



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

APPLICATION FOR LAND USE ACTION



To be completed by Township staff only

Date of Denial Letter 11/3/25

Application No. PB-25-00010

Application Fees \$500

Escrow Fees \$750

Date Filed 11/14/25

Reviewed for completeness DB

Hearing Date 12/3/25

1. SUBJECT PROPERTY

Location 382 Franklin Avenue

Zoning District B-3

Tax Map Page _____

Block 4400

Lot(s) 4

Page _____

Block _____

Lot(s) _____

Dimensions Frontage _____

Depth _____

Total Area _____

2. APPLICANT

Name Ballente Realty Associates, LLC

Address 127 S. Washington Avenue, Bergenfield, New Jersey 07621

Telephone Number 201-538-7968

Social Security No. 22-359-7075

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**)

Name	Mario Valente	Address	127 S. Washington Ave., Bergenfield	Interest	50%
Name	Pat Carabellese	Address	127 S. Washington Ave., Bergenfield,	Interest	50%
Name		Address		Interest	
Name		Address		Interest	
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: Vacant Land

6. **APPLICANT'S ATTORNEY**

Name: Thomas S. DiBiasi, Esq.

Address: 345 Centre Street

Telephone: 973-235-1414

Fax: _____

7. **APPLICANT'S ENGINEER**

Name: Michael J. Hubschman

Address: 263 S. Washington Avenue, Bergenfield, New Jersey 07621

Telephone: 201-384-5666

Fax: _____

8. **APPLICANT'S PLANNING CONSULTANT**

Name: John Bryjak, Architect

Address: 345 Boulevard, Suite 4, Hasbrouck Heights, New Jersey 07604

Telephone: 201-410-3465

Fax: _____

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: _____

Field of Expertise: _____

Address: _____

Telephone: _____ Fax: _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- ☐ Minor Subdivision Approval
- ☐ Subdivision Approval (Preliminary)
- ☐ Subdivision Approval (Final)

Number of lots to be created _____
(including remainder lot)

Number of dwelling units _____
(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. 40:550-67]
- ☐ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basis [N.J.S. 40:550-34]
- ☐ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:550-35]

12. VARIANCE INFORMATION

Sections of Ordinance from which a variance is requested: Chapter 700, Article v11,
section 700-40 D of the codes of Nutley.

13. WAIVERS

Waivers requested of development standards and/or submission requirements: [attach additional pages as needed] Any waivers granted from the original application.

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].

Mixed Use, Commercial/Residential.

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? N/A

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

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

	Yes	No	Date Plans Submitted
Nutley Municipal Utilities Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Essex County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Essex County Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2/14/2024</u>
Essex County Soil Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Not Submitted</u>
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
NJ Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Service Electric & Gas Company	<input type="checkbox"/>	<input checked="" 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.

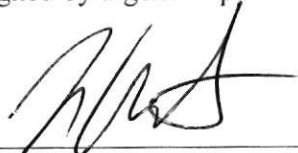
Quantity	Description of Item
_____	_____
_____	_____
_____	_____
_____	_____

CERTIFICATION OF APPLICANT

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

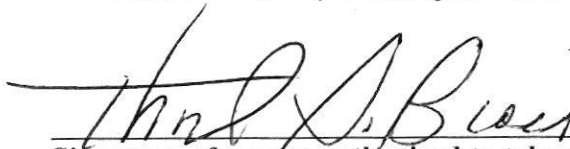
I, Ballente Realty Associates, LLC being duly sworn, hereby certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation 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 12 day of NOVEMBER 2025



Signature of person authorized to take oaths


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

CERTIFICATION OF APPLICANT

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

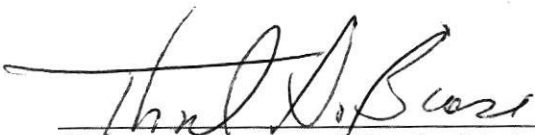
I, Ballente Realty Associates, LLC, being duly sworn, hereby certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the 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]



Owner/ Owner's Authorized
Officer or Representative

Subscribed and sworn to before me
This 12 day of NOV, 2025



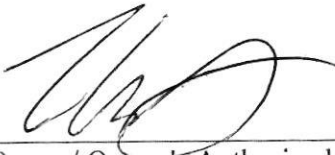
Signature of person authorized to take oaths
Thomas S. Di Biasi, Esq.
Attorney at Law
State of New Jersey

CERTIFICATION OF ESCROW

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

I, Ballente Realty Associates, LLC, understand that the sum of \$ _____ 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.

11/12/25
Date



Owner/ Owner's Authorized
Officer or Representative



THOMAS J. EVANS
*Director of Revenue and
Finance*

DAVID BERRY
*Construction Official
Zoning Official*

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT:

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

November 3, 2025

Mr. Thomas DiBiasi, Esq.
DiBiasi & Rinaldi LLC
345 Centre Street
Nutley, NJ 07110

**RE: AMENDED APPLICATION
CHANGE IN DWELLING UNIT SIZES FROM ORIGINAL APPROVAL
PROPOSED MIXED USE BUILDING
PRELIMINARY & FINAL SITE PLAN
382 Franklin Avenue
Block/Lot: 4400/4**

Dear Mr. DiBiasi,

Your request on behalf of your client, Ballente Realty Associates, LLC, to reduce the building footprint on the right side due to potential damage to the adjacent property during construction, as shown on architectural plans prepared by John Bryjak, Architect, LLC., dated August 1, 2024 and engineering plans prepared by Hubschman Engineering, P.A., dated August 19, 2025, requires approval by the Planning Board.

This property is located in a B-3 district as shown on the Nutley Zoning Map.

The Planning Board approved an application to construct a mixed-use building with variances and site plan approval on August 7, 2024.

Chapter 700, Article VII, Section 700-40 D of the Codes of Nutley states the minimum size of a one-bedroom unit shall be 925 square feet. A two-bedroom unit shall be a minimum of 1,175 square feet. There are three (3), two (2) bedroom units, units #1 and #3 are under 1,175 sf. *This was part of the approval of the Planning Board on August 7, 2024.*

Please see below for existing and proposed:

Building Footprint

- **Approved Footprint:** 1,882 sq ft
- **Proposed Footprint (including second-floor cantilever):** 1,735 sq ft

Ground Floor

- **Retail Space (Approved):** 1,534 sq ft
- **Retail space (proposed):** 1401 sq ft

Residential Units

Unit Approved SF Proposed SF Change

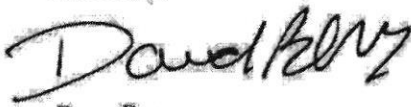
Apt #1	1,021 sq ft	931 sq ft	-90 sq ft
Apt #2	1,228 sq ft	1,112 sq ft	-116 sq ft
Apt #3	1,151 sq ft	1,125 sq ft	-26 sq ft

A non-refundable filing fee of \$500 is required for the variances plus an escrow fee of \$750 for professional review. Additional fees for professional review may be required by the Planning Board in accordance with the Township Escrow Ordinance. If a special meeting is granted, a fee of \$800.00 is required at that time: **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 Planning Board can be obtained from Jessica Liebold, jliebold@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.

Sincerely,



Dave Berry
Zoning Official



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 4400-4
BALLENTRE REALTY ASSOCIATES, LLC
382 FRANKLIN AVENUE

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

Block-Lot: 4401-1

NJ BELL TELEPHONE C/O DUFF & PHELPS
P.O. BOX 2749
ADDISON, TX 75001
RE: 396 FRANKLIN AVENUE

Block-Lot: 4401-14

VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 30 WARREN STREET

Block-Lot: 4400-2

UNITED STATES POST OFFICE
370 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 370 FRANKLIN AVENUE

Block-Lot: 4602-20

371 FRANKLIN AVENUE NUTLEY LLC
1 CORPORATE DR
WAYNE, NJ 07470
RE: 367 FRANKLIN AVENUE

Block-Lot: 4400-5

386 FRANKLIN REALTY, LLC
386 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 386-388 FRANKLIN AVENUE

Block-Lot: 4400-6

VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 17 WARREN STREET

Block-Lot: 4400-3

BAB3TMN2L LLC
378 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 378 FRANKLIN AVENUE

Block-Lot: 4602-18

VINTOM LLC,
437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 389 FRANKLIN AVENUE

Block-Lot: 4401-6

VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 34 WARREN STREET

Block-Lot: 4602-16

VINTOM LLC,
437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 395-401 FRANKLIN AVENUE

Block-Lot: 4602-17

VINTOM LLC,
437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 393 FRANKLIN AVENUE

Block-Lot: 4602-19

SPENCER SAVINGS BANK, SLA
611 RIVER DR # 3
ELMWOOD PARK, NJ 07407
RE: 381 FRANKLIN 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 – 6th Floor
Newark, NJ 07102

(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307



AREA MAP--PUBLIC ENTRANCES/EXITS WITHIN 400' OF THE SITE

SCALE: 1"=100'

PROPERTY OWNERS WITHIN 200' RADIUS

Block-Lot: 4401-1
NJ BELL TELEPHONE C/O DUFF & PHELPS
P.O. BOX 2749
ADDISON, TX 75001
RE: 396 FRANKLIN AVENUE

Block-Lot: 4602-18
VINTOM LLC,
437 FRANKLIN AVE.
NUTLEY, NJ 07110
RE: 389 FRANKLIN AVENUE

Block-Lot: 4401-14
VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 30 WARREN STREET

Block-Lot: 4400-2
UNITED STATES POST OFFICE
370 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 370 FRANKLIN AVENUE

Block-Lot: 4602-20
371 FRANKLIN AVENUE NUTLEY LLC,
1 CORPORATE DR
WAYNE, NJ 07470
RE: 367 FRANKLIN AVENUE

Block-Lot: 4400-5
386 FRANKLIN REALTY, LLC
386 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 386-388 FRANKLIN AVENUE

Block-Lot: 4400-6
VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 17 WARREN STREET

Block-Lot: 4400-3
BAB3TMN2L LLC
378 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 378 FRANKLIN AVENUE

Block-Lot: 4401-6
VILLAGE MANOR ASSOCIATES
P.O. BOX 807
HACKENSACK, NJ 07601
RE: 34 WARREN STREET

Block-Lot: 4602-16
VINTOM LLC,
437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 370 FRANKLIN AVENUE

Block-Lot: 4602-17
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437 FRANKLIN AVE
NUTLEY, NJ 07110
RE: 393 FRANKLIN AVENUE

Block-Lot: 4602-19
SPENCER SAVINGS BANK, SLA
611 RIVER DR # 3
ELMWOOD PARK, NJ 07407
RE: 381 FRANKLIN AVENUE

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

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

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1 F.A. Orechio Drive
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60 Nelson Place - 6th Floor
Newark, NJ 07102

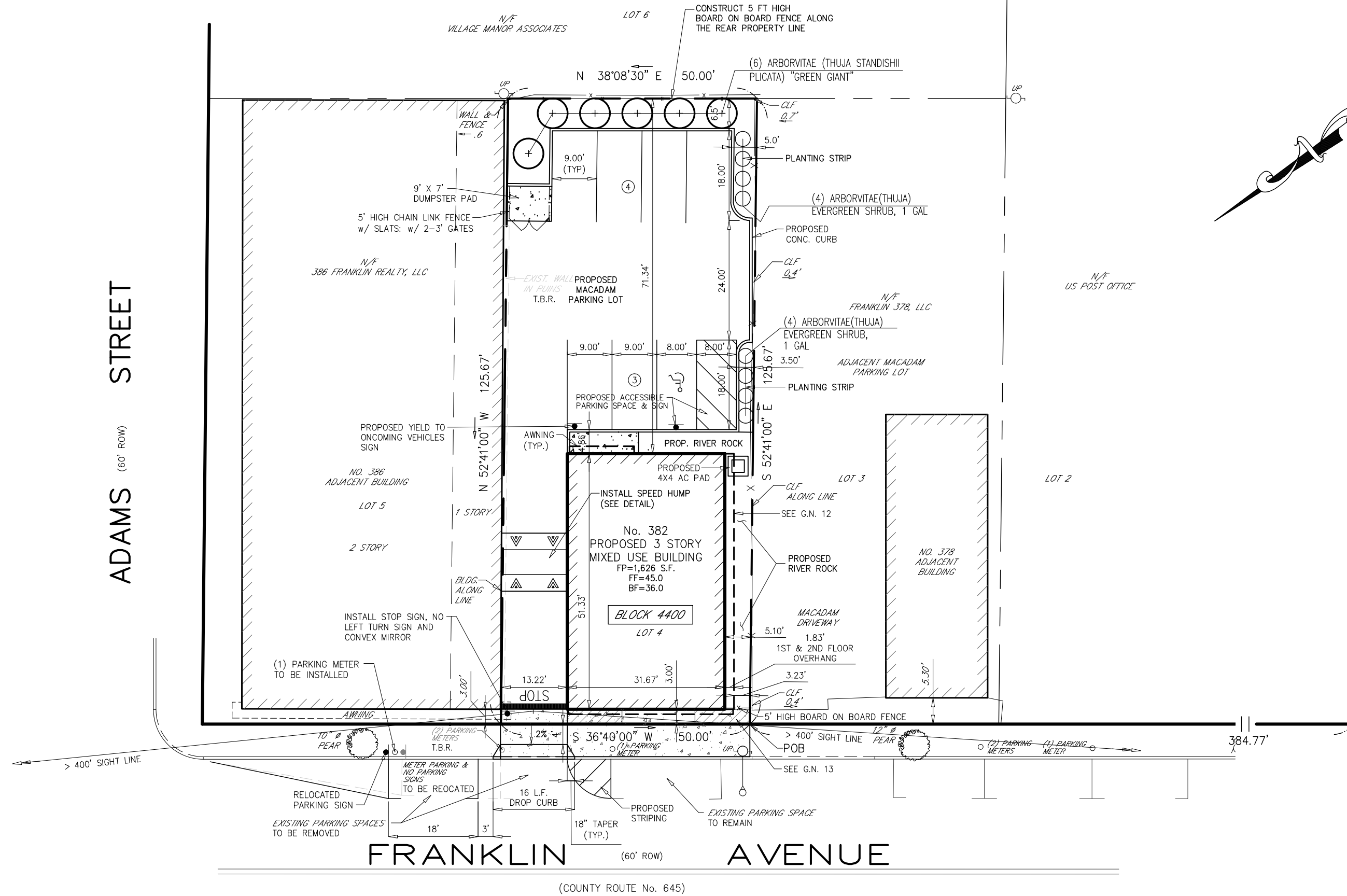
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Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

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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



GENERAL NOTES

- TOTAL LOT AREA = 6,283.10 S.F. (0.144 ACRES.)
- ELEVATION BASED ON NGVD 1929.
- LOCATION OF UTILITIES BASED ON FIELD MARKOUT BY UTILITY COMPANIES.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DETERIORATED CURBING FRONTING THE SITE ALONG FRANKLIN AVE. TO BE REPLACED. THE COUNTY'S INSPECTOR SHALL BE THE DETERMINING AUTHORITY.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. THE PROCEDURE UTILIZED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ALL SETTLEMENT.
- THERE ARE NO TREES EXISTING ON THE SITE.
- THERE ARE NO DEED EASEMENTS, DEED RESTRICTIONS OR COVENANTS OF RECORD.
- A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG FRANKLIN AVENUE.
- ALL WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.
- ALL LIGHTING FIXTURES SHALL BE SHIELDED SO AS TO PREVENT ANY SPILLOVER TO NEIGHBORING PROPERTIES AND SHALL USE KELVIN RANGES OF 2700 TO 3000.
- THE SOUTH BUILDING FACADE WALL FACING NORTHBOUND TRAFFIC ON FRANKLIN AVENUE SHALL BE REDESIGNED INCLUSIVE OF BREAKUP PANELS AND OTHER ARCHITECTURAL AMENITIES AND DESIGNS TO BREAK UP THE BUILDING'S VIEW AS APPROVED BY THE TOWNSHIP PLANNER.
- THE APPLICANT SHALL INSTALL A LANDSCAPE BUFFER WITH DECORATIVE PLANTERS IN FRONT OF THE BUILDING NO MORE THAN 30 INCHES HIGH SO THAT PEDESTRIANS CAN BE BETTER SEEN FROM VEHICLES EXITING THE DRIVEWAY AND APPLICANT SHALL ADD MATURE TREES AS APPROVED BY THE TOWNSHIP FORESTER.

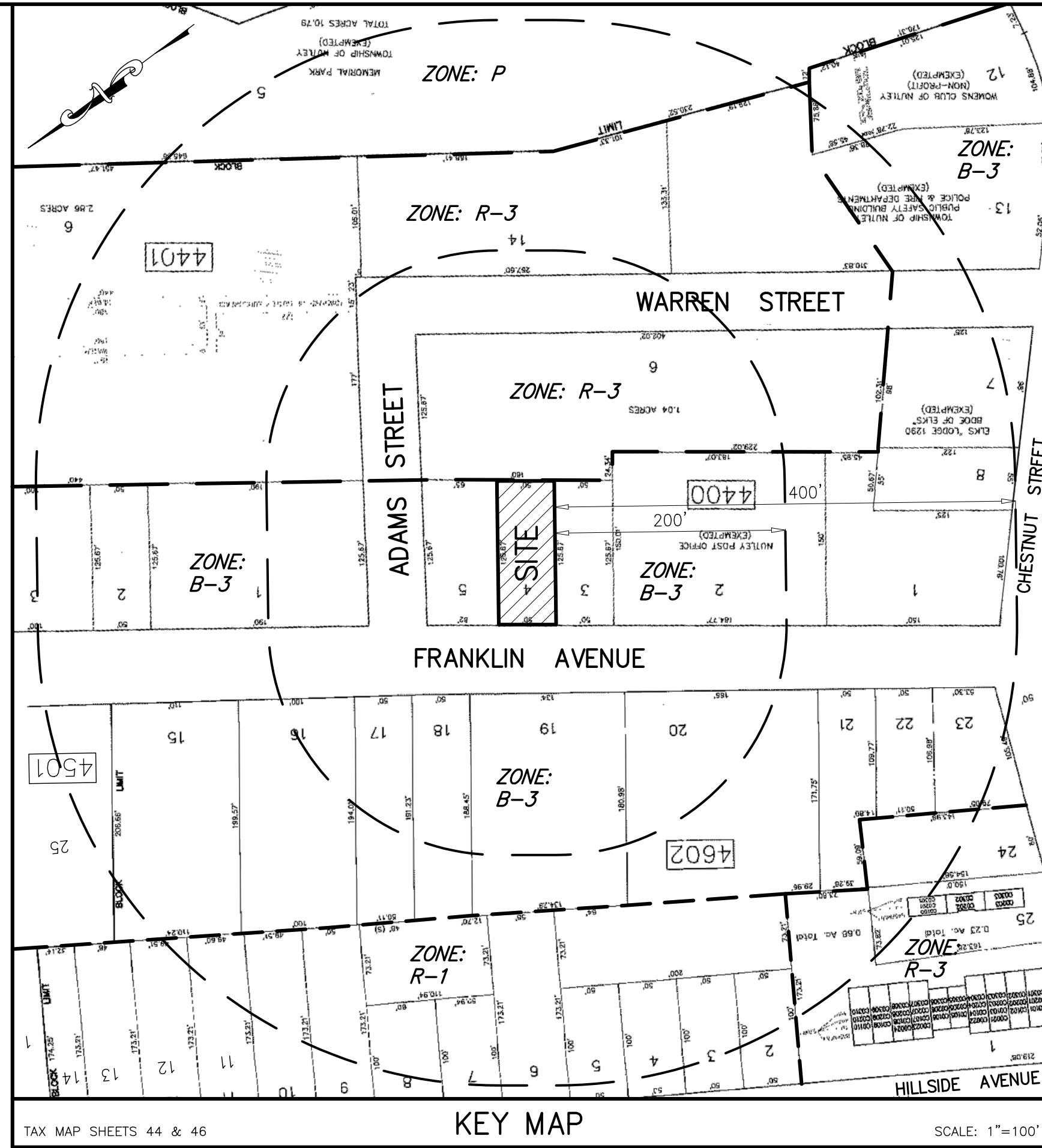
CHESTNUT STREET (60' ROW)

ADAMS STREET (60' ROW)

WARREN STREET

FRANKLIN AVENUE

HILLSIDE AVENUE



KEY MAP

SCALE: 1"=100'

MIN. NON-RESIDENTIAL FLOOR AREA CALC'S

TENANT = 1,401 S.F.
TOTAL = 1,401 S.F./1,720 S.F. = 81.45%

RESIDENTIAL FLOOR AREA CALC'S

UNIT 1 = 931 S.F. *
UNIT 2 = 1,112 S.F. *
UNIT 3 = 1,125 S.F. *

* VARIANCE REQUIRED

DENSITY CALC'S

DENSITY = 3 UNITS/0.144 = 20.80%

PROPOSED LOT COVERAGE CALC'S

FOOTPRINT = 1,626 S.F.
2ND FL. OVERHANG = 94 S.F.
AWNINGS = 53 S.F.
TOTAL = 1,773 S.F./6,283.10 S.F. = 28.22%

PROPOSED IMPERVIOUS COVERAGE CALC'S

BUILDING COVERAGE = 1,773 S.F.
PARKING & DRIVEWAY = 3,432 S.F.
DUMPSTER PAD = 63 S.F.
FRONT WALK = 29 S.F.
REAR WALKS = 41 S.F.
A/C UNITS = 53 S.F.
TOTAL = 5,391 S.F./6,283.10 S.F. = 85.80%

ZONING NOTES

ZONE B-3 PROPOSED MIXED USE COMMERCIAL/RESIDENTIAL		REQUIREMENT	PROVIDED
MIN. LOT AREA		3,000 S.F.	6,283.10 S.F.
MIN. LOT WIDTH		50.00 FT.	50.00 FT.
MIN. LOT DEPTH		100 FT.	125.67 FT.
MAX. DENSITY (DU/AC.)		24	20.80
MIN. FRONT YARD		3 FT.	3.00 FT.
MIN. REAR YARD		30 FT.	71.34 FT.
MIN. SIDE YARD		0 FT.	3.23 FT.
MIN. TOTAL SIDE YARD		4 FT.	13.22 FT.
MAX. BLDG. HEIGHT		3 STY.	3 STY.
MAX. BLDG. HEIGHT		40 FT.	35.71 FT.
MAX. LOT COVERAGE		50%	28.22%
MAX. IMPERVIOUS COVERAGE		90%	85.80%
ORD. 700-40(C) MIN. NON-RES. FF		30%	81.45%
ORD. 700-40(D) MIN. AREA 2BR.		1,175 S.F.	931 S.F. *
ORD. 700-91 MIN. PARKING		7 SPACES	7 SPACES
MIN. SIDE YARD PARKING		5 FT.	5.00 FT.
MIN. REAR YARD PARKING		5 FT.	6.50 FT.
ORD. 700-98 BUFFER FOR PARKING AREAS		6 FT.	6.00 FT.

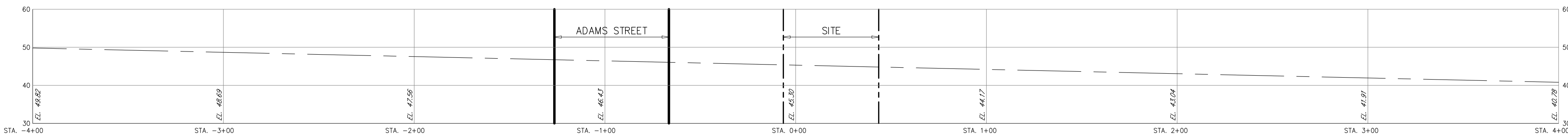
* VARIANCE REQUIRED

PARKING NOTES

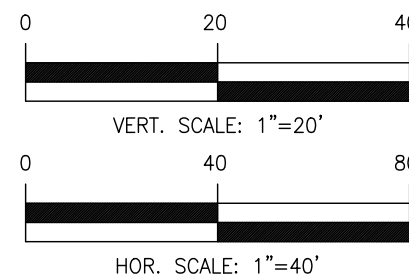
SERVICE/RETAIL ON 1ST. FLOOR - NO SPACES REQ'D
3-2 BEDROOM APTS. 3 x 2.3 SP./UNIT = 7 SPACES REQ'D/7 PROVIDED

REFERENCES

- DEED BOOK 5895, PG. 835
- DEED BOOK 4306, PG. 524
- BOROUGH OF DEMAREST TAX MAP.



SITELINE PROFILE (FRANKLIN AVENUE)



APPROVALS

NUTLEY PLANNING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

SITE PLAN

LOT 4 PROPOSED MIXED USE BUILDING BLOCK 4400
No. 382 FRANKLIN AVE.
TOWNSHIP OF NUTLEY ESSEX COUNTY NEW JERSEY
APPLICANT: BALLENTINE REALTY
127 S. WASHINGTON AVENUE
BERGENFIELD, NJ 07621

DRAWN BY: N.M.
CHKD BY: M.H.
SCALE: 1"=20'
DRAWING NO. 3673-1
REV. 5
HUBSCHMAN ENGINEERING, P.A.
ENGINEERS - PLANNERS - SURVEYORS
263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621
201-384-5666

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J.P.E. NO. 37206

4-17-23
DATE

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

4-17-23
DATE

ADAMS STREET (60' ROW)

STREET

(60' ROW)

ADAMS STREET (60' ROW)

STREET

(60' ROW)

ADAMS STREET (60' ROW)

STREET

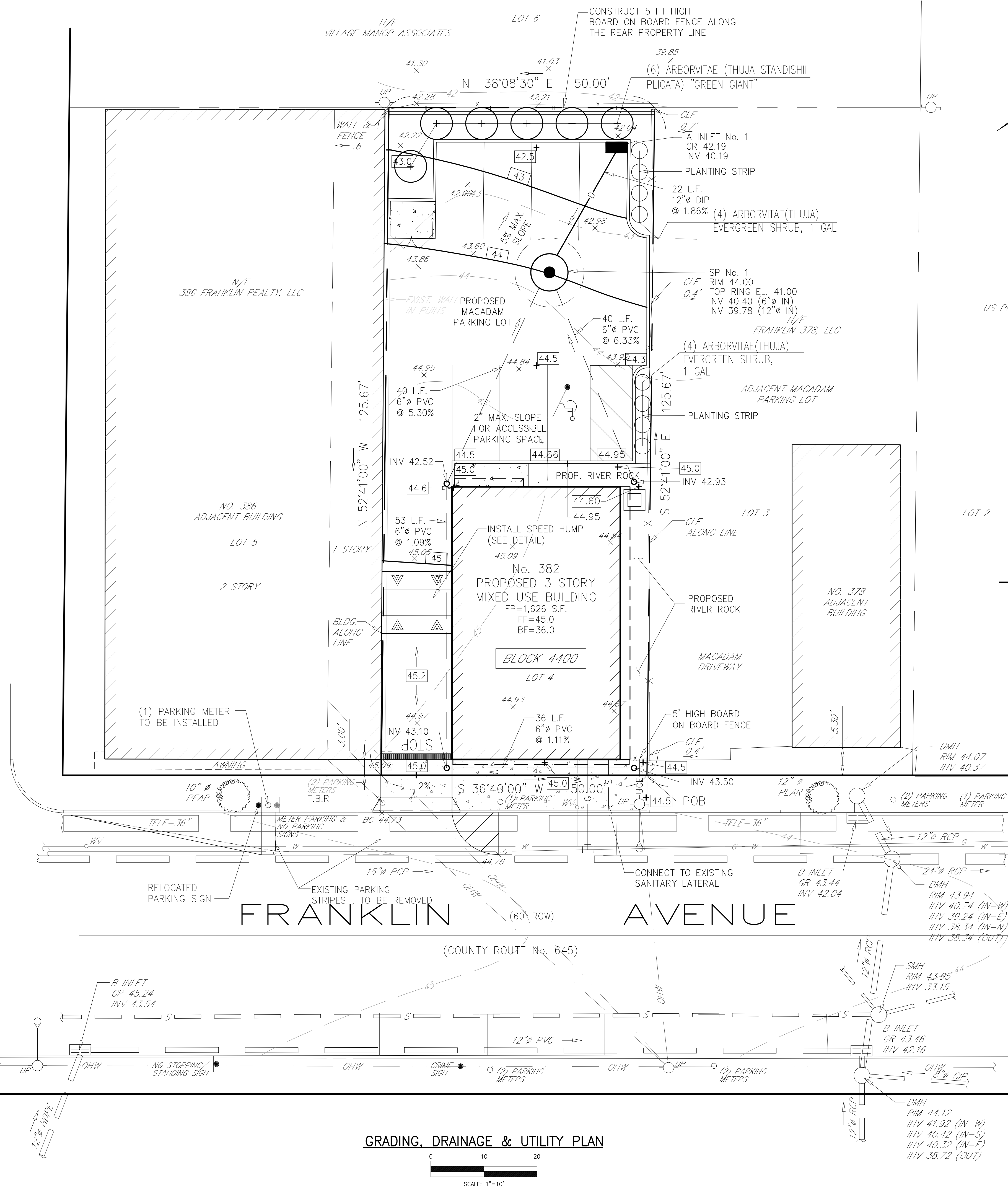
(60' ROW)

ADAMS STREET (60' ROW)

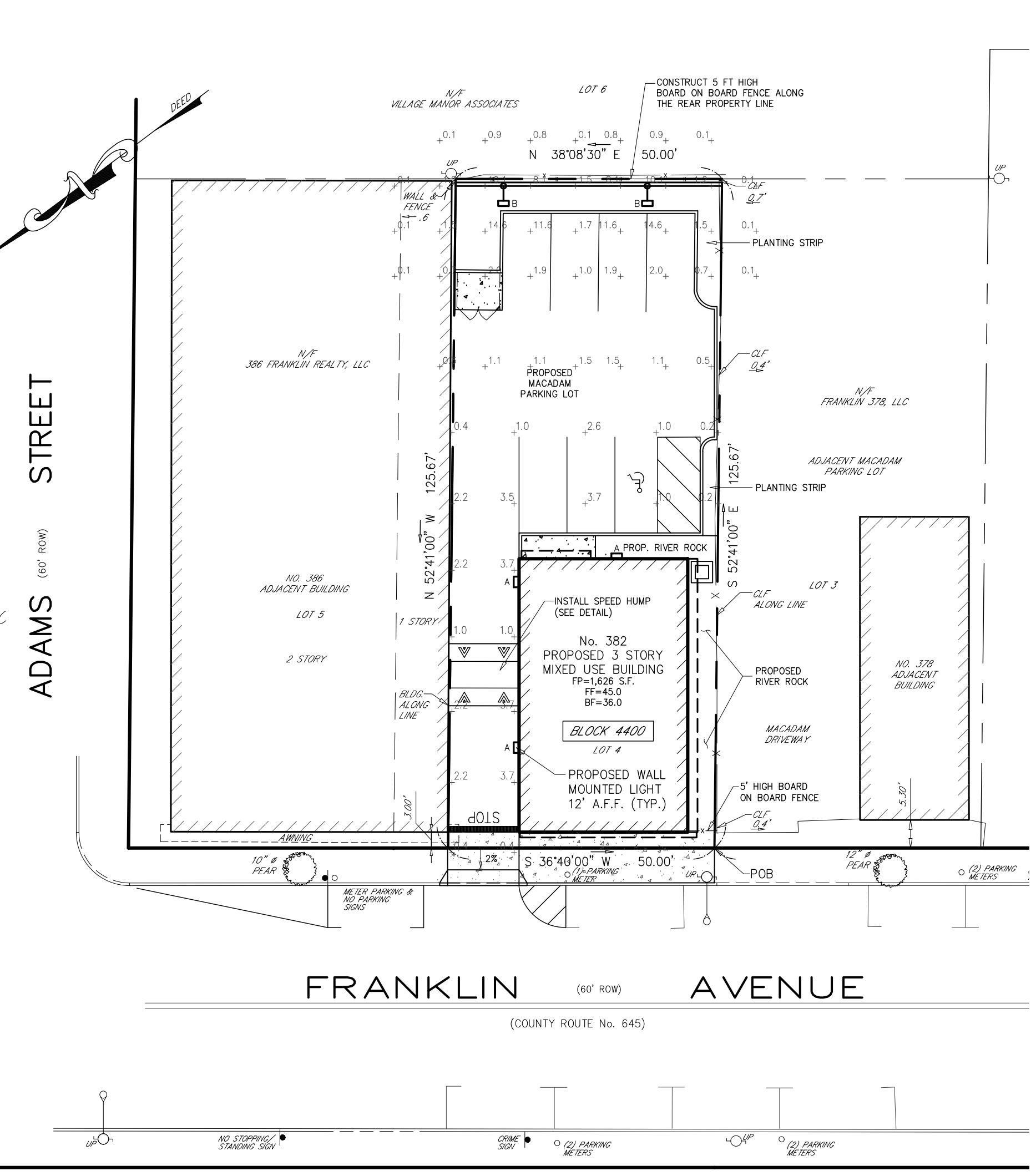
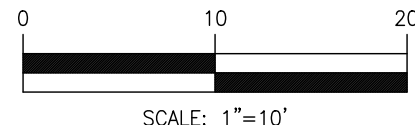
STREET

(60' ROW)

ADAMS STREET (60' ROW)



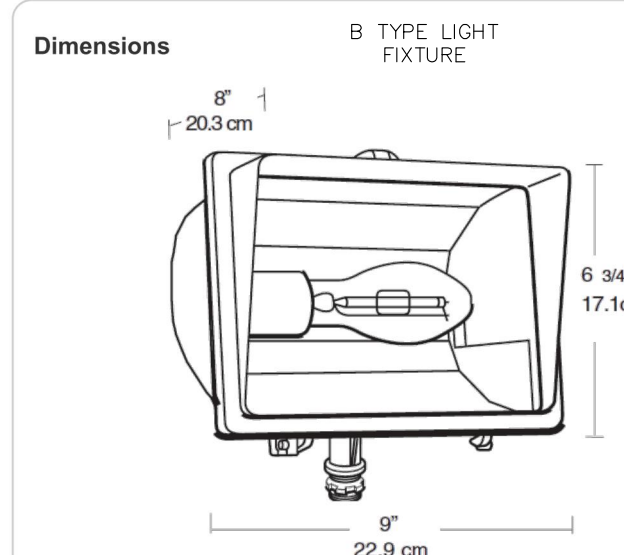
GRADING, DRAINAGE & UTILITY PLAN



LIGHTING PLAN



- NOTES:
- * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
 - * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 - * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
 - * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
 - * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
 - * The landscape material shown herein is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
 - * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
 - * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



- Features
- Easy clip for tool-less relamping with Vandal proof screw capability
 - Integra hood glare shield for friendly lighting when property aimed
 - Silicone gasket stays in place for durable weatherproofing & easy relamping
 - Precision die cast aluminum housing with durable polyester powder coating
 - Variable beam spread with 2 position adjustable socket
 - Long life lamp included
 - Mounting arm with sturdy locking teeth & internal gasket

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
A	3	SLIM18N	SINGLE	1855	1.000	WALL MOUNT	20	20	200
B	2	FF50	TWIN	4000	1.000	POLE MOUNT	50	50	200

NO	REVISIONS	DATE	BY	CHKD
3	REDUCE FOOTPRINT BY 5 FT. ON SOUTH	8-19-25	Y.R.	M.J.H.
2	ESSEX COUNTY LETTER 10-23-24/RESOLUTION COMMENTS	5-15-25	B.W.	M.J.H.
1	SHOW PARKING METER AND SIGN RELOCATED	12-30-24	N.M.	M.J.H.

GRADING, DRAINAGE & UTILITY PLAN;
LIGHTING PLAN

LOT 4 PROPOSED MIXED USE BUILDING BLOCK 4400
No. 382 FRANKLIN AVE.

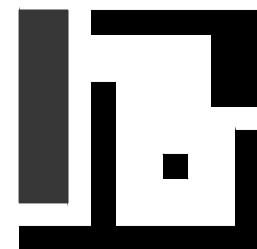
TOWNSHIP OF NUTLEY ESSEX COUNTY NEW JERSEY

APPLICANT: BALLENTINE REALTY
127 S. WASHINGTON AVENUE
BERGENFIELD, NJ 07621

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200

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DRAWN BY: PS
CHKD BY: MJH
SCALE: AS SHOWN
DRAWING NO. 3673-2
REV. 3



JOHN BRYJAK
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N.J. Professional Planner
LIC. # 33LI00632800

BUILDING AREAS:

1ST FLOOR:	
- Tenant Space	1,401
- D. U. Entry	115
- Basement Entry	27
TOTAL	1,543 ft²
2ND FLOOR:	
- Dwelling Unit 1	931
- Dwelling Unit 2	520
- Dwelling Unit 3	60
- Corridor	126
TOTAL	1,637 ft²
3RD FLOOR:	
- Dwelling Unit 2	592
- Dwelling Unit 3	1,065
TOTAL	1,657 ft²
TOTAL AREA: 4,837 ft²	

PROJECT:

NEW MIXED USE BUILDING FOR
BALLENTÉ REALTY CO., LLC
382 FRANKLIN AVENUE
BLOCK 4400, LOT 4
NUTLEY, NJ

SHEET NAME:

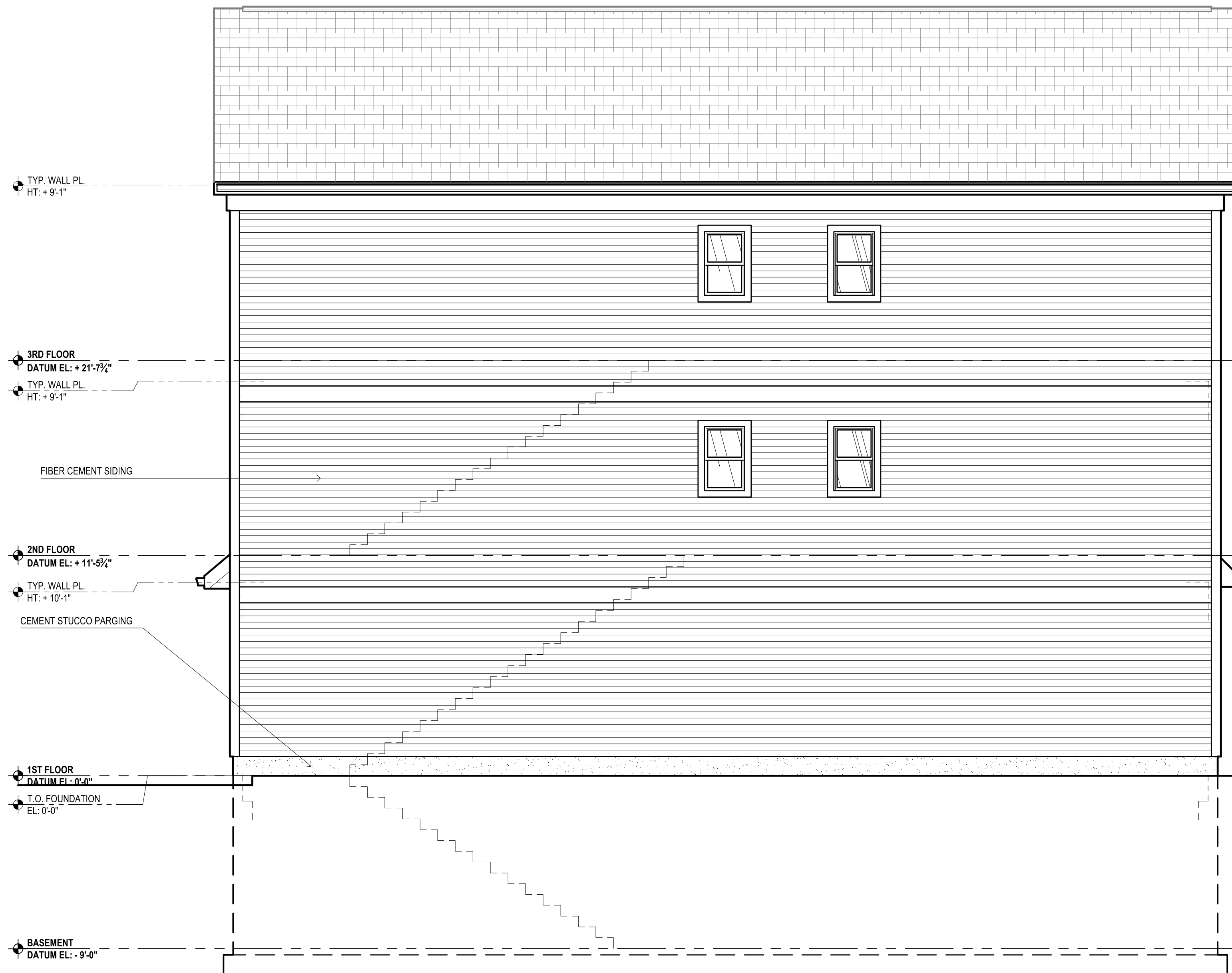
ELEVATIONS

SEAL & SIGNATURE:	DATE:	10.1.2025
	PROJECT:	18C-129
	DRAWN:	JB
	CHECKED:	JB
SHEET NO.:		

John Bryjak
John Bryjak, R.A., F.A.S.C.A.R.B.
N.J. LIC. # 21A101743300
N.Y. LIC. # 041473

A1.1

SCALE: 1/4" = 1'-0"
SHEET NO: 1 of 5



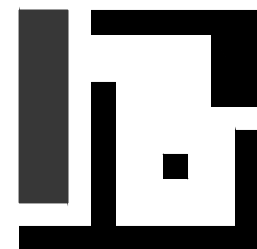
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION (FACING FRANKLIN AVENUE)

SCALE: 1/4" = 1'-0"



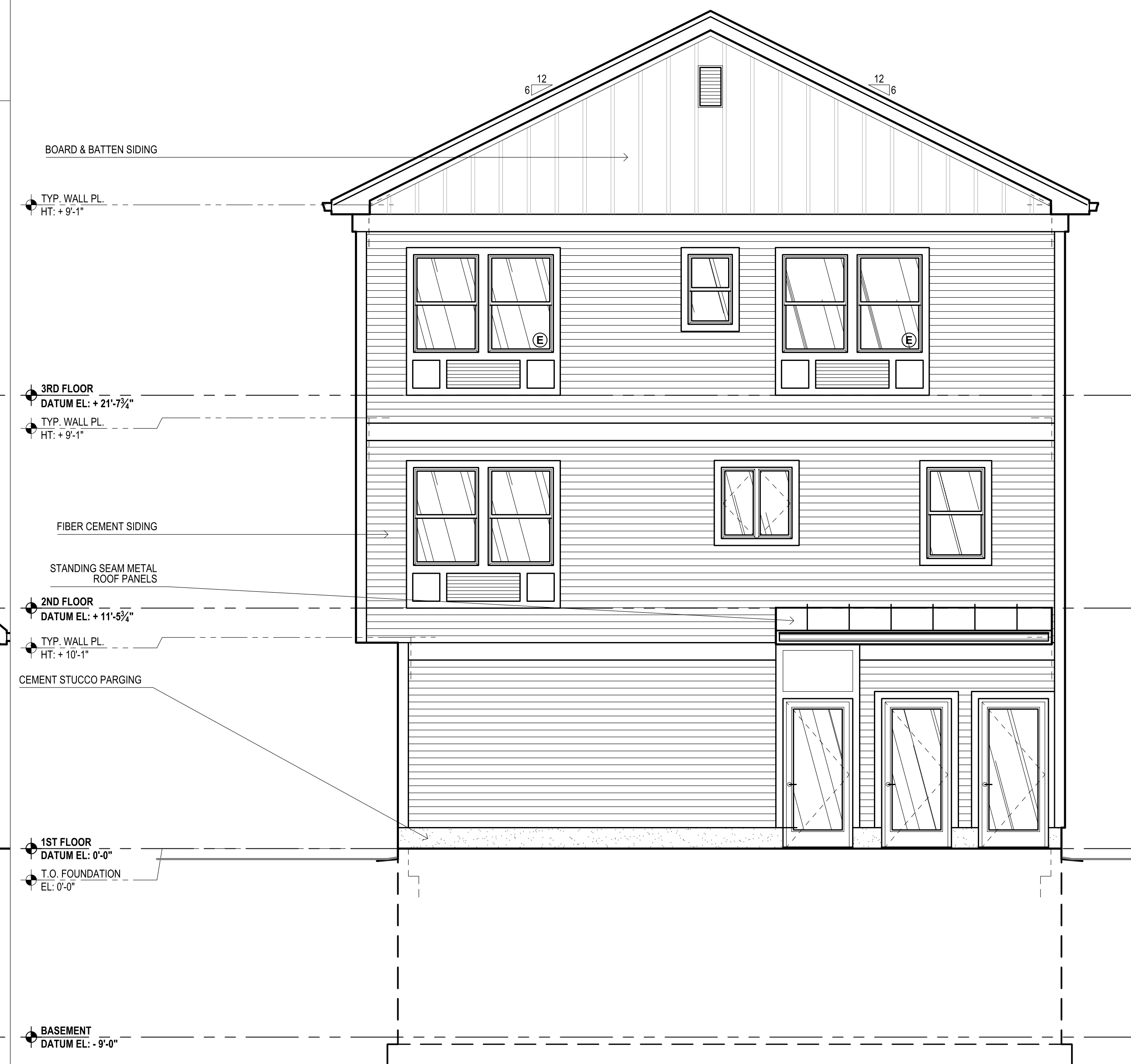
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1

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2

EAST ELEVATION (FACING PARKING LOT)

SCALE: 1/4" = 1'-0"

PROJECT:

NEW MIXED USE BUILDING FOR
BALLENTINE REALTY CO., LLC
382 FRANKLIN AVENUE
BLOCK 4400, LOT 4
NUTLEY, NJ

SHEET NAME:

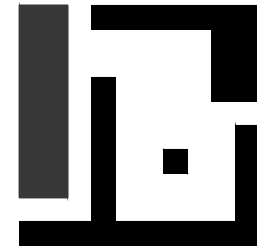
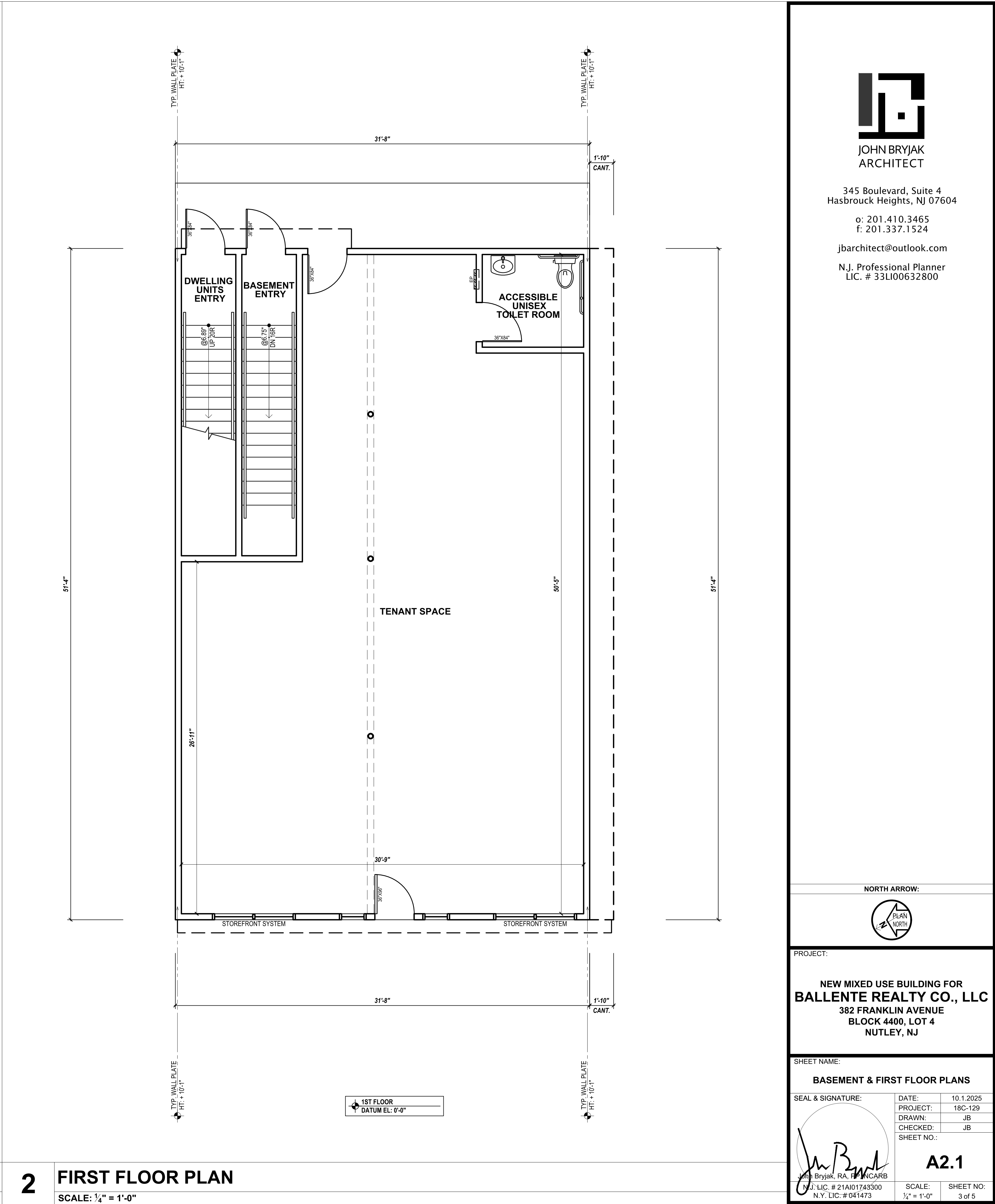
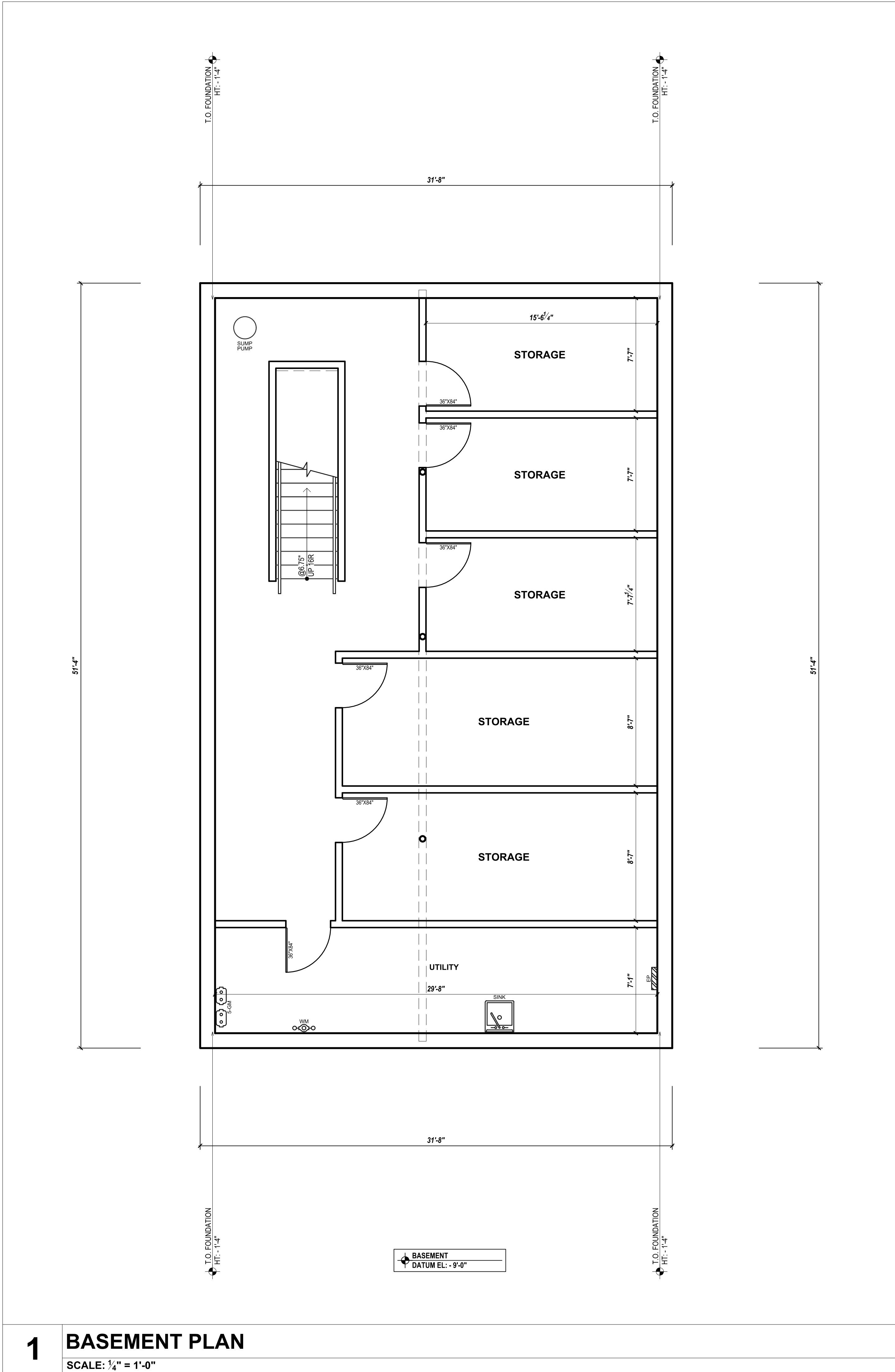
ELEVATIONS

SEAL & SIGNATURE:	DATE:	10.1.2025
	PROJECT:	18C-129
	DRAWN:	JB
	CHECKED:	JB
SHEET NO.:		

John Bryjak, R.A., F.N.C.A.R.B.
N.J. LIC. # 21AI01743300
N.Y. LIC. # 041473

A1.2

SCALE: 1/4" = 1'-0"
SHEET NO: 2 of 5



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NORTH ARROW:



PROJECT:

NEW MIXED USE BUILDING FOR
BALLENTRE REALTY CO., LLC
382 FRANKLIN AVENUE
BLOCK 4400, LOT 4
NUTLEY, NJ

SHEET NAME:

BASEMENT & FIRST FLOOR PLANS

SEAL & SIGNATURE:

DRAWN:

CHECKED:

SHEET NO.:

DATE:

PROJECT:

DRAWN:

CHECKED:

SHEET NO.:

A2.1

John Bryjak, R.A., F.I.C.A.R.B.

N.J. LIC. # 21A101743300

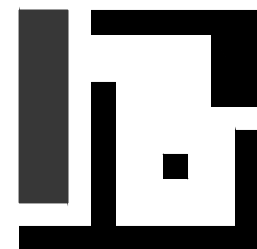
N.Y. LIC. # 041473

SCALE:

1/4" = 1'-0"

SHEET NO:

3 of 5



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NORTH ARROW:



PROJECT:

NEW MIXED USE BUILDING FOR
BALLENTRE REALTY CO., LLC
382 FRANKLIN AVENUE
BLOCK 4400, LOT 4
NUTLEY, NJ

SHEET NAME:

SECOND & THIRD FLOOR PLANS

SEAL & SIGNATURE:

DATE:

10.1.2025

DRAWN:

18C-129

CHECKED:

JB

SHEET NO.:

JB

John Bryjak, RA, F.A.S.A.
N.J. LIC. # 21A101743300
N.Y. LIC. # 041473

A2.2

SCALE:

1/4" = 1'-0"

SHEET NO:

4 of 5

1

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2

THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

These drawings may not be modified, sold or otherwise distributed except that these drawings may be used solely by the Owner or Contractors of the indicated project for the purpose of constructing the indicated project in accordance with the Terms of Contract. No party may create derivative work based on information provided within these drawings in whole or in part. These drawings and specifications are instruments of service and are a sole property of John Bryjak, Architect, LLC - copying either in part or its entirety is strictly prohibited.



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1

BUILDING ELEVATIONS ALONG FRANKLIN AVENUE

SCALE: $\frac{3}{32}'' = 1'-0''$

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PROJECT:

NEW MIXED USE BUILDING FOR
BALLENTÉ REALTY CO., LLC
382 FRANKLIN AVENUE
BLOCK 4400, LOT 4
NUTLEY, NJ

SHEET NAME:

BUILDING ELEVATIONS

SEAL & SIGNATURE:	DATE:	10.1.2025
	PROJECT:	18C-129
	DRAWN:	JB
	CHECKED:	JB
	SHEET NO.:	

John Bryjak
John Bryjak, R.A., F.A.S.C.A.R.B.
N.J. LIC. # 21AI01743300
N.Y. LIC. # 041473

A3.1

SCALE:	SHEET NO:
AS NOTED	5 of 5