



THOMAS J. EVANS  
Director of Revenue and Finance

CODE ENFORCEMENT DEPT.

# TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE  
NUTLEY, NEW JERSEY 07110

BUILDING  
PLUMBING  
ELECTRICAL  
FIRE  
ZONING

DAVID BERRY  
Construction Official  
Zoning Official

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

January 23, 2026

Carol Baran  
28 May Place  
Nutley, NJ 07110

**Re: Elevator Addition  
28 May Place  
Block/Lot: 1702/1**

Dear Ms. Baran,

Your request for a permit at the above referenced address, to construct a two and a half story addition on to the front of the existing dwelling for the use of an elevator, as shown on the plans by Mark Roselli Architect, dated January 9, 2026 is disapproved for the following reasons:

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

Chapter 700, Article VII, Section 700-46 A of the Codes of Nutley states the Schedule of Regulations requires the following in an R-1 zoning district:

	<u>Required</u>	<u>Proposed</u>
<i>Front yard</i>	25'	12'4"

A non-refundable use variance fee of \$175.00 was received by the Code Enforcement Department. **All tax and water bills must be paid to date prior to the processing of a variance fee.**

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica Liebold, [jliebold@nutleynj.org](mailto: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.

Very truly yours,

DAVID BERRY  
Zoning Official



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0002

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: 1/23/2026

### Section I: SUBJECT PROPERTY

Address: 28 May Place

Block: 1702 Lot: 1 Zone: R-1 (CORNER LOT)

	District Requirements	Proposed
Lot Area	<u>6,000 SF</u>	<u>4,986 SF existing</u>
Lot Width	<u>60' Min</u>	<u>50.17' existing - no change</u>
Lot Depth	<u>100' Min</u>	<u>100' existing - no change</u>
Front Yard	<u>25' Min</u>	<u>30.10' existing - no change</u>
Side Yard	<u>6' Min</u>	<u>5.00' existing - no change</u>
Rear Yard	<u>30' Min</u>	<u>36.60' existing - no change</u>
Secondary Front Yard:	<u>25' Min</u>	<u>12.40' proposed</u>

### Section II: APPLICANT INFORMATION

Name: Carol Baran

Address: 28 May Place

Nutley NJ 07110

Telephone: (201) 618-5131

Email Address: cabernet1@optonline.net

Applicant is a:

Corporation     Partnership     LLC     Individual

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

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

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

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

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

**Section III: DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D-48.1 the names and address of all persons owning 10% of the stock in a corporation or a 10% interest in any partnership must disclosed by the applicant. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest.

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

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

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

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

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

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

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

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

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

**Section IV: PROPERTY INFORMATION**

	Existing	Proposed
Total existing and total proposed dwelling units	<u>1</u>	<u>1</u>
Total existing and total proposed professional offices	<u>0</u>	<u>0</u>
Total existing and total proposed parking spaces	<u>2</u>	<u>2 (no change) **</u>

\*\* Note: Existing driveway to remain

Present use of premises: R-5 (One-Family Residential)

Has there been any previous appeal, request, or application to this or any other Township of Nutley Board or the Construction Code Official involving these premises? No

If yes, state the nature, date and the disposition of each such matter: ---

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**Section V: PROFESSIONAL INFORMATION**

*Applicant's Attorney*

Name: ---

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

\_\_\_\_\_

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

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

*Applicant's Architect*

Name: mRAD Studios LLC - Mark Roselli RA

Address: 33 Cedar Lake West

Denville NJ 07834

Telephone: 201-452-2343 Fax: \_\_\_\_\_

Email Address: MarkRoselliArchitect@gmail.com

*Applicant's Engineer*

Name: ---

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

\_\_\_\_\_

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

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

***Applicant's Planning Consultant***

Name:        ---  
Address:  
Telephone:        \_\_\_\_\_ Fax:        \_\_\_\_\_  
Email Address: \_\_\_\_\_

***List any other expert who will submit a report or who will testify for the applicant.  
(Attach additional sheets, if necessary)***

Name:        ---  
Address:  
Telephone:        \_\_\_\_\_ Fax:        \_\_\_\_\_  
Email Address: \_\_\_\_\_ Field of Expertise: \_\_\_\_\_

**Section VI: GENERAL INFORMATION**

In the space below, state the nature of the constraints imposed by the physical characteristics of the land under consideration (i.e. exceptional narrowness, shallowness 01' topographic conditions).

\_\_\_\_\_  
Nature of constraints include the existing non-conforming secondary front yard,  
facing west on Memorial Drive. Existing corner lot is also undersized but over 1,000 SF.  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
Because of this existing non-conforming condition, we would need to offset  
construction, or locate proposed elevator in rear yard, which would still require a variance.  
\_\_\_\_\_  
This would create an undesirable condition which would expand the scope of work &  
cost since it would have profound impact on grading, existing driveway, backyard site elements  
and would create non-ideal interior layouts at the 1st floor and 2nd floor.  
\_\_\_\_\_

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

Not granting this variance request would require the addition along the rear yard on the north side, but would create an entire array of additional work, including regrading a substantial part of the rear and side yard to achieve accessible path to the elevator. This would also create an undesirable impact on the interior spaces.

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.

There are no detrimental affects on the public good. The scale and aesthetics of the proposed house design changes does not negatively impact the neighborhood and the design compliments the other houses on adjacent neighboring lots and streets. Memorial Drive is a quiet, sparsely used street, and the proposed elevator is far back from the corner of May Place and Memorial Drive. Site lines are not impacted.





# Nutley

## Parcel Offset List

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Target Parcel(s): Block-Lot: 1702-1  
BARAN, CAROL  
28 MAY PLACE

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

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Block-Lot: 1701-16  
MALFITANO, DAVID A  
96 MCKINLEY STREET  
NUTLEY, NJ 07110  
RE: 96 MCKINLEY STREET

Block-Lot: 1701-6  
SANTOS, CHRISTINE & ISRAEL SANTOS  
15 MAY PLACE  
NUTLEY, NJ 07110  
RE: 15 MAY PLACE

Block-Lot: 1702-9  
PAOLELLO, MICHAEL & STAELEA KEEGAN  
29 OAK ST  
NUTLEY, NJ 07110  
RE: 29 OAK STREET

Block-Lot: 1701-17  
DIAZ, NORMAN & JUDITH  
100 MCKINLEY ST  
NUTLEY, NJ 07110  
RE: 100 MCKINLEY STREET

Block-Lot: 1701-5  
FULLINGTON, STEPHEN & MONAGHAN, SARA  
17 MAY PLACE  
NUTLEY, NJ 07110  
RE: 17 MAY PLACE

Block-Lot: 1702-2  
RUOTOLO, BRUCE  
34 MEMORIAL DR  
NUTLEY, NJ 07110  
RE: 34 MEMORIAL DRIVE

Block-Lot: 1702-3  
WAGNER, DONALD R. & NANETTE  
51 OAK ST  
NUTLEY, NJ 07110  
RE: 51 OAK STREET

Block-Lot: 1702-11  
HOGAN, MICHAEL F. & CHRISTINE  
20 MAY PL  
NUTLEY, NJ 07110  
RE: 20 MAY PLACE

Block-Lot: 1702-10  
HOXHAJ, ELEZ  
16 MAY PL  
NUTLEY, NJ 07110  
RE: 16 MAY PLACE

Block-Lot: 1702-6  
STEUP, RYAN & DIANA  
41 OAK ST  
NUTLEY, NJ 07110  
RE: 41 OAK STREET

Block-Lot: 1701-2  
SNOWDON, JOHN A. III & LAUREN C.  
29 MAY PL  
NUTLEY, NJ 07110  
RE: 29 MAY PLACE

Block-Lot: 1702-7  
OLIVER, RALPH & KAREN LYNN OLIVER  
37 OAK ST  
NUTLEY, NJ 07110  
RE: 37 OAK STREET

Block-Lot: 1701-3  
ROBILOTTO, JANE & ANNE  
25 MAY PLACE  
NUTLEY, NJ 07110  
RE: 25 MAY PLACE

Block-Lot: 1701-1  
THOMAS, ALAN C. & BOUCHOUX, FRANCES  
108 MCKINLEY ST  
NUTLEY, NJ 07110  
RE: 108 MCKINLEY STREET

Block-Lot: 1702-8  
ANDOLINO, ANTHONY J. & MARJORIE  
33 OAK ST  
NUTLEY, NJ 07110  
RE: 33 OAK STREET

Block-Lot: 1701-18  
SAELI, MEGHAN & PUGLISI, PAUL DAVID  
104 MCKINLEY STREET  
NUTLEY, NJ 07110  
RE: 104 MCKINLEY STREET

Block-Lot: 1701-4  
PERNA, ROBERT J  
21 MAY PL  
NUTLEY, NJ 07110  
RE: 21 MAY PLACE

Block-Lot: 1701-15  
REILLY, JOSEPH A. & VIRGINIA  
92 MCKINLEY ST  
NUTLEY, NJ 07110  
RE: 92 MCKINLEY STREET

Block-Lot: 1702-4  
RIVERA, CHRISTOPHER & NICOLE  
47 OAK STREET  
NUTLEY, NJ 07110  
RE: 47 OAK STREET

Block-Lot: 1702-12  
BERGENFELD, HARRIS & MARION  
24 MAY PL  
NUTLEY, NJ 07110  
RE: 24 MAY PLACE

Block-Lot: 1702-5  
KERIN, JOHN EDWARD & HELEN  
45 OAK ST  
NUTLEY, NJ 07110  
RE: 45 OAK STREET

Block-Lot: 1802-1  
TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 300 RUTGERS PLACE

Block-Lot: 604-3  
TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 85 LAKESIDE DRIVE

Block-Lot: 700-1  
TOWNSHIP OF NUTLEY  
1 KENNEDY DR  
NUTLEY, NJ 07110  
RE: 33 MEMORIAL STREET

## 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

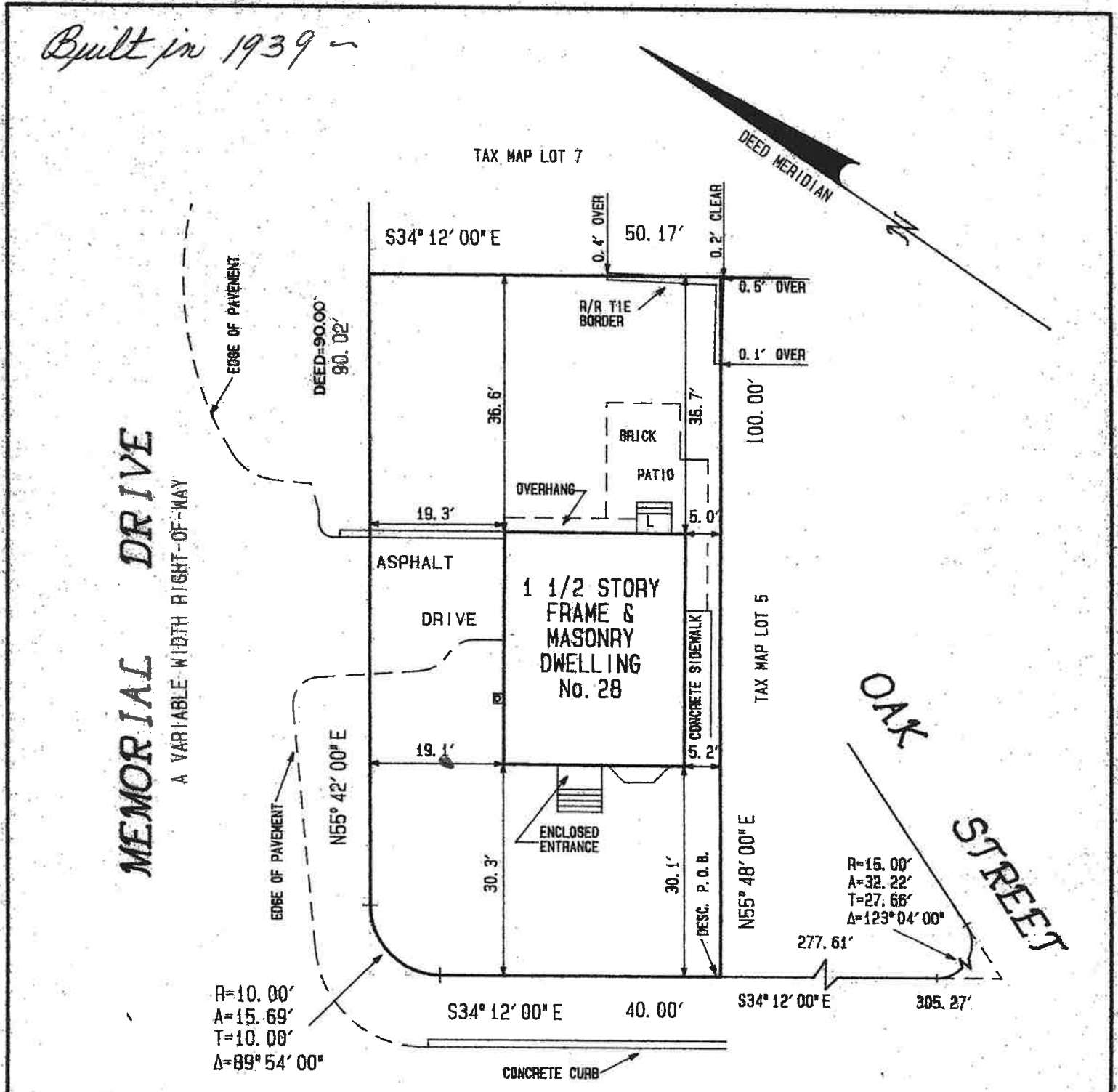
(I)

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

Built in 1939 -



MEMORIAL DRIVE  
A VARIABLE WIDTH RIGHT-OF-WAY

MAY PLACE  
A 50' WIDE RIGHT-OF-WAY

OAK STREET

LOT AREA = 4,986 SQUARE FEET  
= 0.114 ACRES

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, ACCURATELY SHOWS EXISTING CONDITIONS.

PROPERTY CORNER STAKES HAVE NOT BEEN SET PER CONTRACTUAL AGREEMENT.

WM. F. ZIMMERLY & ASSOCIATES  
LAND SURVEYING

201-694-5836 628 PINE BROOK ROAD LINCOLN PARK -- MORRIS COUNTY -- N. J. FAX 201-694-3501

SURVEYED FOR: CAROL BARAN  
FILED MAP OF: "REVISED MAP OF WASHINGTON PARK"  
FILED ON NOV. 28, 1928 AS MAP No. 1129  
PARTS OF FILED MAP LOTS 5 & 6 IN BLOCK 475  
SITUATED IN: TOWNSHIP OF NUTLEY, ESSEX COUNTY, N. J.  
CERTIFIED TO: CAROL BARAN, unmarried  
FIRST AMERICAN TITLE INSURANCE COMPANY  
COURTER, KOBERT, LAUFER, PURCELL & COHEN, P. A.  
WAYNE SAVINGS BANK, SLA, its successors and/or assigns

OCTOBER 12, 1994

TAX MAP LOT 6 IN BLOCK 475

*William F. Zimmerly*  
WILLIAM F. ZIMMERLY  
LAND SURVEYOR  
N. J. LICENSE NO. 26798

SCALE: 1" = 20'

PROJECT No. 10-1-94

# Proposed Elevator Addition:

28 MAY PLACE  
NUTLEY NEW JERSEY  
BLOCK 1702 | LOT 1  
DISTRICT: R-1  
(CORNER LOT)

**DRAWING LIST:**

C100	COVER SHEET + PROPOSED ARCH SITE PLAN
A100	PROPOSED PLAN 1
A101	PROPOSED PLAN 2
A102	PROPOSED PLAN 3
A201	EXTERIOR ELEVATIONS

28 MAY PLACE, NUTLEY -- PROPERTY AREA: 4,986 SF

**EXISTING CONDITIONS PRIOR TO PROPOSED ADDITION:**

888 - HOUSE	888 - HOUSE
20 - FRONT STAIRS	20 - FRONT STAIRS
44 - REAR STAIRS	44 - REAR STAIRS
-----	
120 - FRONT WALK	120 - FRONT WALK
232 - REAR WALK	232 - REAR WALK
230 - DRIVEWAY	230 - DRIVEWAY
242 - CONC. PATIO	242 - CONC. PATIO
-----	
952 SF - 19.09 %	
1,656 SF - 33.21 %	

**EXISTING CONDITIONS PRIOR TO PROPOSED ADDITION:**  
EXISTING 2.5 STORY COLONIAL STYLED HOUSE WITH DRIVEWAY AND PAVER PATIO IN REAR YARD.

- 19.09% ACTUAL (35% MAX.) - BLDG/LOT COVERAGE
- 33.21% ACTUAL (70% MAX.) - IMPERVIOUS COVERAGE

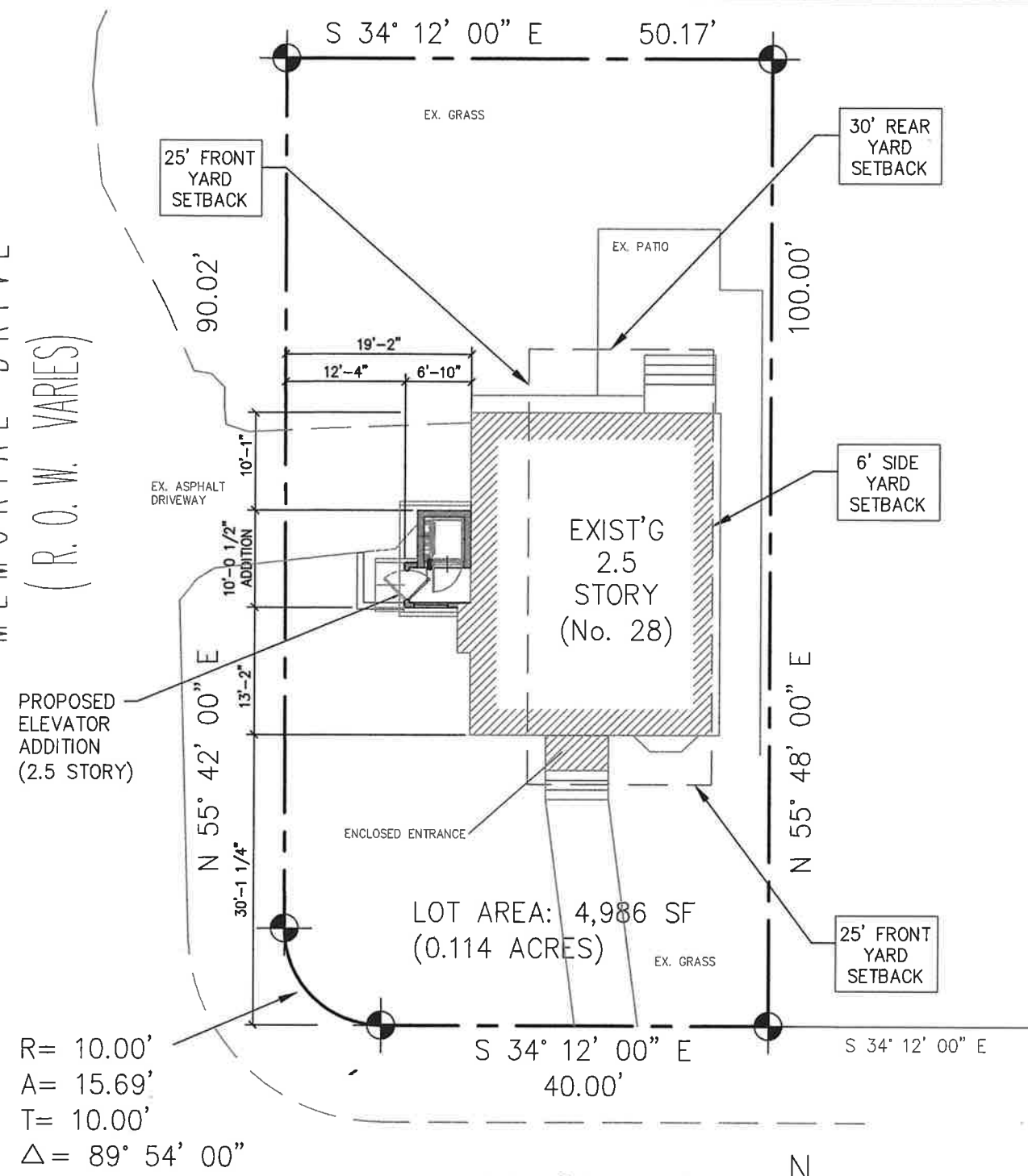
**EXISTING--**  
4,986 SF LOT

**PROPOSED ADDITION:** 45 SF  
**PROPOSED EXCAVATION:** 47 SF

**PROPOSED BLDG/LOT COVERAGE:** 997 SF  
19.99% LOT COVERAGE (MAX. 35%) - COMPLIES

**PROPOSED IMPERVIOUS COVERAGE:** 1,748 SF  
35.06% IMPERVIOUS (MAX. 70%) - COMPLIES

MEMORIAL DRIVE  
(R.O.W. VARIES)



700 ATTACHMENT 2  
TOWNSHIP OF NUTLEY

SCHEDULE OF REGULATIONS AS TO  
BULK, HEIGHT AND OTHER REQUIREMENTS

RESIDENTIAL DISTRICT FOR R-1 ONE-FAMILY DETACHED (CORNER LOT)

LOCATION	EXISTING	PROPOSED	REQUIRED	COMPLIES?	NOTES:
PROPERTY AREA	4,986 SF	N/A	6,000 SF	NO	EXISTING NON-CONFORMING-- NO PROPOSED INCREASE
FRONT YARD	30.10'	NO CHANGE	25' MIN	YES	NO PROPOSED CHANGE
SIDE YARD 1	5.00'	NO CHANGE	6' MIN	NO	EXISTING NON-CONFORMING-- NO PROPOSED CHANGE
FRONT YARD 2	19.10'	12.40'	25' MIN.	NO	EXISTING + PROPOSED NON-CONFORMING (***)
REAR YARD	36.60'	NO CHANGE	30' MIN	YES	NO PROPOSED CHANGE
BLDG/LOT COVERAGE	19.09%	20.00% (1)	35% MAX	YES	PROPOSED CONFORMING CONDITION
IMPERVIOUS COVERAGE	33.21%	35.06% (2)	70% MAX	YES	PROPOSED CONFORMING CONDITION

1 **PROPOSED SITE PLAN**  
C100 SCALE: 1/16" = 1'-0"

Mark Roselli, RA  
NJ License # 21A01852100  
33 Cedar Lake West, Denville NJ  
07834 201-452-2343  
MarkRoselliArchitect@gmail.com



March 1  
2026

ELEVATOR ADDITION for:  
Carol Baran  
Existing 1-Family House  
28 May Place  
Nutley NJ

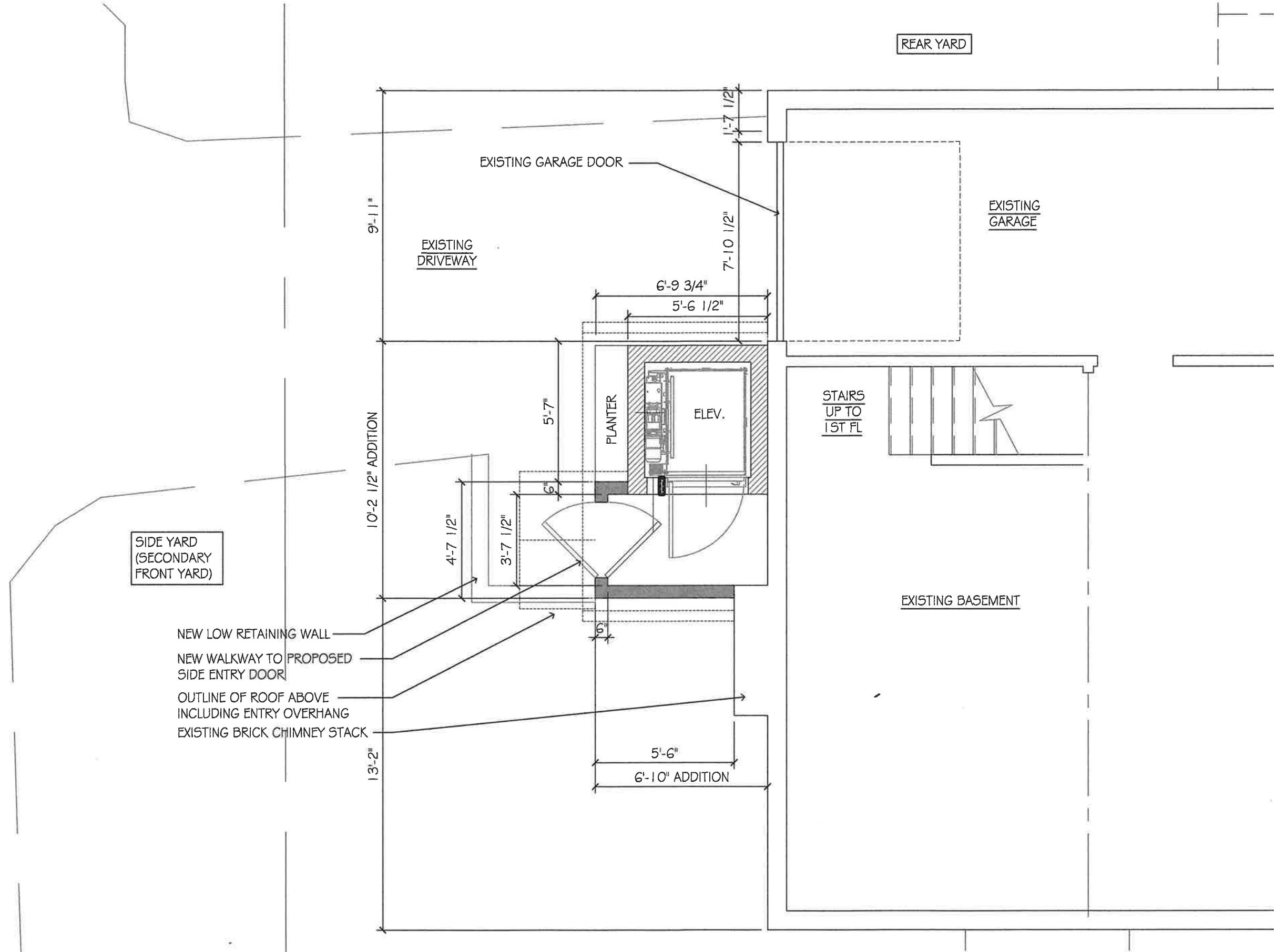
**C100**  
COVER SHEET  
SITE PLAN  
ZONING TABLE  
DRAWING 1 OF 5



mRAD Studios LLC - mRAD 26.003C

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MEMORIAL DRIVE



SIDE YARD  
(SECONDARY  
FRONT YARD)

- NEW LOW RETAINING WALL
- NEW WALKWAY TO PROPOSED SIDE ENTRY DOOR
- OUTLINE OF ROOF ABOVE INCLUDING ENTRY OVERHANG
- EXISTING BRICK CHIMNEY STACK

**1 PROPOSED ADDITION - PARTIAL PLAN AT GRADE LEVEL**  
 A100 SCALE: 1/4" = 1'-0"

REAR YARD

EXISTING GARAGE DOOR

EXISTING DRIVEWAY

EXISTING GARAGE

STAIRS UP TO 1ST FL

EXISTING BASEMENT

PLANTER

ELEV.

9'-1 1/2"

10'-2 1/2" ADDITION

13'-2"

4'-7 1/2"

3'-7 1/2"

5'-7"

6"

6"

6'-9 3/4"

5'-6 1/2"

1'-7 1/2"

7'-10 1/2"

5'-6"

6'-10" ADDITION

Mark Roselli, RA  
 NJ License # 21A101852100  
 33 Cedar Lake West, Denville NJ  
 07834 201-452-2343  
 MarkRoselliArchitect@gmail.com

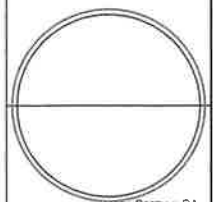


March 1  
2026

ELEVATOR ADDITION for:  
 Carol Baran  
 Existing 1-Family House  
 28 May Place  
 Nutley NJ

**A100**  
 PROPOSED PLAN  
 GRADE LEVEL

DRAWING 2 OF 5



MARK ROSELLI, RA  
 3/1/2026  
 PROJECT NO: mRAD-26.003C



MEMORIAL DRIVE

SIDE YARD  
(SECONDARY  
FRONT YARD)

REAR YARD

EXISTING  
FAMILY ROOM

STAIRS  
TO 2

STAIRS  
TO B

NEW CASED OPENING AT  
REMOVED WINDOW AND WALL

EXISTING  
LIVING ROOM

NEW WINDOW

OUTLINE OF ROOF ABOVE  
INCLUDING ENTRY OVERHANG

EXISTING BRICK CHIMNEY STACK  
AND FIREPLACE

9'-11"

10'-2 1/2" ADDITION

13'-2"

6'-9 3/4"

5'-6 1/2"

5'-7"

4'-7 1/2"

3'-7 1/2"

6"

3'-0"

5'-2"

5'-6"

6'-10" ADDITION

1 PROPOSED ADDITION - PARTIAL PLAN AT 1ST FLOOR

A101 SCALE: 1/4" = 1'-0"

Mark Roselli, RA

NJ License # 21A01852100  
33 Cedar Lake West, Denville NJ  
07834 201-452-2343  
MarkRoselliArchitect@gmail.com

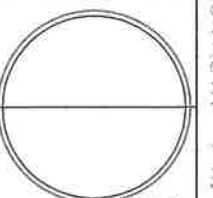


March 1  
2026

ELEVATOR ADDITION for:  
Carol Baran  
Existing 1-Family House  
28 May Place  
Nutley NJ

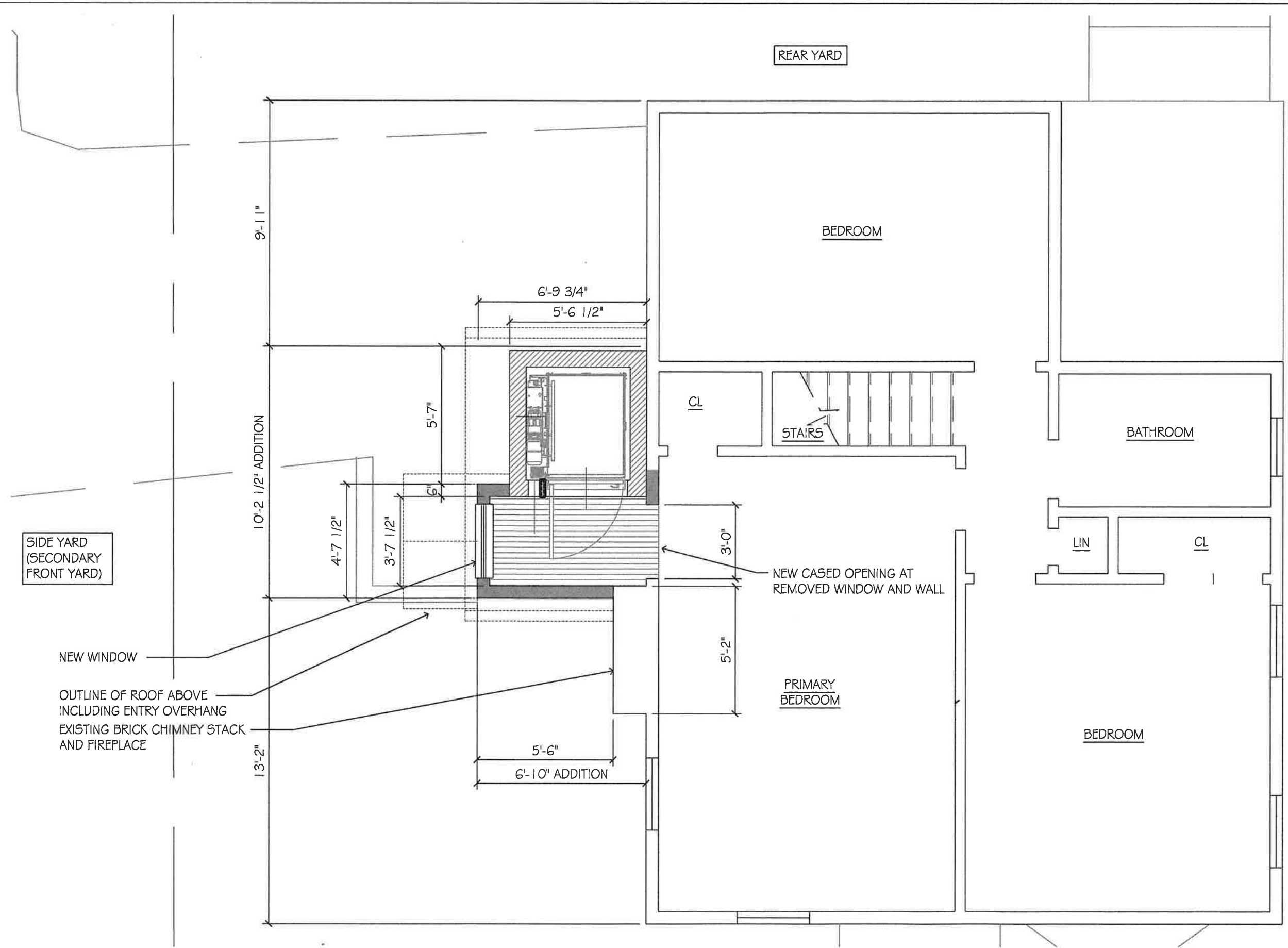
A101  
PROPOSED PLAN  
FIRST FLOOR

DRAWING 3 OF 5



MARK ROSELLI, RA  
3/1/2026  
PROJECT NO: mRAD-26.003C

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SIDE YARD  
(SECONDARY  
FRONT YARD)

REAR YARD

BEDROOM

STAIRS

BATHROOM

PRIMARY  
BEDROOM

BEDROOM

NEW WINDOW

OUTLINE OF ROOF ABOVE  
INCLUDING ENTRY OVERHANG  
EXISTING BRICK CHIMNEY STACK  
AND FIREPLACE

NEW CASED OPENING AT  
REMOVED WINDOW AND WALL

**1** PROPOSED ADDITION - PARTIAL PLAN AT 2ND FLOOR  
A102 SCALE: 1/4" = 1'-0"

Mark Roselli, RA  
NJ License # 21A101852100  
33 Cedar Lake West, Denville NJ  
07834 201-452-2343  
MarkRoselliArchitect@gmail.com

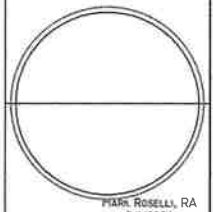


March 1  
2026

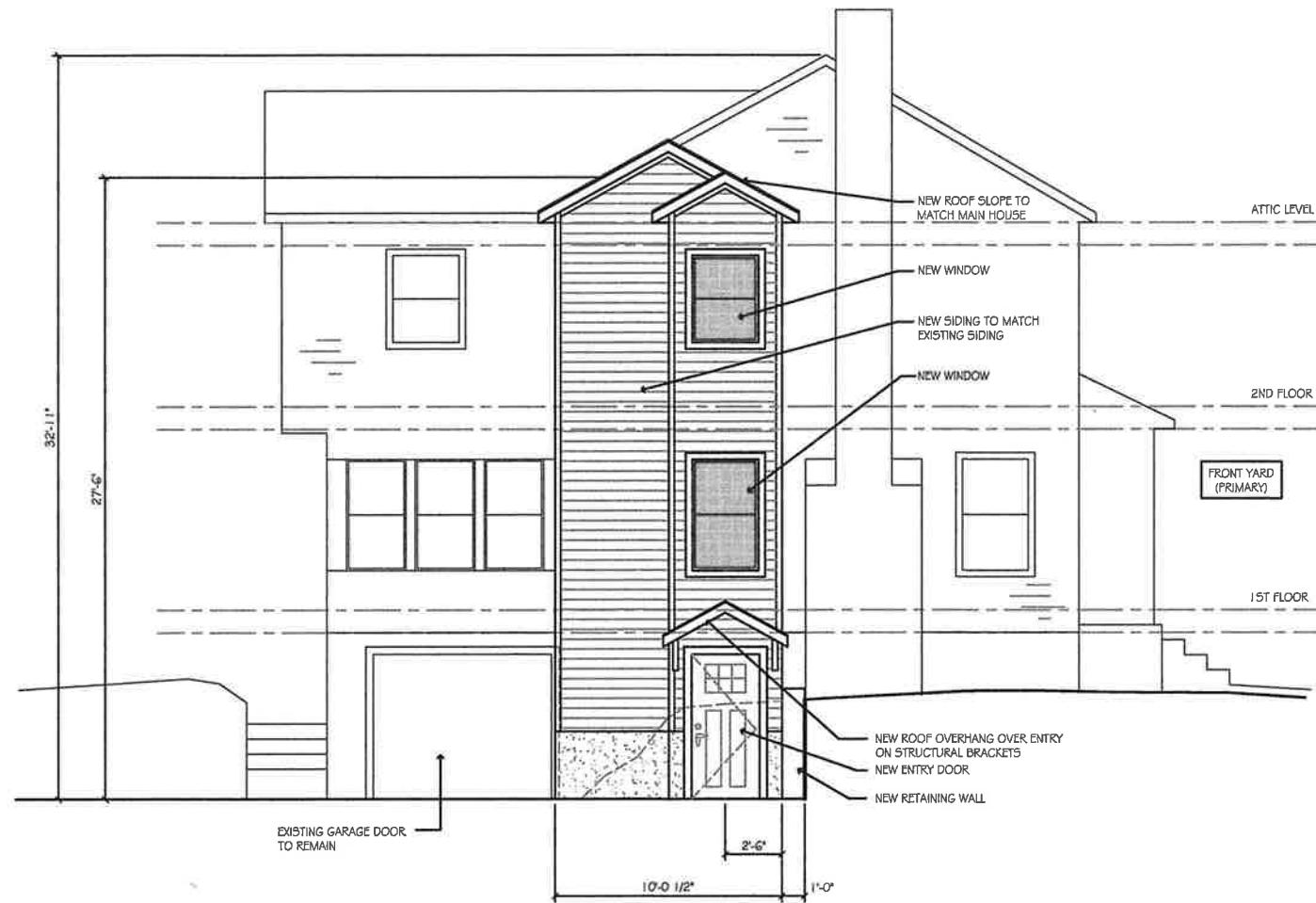
ELEVATOR ADDITION for:  
Carol Baran  
Existing 1-Family House  
28 May Place  
Nutley NJ

**A102**  
PROPOSED PLAN  
SECOND FLOOR

DRAWING 4 OF 5



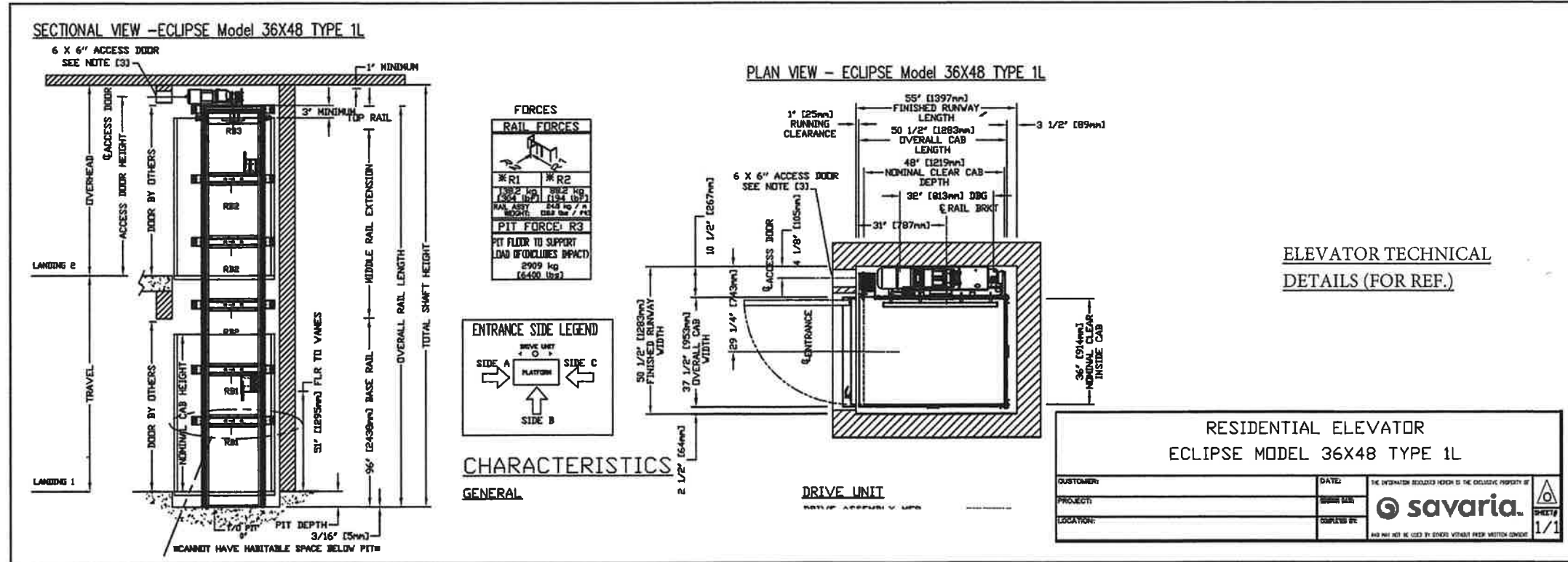
PROJECT NO: mRAD-25.0030



**1 PROPOSED EXTERIOR ELEVATIONS**  
 A201 SCALE: 1/8" = 1'-0" SIDE/SECONDARY FRONT



**2 PROPOSED EXTERIOR ELEVATIONS**  
 A201 SCALE: 1/8" = 1'-0" PRIMARY FRONT



ELEVATOR TECHNICAL  
 DETAILS (FOR REF.)

RESIDENTIAL ELEVATOR  
 ECLIPSE MODEL 36X48 TYPE 1L

CUSTOMER:	DATE:	THE INFORMATION SHOWN HEREON IS THE SOLE PROPERTY OF
PROJECT:	SHEET NO.:	<b>savaria</b>
LOCATION:	COMPLETION DATE:	1/1

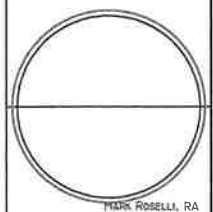
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March 1  
 2026

ELEVATOR ADDITION for:  
 Carol Baran  
 Existing 1-Family House  
 28 May Place  
 Nutley NJ

**A201**  
 PROPOSED EXT.  
 ELEVATIONS  
 + DETAILS  
 DRAWING 5 OF 5



PROJECT NO: mRAD-26.003C

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