



TOWNSHIP OF NUTLEY, NEW JERSEY

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0007

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: \$ 550 (on denial letter)

Date of Denial Letter: MARCH 30, 2026

Section I: SUBJECT PROPERTY

Address: 198 PARK AVE.

Block: 6601 Lot: 18 Zone: R-3

	District Requirements	Proposed
Lot Area	<u>43,560 (1 ACRE)</u>	<u>70,302 SF 1.62 ACRES N/C</u>
Lot Width	<u>150 FT</u>	<u>225.27 FT N/C</u>
Lot Depth	<u>100 FT</u>	<u>554 FT N/C</u>
Front Yard	<u>35 FT</u>	<u>12.33 FT *** N/C</u>
Side Yard	<u>15 FT EXIST</u>	<u>18.72 FT N/C</u>
Rear Yard	<u>50 FT</u>	<u>501.45 FT N/C</u>
Other <u>DENSITY: D.U. ACRE</u>	<u>20</u>	<u>2 N/C MIXED USES 3 BLDGS.</u>

Section II: APPLICANT INFORMATION

Name: 198 PARK AVENUE, LLC

Address: 71 STANLEY AVE (PLACE OF BUSINESS IS 198 PARK AVE
NUTLEY, NJ 07110 NUTLEY NJ 07110

Telephone: 862-703-9650

Email Address: FSC-CONSTRUCTION@AOL.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: FRANK GROSSI JR

Address: 4 DATES TERRACE

WEST CAWWEU, NJ 07006

Interest: 50%

Name: DIMITRUS SANDU, III

Address: 119 THOMAS STREET

BLOOMFIELD, NJ 07003

Interest: 50%

Name: _____

Address: _____

Interest: _____

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	<u>2</u>	<u>2</u>
Total existing and total proposed professional offices	<u>1</u>	<u>1</u>
Total existing and total proposed parking spaces	<u>28</u>	<u>28</u>

Present use of premises: MIXED USES: 1 HOUSE SINGLE FAMILY, 1 OFFICE BLDG, 1 OFFICE BLDG, W/ APT AT 2ND FL, STORAGE BLDG, CONTRACTORS STORAGE YARD, PARKING
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: 1963: GRANTED
A VARIANCE TO ADD A SOLAR ROOM & LAVATORY TO
NON-CONFORMING BLDG

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: TOM DIBIASI
Address: DIBIASI & RINALDI, LLC
345 CENTRE STREET, NUTLEY, NJ 07110
Telephone: 973-235-1414 Fax: 973-235-1575
Email Address: TOM@DIBIASILAW.COM

Applicant's Architect

Name: SALVATORE CORVINO, ARCHITECT & PLANNER, LLC
Address: 111 BROOKFIELD AVE
NUTLEY, NJ 07110
Telephone: 973-943-5026 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: 111 BROOKFIELD AVE,
NOTLEY, NJ 07110

Telephone: 973-943-5026 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).

PROPERTY IS IRREGULAR SHAPED TRIANGLE ADJACENT TO A RAILROAD SPUR TRACK & RESIDENTIAL HOMES & HAS BEEN UTILIZED AT LEAST AS FAR BACK AS 1906 AS A COAL & WOOD YARD BY FREDERICK J. HAWKINS, EXPANDED SITE & ADDED STORAGE STRUCTURES IN 1928. EXPANDED SITE IN 1930 TO INCLUDE ARTS SINGLE FAMILY HOME. PROPERTY NARROWS TO A POINTED TRIANGLE AT REAR

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

LAND IS FLANKED BY REAR YARD FOR EXIST RESIDENCES AS THE WEST PROPERTY LINE, RAILROAD SIDING TO THE EAST & COMES TO A POINT AT NORTHERN REAR TIP OF PROPERTY NOT MUCH ROOM TO DEVELOP THE REAR PORTION FOR A RESIDENTIAL USE. PROPERTY HAS ALWAYS BEEN USED AS COMMERCIAL STORAGE YARD & PARKING EXCEPT FOR SINGLE FAMILY HOME AT PARK AVE TO THE SOUTHWEST & HAS HOUSED THE PIERCE OWNER BUSINESS OFFICES W/ AN ART STUDIO IN BUILDING LOCATED ON PARK AVE TO THE SOUTHWEST

(CONTINUED FROM PAGE 4)

AND NEW OWNER WISHES TO CONTINUE THE NON-CONFORMING USE IN THIS RESIDENTIAL ZONE. BECAUSE RECORDS INDICATE PRIOR CAREFUL USE - REFER TO SKUBORN MAPS EN DROSS.

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 WOULD IMPOSE PECULIAR
EXCEPTIONAL PRACTICAL DIFFICULTIES OR EXCEPTIONAL OR
UNDOE HARDSHIP ON NEW OWNER BECAUSE THERE WERE
WAS RESIDENTIAL USE ON MOST OF THIS SITE PRIOR TO ZONING

ORDINANCE ADOPTION & IT HISTORICALLY HAS BEEN OCCUPIED
AS A CONTRACT STORAGE YARD @ MILLWOOD AIRWAYS SIDE

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 YARD IS NO DETRIMENTAL AFFECT ON PUBLIC GOOD
OR SUBSTANTIAL IMPAIRMENT OF INTENT & PURPOSE OF
ZONING PLAN & ZONE ORDINANCE AS THIS WAS A

PART EXISTING USE DATING BACK TO EARLY 1900S &
HAS OPERATED AS SUCH TO THIS DATE. NEW OWNER INTENDS
TO CLEAN UP SITE OF DEBRIS & ASSIGN PARKING TO
CONTRACTORS VEHICLES & STORE SUPPLIES IN BLDG,
THIS IS MAINLY A PARKING LOT FOR COMMERCIAL
VEHICLES - NO ACTIVITY IS CONDUCTED THAT
COULD BE A NUISANCE TO NEIGHBORHOOD.



CODE ENFORCEMENT DEPT.

THOMAS J. EVANS
Director of Revenue and Finance

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

March 30, 2026

Tom DiBiasi
Sal Corvino
345 Centre Street
Nutley NJ 07110

Re: Contractor/Storage Yard
1. Continued Non-Conforming Use
2. Use Variance
198 Park Avenue
Block/Lot: 6601/18

Dear Mr. DiBiasi and Mr. Corvino,

Your request for a permit, at the above referenced address, to apply to the Board of Adjustment for a certificate of continued non-conforming use and/or apply for a use variance to operate a contractor yard for the parking of commercial vehicles and storage of materials, located in an R-3 zoning district, as shown on the plans prepared by Architect Sal Corvino dated March 10, 2026, is denied for the following reasons:

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

The Code Enforcement Department has not issued any zoning permits for the proposed use of the property nor has any records to certify the use as a contractor parking/storage yard.

Chapter 700, Section 700-7 A of the Codes of Nutley states no building shall hereafter be erected and no existing building shall be moved, altered, added to or enlarged, nor shall any land or building be used, designed or arranged to be used for any purpose other than is included among the uses listed in this article as permitted in the district in which such building or land is located nor in any manner contrary to any of the requirements specified in this article.

Chapter 700, Article V, Section 700-13 of the Codes of Nutley lists the permitted uses in the R-3 zoning district. *A contractor/storage yard is not listed as a permitted use*

A non-refundable use variance fee of \$550.00 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.*

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198 Park Avenue

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from Jessica Liebold, 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:ce



Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 6601-18
HAWKINS, ANN E. C/O JOHN HAWKINS
198 PARK AVENUE

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

Block-Lot: 6601-15

PARDO, MAX S.
51 HARRISON AVE
WEST CALDWELL, NJ 07006
RE: 226 PARK AVENUE

Block-Lot: 6601-17

RICCARDI, VITTORIO & GERALDINA
218 PARK AVE
NUTLEY, NJ 07110
RE: 218 PARK AVENUE

Block-Lot: 6601-16

SUMMIT PROPERTIES LLC
5 SICOMAC RD SUITE 172
NORTH HALEDON, NJ 07508
RE: 220 PARK AVENUE

Block-Lot: 7002-7

EMBREE, DEANNA & FERRY, D.
48 MYRTLE AVE
NUTLEY, NJ 07110
RE: 48 MYRTLE AVENUE

Block-Lot: 6602-17

TORANZO, HELEN
105 WALNUT ST
NUTLEY, NJ 07110
RE: 105 WALNUT STREET

Block-Lot: 6601-14

FIALLOS, KARINA
82 MYRTLE AVE
NUTLEY, NJ 07110
RE: 82 MYRTLE AVENUE

Block-Lot: 7002-9

DEGENNARO, BENEDETTO & GIUSEPPE
159 EDGEWOOD AVE
COLONIA, NJ 07067
RE: 223 PARK AVENUE

Block-Lot: 7002-15

CIRIGLIANO, JOHN & ELSIE
21 LAFAYETTE PL
NUTLEY, NJ 07110
RE: 21 LAFAYETTE PLACE

Block-Lot: 7003-2

DE FRANCO, ANTHONY G & MONICA JEAN
28 LAFAYETTE PL
NUTLEY, NJ 07110
RE: 28 LAFAYETTE PLACE

Block-Lot: 7002-8

SANAFRIA, CHRISTIAN + QUEZADA, SHYNA
52 MYRTLE AVE
NUTLEY, NJ 07110
RE: 52 MYRTLE AVENUE

Block-Lot: 7005-1

GUTIERREZ, EDUARDO & JEAN
183 PARK AVENUE
NUTLEY, NJ 07110
RE: 183 PARK AVENUE

Block-Lot: 7002-14

ROGERS, FLORENCE E. & CALVIN A.
23 LAFAYETTE PL
NUTLEY, NJ 07110
RE: 23 LAFAYETTE PLACE

Block-Lot: 7003-1

SAINT MARY'S R.C. PAROCHIAL SCHOOL
16 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 16 MSGR. OWENS PLACE

Block-Lot: 6602-14

DOWNIN, EUGENE
119 WALNUT STREET
NUTLEY, NJ 07110
RE: 119 WALNUT STREET

Block-Lot: 6601-9

CARABALLO, OSVALDO JR. & LORI
98 MYRTLE AVE
NUTLEY, NJ 07110
RE: 98 MYRTLE AVENUE

Block-Lot: 6601-10

WICHERT, TATJANA
94 MYRTLE AVE
NUTLEY, NJ 07110
RE: 94 MYRTLE AVENUE

Block-Lot: 6601-11

QUINN, JAMES P. & JENNIFER L.
88 MYRTLE AVE
NUTLEY, NJ 07110
RE: 88 MYRTLE AVENUE

Block-Lot: 6602-15

BERGAMINO, DONALD ANTHONY
115 WALNUT ST
NUTLEY, NJ 07110
RE: 115 WALNUT STREET

Block-Lot: 6601-12

HEAL, JASON T. & JACQUELINE C.
86 MYRTLE AVE
NUTLEY, NJ 07110
RE: 86 MYRTLE AVENUE

Block-Lot: 6602-16

PINHO, EDGAR & ET AL
109 WALNUT ST
NUTLEY, NJ 07110
RE: 109 WALNUT STREET

Block-Lot: 6601-13

VONGVATANAPIBOON, M. & VONGPIBOON, T.
84 MYRTLE AVE
NUTLEY, NJ 07110
RE: 84 MYRTLE AVENUE

Block-Lot: 7002-10

BENJAMIN INVESTMENTS 2 LLC
864 PARK AVE
RIVER EDGE, NJ 07661
RE: 215 PARK AVENUE

Block-Lot: 7002-11

LOVALLO, THEODORE & CAROL
213 PARK AVE
NUTLEY, NJ 07110
RE: 213 PARK AVENUE

Block-Lot: 7002-12

GAINTY, NISSA C & MOSCOSO, JORGE E
207 PARK AVE
NUTLEY, NJ 07110
RE: 207 PARK AVENUE

Block-Lot: 7002-13

DRUSKOVICH, IVAN
205 PARK AVE
NUTLEY, NJ 07110
RE: 205 PARK AVENUE

Block-Lot: 7003-3

PROANO, MARIO & LUCELLY
197 PARK AVE
NUTLEY, NJ 07110
RE: 197 PARK AVENUE

Block-Lot: 6602-1

LONG, ROBERT N. & MARIA C.
177 GRANT AVE
NUTLEY, NJ 07110
RE: 177 GRANT AVENUE

Block-Lot: 6602-11

PALMA, FRANK G. & ARLENE M.
131 WALNUT ST
NUTLEY, NJ 07110
RE: 131 WALNUT STREET

Block-Lot: 6602-2

GERALDO, JOSE J. & ANNERIS
175 GRANT AVE
NUTLEY, NJ 07110
RE: 175 GRANT AVENUE

Block-Lot: 6602-3

BILAZEROS, BILL
169 GRANT AVE
NUTLEY, NJ 07110
RE: 169 GRANT AVENUE

Block-Lot: 6602-4

GARCIA, WILLIAM S. & JUANA
165 GRANT AVE
NUTLEY, NJ 07110
RE: 165 GRANT AVENUE

Block-Lot: 6601-1

TOWNSHIP OF NUTLEY
1 KENNEDY DR
NUTLEY, NJ 07110
RE: 118 MYRTLE AVENUE

Block-Lot: 6602-5

HACK, ANNIESHA & RASHEED
161 GRANT AVE
NUTLEY, NJ 07110
RE: 161 GRANT AVENUE

Block-Lot: 6601-2

WADE, ERIN
114 MYRTLE AVENUE
NUTLEY, NJ 07110
RE: 114 MYRTLE AVENUE

Block-Lot: 6601-3

ROSEN, HARRY
110 MYRTLE AVE
NUTLEY, NJ 07110
RE: 110 MYRTLE AVENUE

Block-Lot: 6601-4

ZURAWSKI, MARIANNE & ZURAWSKI, LINDA
108 MYRTLE AVE
NUTLEY, NJ 07110
RE: 108 MYRTLE AVENUE

Block-Lot: 6601-5

FREW, SEAN
106 MYRTLE AVE
NUTLEY, NJ 07110
RE: 106 MYRTLE AVENUE

Block-Lot: 6601-6

VILLANO, BRIAN D.
104 MYRTLE AVE
NUTLEY, NJ 07110
RE: 104 MYRTLE AVENUE

Block-Lot: 6602-18

NUTLEY POST NO. 30 AMVETS
184 PARK AVE
NUTLEY, NJ 07110
RE: 184 PARK AVENUE

Block-Lot: 6601-7

OCAMPO, MICHELLE K.
102 MYRTLE AVE
NUTLEY, NJ 07110
RE: 102 MYRTLE AVENUE

Block-Lot: 6601-8

KONSTANTAROS, PATRICIA
100 MYRTLE AVE
NUTLEY, NJ 07110
RE: 100 MYRTLE AVENUE

Block-Lot: 7001-15

LY, STEVEN
229 PARK AVE
NUTLEY, NJ 07110
RE: 229 PARK AVENUE

No Data

Block-Lot: 10-8

NORFOLK SOUTHERN RAILWAY
125 COUNTY ROAD
JERSEY CITY, NJ 07307
RE: NEWARK BRANCH RAILROAD

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

Block-Lot: 10-7

NORFOLK SOUTHERN RAILWAY

125 COUNTY ROAD

JERSEY CITY, NJ 07307

RE: NEWARK BRANCH RAILROAD

