



# 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>

*N/C NO CHANGE  
\* INDICATES VARIANCE  
\*\* EXIST NO CONFORMITY  
\*\*\* EXIST*

### 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: DIMITROS 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 2<sup>ND</sup> 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 AT 2ND FLOOR 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 EXCEPTED PRACTICAL DIFFICULTIES OR EXCEPTIONAL OR UNDOE HARDSHIP ON NEW OWNER BECAUSE THERE WOULD 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. EARLY PART OF 1900'S

THIS WOULD BE 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 1900'S & 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.





**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 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, [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

DB:ce



**Nutley**  
*Parcel Offset List*

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**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).

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**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 – 6<sup>th</sup> 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









