NJ 07110

RE: 152 MARGARET AVENUE

Block-Lot: 8100-14

MERKLE, KEVIN & NANCY

146 MARGARET AVE

NUTLEY, NJ 07110

RE: 146 MARGARET AVENUE

Block-Lot: 8100-13

NAPOLI, MICHAEL R. JR. & ANNA MARIE

142 MARGARET AVE

NUTLEY, NJ 07110

RE: 142 MARGARET AVENUE

Block-Lot: 8100-12

SITNICK, MITCHELL & STEPHANIE

138 MARGARET AVENUE

NUTLEY, NJ 07110

RE: 138 MARGARET AVENUE

Block-Lot: 8100-11

HANNON, EDWARD L. JR. & MARILYN

134 MARGARET AVE

NUTLEY, NJ 07110

RE: 134 MARGARET AVENUE

Date Printed: 9/12/2025 Page Block-Lot: 8100-10

5 -- 5

PICHARDO, JOEL R & VANESSA

128 MARGARET AVE

NUTLEY, NJ 07110

RE: 128 MARGARET AVENUE

Block-Lot: 8502-1

RUIZ, GIOVANNIE

151 MARGARET AVE

NUTLEY, NJ 07110

RE: 151 MARGARET AVENUE

Block-Lot: 8100-9

GIAIMO-DECICCO, DENISE

149 VAN WINKLE AVE

NUTLEY, NJ 07110

RE: 149 VAN WINKLE AVENUE

Block-Lot: 8502-2

CONCA, RALPH & HEATHER

147 MARGARET AVE

NUTLEY, NJ 07110

RE: 147 MARGARET AVENUE

Block-Lot: 8502-3

SCARPA, SALVATORE JR. & DEANNA

68 PARK AVE

RANDOLPH, NJ 07869

RE: 143 MARGARET AVENUE

Block-Lot: 8502-4

BURY, JILL

139 MARGARET AVENUE

NUTLEY, NJ 07110

RE: 139 MARGARET AVENUE

Block-Lot: 8502-5

ULLOA, RAFAEL

135 MARGARET AVE

NUTLEY, NJ 07110

RE: 135 MARGARET AVENUE

Block-Lot: 8502-6

HANNON, MARILYN & MATTIELLO, R.

117 MARGARET AVE

NUTLEY, NJ 07110

RE: 117 MARGARET AVENUE

Block-Lot: 8502-13

SCARPA, SALVATORE & DEANNA

68 PARK AVE

RANDOLPH, NJ 07869

RE: 142 SPATZ AVENUE

Block-Lot: 8502-7

JACOBSEN, MARK & REBECCA

115 MARGARET AVE

NUTLEY, NJ 07110

RE: 115 MARGARET AVENUE

Block-Lot: 8502-8

PALUMBO, DAVID

113 MARGARET AVE

NUTLEY, NJ 07110

RE: 113 MARGARET AVENUE

Block-Lot: 8502-9

111 MARGARET AVE. LLC

111 MARGARET AVE

NUTLEY, NJ 07110

RE: 111 MARGARET AVENUE

Block-Lot: 8502-11

PANE, ANA ISABEL

138 SPATZ AVENUE

NUTLEY, NJ 07110

RE: 138 SPATZ AVENUE

Block-Lot: 8502-10

SICOLI, RONALD

133 VAN WINKLE AVE

NUTLEY, NJ 07110

RE: 133 VAN WINKLE AVENUE

Page

UTILITIES

(A)

AT & T Corporate Office P.O. Box 7207 Bedminster, NJ 07921-7207

(C)

Essex County Planning Board Public Works Building 900 Bloomfield Avenue Verona, NJ 07044

(E)

North Jersey District Water Supply Co. 1 F.A. Orechio Drive Wanaque, NJ 07465

(G)

Verizon 540 Broad Street, Room 305 Newark, NJ 07101

(I)

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

NJ Dept. of Transportation 1035 Parkway Avenue CN-600 Trenton, NJ 08625

(D)

PSE&G Company Manager-Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102

(F)

Passaic Valley Water Co. 1525 Main Avenue Clifton, NJ 07011

(H)

TCI of Northern New Jersey 40 Potash Road Oakland, NJ 07436 Attn: Dan Gannon

(J)

Norfolk Southern Railway 125 County Road Jersey City, NJ 07307 In the Matter of

FERNANDO MICHELON

Applicant

ZONING BOARD OF ADJUSTMENT TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY

RESOLUTION GRANTING BULK VARIANCES

FOR PROPERTY KNOWN AS: 140 Spatz Avenue Block 8502 Lot 12

APPLICANT, Fernando Michelon ("Applicant") having filed an application for a permit with the Code Official of the Township of Nutley, to do the following at the premises known as 140 Spatz Avenue, also being Block 8502, Lot 12 on the Tax Map of the Township of Nutley (the "Premises"):

To build a new two and a half (2 ½) story single family dwelling on a 78' wide by 80' depth lot, having a 20' front yard setback, as shown on the plot plan prepared by James, J. Mantz, Professional Engineer & Land Surveyor, dated March 28, 2014 and plans prepared by Neves Architecture, dated December 2, 2013;

AND the Code Official having denied said permit by letter dated June 2, 2014, citing Chapter 700, Article VIII, Section 700-46 A "Schedule of Regulations as to Bulk, Height and Other Requirements," of the *Codes of Nutley* which requires the following in an R-1 zoning district:

	Required	Proposed
Lot Depth	100'	80'
Front Yard Setback	25'	20'

And also citing, Chapter 700, Article VIII, Section 700-46 B (4) (d) of the *Codes of Nutley* which states by any terrace or porch having its floor level no higher than the floor level of the first story of the building and having no railing or other member higher than three feet above floor level: six feet. The proposed front yard covered porch requires a 19' front yard setback (required front yard 25' – 6'allowable encroachment = 19'). The proposed front yard setback to the porch will be 14'2". The proposed rear yard uncovered porch requires a 24' rear yard setback the proposed is 23'6" (required rear yard 30'-6' allowable encroachment = 24' required setback);

AND the Premises being located in an R-1 District as shown on the Township of Nutley Zoning Map;

AND Applicant having filed an application with the Zoning Board of Adjustment of the Township of Nutley (the "Board"), requesting relief from the condition applicable to the previously granted variance;

AND the Board having held a public hearing on the application on September 15, 2014, 2005, after due public notice and due notice to property owners in the manner and within the time frames prescribed by the Zoning Ordinance and by the Municipal Land Use Law and the Open Public Meetings Act of the State of New Jersey;

AND the Board having fully heard the testimony of the witnesses and examined the exhibits presented at the hearing, and having heard the arguments of the parties and testimony from neighbors Mr. And Mrs. Salvatore Scarpa who reside at 143 Margaret Avenue;

NOW, THEREFORE, WE, the Zoning Board of Adjustment of the Township of Nutley, find as follows:

- That Applicant's proposed use of the Premises as proposed would violate the provisions of the Zoning Ordinance, more specifically a previous condition that applied to a variance granted.
- 2. That Applicant has met his burden of demonstrating that sufficient legal grounds exist for the granting of the requested relief from the condition attached to the variance.
 - a. Applicant has adequately demonstrated peculiar and exceptional practical difficulties arising out of the exceptional narrowness, shallowness or shape of the Premises such that strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, Applicant.
 - b. Specifically, the evidence presented demonstrates to the satisfaction of the Board that the lot is only 80' deep and is located on a hill with a steep incline such that it severely slopes from left to right, that the existing house on the site is old and in bad condition and that new house as proposed, with the conditions set forth below, will be an aesthetic enhancement to the neighborhood. The testimony also established that the view of New York from the neighboring property will not be adversely impacted by the house and that the front yard setback will be virtually the same as the setback of the existing house. Though the lot is large, it is shallow and the house, which is less than 3,000 square feet, is actually smaller than those around it and will be consistent with the neighborhood. The neighbors located on Margaret Avenue also had concerns about the existing retaining wall that is in disrepair. That retaining wall will be demolished and rebuilt as per the plans submitted.
- 3. That, on the basis of the evidence presented and subject to the terms and conditions described below, the requested relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan or the Zoning Ordinance.

BE IT THEREFORE RESOLVED by the Zoning Board of Adjustment of the Township of Nutley that for the reasons stated above, a VARIANCE from the provisions of the Zoning Ordinance is hereby GRANTED to permit Applicant to build a new two and a half (2 ½) story single family dwelling on a 78' wide by 80' depth lot, having a 20' front yard setback, as shown on the plot plan prepared by James, J. Mantz, Professional Engineer & Land Surveyor, dated March 28, 2014 and plans prepared by Neves Architecture, dated December 2, 2013;

AND BE IT FURTHER RESOLVED that the following TERMS AND CONDITIONS apply to the within variance:

1. Applicant agrees to reduce the façade wall height on the east side by sloping the roof back downward toward the eastern wall so that the average mean height will be less than thirty (30') feet.

AND BE IT FURTHER RESOLVED, that nothing in this resolution is intended to imply that the documentation submitted by Applicant to the Board in support of this application is adequate for the issuance of a construction permit by the Code Official, and nothing herein should be so construed.

APPLICATION/APPEAL GRANTED	
c (bulk) d (use) variance(s)	site plan approval appeal
other:	-
Applicant: MR FERNANDO /	
Property: 140 SPATZ AU	NUE
Block 8502 Lot 12	
AND BE IT FURTHER RESOLVED the Cora permit in accordance with this decision.	nstruction Code Official is hereby directed to issue
Paul Scrudato, Chairman yes	Frank Graziano, Vice Chairman (JR)
Thomas Da Costa Lobo, Secretary	Ralph Pastore yes
	Don
Suzanhe Brown July	Serge Demerjian GRA
Gary Marino yes	Mary Ryder (y Alternate) yes
Louis Fusaro (2 nd Alternate)	
Prepared By: Mana Powell McGovern, Esq.	bre-
Memorialized: Sept. 22, 2014	

Zoning Board of Adjustment

Address: 140 Spatz Avenue Block 8502 Lot 12 Date: 9/15/14

Name	Motion	2 nd	Yes	No	Abstain
Paul Scrudato (Chairman)					
Frank Graziano (Vice Chairman)			V		
Ralph Pastore			V		
Suzanne Brown			1		
Thomas DaCostaLobo					
Serge Demerjian	V		/		
Gary Marino		V			
Mary Ryder (1st Alternate)					
Louis Fusaro (2 nd Alternate)					

VARIANCE PLAN-140 SPATZ AVENUE

LOT 5 BLOCK 8502

FENCE

TW=156.89

BLOCK 8502

-BW = 151.25

78.00°

BLOCK 8502, LOT 12 TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY

LOT 4

BLOCK 8502

N 59°42'04" W64

EXISTING CONDITIONS/REMOVALS PLAN

S 59°42'04" E

FENCE ON CONC.

(S 51°16'00" E)

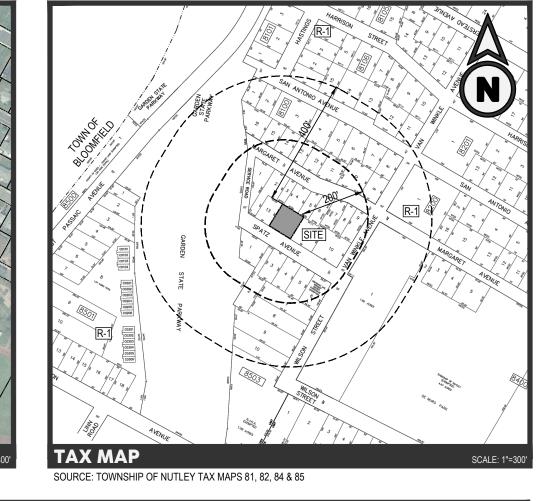
CAPPED PIN

TW=171.80

PRO	PERTY	OWNERS WITHIN	TWO	HUNDF	RED FEET			
BLOCK	<u>LOT</u>	OWNER	BLOCK	<u>LOT</u>	<u>OWNER</u>	BLOCK	<u>LOT</u>	OWNER
8100	9	GIAIMO-DECICCO, DENISE 149 VAN WINKLE AVE NUTLEY, NJ 07110	8502	3	SCARPA, SALVATORE JR. & DEANNA 68 PARK AVE RANDOLPH, NJ 07869	8502	13	SCARPA, SALVATORE & DEANNA 68 PARK AVE RANDOLPH, NJ 07869
8100	10	PICHARDO, JOEL R & VANESSA 128 MARGARET AVE NUTLEY, NJ 07110	8502	4	BURY, JILL 139 MARGARET AVENUE NUTLEY, NJ 07110	8503	1	DAMASO, ROMAN & ELIZA MARIE 141 SPATZ AVENUE NUTLEY, NJ 07110
8100	11	HANNON, EDWARD L. JR. & MARILYN 134 MARGARET AVE NUTLEY, NJ 07110	8502	5	ULLOA, RAFAEL 135 MARGARET AVENUE NUTLEY, NJ 07110	8503	2	CORINO, CATHERINE V. 137 SPATZ AVE NUTLEY, NJ 07110
8100	12	SITNICK, MITCHELL & STEPHANIE 138 MARGARET AVENUE NUTLEY, NJ 07110	8502	6	HHANNON, MARILYN & MATTIELLO, R. 117 MARGARET AVE NUTLEY, NJ 07110	8503	3	CORINO, CARMINE J. & CATHERINE 137 SPATZ AVE NUTLEY, NJ 07110
8100	13	NAPOLI, MICHAEL R. JR. & ANNA MARIE 142 MARGARET AVE NUTLEY, NJ 07110	8502	7	JACOBSEN, MARK & REBECCA 115 MARGARET AVENUE NUTLEY, NJ 07110	8503	4	MORENO, CALIXTO & MARIA E. 135 SPATZ AVE NUTLEY, NJ 07110
8100	14	MERKLE, KEVIN & NANCY 146 MARGARET AVE NUTLEY, NJ 07110	8502	8	PALUMBO, DAVID 118 MARGARET AVE NUTLEY, NJ 07110	8503	5	SIM, SCOTT W. & MARIA DIPAOLO-SIM 133 SPATZ AVENUE NUTLEY, NJ 07110
8100	15	FALANGO, JESSICA 152 MARGARET AVENUE NUTLEY, NJ 07110	8502	9	111 MARGARET AVE, LLC 111 MARGARET AVE NUTLEY, NJ 07110	8503	6	ABUNDANT LIFE WORSHIP CENTER 390 WASHINGTON AVE NUTLEY, NJ 07110
8502	1	PARADISO, JOSEPHINE 151 MARGARET AVE NUTLEY, NJ 07110	8502	10	SICOLI, RONALD 133 VAN WINKLE AVE NUTLEY, NJ 071100	8503	7	GUSERA, JOSEPH 115 WILSON STREET NUTLEY, NJ 07110
8502	2	CONCA, RALPH & HEATHER 147 MARGARET AVENUE NUTLEY N. 107110	8502	11	PANE, ANA ISABEL 138 SPATZ AVENUE NIITI EV. N. 107110			



SOURCE: OGIS NEW JERSEY IMAGERY WAREHOUSE



GENERAL NOTES

140 SPATZ AVENUE

OWNER/APPLICANT: FERNANDO MICHELON 10-12 HEDDEN PLACE EAST ORANGE, NJ 07017

LOT AREA: 6,240 S.F. (0.143 ACRES) R-1 (RESIDENTIAL ONE FAMILY)

THE PROPERTY LOCATED AT: 140 SPATZ AVENUE, NUTLEY, 07110 NJ, COUNTY OF ESSEX, LOT 12, BLOCK 8502",

PROPOSED BUILDING INFORMATION TRANSFERRED FROM ARCHITECTURAL DRAWINGS ENTITLED, "NEW SINGLE

ARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY

CONSTRUCTION SHALL OCCUR DURING WORKING DAYTIME HOURS AND IN ACCORDANCE WITH THE TOWNSHII

ZONING TABULATION R-1 RESIDENTIAL ONE FAMILY

ZOMINO DIOTRIOT.	IN THESIDENTIAL SINE PARIS					
	REQUIRED/ ALLOWED	EXISTING LOT 39.01	PROPOSED LOT 39.01			
MINIMUM LOT AREA	5,000 S.F.	6,240 S.F.	6,240 S.F.			
MINIMUM LOT WIDTH	50 FT.	78 FT.	78 FT.			
MINIMUM LOT DEPTH	100 FT.	80 FT.*	80 FT.*(V)			
MINIMUM FRONT YARD SETBACK	25 FT.	N/A	25.0 FT.			
MINIMUM SIDE YARD SETBACK	6 FT.	N/A	9.0 FT.			
MINIMUM REAR YARD SETBACK	30 FT.	N/A	15.6 FT.(V)			
MAXIMUM LOT COVERAGE	35%	0.0%	35.0%			
MAXIMUM IMPERVIOUS COVERAGE	70%	0.0%	46.0%			
MAXIMUM BUILDING HEIGHT	30 FT.	N/A	29.94 FT.			
MAXIMUM NUMBER OF STORIES	2.5	N/A	2			
MINIMUM FRONT YARD LANDSCAPING	60%	N/A	61.3%			

LOT COVERAGE TABULATION

PRE-EXISTING NONCONFORMITY

EXISTING BUILDING COVERAGE	PROPOSED LOT COVERAGE	
N/A	DWELLING	1,800 S.F.
	DECK	83 S.F.
	COVERED PORCH	159 S.F.
	OVERHANGS	143 S.F.
	TOTAL	2,185 S.F.

(2,185 S.F./6,240 S.F.= 0.350) 35.0%

IMPERVIOUS COVERAGE TABULATION		
EXISTING LOT COVERAGE		
	DWELLING, DECK & OVERHANGS	2,185 S.F.
N/A	STEPS	106 S.F.
	PAVEMENT	578 S.F.
	TOTAL	2,869 S.F.
	(0.000.0.5.(0.040.0.50.400).40.00(
	(2,869 S.F./6,240 S.F.= 0.460) 46.0%	

FRONT YARD LANDSCAPING TABULATIO

EXISTING FRONT YARD COVERAGE	PROPOSED FRONT YARD COVERAGE	
N/A	TOTAL IMPERVIOUS SURFACE	754 S.F.
	TOTAL LANDSCAPING SURFACE	1,196 S.F.

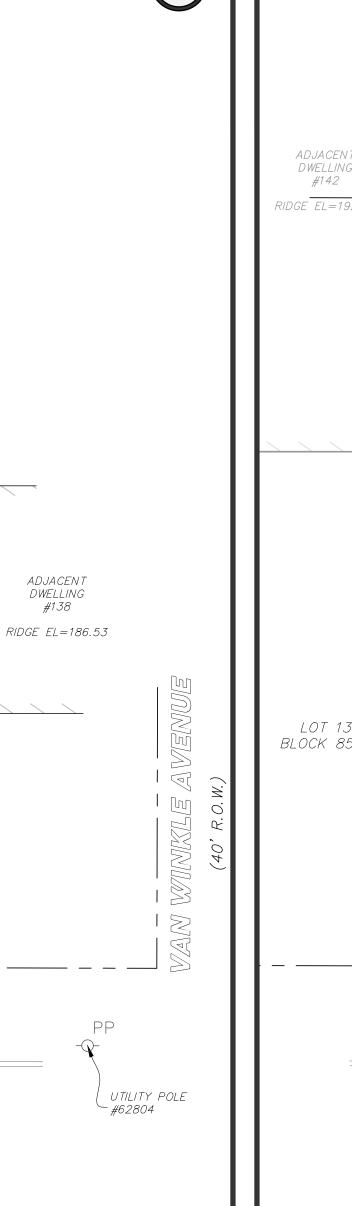
VARIANCES REQUESTED

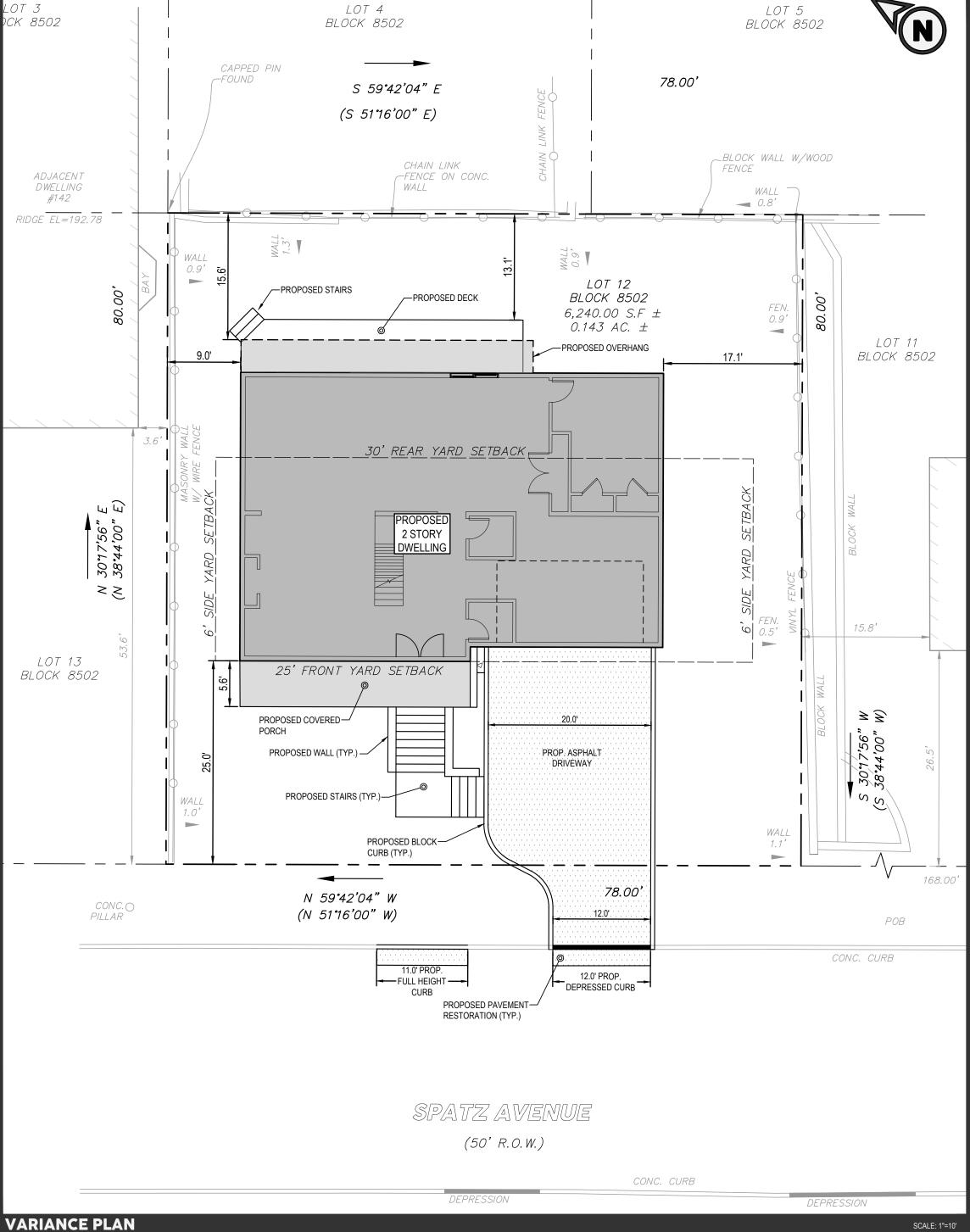
<u>SECTION</u>	DESCRIPTION
700 ATTACHMENT 2	A MINIMUM LOT DEPTH OF 100 FT. IS REQUIRED; WHEREAS A LOT DEPTH OF 80 FT. PROPOSED. THIS IS A PRE-EXISTING NONCONFORMING CONDITION.
700 ATTACHMENT 2	A MINIMUM REAR YARD OF 30 FT. IS REQUIRED; WHEREAS A REAR YARD OF 15.6 FT PROPOSED.
§700-67.E(3)TABLE 1	THE MINIMUM REAR YARD SETBACK FOR DECKS OVER 30" IN HEIGHT IS 24 FEW WHEREAS A REAR YARD SETBACK OF 13.1 FEET IS BEING PROPOSED.

(1,196 S.F./1,950 S.F.= 0.613) 61.3%

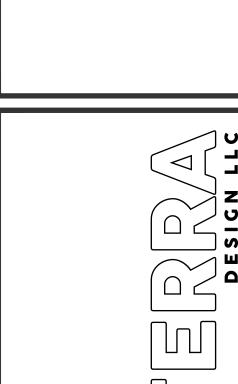
TOWNSHIP OF NUTLEY ZONING BOARD SIGNATURES

BOARD CHAIRMAN	DATE











140 SPATZ AVENUE

140 SPATZ AVENUE TOWNSHIP OF NUTLEY ESSEX COUNTY, NEW JERSEY

VARIANCE PLAN

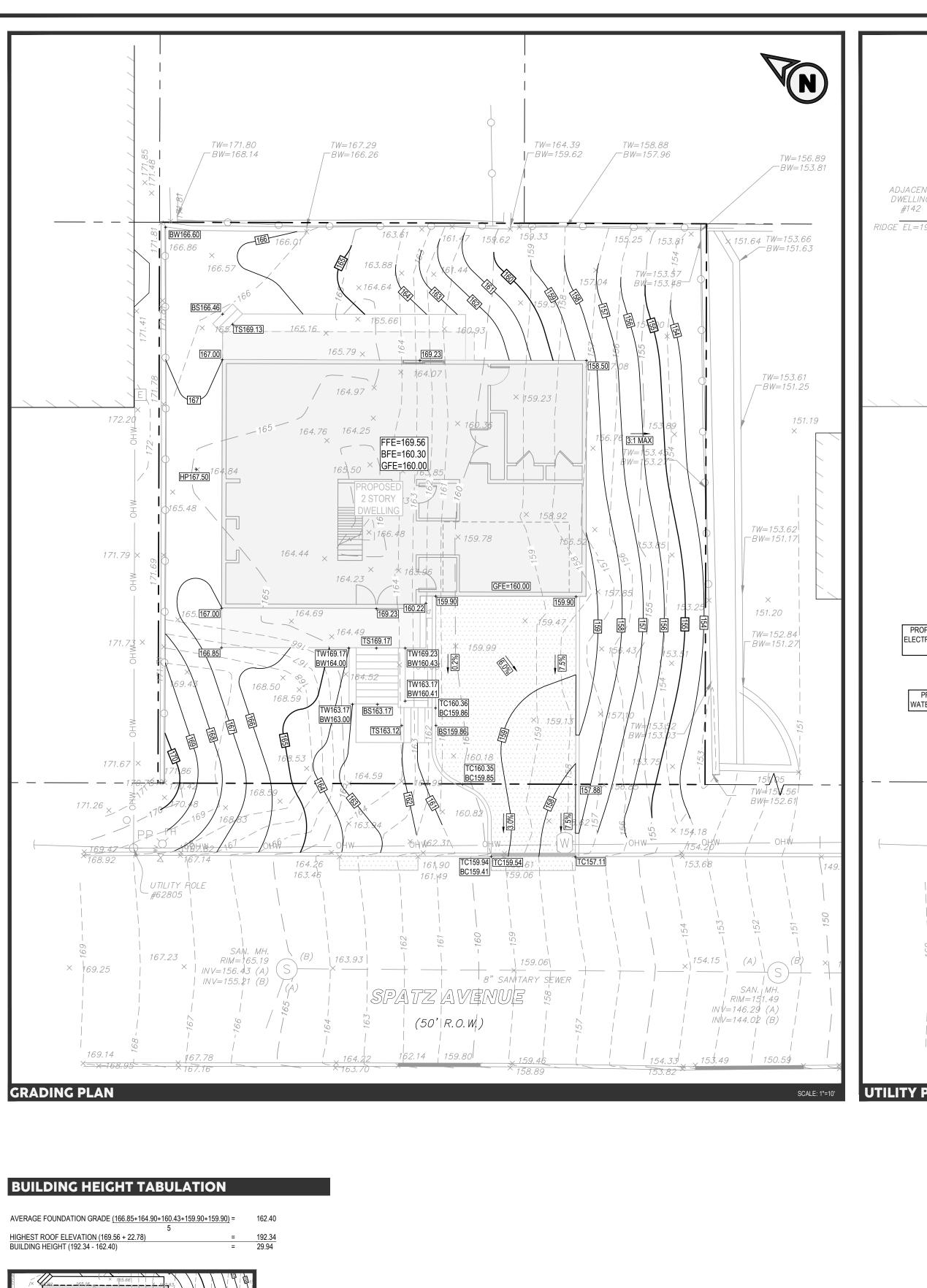


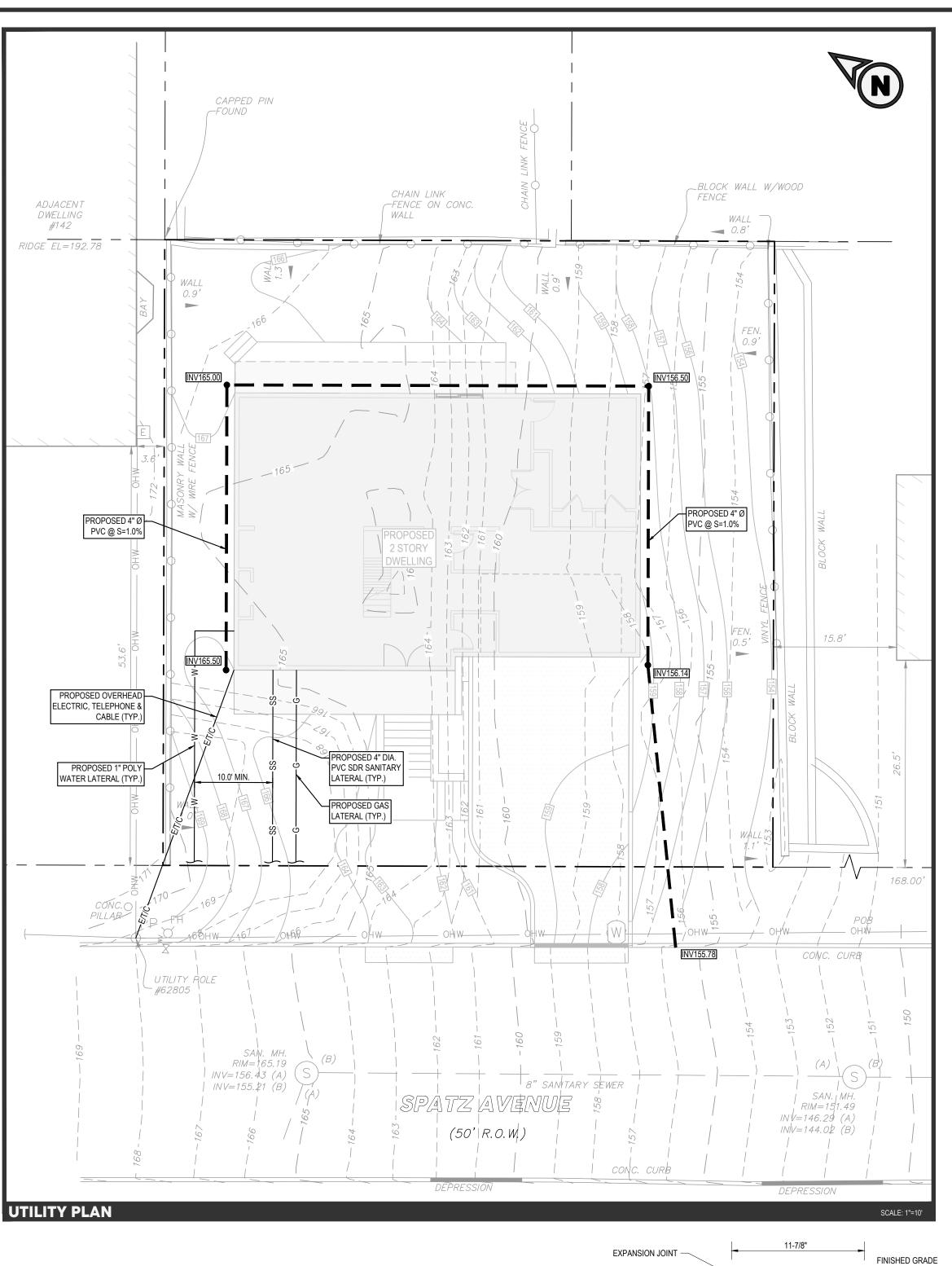


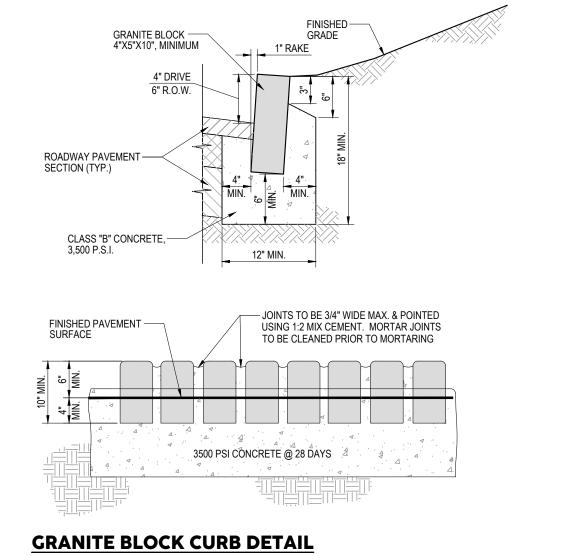


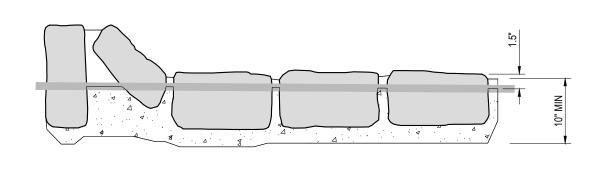
somerville, nj 08876 908.800.5500 manterradesign.com

certificate of authorization: 24GA28327100

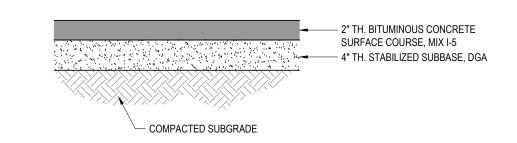




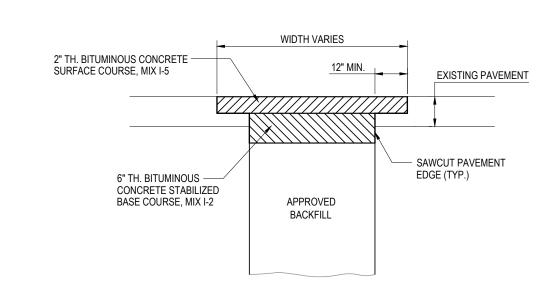




DEPRESSED GRANITE BLOCK CURB DETAIL



DRIVEWAY PAVEMENT CROSS-SECTION





BITUMINOUS PAVEMENT

CURB EXTENSION

STATIONARY ROD

_ 1" GROUND KEY CURB STOP W/ ORISEAL OR APPROVED

PRECAST CONCRETE PAD

CAMPBELL FOUNDRY CASTING #1000 WITH

CAM-LOCK OR EQUAL

CONCRETE SETTING SLAB

1" TYPE "K" COPPER WATER SERVICE

1" CORPORATION STOP

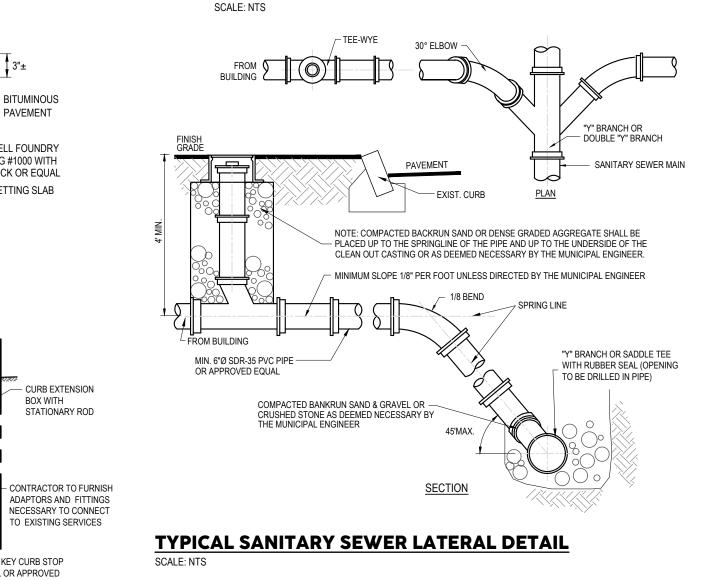
TYPICAL WATER SERVICE LATERAL DETAIL

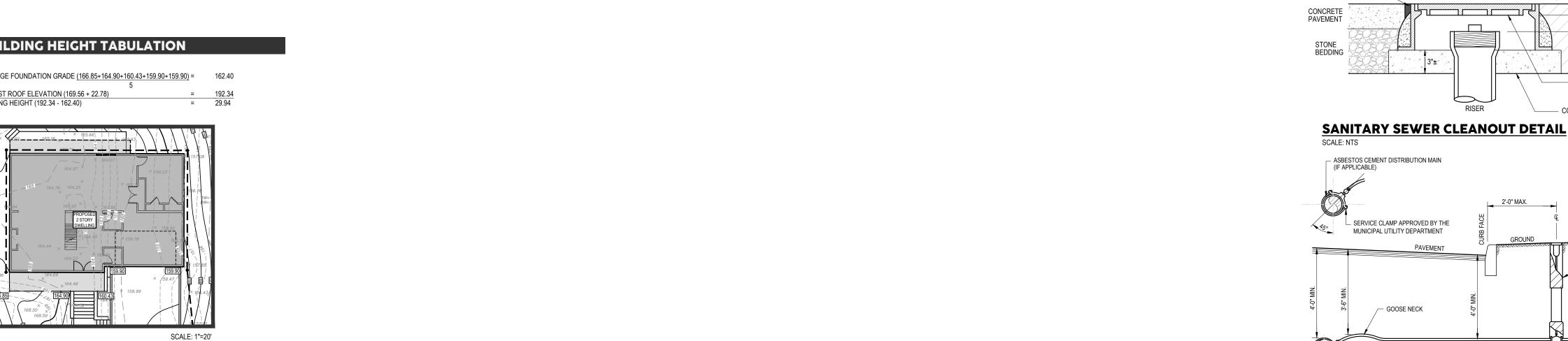
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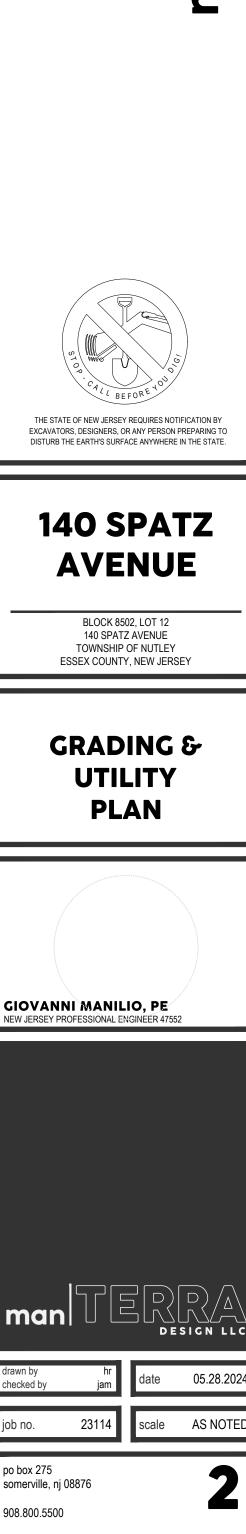
MIN. CLASS 52

DUCTILE IRON PIPE

(MIN.) OR OTHER APPROVED MATERIAL. TRACER TAPE TO BE UTILIZED WHEN NON-MAGNETIC SERVICE IS UTILIZED

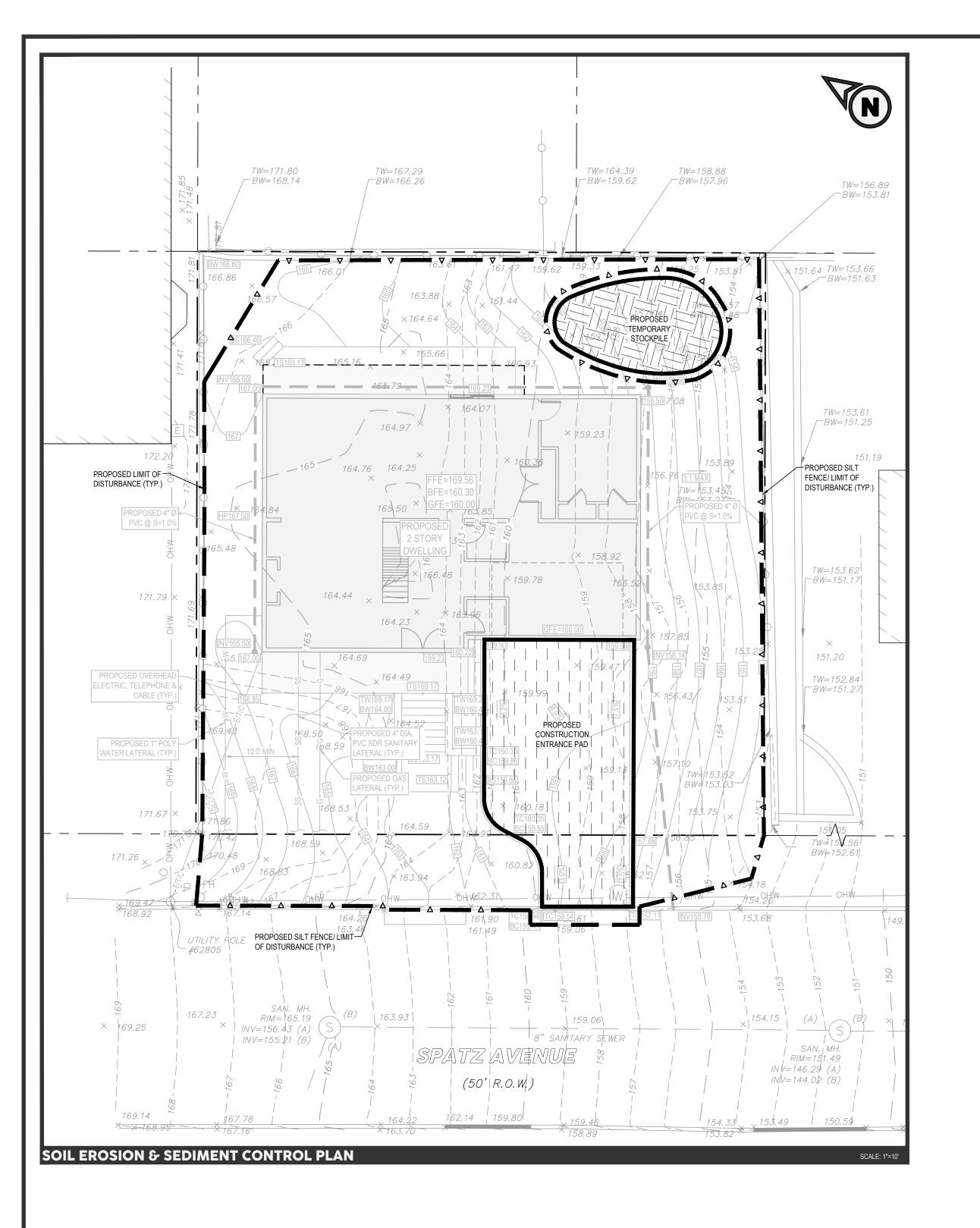






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SEED IMMEDIATELY

AFTER STOCKPILING

TOPSOIL STOCKPILE DETAIL

- SILT FENCE

(SEE DETAIL)

- HAY BAI F

(IF REQUIRED)

THROUGH FABRIC ALONG

FENCE POST, -

8'-0" OC

FABRIC SECURED TO POST-

SILT ACCUMULATION -

FASTENER AND FABRIC

DIG 6" WIDE & DEEP TRENCH,—

BURY BOTTOM 1' OF FABRIC,

SILT FENCE DETAIL

WITH METAL FASTENERS AND REINFORCEMENT BETWEEN

FABRIC SHALL HAVE BUILT-IN -

DRAWSTRING ALONG TOP

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- 1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL!" 7th EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- 2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND EDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANEN RESTABILIZATION IS ESTABLISHED.
- 3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING -3/1-5/15 AND FALL - 8/15 - 10/1
- 4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
- 5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL
- 6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1.000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL.
- LIQUID MULCH BINDERS. OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX (862) 333-4507 OR
- EMAIL INFORMATION@HEPSCD.ORG 9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS

7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED

- THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED. 10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND
- FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- 11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
- 12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- 13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 ½ -1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- 14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- 15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1) MULCHES -

VEGETATIVE COVER -SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOD CPG. 6-1)

ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. SPRAY-ON ADHESIVES -

TABLE 16-1 : DUST CONTROL MATERI	ALS

WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
7:1	COARSE SPRAY	1200
12.5:1	FINE SPRAY	235
4:1	FINE SPRAY	300
APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE		
USED AS AN ADDITIVE	TO SEDIMENT BASINS TO FL	OCCULATE AND PRECIPITATE
SUSPENDED COLLOID	S. SEE SEDIMENT BASIN STA	NDARD (PG. 26-1)
NONE	COARSE SPRAY	1200
	7:1 12.5:1 4:1 APPLY ACCORDING TO USED AS AN ADDITIVE SUSPENDED COLLOID	7:1 COARSE SPRAY 12.5:1 FINE SPRAY 4:1 FINE SPRAY APPLY ACCORDING TO MANUFACTURER'S INSTRUC USED AS AN ADDITIVE TO SEDIMENT BASINS TO FL SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STA

TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED TIILAGE -BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE.

TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE

THE DESIRED EFFECT.

SPRINKLING -SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE -SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER

PRACTICES TO PREVENT WASHING INTO STREAMS.

COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

NOTIFY THE SOIL CONSERVATION DISTRICT WITH WRITTEN NOTIFICATION 48 HOURS PRIOR TO CONSTRUCTION	2 DAYS
INSTALL SILT FENCE AS DEPICTED ON SOIL EROSION AND SEDIMENT CONTROL PLAN.	1 DAY
STRIP TOPSOIL AND STORE FOR FUTURE USE.	2 WEEKS
INSTALL CONSTRUCTION ENTRANCE AS DEPICTED ON SOIL EROSION AND SEDIMENT CONTROL PLAN, IF DIRECTED.	1 DAY
ROUGH GRADE AREAS FOR PROPOSED IMPROVEMENTS.	2 WEEKS
STABILIZE ALL CRITICAL AREAS SUBJECT TO EROSION.	ONGOING
CONSTRUCT DWELLING & PROPOSED UTILITIES	10 MONTHS
FINE GRADE, PLACE TOPSOIL, INSTALL LANDSCAPE PLANTINGS, SEED, AND MULCH.	2 WEEKS
AFTER LANDSCAPE STABILIZATION, REMOVE ALL SILT FENCING.	1 DAY
FINAL PAVE DRIVEWAY AREAS.	2 DAYS
TOTAL DURATION	± 12 MONTH

STANDARD FOR PERMANENT VEGETATIVE COVER

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
- B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR
- D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS
- SEEDBED PREPARATION: A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1.000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED
- C. HIGH ACID PRODUCING SOIL. SOILS HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
- PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL.
- SITE CONTAINS SOIL FrkB FREEHOLD SANDY LOAM, 2 TO 5 PERCENT SLOPES AND CLASSIFIED AS "WELL DRAINED" AS PER NJ WEB SOIL SURVEY USDA
- PLANTING MIXTURE TO BE USED: MIX-10 (RESIDENTIAL/COMMERCIAL USE) TALL FESCUE (TURF-TYPE) @ 265 LB/AC.
- WHITE CLOVER @ 5 LB/AC. (WHITE CLOVER CAN BE EXCLUDED ON LAWN SITES)
- SITE IS LOCATED WITHIN USDA PLANT HARDINESS ZONE 6B, PLANTING DATES: OPTIMAL DATE: 3/01 TO 4/30
- ACCEPTABLE DATE: 5/01 TO 8/14 (**) ACCEPTABLE DATE: 8/15 TO 10/15 (**)

PERENNIAL RYEGRASS @ 20 LB/AC.

- (**) SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX SEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A STRAW OR HAY, UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS. TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POLINDS PER 1 000 SQUARE FEET). EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE
- APPLICATION SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
- PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
- MULCH NETTINGS STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES, STRAW MULCH RATE MUST BE 3 TONS PER ACRE, NO TACKIFYING OR
- 4. LIQUID MULCH-BINDERS MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
 - a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
 - b. USE ONE OF THE FOLLOWING: (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE

GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION. MISCIBLE WITH WATER WHEN DILUTED AND. FOLLOWING APPLICATION OF MULCH. DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE

- B. WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING
- C. PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIRER PRODUCT. WHICH MAY CONTAIN CO-POLYMERS. TACK/FIRES. FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS. WHEN APPLIED TO A SEEDED AREA AND WATERED. FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES HERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE, APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.
- IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
- SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED IN SECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY, AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR7 POUNDS PER1.000 SQUARE FEET EVERY
- 7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION:

3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDRED, APPLYING NUTRIENTS, MULICH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL STABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURE SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED

> **SOIL COMPACTION EXEMPTION NOTE** AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH THE NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PAI AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS AN "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DISTURBED".

APPLICANT

FERNANDO MICHELON 10-12 HEDDEN PLACE EAST ORANGE, NJ 07017

SITE INFORMATION

BLOCK 8502, LOT 12 140 SPATZ AVENUE NUTLEY, NEW JERSEY LOT AREA = 6,240 S.F. (0.143 AC) DISTURBANCE = 6,746 S.F. (0.155 AC)

HUDSON-ESSEX & PASSAIC COUNTY SOIL CONSERVATION DISTRICT

80 ORCHARD STREET BLOOMFIELD, NJ 07003 PHONE: (862) 333-4505 / FAX: (862) 333-4507

o box 275 908.800.5500

manterradesign.com certificate of authorization: 24GA28327100

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY

EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO

DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

140 SPATZ

AVENUE

BLOCK 8502, LOT 12 140 SPATZ AVENUE

TOWNSHIP OF NUTLEY

ESSEX COUNTY, NEW JERSEY

SOIL EROSION &

SEDIMENT

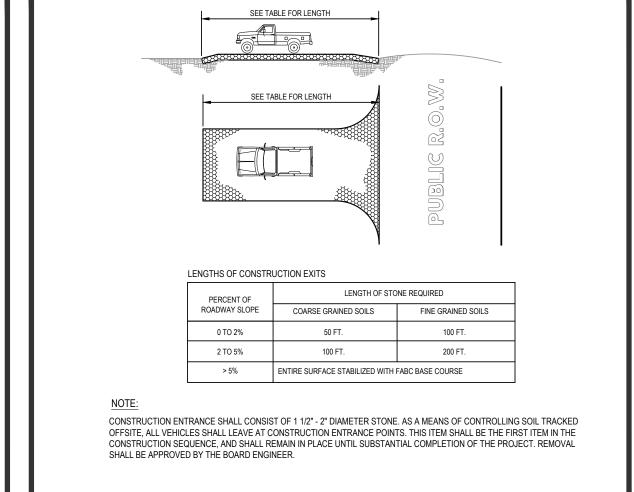
CONTROL PLAN

GIOVANNI MANILIO, PE NEW JERSEY PROFESSIONAL ENGINEER 47552

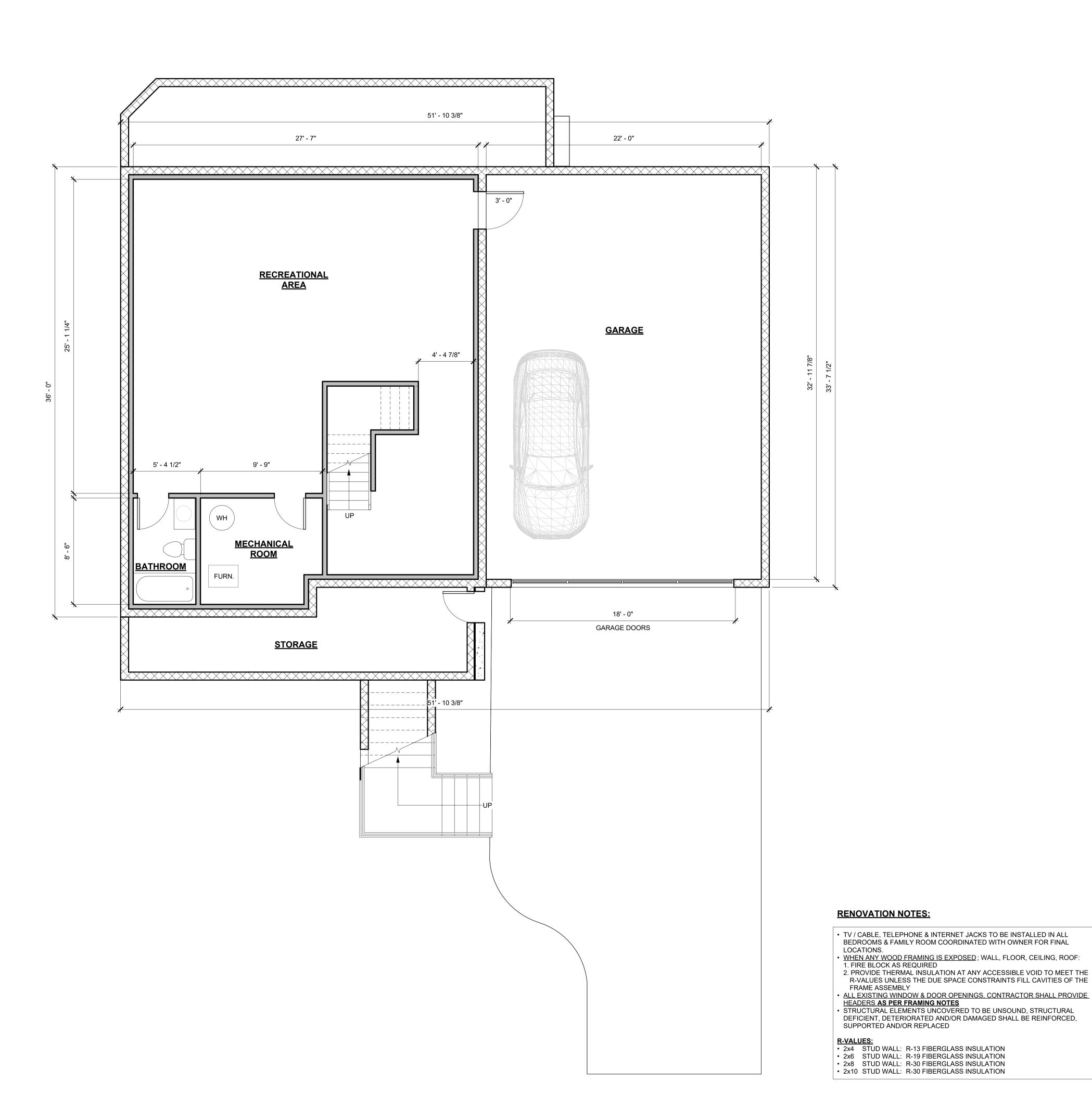


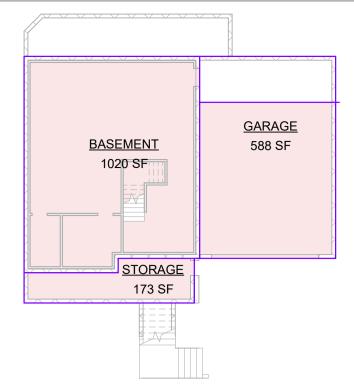


somerville, nj 08876



CONSTRUCTION ENTRANCE PAD DETAIL







WALL LEGEND

EXISTING WOOD STUD TO REMAIN

WOOD STUD

INTERIOR 2x4 WOOD STUD WALL AT 16" O.C. UNLESS

OTHERWISE NOTED (U.O.N.) EXTERIOR 2x6 WOOD STUD WALL AT 16" O.C. w/ (1)-ROW

OF HORIZONTAL 2x6 WOOD BLOCKING STAGGERED (U.O.N.) EXTERIOR CLEARSTORY (FOYER) 2x6 WOOD STUD

WALL AT 12" O.C. w/ (2)-ROW OF HORIZONTAL 2x6 WOOD BLOCKING STAGGERED (U.O.N.)

INTERIOR 2x6 WOOD STUD WALL AT 16" O.C.

(1)-HR RATED WALL ASSEMBLY, (CONFORM TO UCC FTO-13) SEE FIRE RATED PARTITION FOR MORE INFORMATION

EXISTING CONCRETE MASONRY UNIT TO REMAIN

CONCRETE MASONRY UNIT, SEE STRUCTURAL DRAWINGS FOR SIZES

NOTES

- A. **DOUBLE FLOOR JOIST UNDER** ALL BEARING PARTITIONS, BATHTUBS, JACUZZI, SOAKING TUB, KITCHEN
- B. ALL GIRDERS AND BEAMS TO BE FLUSH MOUNTED INSIDE CEILING UNLESS OTHERWISE NOTED. C. ALL INTERIOR PARTITIONS TO BE TYPE 'P-2' UNLESS OTHERWISE NOTED, SEE PARTITION TYPES ON
- D. ALL CLOSETS TO RECEIVE (2)-2"X4" POSTS AT CLOSET POLE LOCATIONS.
- A. TYPICAL HEADER AT DOOR AND WINDOW AT 6" THICK WOOD STUD WALL SHALL BE:
- a. OPENING 3'-0" OR LESS: (2)-2"X10", UNLESS OTHERWISE NOTED
- b. OPENING 3'-0" TO 6'-0": (3)-2"X10", UNLESS OTHERWISE NOTED
- 3. **WINDOWS:** A. ALL WINDOW HEADS HEIGHT AT:
- a. SECOND FLOOR: 6'-8" A.F.F. UNLESS OTHERWISE NOTED. b. **FIRST FLOOR:** 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
- B. WINDOWS SHALL BE ANDERSON 100 SERIES TILT-WASH SINGLE-HUNG UNLESS OTHERWISE NOTED (COORDINATE WITH OWNER PRIOR TO PURCHASE).
- C. VERIFY EGRESS, WINDOW SILL HEIGHT AND WINDOWS FALL PREVENTION DEVICES.
- a. EGRESS WINDOW MINIMUM OPENING AREA SHALL HAVE NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. NET CLEAR HEIGHT NOT LESS THAN 24" AND NET CLEAR WIDTH NOT LESS THAN 20". b. WINDOW SILL HEIGHT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR FOR
- D. WINDOW SILL HEIGHT SHALL BE 24" MIN. FROM FINISH FLOOR TO THE LOWEST PART OF THE CLEAR OPENING ON OPERABLE WINDOWS LOCATED 72" ABOVE GRADE AND PROVIDE WINDOW OPENING CONTROL DEVICE THAT COMPLY WITH ASTM F2090 AT LOCATIONS.
- A. DOOR SIZES AS FOLLOWS (UNLESS OTHERWISE NOTED):
- B. ALL EXT. DOORS: 3'-0" X 6'-8"
- C. ALL INTERIOR DOORS MIN. U.O.N.: 2'-8" X 6'-8"
- D. INSTALL ALL DOORS 4" OFF WALL AT HINGE SIDE OR CENTERED WITH WALL UNLESS OTHERWISE
- 5. **GYPSUM BOARD:**
- A. PROVIDE AT PERIMETER OF ALL BATHTUBS AND SHOWERS TYPICAL:
- a. CEMENT BOARD OR TILE BACKER BOARD b. CERAMIC TILE TO EXTEND 6'-0" MIN. IN HEIGHT ABOVE FLOOR
- B. GYPSUM BOARD USED AS BASE OR BACKER FOR ADHESIVE FOR CERAMIC TILE, PROVIDE THE FOLLOWING:
- a. 1/2" WATER-RESISTANCE GYPSUM WALLBOARD AND b. 5/8" WATER-RESISTANCE GYPSUM CEILING BOARD AT BATHROOM LOCATION TYPICAL AT ALL
- BATHROOMS A. SHALL BE SELECTED BY OWNER, CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINISHES,
- MATERIALS, COLORS, STYLES, AND REQUIREMENTS OF SUCH FINISHES. 7. HANDRAILS: A. SHALL BE PROVIDED ON AT LEAST ONE SIDE CONTINUOUS RUN OF TREADS WITH FOUR OR MORE
- B. HEIGHT 36" WITH BALUSTERS AT 4" O.C. (MIN.) AND BOTTOM RAIL OF 6" (MAX.)
- C. 1-1/2" DIA. GRIP SIZE
- D. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE AT NEWEL POSTS OR SAFETY TERMINALS. E. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.
- 8. **GUARDRAILS:** A. HEIGHT 36" WITH BALUSTERS AT 4" O.C. (MIN.) AND BOTTOM RAIL OF 6" (MAX.)
- B. HANDRAIL AND GUARDRAIL SHALL RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT AND DIRECTION. UNIFORM LOAD OF 50 LBS. PER LINEAR FOOT APPLIED HORIZONTALLY AND CONCURRENTLY WITH UNIFORM LOAD OF 100 LBS PER LINEAR FOOT APPLIED VERTICALLY DOWNWARD.
- A. CONTRACTOR SHALL SUPPLY AND INSTALL NEW 14" DEEP, 5/4" OAK STAIN GRADE WOOD SHELF WITH CONTINUOUS BULLNOSE EDGE. FINISH SHALL BE STAINED AND POLYURETHANE. PROVIDE CLOSET POLE WOOD SHELF SUPPORT AS MANUFACTURER BY STANLEY, MODEL No. 19-2999. PROVIDE ADJUSTABLE STEEL ROD CLOSET ROD, FINISH WHITE AS MODEL No. V7052. PROVIDE CONTINUOUS 1x3

PERIMETER WOOD BLOCKING. **MECHANICAL NOTE:**

1. MECHANICAL CONTRACTOR SHALL PROPERLY SIZE AND LOCATE HVAC EQUIPMENT.

CONSTRUCTION KEY NOTES: ∞ ►

- 1. CONTRACTOR SHALL SUPPLY AND INSTALL A 8"x16" (MIN.) THRU-WALL INTERIOR LOUVER
- TOP & BOTTOM. 2. KITCHEN EXHAUST EXCEEDING 400 CFM WILL REQUIRE MAKE-UP AIR. 3. PREFABRICATED ELECTRIC FIREPLACE, TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (FIREPLACE DESIGN SELECTED BY OWNER)
- OWNER SHALL PROVIDE SPECIFICATIONS PRIOR TO INSPECTIONS. 4. HIGH EFFICIENCY DIRECT VENT FURNACE
- . HIGH EFFICIENCY DIRECT VENT WATER HEATER W/ CONCENTRIC PIPES
- 6. PROVIDE FIRE BLOCKING AT ENTIRE PERIMETER, TYPICAL SEE PARTITION TYPE FOR
- MORE INFORMATION 7. 22" DEPTH VANITY CABINETRY
- 8. FINAL DESIGN BY OTHERS
- 9. HANDRAILS/GUARDRAILS: 36" (MIN.) HEIGHT WITH BALUSTERS AT 4" O.C. (MAX.), SEE NOTES FOR MORE INFORMATION

427 CHESTNUT STREET, SUITE 302

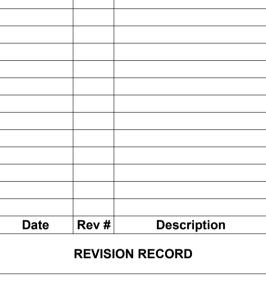


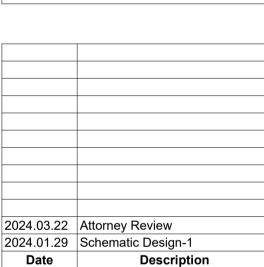
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NEW SINGLE FAMILY **DWELLING**

ISSUE FOR RECORD

FERNANDO **MICHELON**

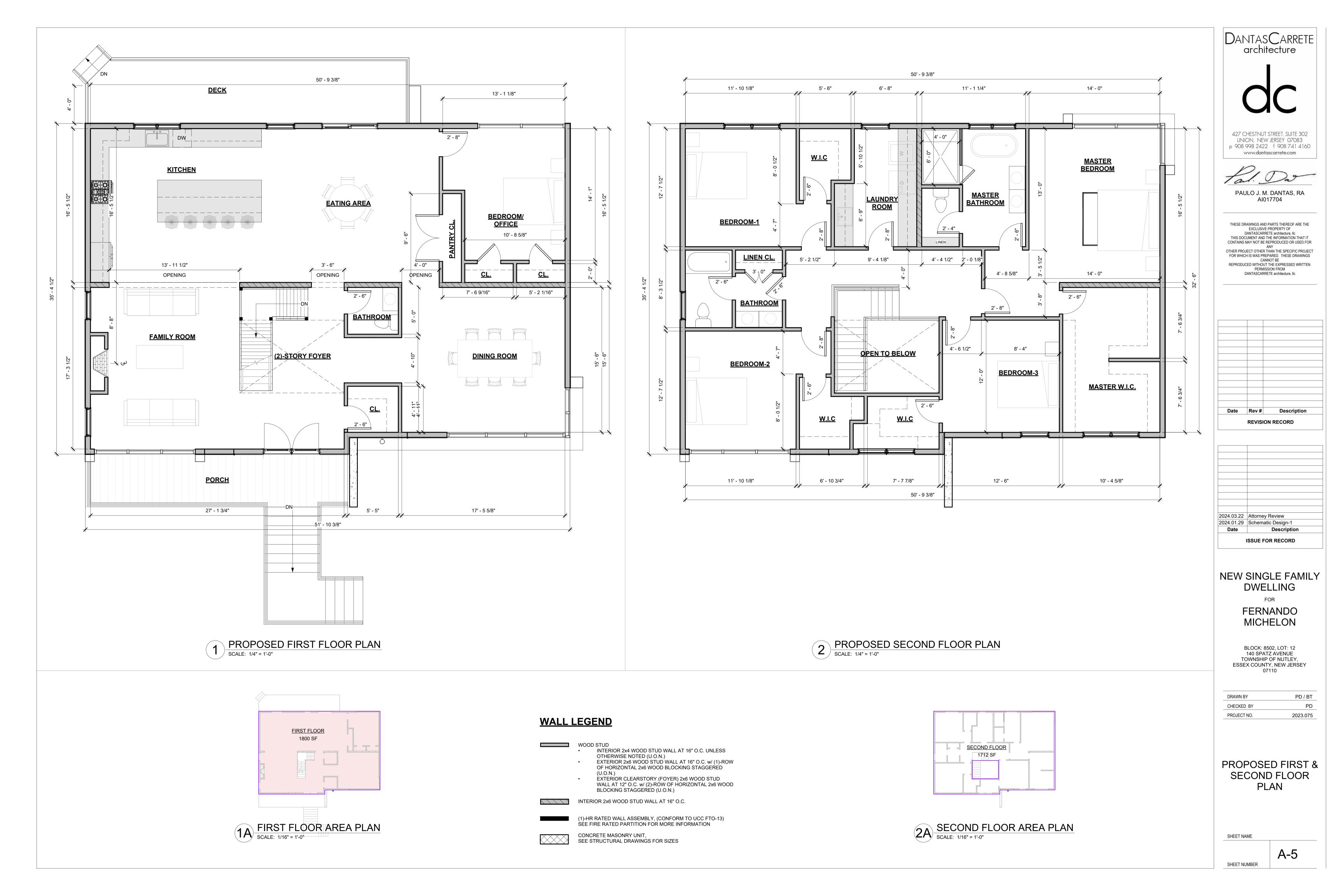
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PROPOSED **BASEMENT FLOOR PLANS**

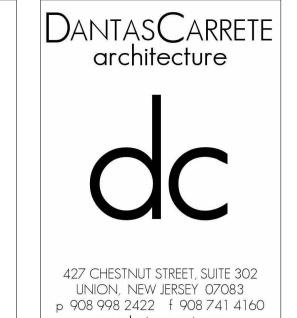
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A-3 SHEET NUMBER





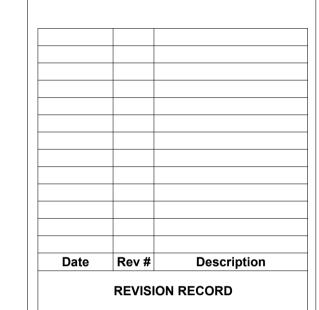


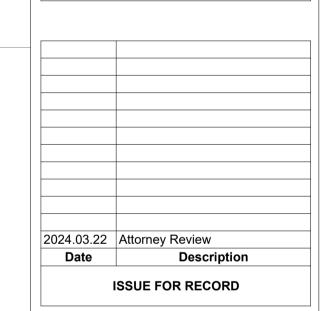




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NEW SINGLE FAMILY **DWELLING**

FOR **FERNANDO MICHELON**

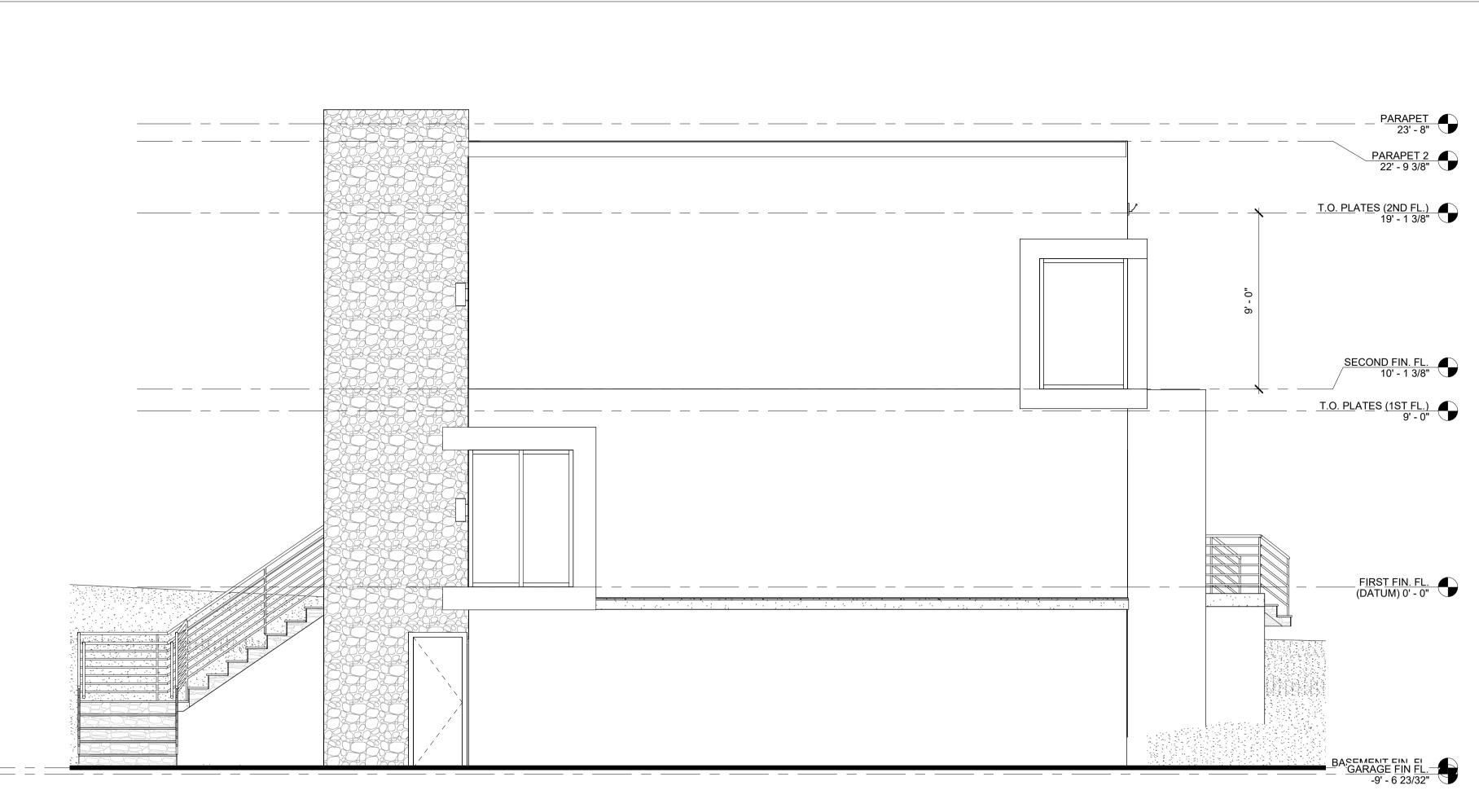
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FRONT & REAR **ELEVATIONS**

SHEET NAME

A-7 SHEET NUMBER













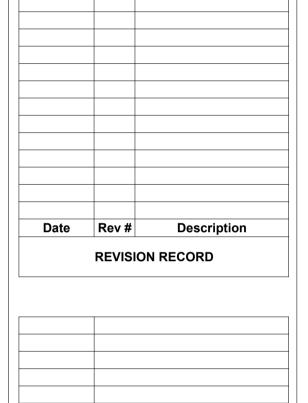
DANTAS CARRETE architecture

427 CHESTNUT STREET, SUITE 302 UNION, NEW JERSEY 07083 p 908 998 2422 f 908 741 4160 www.dantascarrete.com



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2024.03.22 Attorney Review ISSUE FOR RECORD

NEW SINGLE FAMILY DWELLING

FERNANDO **MICHELON**

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SIDE ELEVATIONS & RENDERINGS

SHEET NAME

A-8 SHEET NUMBER