

**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

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 Michelin 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 manTerra 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:

	<u>Required</u>	<u>Proposed</u>
Lot Depth	100'	80'
Rear Yard	30'	15.6'
Lot Coverage (including exterior stairway)	35%	36%
Stories	2 1/2	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.

<b>Setback Requirements</b>	<b>Decks and Patios &lt;30 Inches in Height</b>	<b>Decks and Patios &gt;30 Inches in Height</b>
<b>Rear Yard (ft)</b>	<b>24'</b>	<b>13.1'</b>

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.

<u>Required</u>	<u>Proposed</u>
18'	20'

Page 2  
140 Spatz Avenue  
New Single-Family Dwelling

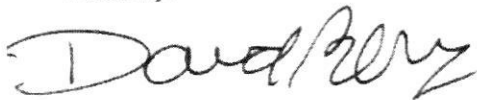
**\*\* At this point, I am not citing a height variance, with the Zoning Board submission provided a plan detail indicating the proposed building does not exceed the 30' maximum. Chapter 700, Article III, Section 700-3 of the Codes of Nutley states the definition of the height of building is the vertical 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](mailto: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

Docket No: ZBA - 24 - 0023

TO ALL APPLICANTS: This application form is designed to obtain from you information necessary for the processing of your application by the Zoning Board of Adjustment.

Application Fee: \$ 175 (on denial letter)

Date of Denial Letter: 9/18/25

### Section I: SUBJECT PROPERTY

Address: 140 Spatz Avenue

Block: 8502 Lot: 12 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5,000 sq.ft.</u>	<u>6,240 sq.ft.</u>
Lot Width	<u>50'</u>	<u>78'</u>
Lot Depth	<u>100'</u>	<u>80'</u>
Front Yard	<u>25'</u>	<u>25'</u>
Side Yard	<u>6'</u>	<u>9'</u>
Rear Yard	<u>30'</u>	<u>15.6'</u>
Other	<u></u>	<u></u>

### Section II: APPLICANT INFORMATION

Name: Fernando Michelson

Address: 10-12 Hedden Place  
East Orange, NJ 07017

Telephone: 201-306-5845

Email Address: Fernando@udesignfabricators.com

Applicant is a:

Corporation  Partnership  LLC  Individual xxx

If the owner is not the applicant, the following must be provided:

Owner Name: Same

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. NOT APPLICABLE

Name: \_\_\_\_\_

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

Interest: \_\_\_\_\_

Name: \_\_\_\_\_

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

Interest: \_\_\_\_\_

Name: \_\_\_\_\_

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

Interest: \_\_\_\_\_

**Section IV: PROPERTY INFORMATION**

	Existing	Proposed
Total existing and total proposed dwelling units	<u>0</u>	<u>1</u>
Total existing and total proposed professional offices	<u>N/A</u>	<u>N/A</u>
Total existing and total proposed parking spaces	<u>0</u>	<u>4</u>

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: \_\_\_\_\_



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 Zoning 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





**Nutley**  
*Parcel Offset List*

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**Target Parcel(s):** Block-Lot: 8502-12  
MICHELON, FERNANDO  
140 SPATZ AVENUE

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

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**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 DIPAULO-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

**Block-Lot: 8100-10**

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

## 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

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 Michelin ("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:

	<u>Required</u>	<u>Proposed</u>
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:

1. 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

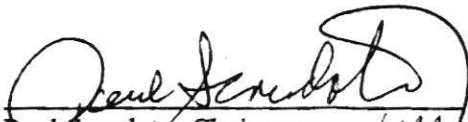
c (bulk)     d (use) variance(s)     site plan approval     appeal  
other: \_\_\_\_\_


Applicant: MR FERNANDO MICHELON

Property: 140 SPATZ AVENUE


Block 8502 Lot 12

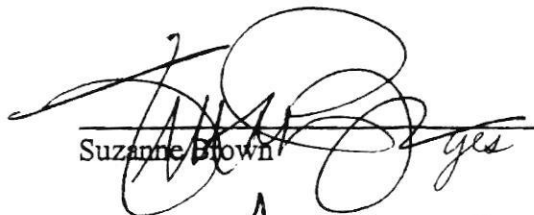
AND BE IT FURTHER RESOLVED the Construction Code Official is hereby directed to issue a permit in accordance with this decision.


  
Paul Scrudato, Chairman *yes*

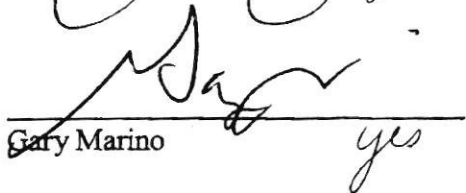
  
Frank Graziano, Vice Chairman *yes*

\_\_\_\_\_  
Thomas Da Costa Lobo, Secretary

  
Ralph Pastore *yes*

  
Suzanne Brown *yes*

  
Serge Demerjian *yes*

  
Gary Marino *yes*

  
Mary Ryder (1<sup>st</sup> Alternate) *yes*

\_\_\_\_\_  
Louis Fusaro (2<sup>nd</sup> Alternate)

Prepared By: Diana Powell McGovern  
Diana Powell McGovern, Esq.

Memorialized: Sept. 22, 2014

Zoning Board of Adjustment

Address: 140 Spatz Avenue

Block 8502 Lot 12

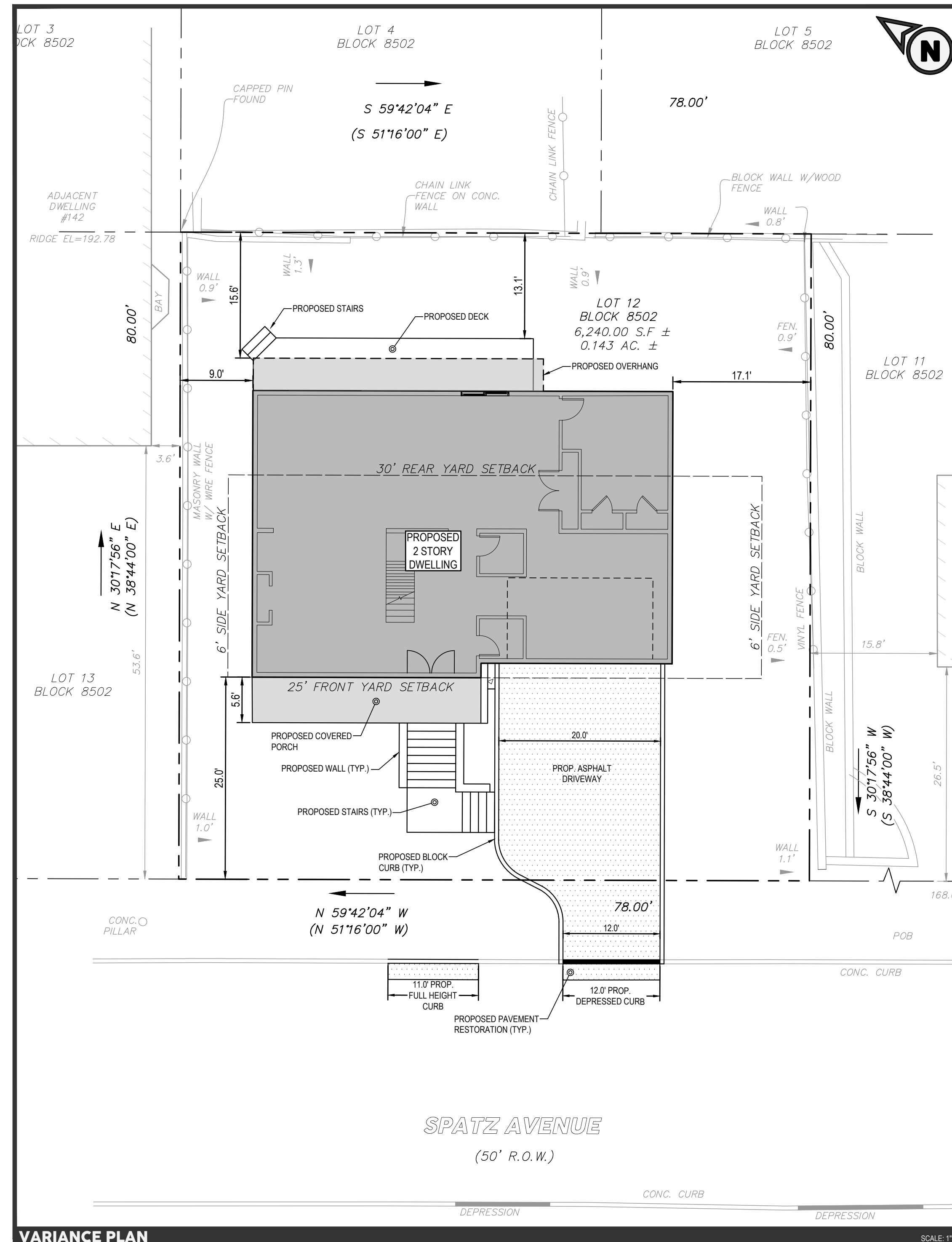
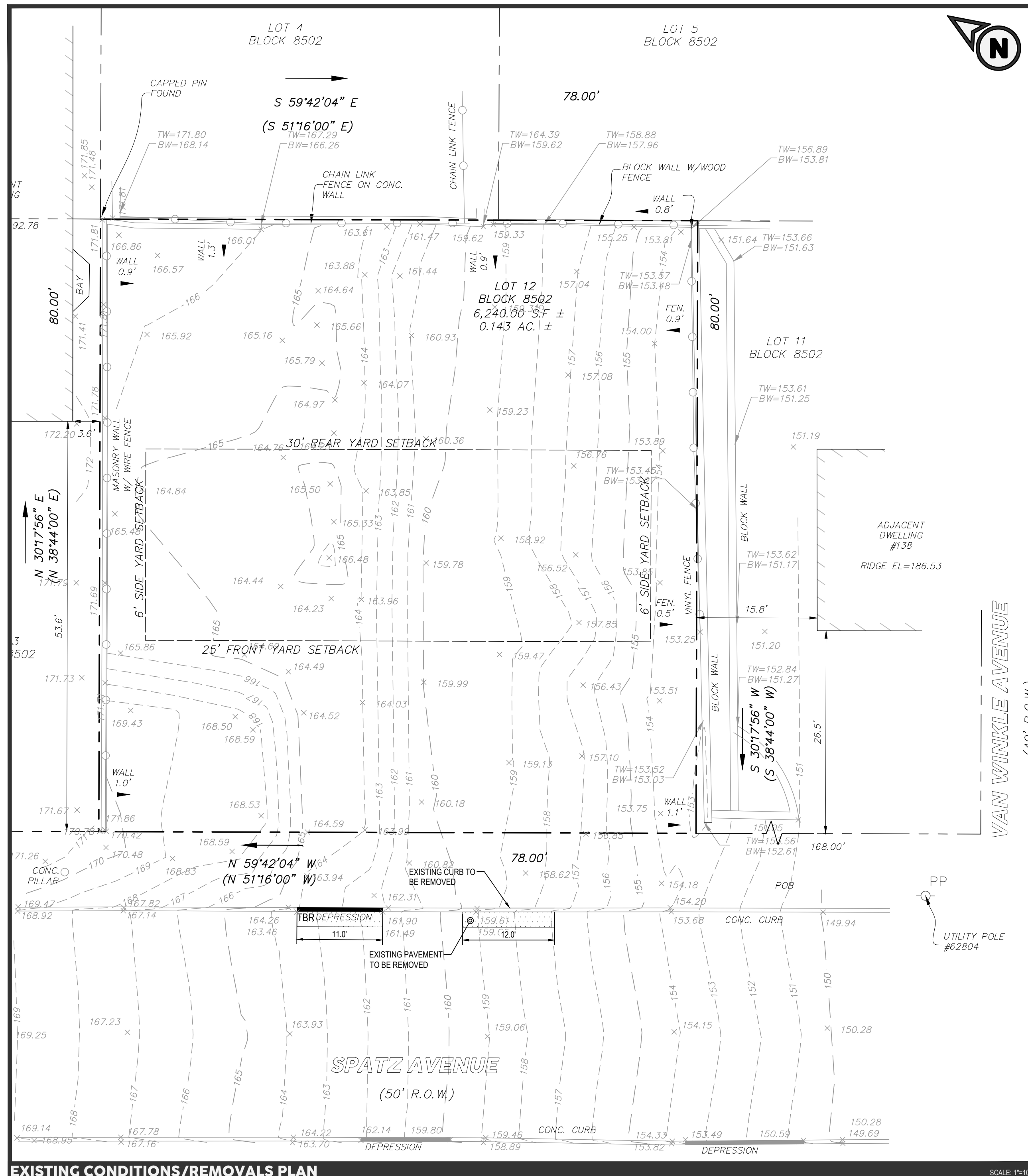
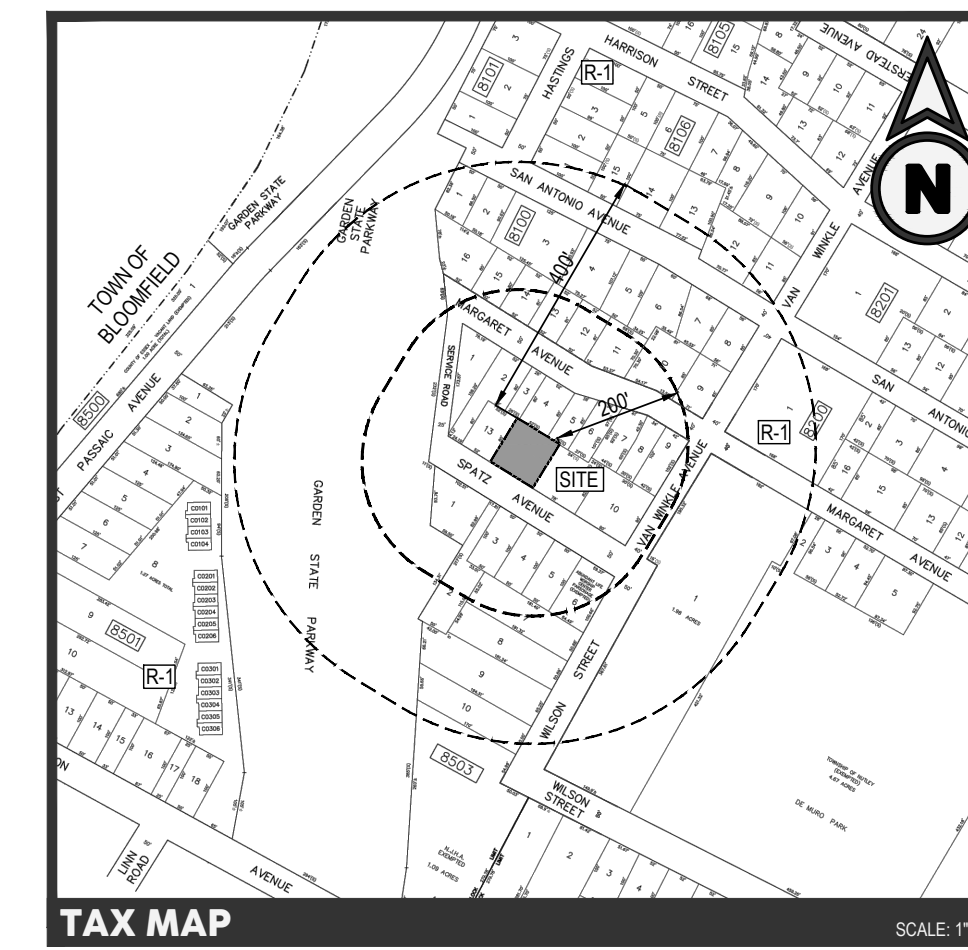
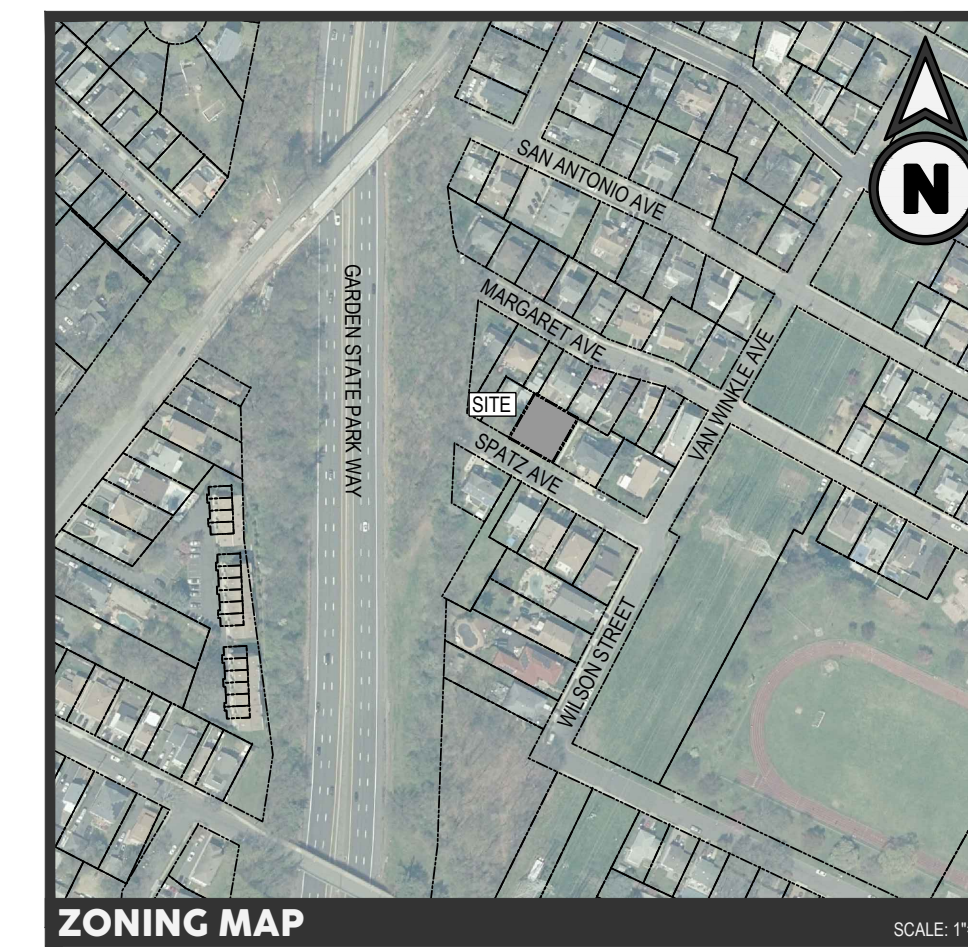
Date: 9/15/14

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

# VARIANCE PLAN- 140 SPATZ AVENUE

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

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
8100	9	GIAMMO, DECCO DENISE 143 VAN WINKLE AVE NUTLEY, NJ 07110	8502	3	SCARPA, SALVATORE JR. & DEANNA 68 PARK AVE RANDOLPH, NJ 07069	8502	13	SCARPA, SALVATORE & DEANNA 68 PARK AVE RANDOLPH, NJ 07069
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. & MARLYN 134 MARGARET AVE NUTLEY, NJ 07110	8502	5	ULLOA, RAFAEL 130 MARGARET AVENUE NUTLEY, NJ 07110	8503	2	CORNO, CATHERINE V. 137 SPATZ AVE NUTLEY, NJ 07110
8100	12	STINCK, MITCHELL & STEPHANIE 138 MARGARET AVENUE NUTLEY, NJ 07110	8502	6	HANNON, MARLYN & MATTELO, R. 117 MARGARET AVE NUTLEY, NJ 07110	8503	3	CORNO, 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	JACOBS, MARK & REBECCA 119 MARGARET AVENUE NUTLEY, NJ 07110	8503	4	MORENO, CALYTO & MARIA E. 135 SPATZ AVE NUTLEY, NJ 07110
8100	14	MERKLE, KEVIN & NANCY 118 MARGARET AVE NUTLEY, NJ 07110	8502	8	PALUMBO, DAVID 133 SPATZ AVENUE NUTLEY, NJ 07110	8503	5	SIM, SCOTT W. & MARIA DI PAOLO-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 300 WASHINGTON AVE NUTLEY, NJ 07110
8502	1	PAQUINO, JOSEPHINE 151 MARGARET AVE NUTLEY, NJ 07110	8502	10	SCULL, DONALD 133 VAN WINKLE AVE NUTLEY, NJ 07110	8503	7	GUERRA, JOSEPH 115 WILSON STREET NUTLEY, NJ 07110
8502	2	CONICA, RALPH & HEATHER 147 MARGARET AVENUE NUTLEY, NJ 07110	8502	11	PANE, ANA ISABEL 138 SPATZ AVENUE NUTLEY, NJ 07110			



### GENERAL NOTES

- LOCATION: BLOCK 8502, LOT 12  
140 SPATZ AVENUE  
TOWNSHIP OF NUTLEY  
ESSEX COUNTY, NEW JERSEY  
TAX MAP SHEET # 85
- OWNER/APPLICANT: FERNANDO MICHELON  
10-12 HEDDEN PLACE  
EAST ORANGE, NJ 07017
- LOT AREA: 6,240 S.F. (0.143 ACRES)
- ZONE DISTRICT: R-1 (RESIDENTIAL ONE FAMILY)
- EXISTING USE: VACANT LOT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY LOCATED AT: 140 SPATZ AVENUE, NUTLEY, 07110 NJ, COUNTY OF ESSEX, LOT 12, BLOCK 8502", DATED DECEMBER 28, 2023, PREPARED BY GEOSPATIAL SURVEYING & LAYOUT.
- PROPOSED BUILDING INFORMATION TRANSFERRED FROM ARCHITECTURAL DRAWINGS ENTITLED, "NEW SINGLE FAMILY DWELLING FOR FERNANDO MICHELON", PREPARED BY DANTAS CARRETE ARCHITECTURE.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP: PASSAIC COUNTY, NEW JERSEY, MAP NUMBER 340130D108G, EFFECTIVE DATE APRIL 3, 2020. SUBJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD.)
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.
- CONSTRUCTION SHALL OCCUR DURING WORKING DAYTIME HOURS AND IN ACCORDANCE WITH THE TOWNSHIP OF NUTLEY ORDINANCE FOR CONSTRUCTION AND NOISE.

### ZONING TABULATION

ZONING DISTRICT:	R-1 RESIDENTIAL ONE FAMILY		
	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%

\* PRE-EXISTING NONCONFORMITY

### LOT COVERAGE TABULATION

EXISTING BUILDING COVERAGE	PROPOSED LOT COVERAGE	
NA	DWELLING	1,800 S.F.
	DECK	83 S.F.
	COVERED PORCH	153 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	PROPOSED LOT COVERAGE	
NA	DWELLING, DECK & OVERHANGS	2,185 S.F.
	STEPS	105 S.F.
	PAVEMENT	578 S.F.
	TOTAL	2,869 S.F.

(2,869 S.F./6,240 S.F. = 0.460) 46.0%

### FRONT YARD LANDSCAPING TABULATION

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

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

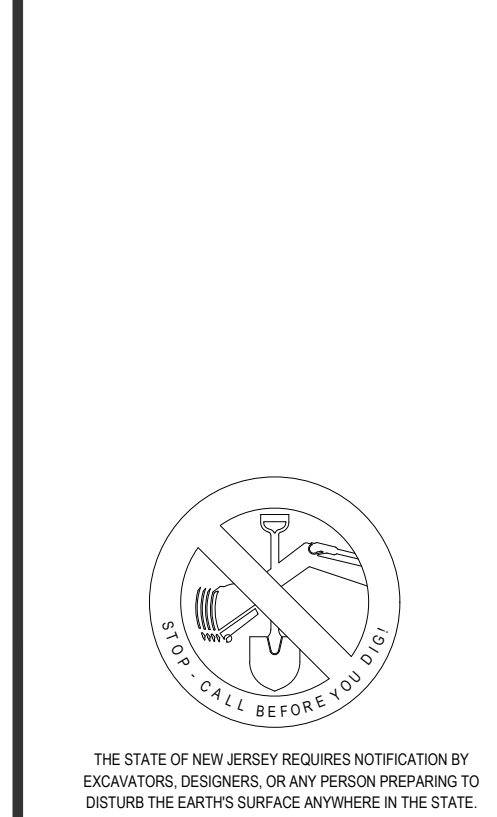
### VARIANCES REQUESTED

SECTION	DESCRIPTION
700 ATTACHMENT 2	A MINIMUM LOT DEPTH OF 100 FT. IS REQUIRED; WHEREAS A LOT DEPTH OF 80 FT. IS 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. IS PROPOSED.
§700-67.E(3) TABLE 1	THE MINIMUM REAR YARD SETBACK FOR DECKS OVER 30" IN HEIGHT IS 24 FEET; WHEREAS A REAR YARD SETBACK OF 13.1 FEET IS BEING PROPOSED.

### TOWNSHIP OF NUTLEY ZONING BOARD SIGNATURES

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE

manTERRA DESIGN LLC



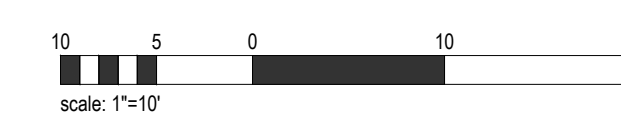
**140 SPATZ AVENUE**  
BLOCK 8502, LOT 12  
140 SPATZ AVENUE  
TOWNSHIP OF NUTLEY  
ESSEX COUNTY, NEW JERSEY

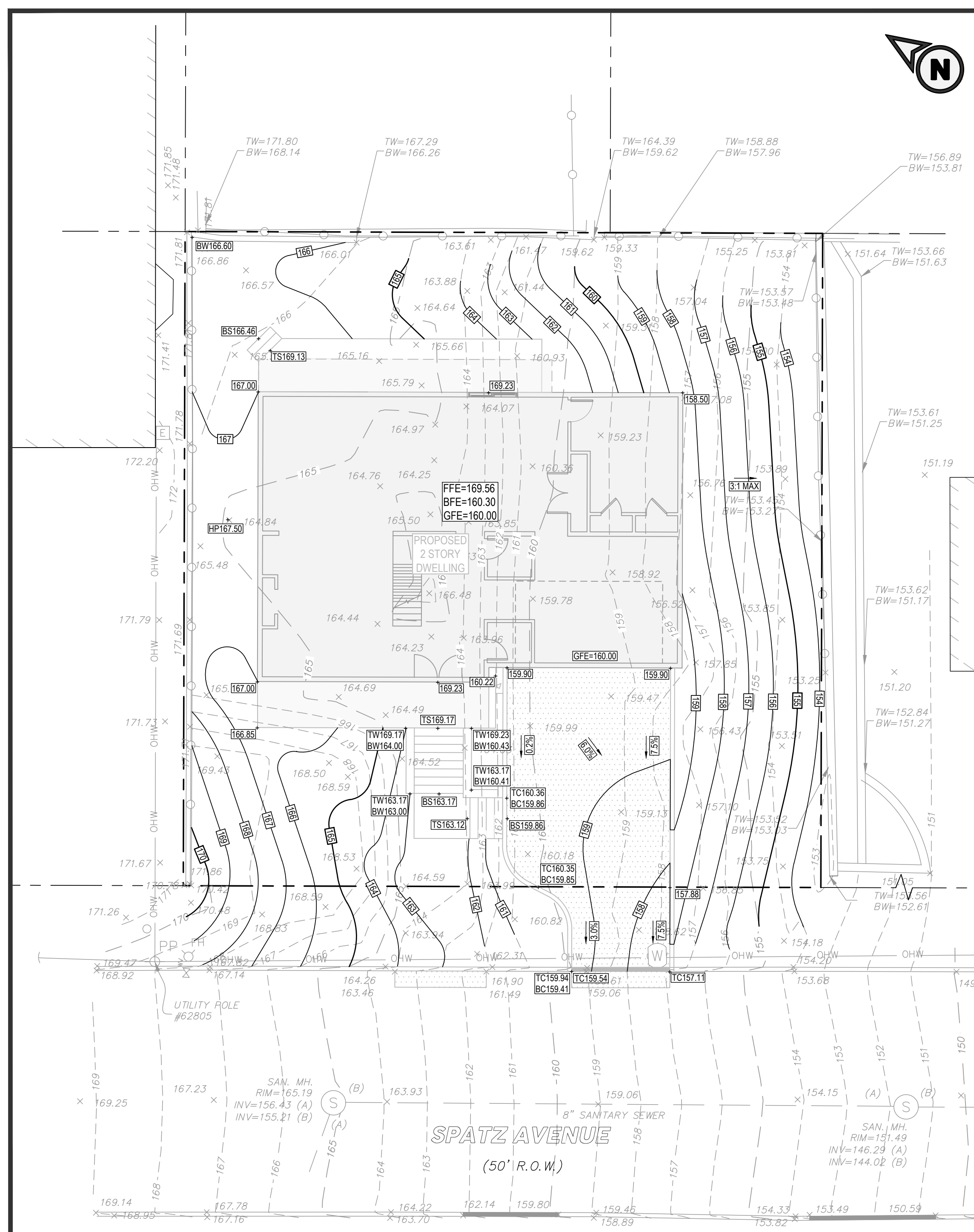
**VARIANCE PLAN**



manTERRA DESIGN LLC

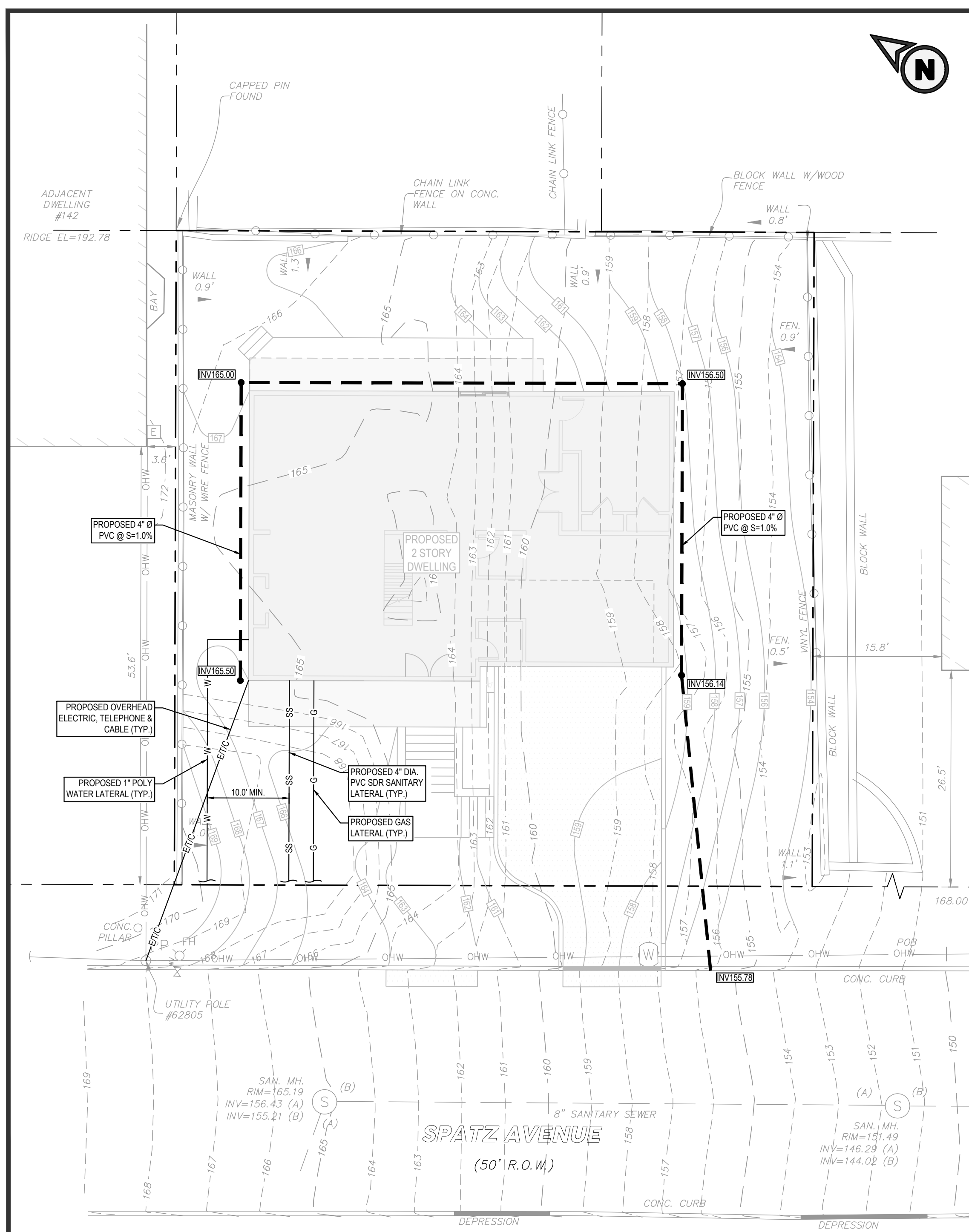
drawn by: [signature] checked by: [signature] date: 05.28.2024  
job no.: 23114 scale: AS NOTED  
po box 275 somerville, nj 08876 908.800.5500  
manterradesign.com certificate of authorization: 24GA2832710





GRADING PLAN

SCALE: 1"=10'

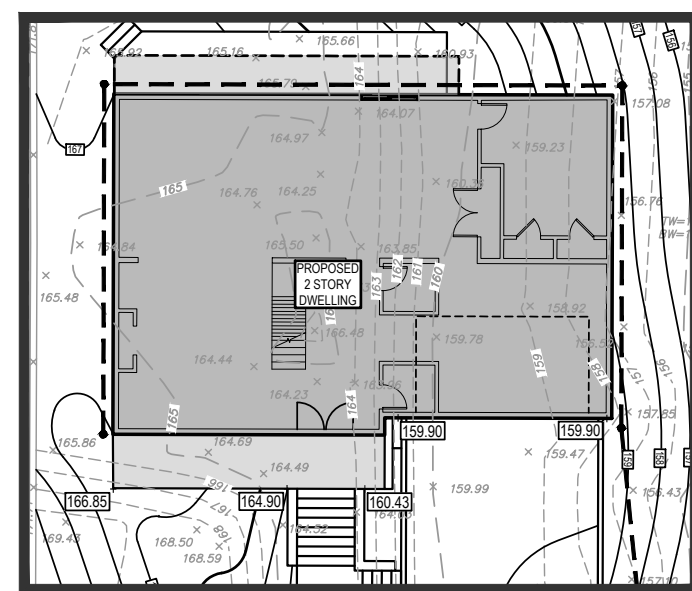


UTILITY PLAN

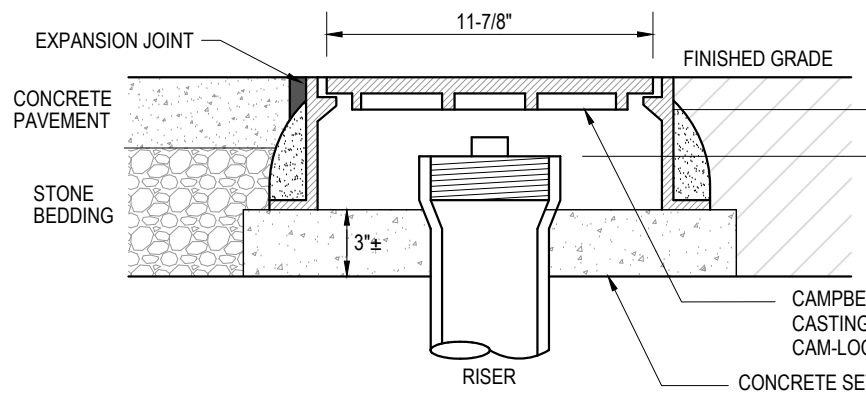
SCALE: 1"=10'

**BUILDING HEIGHT TABULATION**

AVERAGE FOUNDATION GRADE (166.85+164.90+160.43+159.90+159.90) ÷ 5	=	162.40
HIGHEST ROOF ELEVATION (169.56 + 22.78)	=	192.34
BUILDING HEIGHT (192.34 - 162.40)	=	29.94

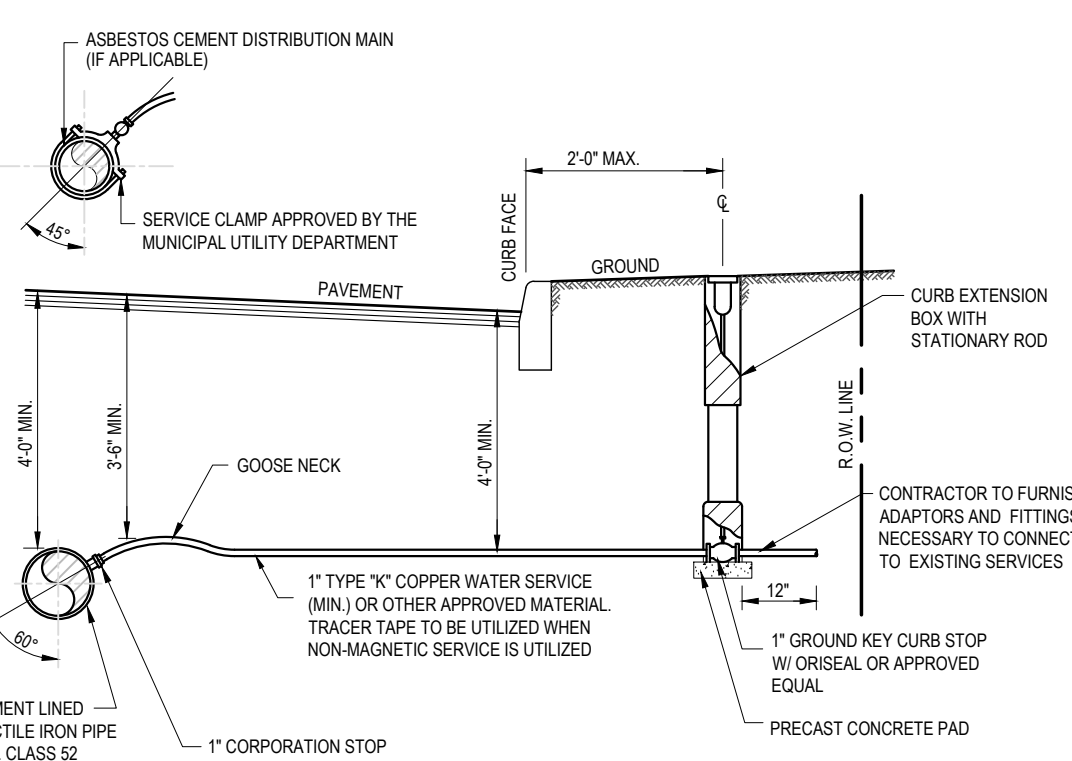


SCALE: 1"=20'



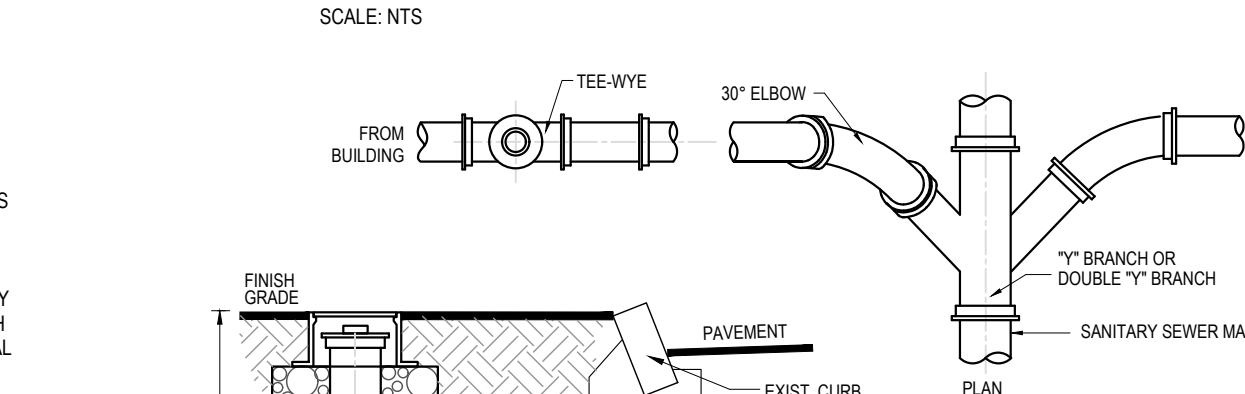
**SANITARY SEWER CLEANOUT DETAIL**

SCALE: NTS



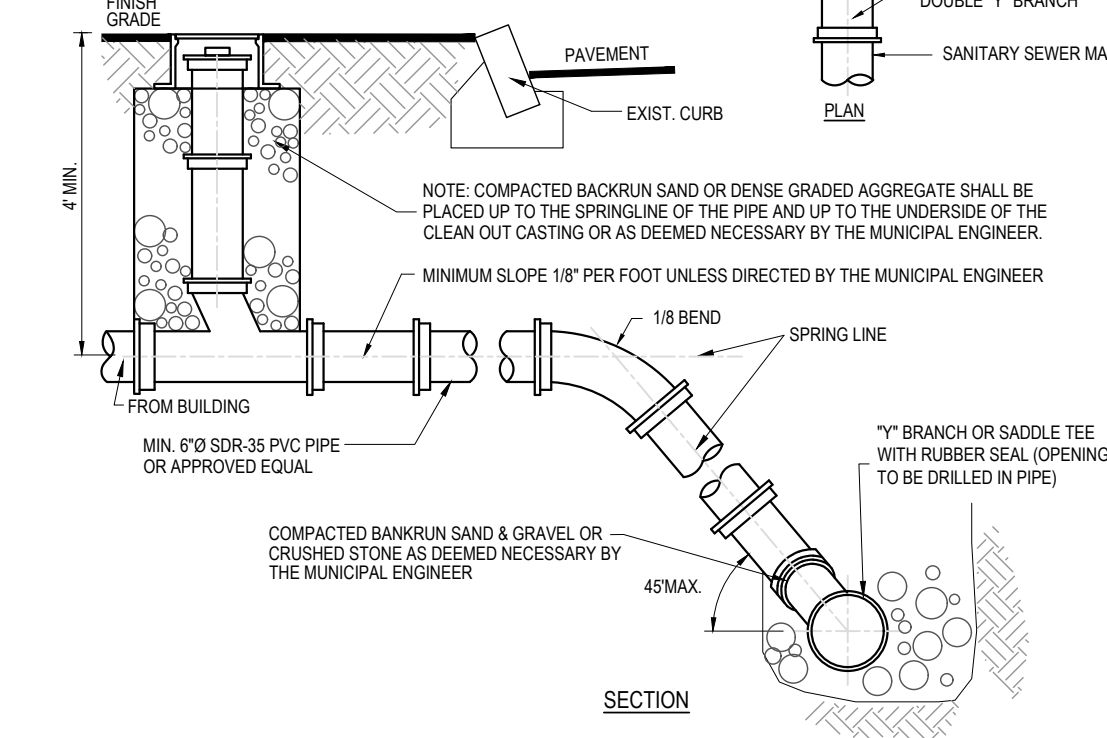
**TYPICAL WATER SERVICE LATERAL DETAIL**

SCALE: NTS



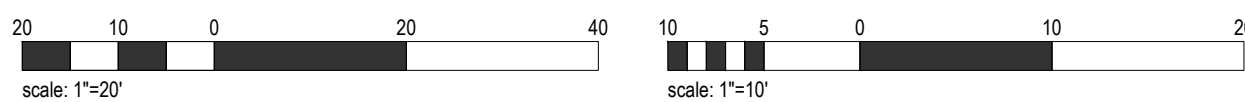
**PAVEMENT RESTORATION DETAIL**

SCALE: NTS



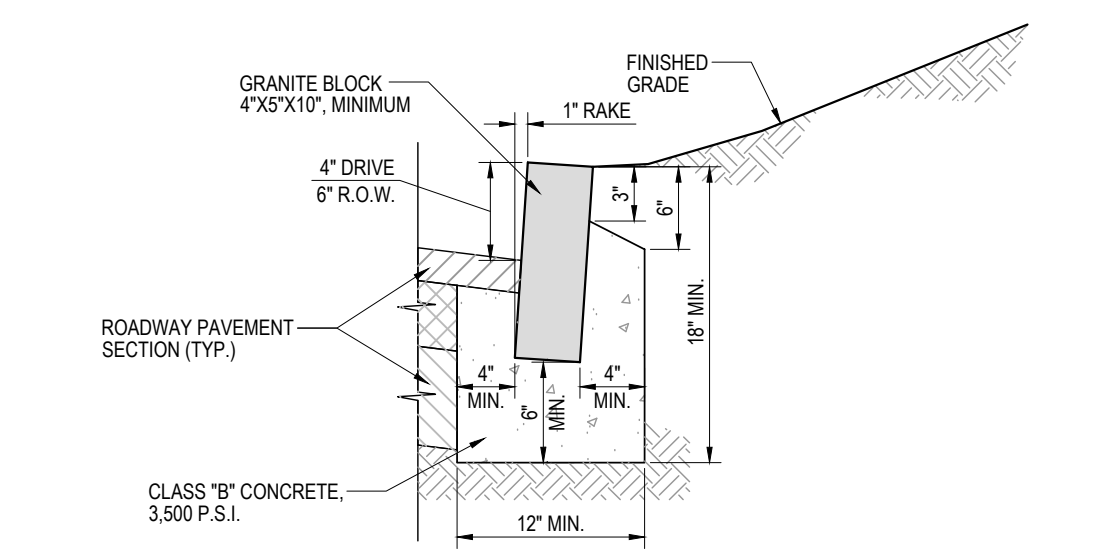
**TYPICAL SANITARY SEWER LATERAL DETAIL**

SCALE: NTS



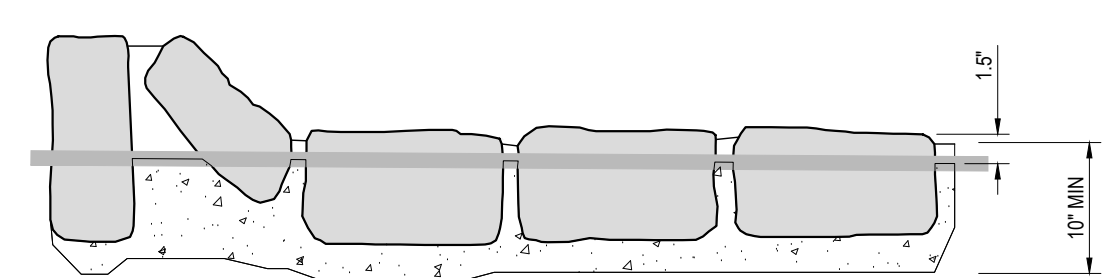
scale: 1"=20'

scale: 1"=10'



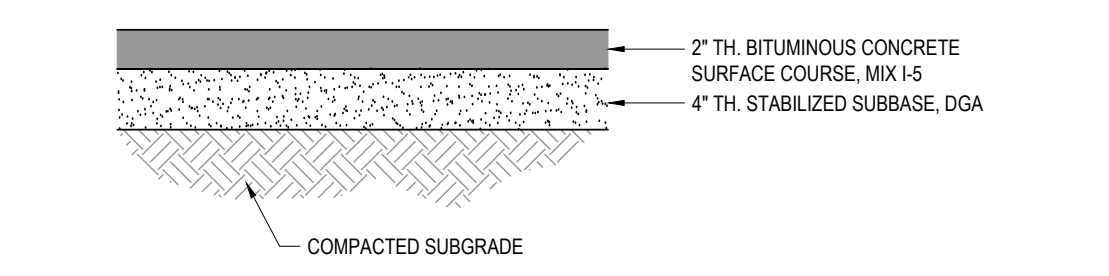
**GRANITE BLOCK CURB DETAIL**

SCALE: NTS



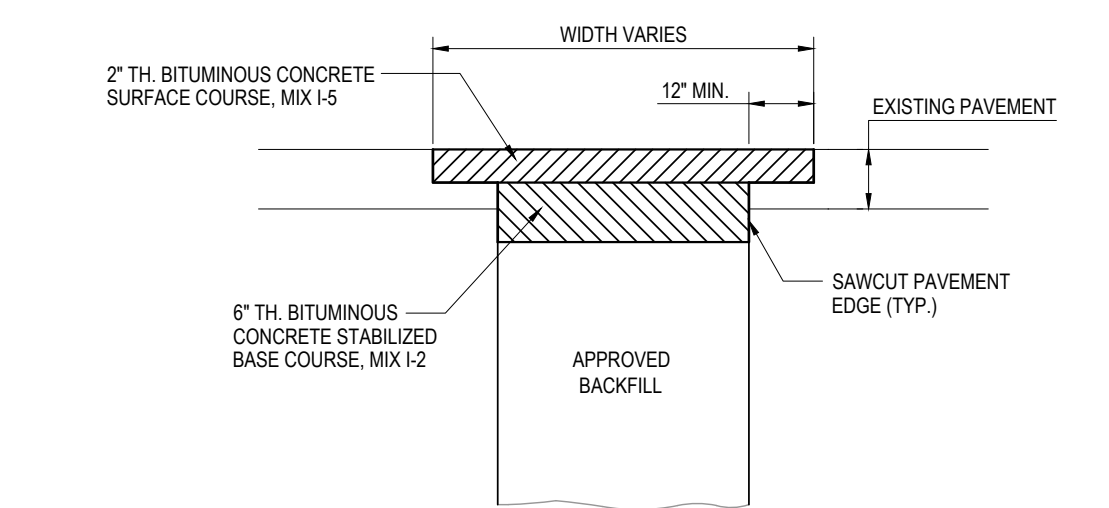
**DEPRESSED GRANITE BLOCK CURB DETAIL**

SCALE: NTS



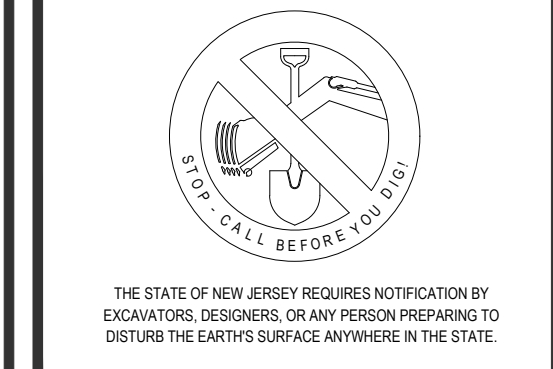
**DRIVEWAY PAVEMENT CROSS-SECTION**

SCALE: NTS



**PAVEMENT RESTORATION DETAIL**

SCALE: NTS



**140 SPATZ AVENUE**  
BLOCK 6502, LOT 12  
140 SPATZ AVENUE  
TOWNSHIP OF NUTLEY  
ESSEX COUNTY, NEW JERSEY

**GRADING & UTILITY PLAN**

**GIOVANNI MANILIO, PE**  
NEW JERSEY PROFESSIONAL ENGINEER 47552

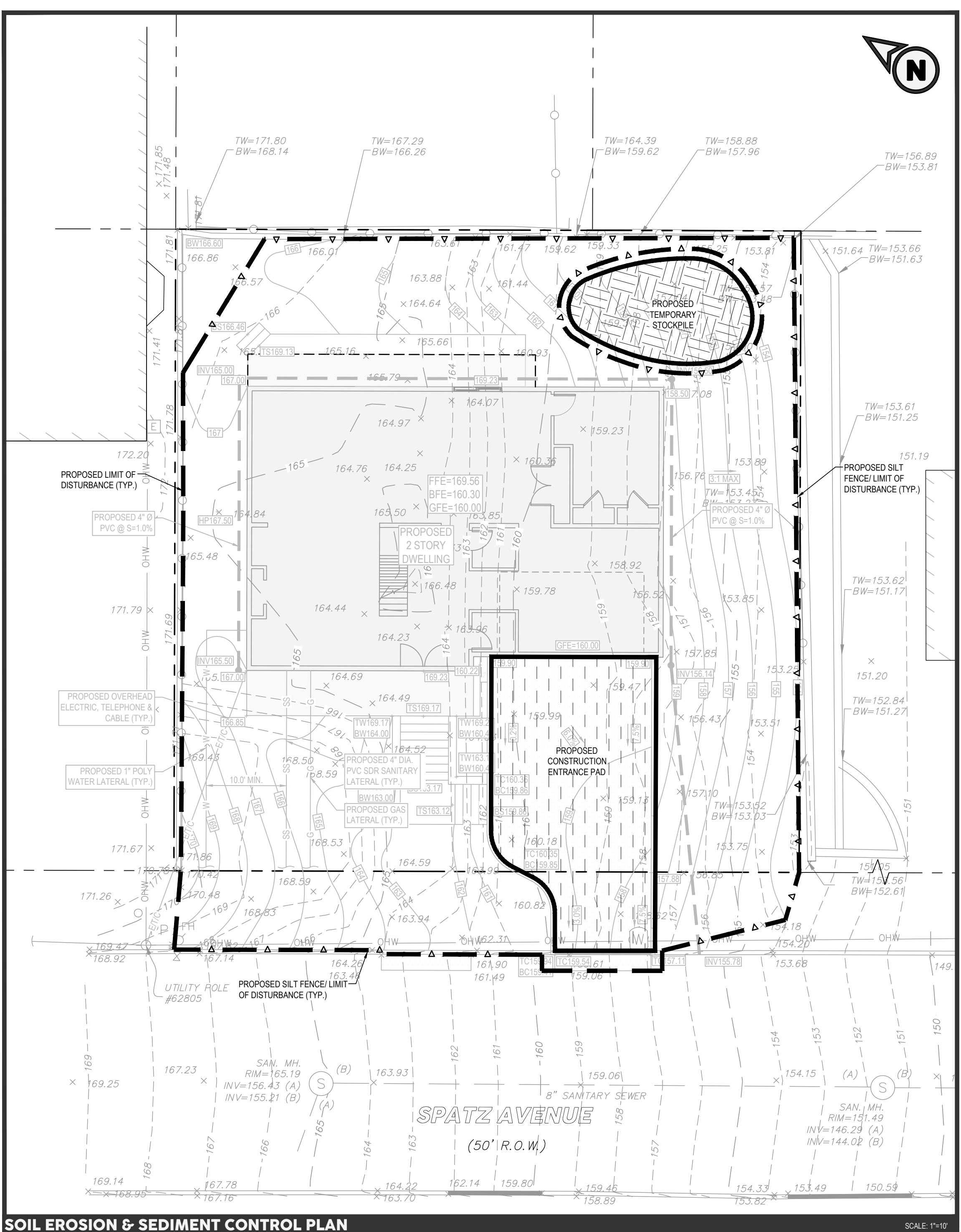
drawn by: **jt** | date: **05.28.2024**

checked by: **jam** | job no.: **23114** | scale: **AS NOTED**

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sommerville, nj 08876

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certificate of authorization: 24GA2832710



SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

REVISED 12/2017

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 SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX 4.3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEN PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITH MOST LOCATIONS IN THE HEPCD: SPRING - 3/1-9/15 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 UNROTATED SMALL GRASS 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 TO THE GROUND. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
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@HESPCO.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, NJDEP OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION. GIVING ADVANCE NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS 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 AREA CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SLUMP 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, SOODING 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 1/2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 30 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. 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:
- MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)
  - VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION WITH SOO (PG. 6-1)
  - SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS), KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1. DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON		APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1)	
POLYACRYLAMIDE (PAM) - DRY SPRAY			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

- TILAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE.
- CHISEL - TYPE FLOWS 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.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

**SEQUENCE OF CONSTRUCTION:**

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 MONTHS

**STANDARD FOR PERMANENT VEGETATIVE COVER**

1. SITE PREPARATION:
  - 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 LAND GRADING.
  - 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 (AS SETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
  - D. INSTALL SEEDING CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.
2. 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 CO-OPERATIVE EXTENSION OFFICES WITH INJANES RUTGERS EDUCATION. 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 LINE AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE TO THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
  - C. HIGH ACID PRODUCING SOILS HAVING A pH OF 4 OR LESS OR CONTAINING RICH SLUDGE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH-ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
3. SEEDING:
  - A. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:
    - SITE CONTAINS SOIL FAB FREE-HIGH 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)
    - FALL FESCUE (TURF TYPE) @ 20 LB/AC.
    - PERENNIAL RYEGRASS @ 20 LB/AC.
    - OR
    - WHITE CLOVER @ 5 LB/AC. (WHITE CLOVER CAN BE EXCLUDED ON LAWN SITES)
  - B. SITE IS LOCATED WITHIN USPLANT HARDNESS ZONE 8B. PLANTING DATES:
    - OPTIMAL DATE: 301 TO 430
    - ACCEPTABLE DATE: 501 TO 814 (°)
    - ACCEPTABLE DATE: 915 TO 1015 (°)
  - C. (\*) SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXING INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.
4. MULCHING:
  - A. 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.
  - B. STRAW OR HAY UNROTATED SMALL GRASS STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1.2 TO 2 TONS PER ACRE (70 TO 100 POUNDS PER 1,000 SQUARE FEET) EXCEPT THAT WHERE A CRUMPER 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 GRASS LAWNS DUE TO THE PRESENCE OF WEED SEED.
  - C. 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 TO 50 POUNDS WITHIN EACH SECTION.
  - D. 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:
    1. PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 1 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.
    2. MULCH NETTING: STAKE PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.
    3. CRUMPER (MULCH ANCHORING COLLIER TOOL), A TRACTOR DRIVEN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST MULCH 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, NOT TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
    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 PHYSICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGIC EFFECT OR REDUCE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
        2. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NOT BE SOLUBLE OR DISPERSEIBLE 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.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

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 1000 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 AND FALL.

PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDBED 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 1000 POUNDS PER ACRE AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDING AREAS WHERE WEED SEEDS ARE DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFYING 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.

IRRIGATION (WHERE FEASIBLE): 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.

TOPDRESSING: 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 OR 90 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

ESTABLISHING PERMANENT VEGETATIVE STABILIZATION: THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH 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 ESTABLISHMENT 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 SEEDING SPECIES AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF 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 (PA). 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 DEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DISTURBED".

**APPLICANT**

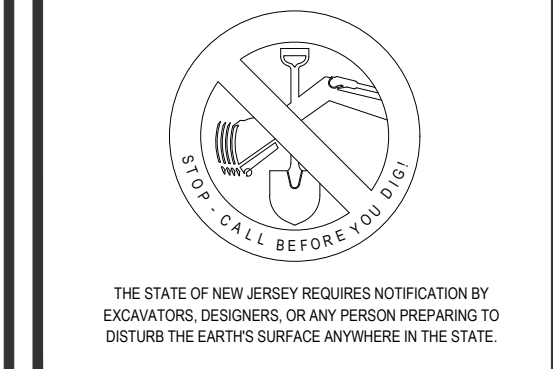
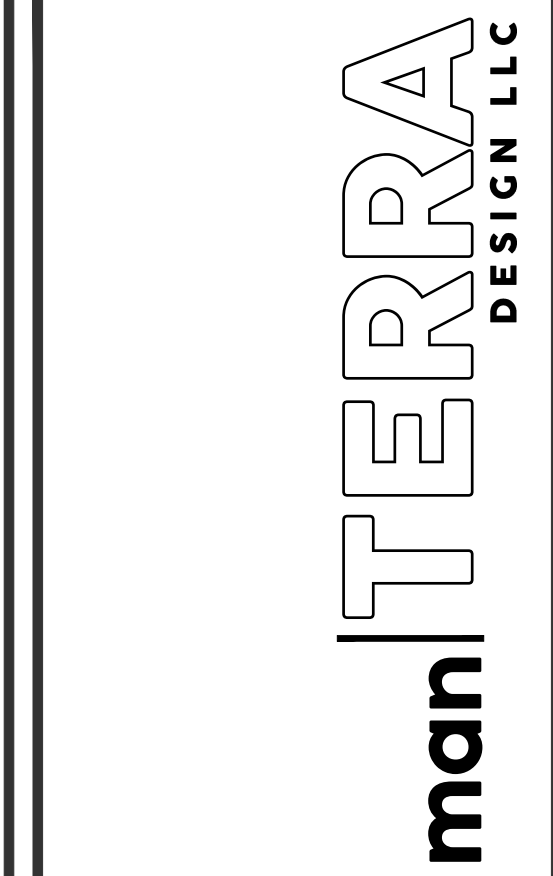
FERNANDO MICHELON  
10-12 HEDDEN PLACE  
EAST ORANGE, NJ 07017

**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



**140 SPATZ AVENUE**

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

**SOIL EROSION & SEDIMENT CONTROL PLAN**

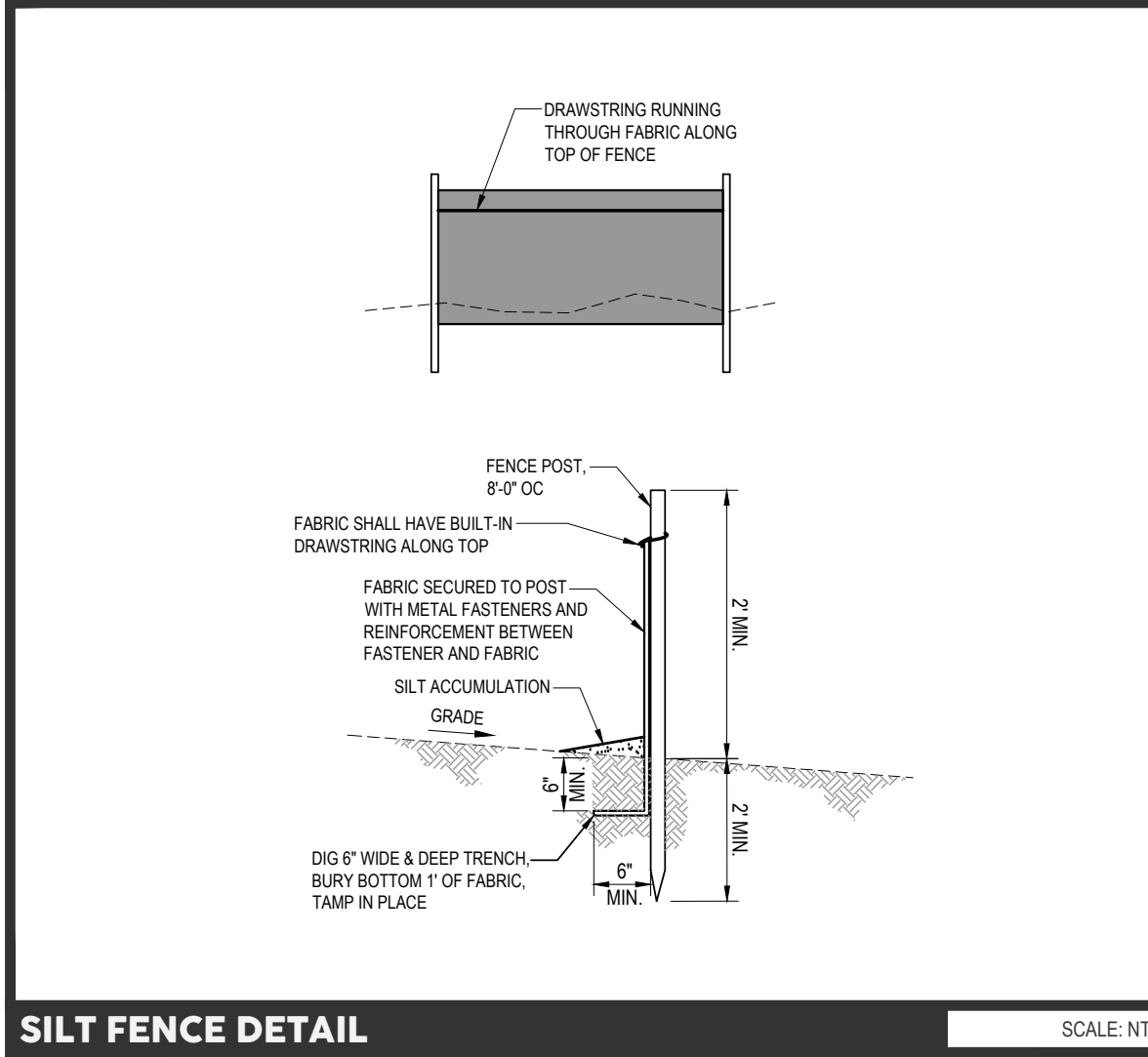


GIOVANNI MANILIO, PE  
NEW JERSEY PROFESSIONAL ENGINEER #7522

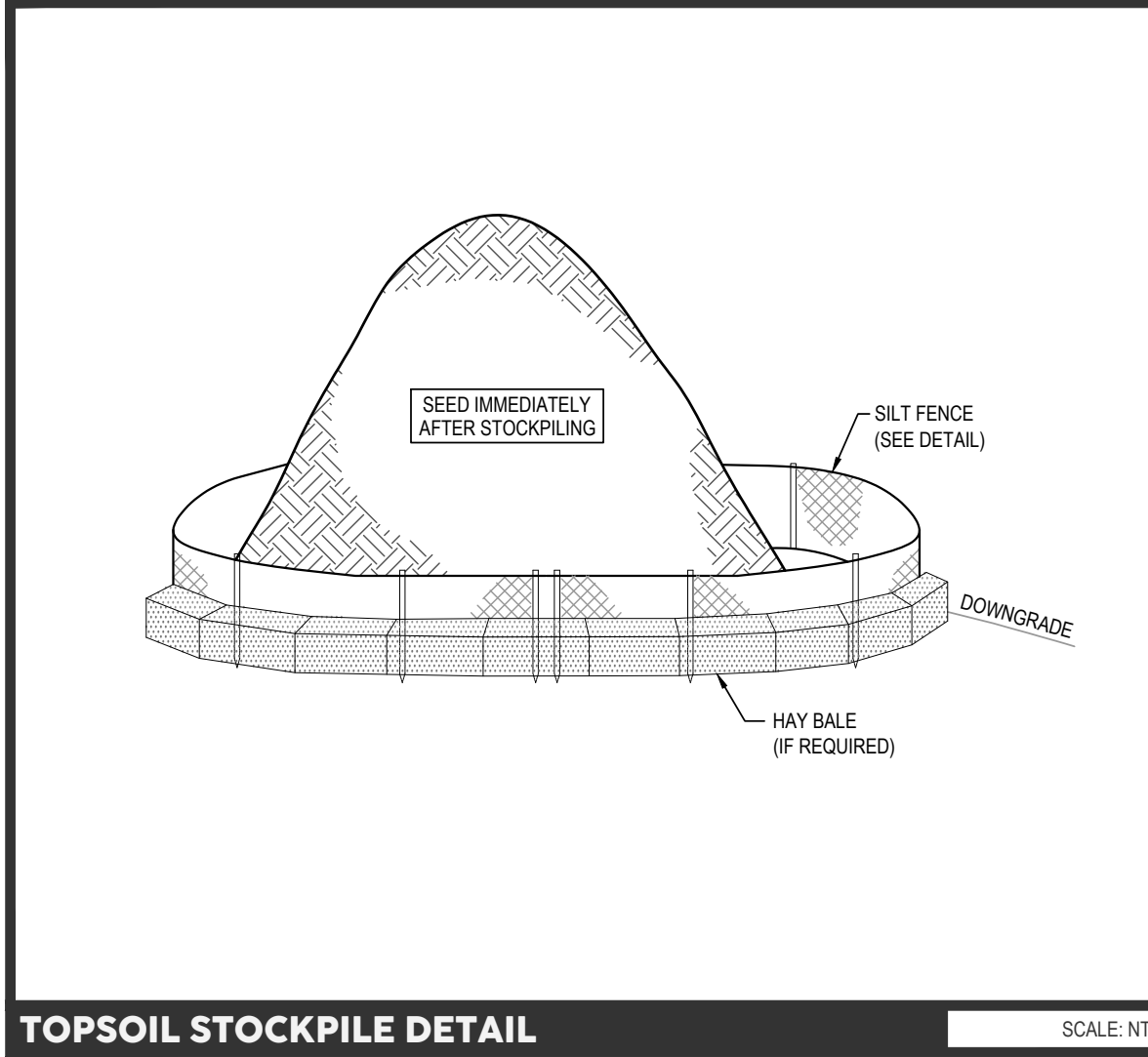


Drawn by: nm  
Checked by: jam  
Date: 05.28.2024  
Job no.: 23114  
Scale: 1"=10'

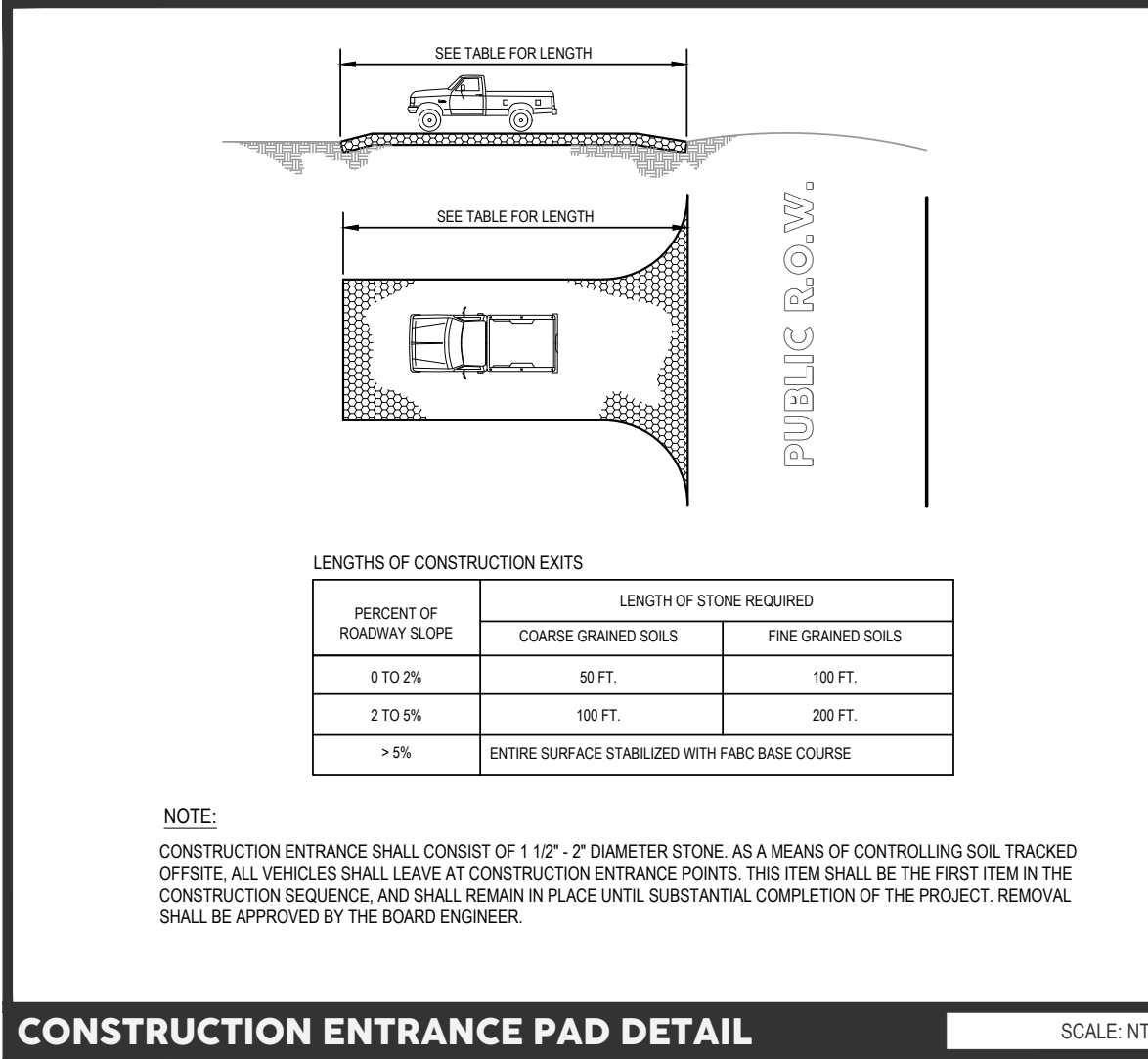
PO BOX 275  
SOMERVILLE, NJ 08876  
908.800.5500  
manterradesign.com  
Certificate of authorization: 24GA28327100



SILT FENCE DETAIL SCALE: NTS



TOPSOIL STOCKPILE DETAIL SCALE: NTS



CONSTRUCTION ENTRANCE PAD DETAIL SCALE: NTS

LENGTHS OF CONSTRUCTION EXITS

PERCENT OF ROADWAY SLOPE	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT.	100 FT.
2 TO 5%	100 FT.	200 FT.
> 5%	ENTIRE SURFACE STABILIZED WITH FABRIC-BASE COURSE	

NOTE: CONSTRUCTION ENTRANCE SHALL CONSIST OF 1 1/2" - 2" DIAMETER STONE. AS A MEANS OF CONTROLLING SOIL TRACKED OFFSITE. ALL VEHICLES SHALL LEAVE AT CONSTRUCTION ENTRANCE POINTS. THIS ITEM SHALL BE THE FIRST ITEM IN THE CONSTRUCTION SEQUENCE, AND SHALL REMAIN IN PLACE UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT. REMOVAL SHALL BE APPROVED BY THE BOARD ENGINEER.















