



THOMAS J. EVANS
Director of Revenue and
Finance

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
NUTLEY, NEW JERSEY 07110

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

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

February 12, 2021

Mr. Arjelis Guzman
152 Mountainview Avenue
Nutley, NJ 07110

RE: **ADDITION**
152 Mountainview Avenue
Block/Lot: 5301/20

Dear Mr. Guzman:

Your request for a permit, at the above referenced premises, to construct additions on the existing first floor, a second floor add-a-level addition, a chimney on the left side, and a covered front porch, and a roof over the paver patio in the side yard, with approximately five (5') foot setback to the main dwelling, as shown on the property survey prepared by Borrie, McDonald & Watson, dated September 29, 2020, and plans prepared by Architect, Cesar F. Padilla, RA, dated January 20, 2021, is disapproved for the following reason.

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

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" requires a 25' front yard setback in an R-1 zoning district for the 1st and 2nd floor addition. ***The proposed front yard setback will be 24.74'.***

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" requires a six (6') foot side yard setback (left side) for the 1st and 2nd floor addition and fireplace in an R-1 zoning district. ***The proposed left side yard setback will be 5.58' for the 1st and 2nd floor, and 3.58' to the fireplace.***

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" requires a six (6') foot side yard setback (right side) for the addition in an R-1 zoning district. ***The proposed right side will be 2.75'.***

Chapter 700, Article III Section 700-3 of the Codes of Nutley entitled "Definitions - Side Yard" states an open unobstructed space between the building and the side line of the lot extending through from the front to the rear yard or to another street, into which space there is no extension of the building above the grade level. ***The chimney encroaches into the side yard.***

Chapter 700, Article VIII, Section 700-46 A of the Codes of Nutley entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" requires 35% lot coverage in an R-1 zoning district. ***The proposed coverage will be 43%.***

Note: the lot coverage calculation on the plan does not take in effect, the township definition on lot coverage.

Chapter 700, Article VIII, Section 700-46 B (4) (d) of the Codes of Nutley entitled "Schedule of Regulations as to Bulk, Height and Other Requirements" 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 required front yard setback is 25'. The proposed is 24.74', the six (6') foot encroachment for the front porch is not permitted.***

Chapter 700, Article XI, Section 700-67 A of the Codes on Nutley states a detached accessory buildings and accessory uses may occupy in the aggregate an area not to exceed 30% of the area of any rear yard. The height of a detached accessory building shall be one story not to exceed 14 feet. ***The detached accessory structure (roof over patio) is located in the side yard.***

Chapter 700, Article XI, Section 700-67 C of the Codes on Nutley states no detached accessory building shall be located nearer than 10 feet to a main building. The setback to the main building is approximately five (5') feet and five (5') feet.

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 Lucy Jacobs, at (973) 284-4957 or email at ljacobs@nutlevnj.org. 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 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-21-0007

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: \$ 175.00 (on denial letter)

Date of Denial Letter: 2/14/2021

Section I: SUBJECT PROPERTY

Address: 152 Mountainview Avenue

Block: 5301 Lot: 20 Zone: R-1

	District Requirements	Proposed
Lot Area	<u>5000</u>	<u>5000</u>
Lot Width	<u>50'</u>	<u>50'</u>
Lot Depth	<u>100'</u>	<u>100'</u>
Front Yard	<u>25'</u>	<u></u>
Side Yard	<u>6'</u>	<u></u>
Rear Yard	<u>30'</u>	<u></u>
Other	<u>6'</u>	<u></u>

Section II: APPLICANT INFORMATION

Name: Arjelis Guzman

Address: 152 Mountainview Ave
Nutley, NJ 07110

Telephone: 973-572-5448

Email Address: Arjelis@Msn.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	_____	_____
Total existing and total proposed parking spaces	_____	_____

Present use of premises: ONE FAMILY DWELLING

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: N/A

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: N/A

Address: _____

Telephone: _____ Fax: _____

Email Address: _____

Applicant's Architect

Name: Cesar F. Padilla Architects

Address: 109 Ellsworth Terrace

Glen Rock, NJ

Telephone: 201-314-3388 Fax: _____

Email Address: Mb14058@aol.com

Applicant's Engineer

Name: Cesar F. Padilla Architects

Address: 109 Ellsworth Terrace

Glen Rock, NJ

Telephone: 201-314-3388 Fax: _____

Email Address: Mb14058@aol.com

Applicant's Planning Consultant

Name: N/A
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: 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 01' topographic conditions).

N/A adding 2nd story addition.

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

N/A

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

The complexity of the 5"offset on the side of the property with a 6'
setback would constrain the entire 1st. floor due to an open concept
design. The kitchen would be affected since current dwelling is in a
vertical position as oppose to a horizontal layout. we currently have
740sq ft of livable space which is not sufficient for our family of 4.

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 few inches on the side property would not affect any public good
in any way. The main entrance is already established on the side of
the property and being utilized as the same space as I am trying to
acquire, but to be part of the dwelling as oppose to an open stair-
case leading to nowhere, since the main entrance will be moved forward.

CERTIFICATION

STATE OF NEW JERSEY }
COUNTY OF ESSEX } SS.

Angelis Guzman, being duly sworn, hereby certify (check one)

➤ ☒ that I am the applicant

or

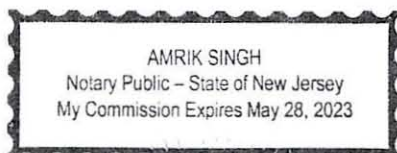
➤ _____ that I am the _____ of _____,
(Title) (Company Name)
the Applicant, and that I am duly empowered and authorized to make this representation
on behalf of _____;
(Company Name)

and that the information presented in this application is true, complete and accurate.

Angelis Guzman
Applicant/Applicant's Authorized
Officer or Representative

Subscribed and sworn to before me
this 19th day of February, 2021.

Amrik Singh
Signature of person authorized to take oaths





TOWNSHIP OF NUTLEY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
PLANNING BOARD

CERTIFICATION OF PROPERTY OWNERS WITHIN 200 FEET

Docket Number: ZBA-21-0007

Work Site Location: 152 Mountainview Avenue

Applicant: Guzman

I do hereby certify to the ownership of the properties listed on pages

1 to 3, as of 2/4/2021.

Antonette DeBlasio

ANTONETTE DEBLASIO
Technical Assistant/ZBA-PB
Township of Nutley, NJ



Nutley

Parcel Offset List

Target Parcel(s): Block-Lot: 5301-20
GUZMAN, ARJELIS
152 MOUNTAINVIEW AVENUE

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

Block-Lot: 5301-24
VERDEAUX, DIANE (ETAL)
168 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 168 MOUNTAINVIEW AVENUE

Block-Lot: 5301-14
MAREE, JACQUELYN & KATHLEEN N.
11 NEWMAN AVE
NUTLEY, NJ 07110
RE: 11 NEWMAN AVENUE

Block-Lot: 5301-22
PRICE, GEORGE & BARBARA
160 MOUNTAINVIEW AVENUE
NUTLEY, NJ 07110
RE: 160 MOUNTAINVIEW AVENUE

Block-Lot: 5301-15
DI GIACINTO, MICHAEL & ELAINE
9 NEWMAN AVE
NUTLEY, NJ 07110
RE: 9 NEWMAN AVENUE

Block-Lot: 5301-13
RESTAINO, ALAN M. & DEBRA J.
15 NEWMAN AVE
NUTLEY, NJ 07110
RE: 15 NEWMAN AVENUE

Block-Lot: 5302-21
LAFOUNTAIN, GEORGE L JR. & MARY ANN
12 NEWMAN AVE
NUTLEY, NJ 07110
RE: 12 NEWMAN AVENUE

Block-Lot: 5301-9
FARIELLO, JACK J & CHRISTINE
29 NEWMAN AVE
NUTLEY, NJ 07110
RE: 29 NEWMAN AVENUE

Block-Lot: 5301-19
LAYAOU, M. LYNNE
148 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 148 MOUNTAINVIEW AVENUE

Block-Lot: 5300-10
MASLAG, ALFRED J. & RENAE
167 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 167 MOUNTAINVIEW AVENUE

Block-Lot: 5302-23
MCCALL, JAMES B. & HOLLY L.
22 NEWMAN AVE
NUTLEY, NJ 07110
RE: 22 NEWMAN AVENUE

Block-Lot: 5300-18
FLYNN, THOMAS DAVID
415 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 415 BLOOMFIELD AVENUE

Block-Lot: 5302-22
NORTON, WILLIAM & DENISE
16 NEWMAN AVE
NUTLEY, NJ 07110
RE: 16 NEWMAN AVENUE

Block-Lot: 5301-8
WILSON, EDWARD K. JR. & JOANN
35 NEWMAN AVE
NUTLEY, NJ 07110
RE: 35 NEWMAN AVENUE

Block-Lot: 5302-20
QUIGLEY, SUSAN
8 NEWMAN AVE
NUTLEY, NJ 07110
RE: 8 NEWMAN AVENUE

Block-Lot: 5301-10
DEL VECCHIO, MICHAEL A & THERESA M
27 NEWMAN AVE
NUTLEY, NJ 07110
RE: 27 NEWMAN AVENUE

Block-Lot: 5302-19
SAFFARINI, AMJED MUSTAFA & SANDY ZAKY
459 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 459 BLOOMFIELD AVENUE

Block-Lot: 5301-11
MAURIELLO, ALBERT & GRACE
23 NEWMAN AVE
NUTLEY, NJ 07110
RE: 23 NEWMAN AVENUE

Block-Lot: 5301-25
MUELLER, ADELE C.
172 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 172 MOUNTAINVIEW AVENUE

Block-Lot: 5301-12
RAHI, MOHIDUL I
19 NEWMAN AVENUE
NUTLEY, NJ 07110
RE: 19 NEWMAN AVENUE

Block-Lot: 5301-23
CULTRERA, ROSARIO & SUSAN
164 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 164 MOUNTAINVIEW AVENUE

Block-Lot: 5301-21
KOSTER, LAWRENCE TIMOTHY & MICHELE
156 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 156 MOUNTAINVIEW AVENUE

Block-Lot: 5301-16
MARFIEWICZ, MEGAN KERRI
447 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 447 BLOOMFIELD AVENUE

Block-Lot: 5301-18
MENDOZA, YURI G & LAPINSKI, JESSICA
144 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 144 MOUNTAINVIEW AVENUE

Block-Lot: 5300-11
DIGIACOMO, LYNN C.
163 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 163 MOUNTAINVIEW AVENUE

Block-Lot: 5301-17
IPPOLITO, SALVATORE & DEBRA
439 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 439 BLOOMFIELD AVENUE

Block-Lot: 5300-12
RODRIGUEZ, JORGE J.
157 MOUNTAINVIEW AVENUE
NUTLEY, NJ 07110
RE: 157 MOUNTAINVIEW AVENUE

Block-Lot: 4700-44
ERKAL, EMIR & FAYE, SONDRRA
442 BLOOMFIELD AVE
NUTLEY, NJ 07710
RE: 442 BLOOMFIELD AVENUE

Block-Lot: 5300-13
MCCHRISTAL, DANIEL J.
153 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 153 MOUNTAINVIEW AVENUE

Block-Lot: 5300-14
SULLIVAN, MICHAEL E. & TONI ANN
149 MOUNTAINVIEW AVENUE
NUTLEY, NJ 07110
RE: 149 MOUNTAINVIEW AVENUE

Block-Lot: 5300-15
SALVO, MICHAEL J. & MARGO
147 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 147 MOUNTAINVIEW AVENUE

Block-Lot: 5300-16
TOHN, BRIAN & EMILY
143 MOUNTAINVIEW AVE
NUTLEY, NJ 07110
RE: 143 MOUNTAINVIEW AVENUE

Block-Lot: 5300-23
FERRIERO, DOLORES A.
454 CHESTNUT ST
NUTLEY, NJ 07110
RE: 454 CHESTNUT STREET

Block-Lot: 5300-17
BRZOSKA, EDWARD & CHRISTINE
427 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 427 BLOOMFIELD AVENUE

Block-Lot: 5300-22
OBESTER, PHYLLIS ANN
450 CHESTNUT ST
NUTLEY, NJ 07110
RE: 450 CHESTNUT STREET

Block-Lot: 4701-1
IMPERATRICE, MARISA A.
432 BLOOMFIELD AVE
NUTLEY, NJ 07110
RE: 432 BLOOMFIELD AVENUE

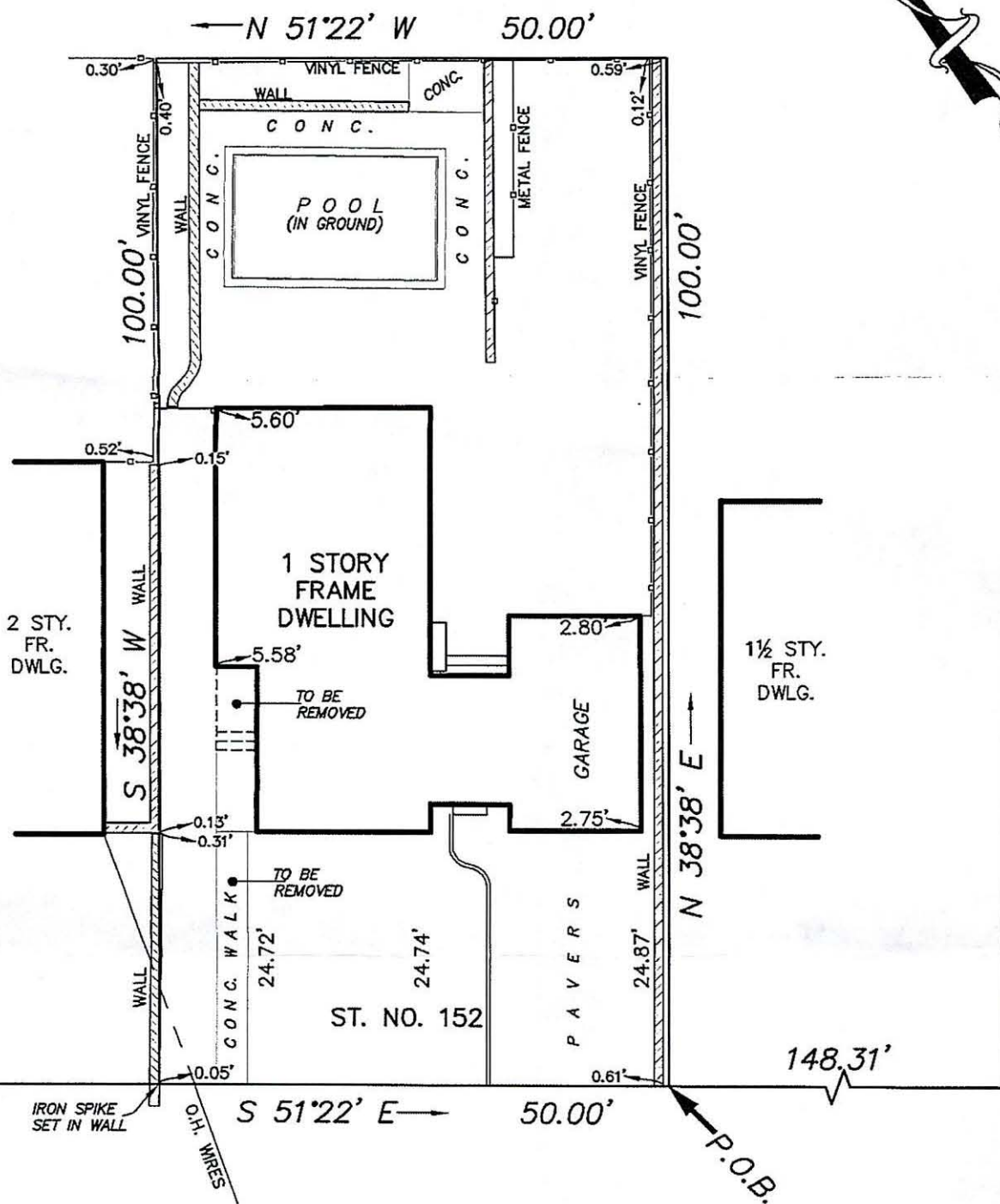
Block-Lot: 5300-21
FILIPPI, RONALD J. & ELLEN
446 CHESTNUT ST
NUTLEY, NJ 07110
RE: 446 CHESTNUT STREET

Block-Lot: 5300-20
MORALES, DAVID & MARILYN
442 CHESTNUT STREET
NUTLEY, NJ 07110
RE: 442 CHESTNUT STREET

Block-Lot: 5300-19
MEANS, JOSHUA & TARA
438 CHESTNUT ST
NUTLEY, NJ 07110
RE: 438 CHESTNUT STREET

Block-Lot: 5302-25
GRADZKI, JILLIAN
28 NEWMAN AVENUE
NUTLEY, NJ 07110
RE: 28 NEWMAN AVENUE

Block-Lot: 5302-24
LOWERRE, LINDA
24 NEWMAN AVE
NUTLEY, NJ 07110
RE: 24 NEWMAN AVENUE



BLOOMFIELD AVENUE

MOUNTAIN VIEW (50' WIDE) AVENUE

NOTES:

1) BEING LOT 20 - BLOCK 5301 TAX MAP

2) ALSO BEING LOT 31 - BLOCK 193 MAP OF "TOWN OF NUTLEY, NEW JERSEY, DEPARTMENT OF PUBLIC WORKS, WEST HILL PROPERTY", FILED JULY 26, 1938 AS MAP NO. 1422

3) AREA= 5000 SQ. FT. or 0.11 ACRES

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by the Surveyor for use of survey for any other purpose, including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

MAP OF PROPERTY LOCATED AT
NUTLEY, ESSEX COUNTY, N.J.

SURVEY NO. 16095B

CERTIFIED TO:
ARJELIS GUZMAN

BORRIE, McDONALD & WATSON
LAND SURVEYORS

130 WASHINGTON STREET
BLOOMFIELD, N.J. 07003
(973) 429-0049

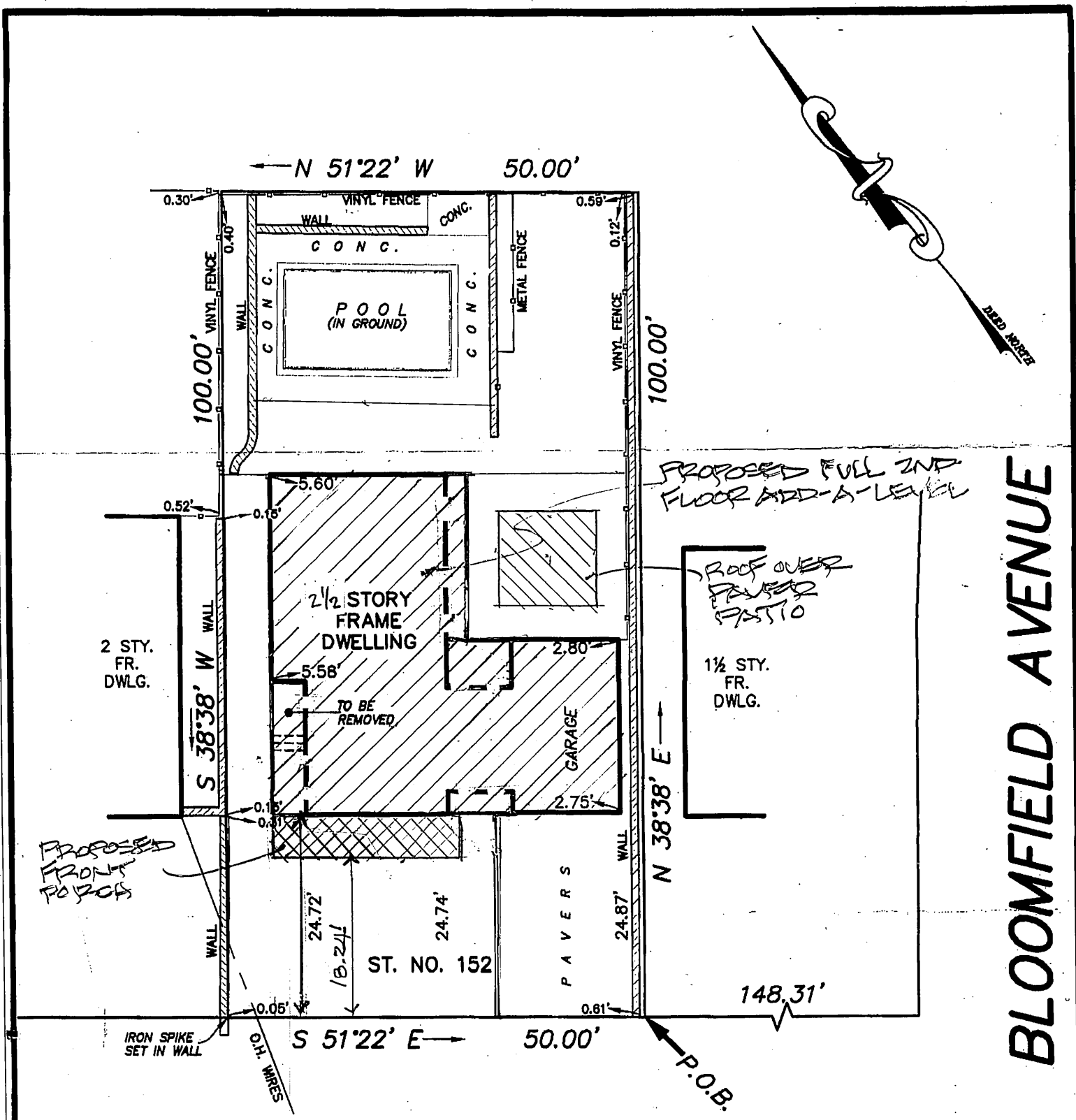


Richard T. Watson
RICHARD T. WATSON

PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884

DATE: SEPT. 29, 2020

SCALE: 1" = 16'



MOUNTAIN VIEW AVENUE
(50' WIDE)

NOTES:
1) BEING LOT 20 - BLOCK 5301 TAX MAP
2) ALSO BEING LOT 31 - BLOCK 193 MAP OF "TOWN OF NUTLEY, NEW JERSEY, DEPARTMENT OF PUBLIC WORKS, WEST HILL PROPERTY, FILED JULY 26, 1938 AS MAP NO. 1422
3) AREA = 5000 SQ. FT. or 0.11 ACRES

MAP OF PROPERTY LOCATED AT
NUTLEY, ESSEX COUNTY, N.J.

SURVEY NO. 16095B

CERTIFIED TO:
ARJELIS GUZMAN

BORRIE, McDONALD & WATSON
LAND SURVEYORS
130 WASHINGTON STREET
BLOOMFIELD, N.J. 07003
(973) 429-0049

Richard T. Watson
RICHARD T. WATSON
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 34884
DATE: SEPT. 29, 2020 SCALE: 1" = 16'

SITE PLAN
SCALE: 1" = 16'-0"

ZONING SCHEDULE R-1				
ITEM	REQUIRED	EXISTING	PROPOSED	YES
MIN. LOT AREA	5,000 SF	5,000 SF	5,000 SF	NO
MIN. LOT WIDTH	50'-0"	50'-0"	50'-0"	NO
MIN. LOT DEPTH	100'-0"	100'-0"	100'-0"	NO
MIN. FRONT YARD	25'-0"	24'-7 1/4"	18'-2 1/4"	YES
MIN. REAR YARD	30'-0"	134'-0"	134'-0"	NO
MIN. SIDE YARD	6'-0"	5'-6" & 2'-7 1/2"	3'-5 1/2" & 2'-7 1/2"	YES
MAX. BUILD. HT.	2 1/2 STORY / 30'-0"	1 1/2 STORY / 19'-0"	2 1/2 STORY / 29'-6"	NO
MAX. LOT COVERAGE	35%	30.2%	31.6%	NO
MAX. IMPER. COVER	65%	53.9%	58.2%	NO

EXIST. LOT COVERAGE CALCULATION

DWELLING = 1,332 SF
DETACHED ROOF PATIO AREA = 144 SF
SIDE STEPS & LANDING = 32 SF
TOTAL = 1,508 SF OR 30.2%

PROPOSED LOT COVERAGE CALCULATION

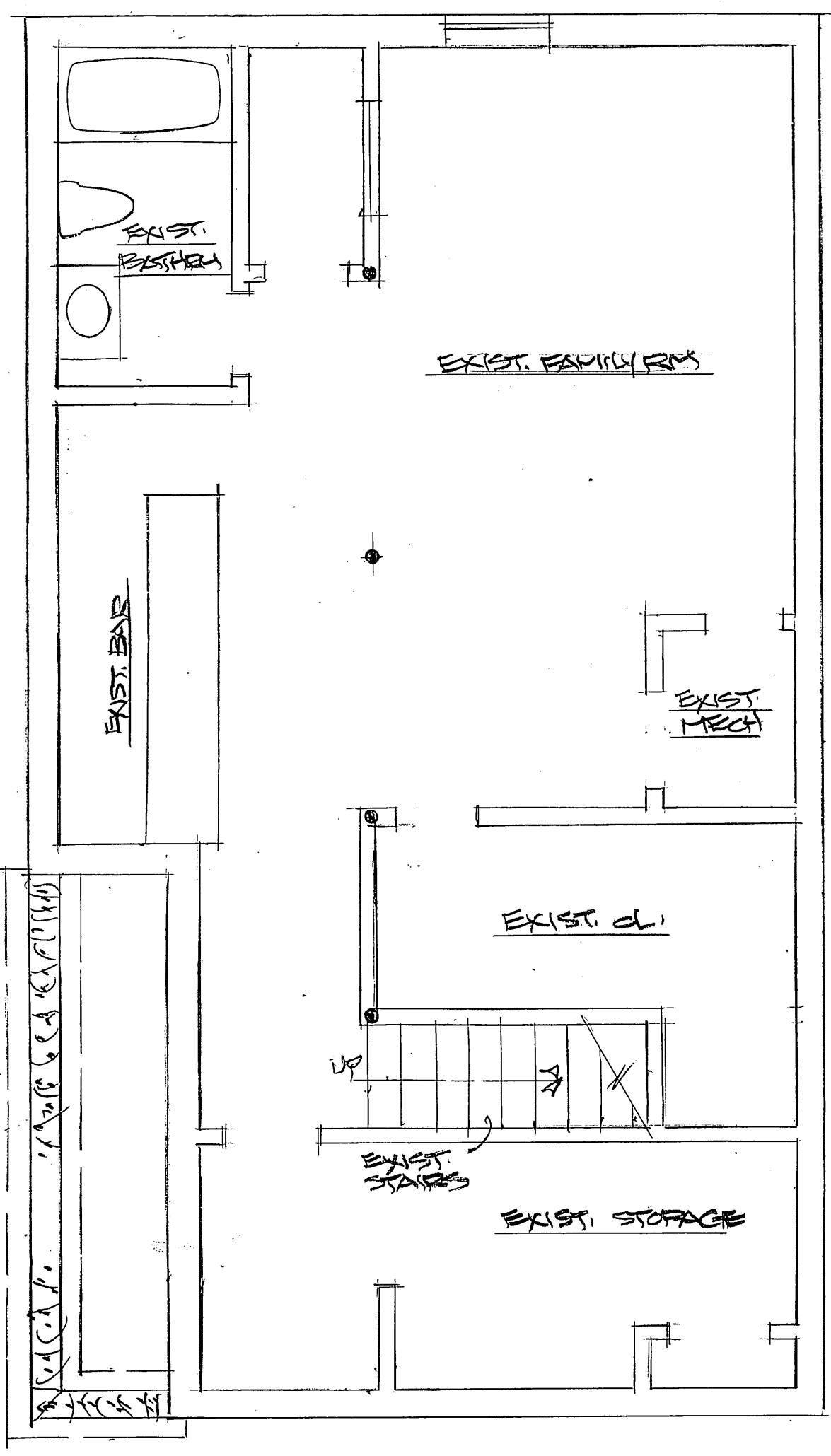
DWELLING = 1,332 SF
DETACHED ROOF PATIO AREA = 144 SF
SIDE STEPS & LANDING = 0
PROPOSED LEFT SIDE EXTENSION = 64 SF
PROPOSED 2ND FLOOR REAR RIGHT OVERHANG = 38 SF
TOTAL = 1,578 SF OR 31.6%

EXISTING IMPERVIOUS COVERAGE CALCULATION

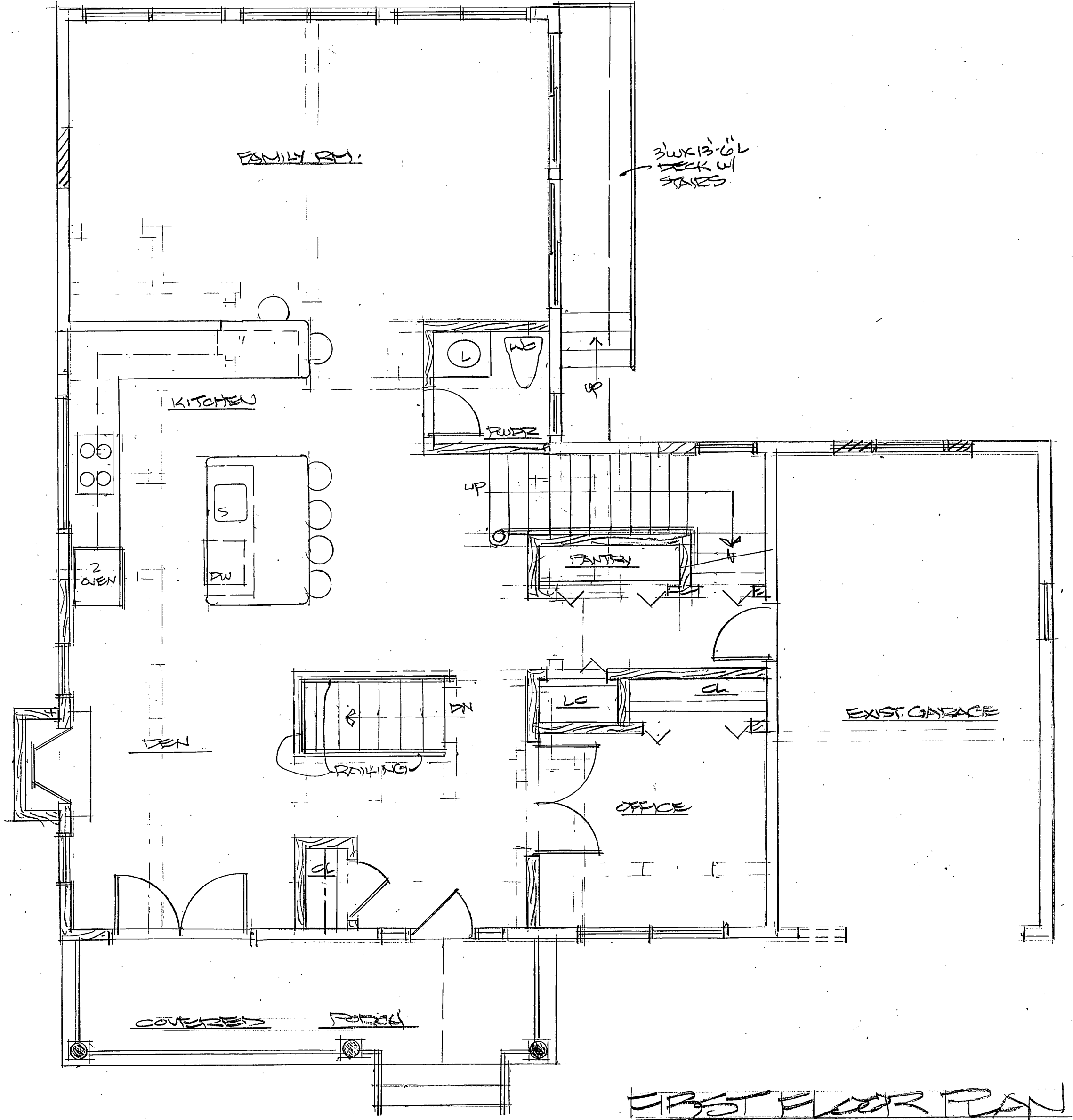
DWELLING = 1,332 SF
DETACHED ROOF PATIO AREA = 144 SF
SIDE STEPS & LANDING = 32 SF
INGROUND POOL = 240 SF
CONC. WALKWAY AROUND POOL = 308 SF
PAVER PATIO AREA NOT UNDER ROOF = 256 SF
PAVER DRIVEWAY = 384 SF
TOTAL = 2,696 SF OR 53.9%

PROPOSED IMPERVIOUS COVERAGE CALCULATION

DWELLING = 1,332 SF
DETACHED ROOF PATIO AREA = 144 SF
SIDE STEPS & LANDING = 0
INGROUND POOL = 240 SF
CONC. WALKWAY AROUND POOL = 308 SF
PAVER PATIO AREA NOT UNDER ROOF = 256 SF
PAVER DRIVEWAY = 384 SF
PROPOSED LEFT SIDE EXTENSION = 64 SF
PROPOSED 2ND FLOOR REAR RIGHT OVERHANG = 38 SF
PROPOSED RIGHT REAR DECK & STAIRS (ALREADY INCLUDED IN OVERHANG & PAVER PATIO) = 0
PROPOSED FRONT COVERED PORCH = 143 SF
TOTAL = 2,909 SF OR 58.2%



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



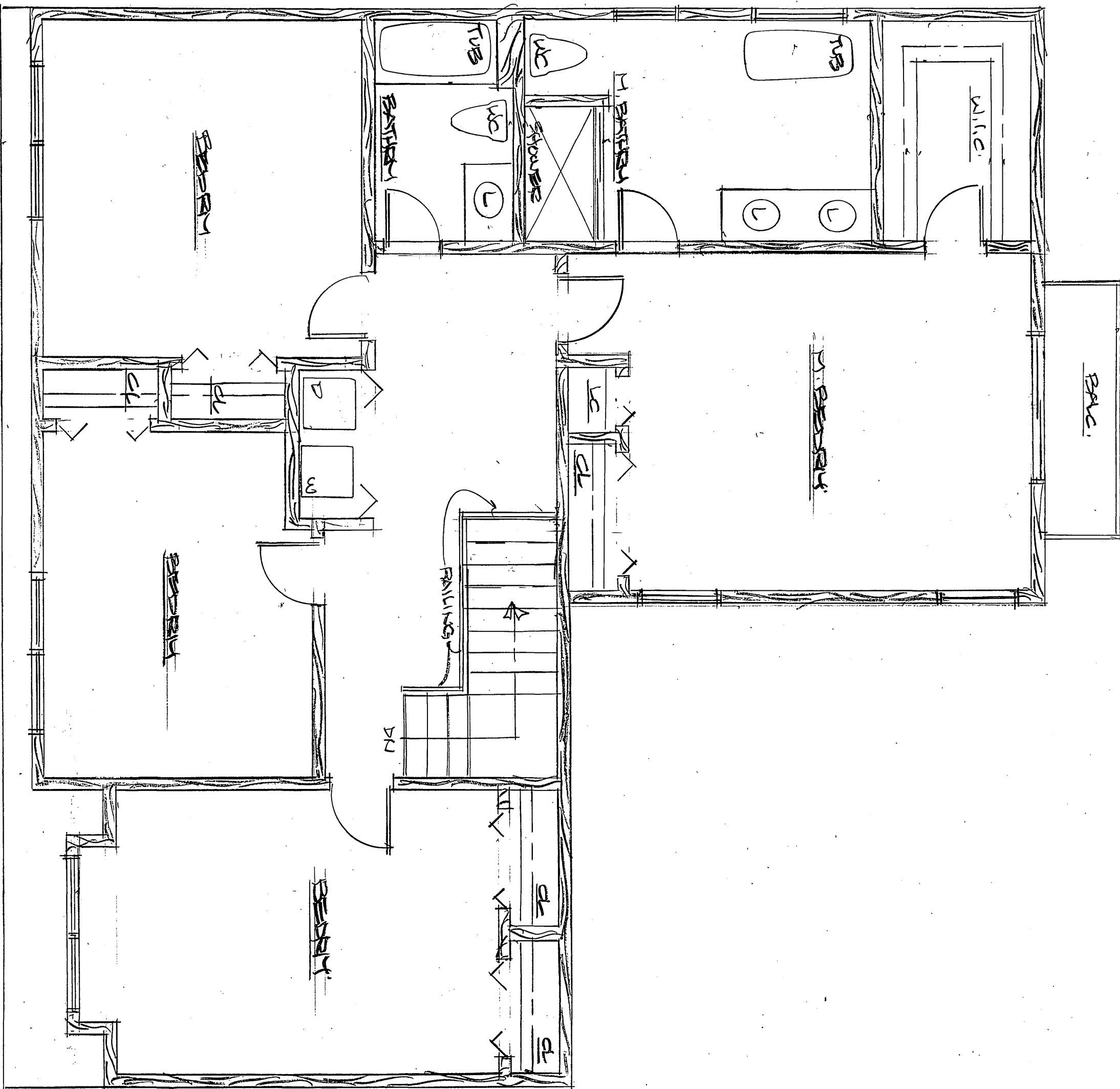
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CESAR F. PADILLA, R. A.
109 ELLSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452
Phone: (862) 881-7708

THE STATE PLAN, ZONING, LEGENDS, NOTES
PROJECT: FIRST FLOOR ADDITION & FIRST FLOOR MODIFICATIONS FOR 109 ELLSWORTH TERRACE, GLEN ROCK, NJ
DATE: 11/10/21
BY: AS MD
CHECKED: [Signature]
SCALE: 1/4" = 1'-0"

Cesar F. Padilla
Cesar F. Padilla, Lic. No. 13901

21-002
A-1



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A-2

21-002

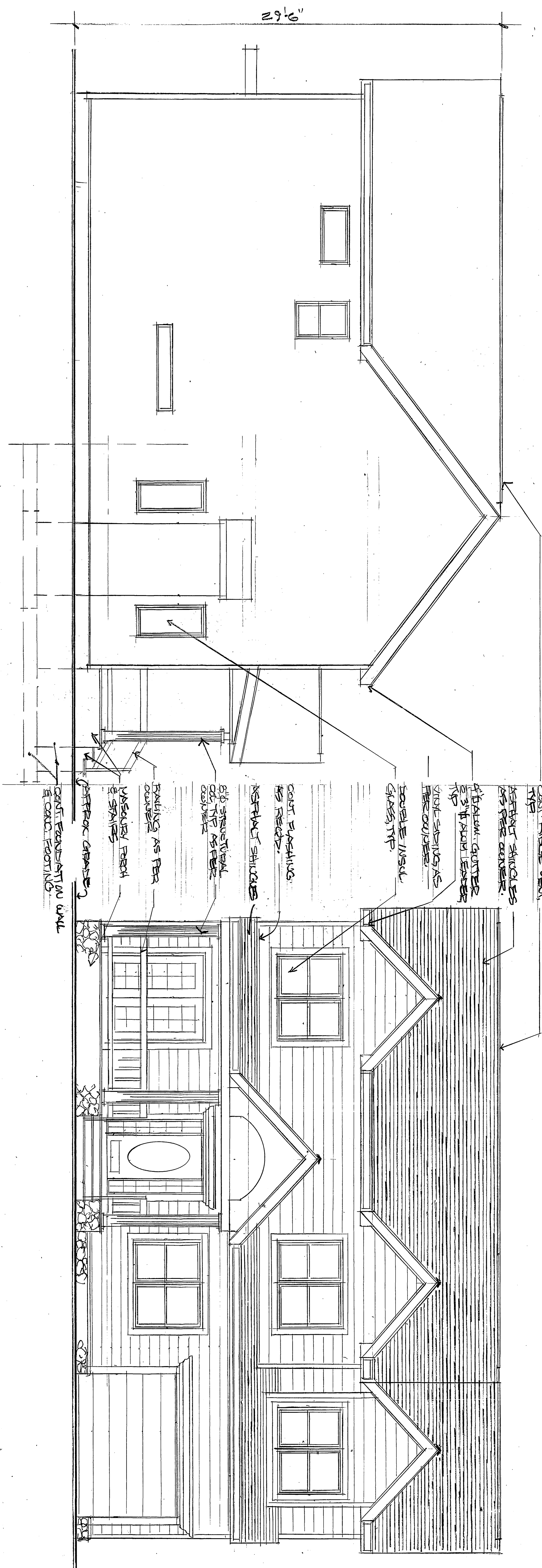
revisions

date
11/10/21
scale
AS NOTED
drawn
MB
checked
EP

Cesar F. Padilla
Cesar F. Padilla, Lic. No. 13091

title
SECOND FLOOR PLAN, ELEVATIONS
project
PROPOSED ADD A LEVEL &
FIRST FLOOR MODIFICATIONS
FOR MRS. GUZMAN
512 MOUNTAIN VIEW AVE
NOTLEY, NJ

CESAR F. PADILLA, R. A.
109 ELLSWORTH TERRACE • GLEN ROCK • NEW JERSEY 07452
Phone: (202) 881-7708



WEST EXHIBITION
MARCH 14th - 20th

SOUTH ELEVATION
SCALE 1/4" = 1'-0"