



# TOWNSHIP OF NUTLEY, NEW JERSEY

## ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-24-0003

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

Application Fee: \$ 175 (on denial letter)

Date of Denial Letter: MARCH 11, 2026

### Section I: SUBJECT PROPERTY

Address: 24 JOERG AVENUE, NUTLEY, NEW JERSEY 07110

Block: 2503 Lot: 3 Zone: R-1

	District Requirements	Proposed
N/C NO CHANGE * INDICATES VARIANCE REQD ** EXIST. NAVG. FORMING		
Lot Area	<u>5,000 SF</u>	<u>7,500 SF</u>
Lot Width	<u>50 FT</u>	<u>50 FT</u>
Lot Depth	<u>100 FT</u>	<u>150 FT</u>
Front Yard	<u>25 FT</u>	<u>81.25 FT N/C</u>
Side Yard	<u>3 FT MIN / 6 FT MAX / 4.875 FEET (ACC. BLDG)</u> <u>6 FT EACH (HOUSE)</u>	<u>* 3 FT EXIST / 3 FT PROP. (ACC. BLDG) **</u> <u>* 4.9 EXIST (HOUSE) 6.1 (GARAGE)</u>
Rear Yard	<u>3 FT MIN / 6 FT MAX / 4.875 FEET (ACC. BLDG)</u> <u>30 FT (HOUSE)</u>	<u>46.32 EXIST / 21.32 PROP (ACC. BLDG)</u> <u>83.0 FT EXIST / 63 FT PROP (HOUSE / GARAGE)</u>
Other HEIGHT	<u>FEET - 30 FT (HOUSE) 14 FT (ACC. BLDG)</u> <u>SPRINKLES - 2 1/2 STORY 1 STORY (BLDG)</u>	<u>25 FT (HOUSE) 9.75 FT (ACC. BLDG)</u> <u>2 STORY 1 STORY (BLDG)</u>
MAX BLDG COVERAGE:	<u>35% (2625 SF)</u>	<u>21.4% (1,604 SF) EXIST 28.1% (2,105 SF) PROP</u>
MAX IMPERVIOUS LOT COV.:	<u>70% (5250 SF)</u>	<u>43.8% (3,283 SF) EXIST 56.3% (4,224 SF) PROP</u>

### Section II: APPLICANT INFORMATION

Name: PHILIP BLASCATO / Sal Corvino, Architect

Address: 24 JOERG AVE  
NUTLEY, NJ 07110

Telephone: 908-410-4660

Email Address: PHIL@BLASCATO.COM

Applicant is a:

Corporation  Partnership  LLC  Individual

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

Owner Name: N/A  
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: N/A  
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</u>

Present use of premises: ONE FAMILY DWELLING W/ DETACHED GARAGE.

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: 1976

VARIANCE GRANTED TO PERMIT A DORMER

**Section V: PROFESSIONAL INFORMATION**

***Applicant's Attorney***

Name: N/A.

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

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

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

***Applicant's Architect***

Name: SALVATORE CORVINO ARCHITECT & PLANNER, LLC

Address: 111 BROOKFIELD AVE.

NUTLEY, NEW JERSEY 07110

Telephone: 973-943-5020 Fax: N/A.

Email Address: SCORVINO@OPTONLINE.NET

***Applicant's Engineer***

Name: N/A.

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

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

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

**Applicant's Planning Consultant**

Name: SALVATORE CORVINO, ARCHITECT & PLANNER, LLC  
Address: 112 BROOKFIELD AVE  
NOTUSY, NJ 07110  
Telephone: 973-943-5020 Fax: N/A  
Email Address: SCORVINO@OPTONLINE.NET

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

Name: N/A  
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 or topographic conditions).

NO CONSTRAINTS IMPOSED BY PHYSICAL CHARACTERISTICS OF LAND  
AS TO EXCEPTIONAL NARROWNESS, SHALLOUNESS OR TOPOGRAPHIC CONDITIONS  
(C 40:55D-70) c.(1) or c.(2)

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

PER (C 40:55D-70) c.(3) BY REASON OF AN EXTRAORDINARY & EXCEPTIONAL  
SITUATION UNIQUELY AFFECTING A SPECIFIC PORTION OF PROPERTY OR THE STRUCTURES  
LAWFULLY EXISTING THEREON, → EXIST DETACHED GARAGE HAS AN EXISTING  
SIDE YARD SETBACK OF 3 FT WHICH IS A PRE-EXISTING NON-CONFORMING  
CONDITION - SO EXTENSION PROPOSED WHICH NEEDS TO ALLOW EXISTING  
EXTERIOR WALLS WILL VIOLATE THE REAR SIDE YARD SETBACK OF  
4.875 FT FOR ACCESSORY STRUCTURES - BASED ON HEIGHT OF INPT  
STRUCTURE. (9.75 x 1/2 = 4.875 FT.)

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

NOT GRANTING VARIANCE WOULD IMPOSE PECULIAR & EXCEPTIONAL PRACTICAL DIFFICULTIES OR EXCEPTIONAL OR UNDUABLE HARDSHIP BECAUSE MAINTAINING THE REAR SIDE YARD SETBACK FOR ACCESSORY STRUCTURE WOULD NOT ALLOW THE SIDE WALL & ROOF LINES TO ALIGN & RESULT IN TOO NARROW AN EXPANSION OF STRUCTURE, CREATING AN UNDESIRABLE AESTHETIC & POOR ARCHITECTURAL FEATURES. IT MAKE GOOD SENSE TO ALIGN THE PERIMETER WALLS.

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.

THIS VARIANCE CAN BE GRANTED WITH NO DETRIMENTAL EFFECT TO PUBLIC GOOD OR SUBSTANTIAL IMPAIRMENT TO INTENT & PURPOSE OF ZONE PLAN & ZONING ORDINANCE BECAUSE IT DOES NOT DIMINISH THE SIDE YARD OF ACCESSORY STRUCTURE ANY MORE THAN THE EXIST SETBACK OF 3 FT. IT IS NOT VISABLE FROM STREET & ONLY AFFECTS THE ADJACENT NEIGHBORS REAR PORTION OF THEIR PROPERTY WHICH IS WOODED & HAVE A 6 FT SOLID FENCE ADJACENT TO THE ACCESSORY STRUCTURE, WHICH BUFFERS THE VIEW OF THE STRUCTURE BEING EXTENDED TOWARD THE REAR YARD.





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

March 11, 2026

Sal Corvino  
Philip Blancato  
24 Joerg Avenue  
Nutley, NJ 07110

**Re: Garage Addition  
24 Joerg Avenue  
Block/Lot: 2503/3**

Dear Mr. Corvino/Mr. Blancato,

Your request for a permit at the above referenced address, to add an addition to the existing garage at the rear, having a three (3') foot side yard setback, as shown on the plans by Architect Sal Corvino dated February 23, 2024, 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 XI, Section 700-67 B (1) of the Codes of Nutley states no detached accessory building or accessory use shall be located:

(1) Nearer than three feet or 1/2 the height of such building up to a distance of six feet, whichever is greater, to a side or rear lot line. ***The mean height of the garage is ten feet. The required side yard setback is five (5') feet, the proposed is three (3') feet.***

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, [jlleibold@nutleynj.org](mailto:jlleibold@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  
DB/jd



# Nutley

## Parcel Offset List

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**Target Parcel(s):** Block-Lot: 2503-5  
BLANCATO, PHILIP S & MARIE N  
24 JOERG AVENUE

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

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**Block-Lot: 2501-11**

GUNSELMAN, JAMES W  
37 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 37 JOERG AVENUE

**Block-Lot: 2501-12**

PLLUMAJ, ELSON & VUSHAJ, ANGJELINA  
6 CADMUS ST  
NUTLEY, NJ 07110  
RE: 6 CADMUS STREET

**Block-Lot: 2500-9**

POOLE, JOHN & KAREN MARSHALL  
9 CADMUS ST  
NUTLEY, NJ 07110  
RE: 9 CADMUS STREET

**Block-Lot: 2503-8**

CULLARI, SCOTT & RENEE  
38 JOERG AVE  
NUTLEY, NJ 07110  
RE: 38 JOERG AVENUE

**Block-Lot: 2500-8**

COSTA, BENJAMIN & ROSEMARY  
3 CADMUS ST  
NUTLEY, NJ 07110  
RE: 3 CADMUS STREET

**Block-Lot: 2500-7**

FARRO, JOE & JENNIFER  
19 JOERG AVE  
NUTLEY, NJ 07110  
RE: 19 JOERG AVENUE

**Block-Lot: 2503-7**

IRWIN, ROBERT E. & CHERYL A.  
30 JOERG AVE  
NUTLEY, NJ 07110  
RE: 30 JOERG AVENUE

**Block-Lot: 2503-24**

RADCLIFFE, ROBERT & FAWN STARBINSKI  
57 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 57 KENZEL AVENUE

**Block-Lot: 2503-6**

LACORTE, CHRISTOPHER  
26 JOERG AVE  
NUTLEY, NJ 07110  
RE: 26 JOERG AVENUE

**Block-Lot: 2503-25**

WANNEMACHER, STEPHEN C. & MARY A.  
55 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 55 KENZEL AVENUE

**Block-Lot: 2500-6**

KARRAS, MARIA  
15 JOERG AVE  
NUTLEY, NJ 07110  
RE: 15 JOERG AVENUE

**Block-Lot: 2503-26**

WALLI, ABDUL R. & BAKSH, NABIHA N  
53 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 53 KENZEL AVENUE

**Block-Lot: 2500-5**

SCHMIDT, ALAN & CONNIE  
378 HIGH ST  
NUTLEY, NJ 07110  
RE: 378 HIGH STREET

**Block-Lot: 2503-27**

WASACZ, ANDREAS & DORIS  
49 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 49 KENZEL AVENUE

**Block-Lot: 2503-4**

MCQUILLEN, SEAN P & LYNDSSEY M  
20 JOERG AVE  
NUTLEY, NJ 07110  
RE: 20 JOERG AVENUE

**Block-Lot: 2503-28**

DE LUCA, THOMAS  
45 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 45 KENZEL AVENUE

**Block-Lot: 2503-3**

RICCI, ADAM & MARIA RICCI  
14 JOERG AVENUE  
NUTLEY, NJ 07110  
RE: 14 JOERG AVENUE

**Block-Lot: 2503-29**

BUDZINSKI, JERRI-ELLEN  
39 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 39 KENZEL AVENUE

**Block-Lot: 2503-2**

SANTERAMO, MICHAEL & DIANE  
10 JOERG AVE  
NUTLEY, NJ 07110  
RE: 10 JOERG AVENUE

**Block-Lot: 2400-12.01**

PALUMBO, JOSEPH & CHRISTINE  
50 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 50 KENZEL AVENUE

**Block-Lot: 2503-30**

TAYLOR, ANDREW JR & BRIANNE M  
35 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 35 KENZEL AVENUE

**Block-Lot: 2503-1**

PIRCHIO, KAREN & TUNGRAIN, SAMUEL R  
31 HAMPTON PL  
NUTLEY, NJ 07110  
RE: 362 HIGH STREET

**Block-Lot: 2503-31**

DOTRO, SAMUEL & GINA R.  
33 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 33 KENZEL AVENUE

**Block-Lot: 2400-11**

POWERS, DONALD E. & MARY G.  
46 KENZEL AVE  
NUTLEY, NJ 07110  
RE: 46 KENZEL AVENUE

**Block-Lot: 2503-32**

AROSTEGUI, PATRICIO & NILSA  
31 KENZEL AVENUE  
NUTLEY, NJ 07110  
RE: 31 KENZEL AVENUE

**Block-Lot: 2503-41**

MALFITANO, ANTHONY L. & MARY  
360 HIGH ST  
NUTLEY, NJ 07110  
RE: 360 HIGH STREET

**Block-Lot: 2503-40**

TAPIA,PABLO & KATHERINE  
358 HIGH ST  
NUTLEY, NJ 07110  
RE: 358 HIGH STREET

**Block-Lot: 2500-4.01**

MAY, VICTORIA & DANIEL  
388 HIGH ST  
NUTLEY, NJ 07110

**Block-Lot: 2500-4.02**

KAUFMAN, SURAJ M & RAMOS, MELODY  
384 HIGH ST  
NUTLEY, NJ 07110



## 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



