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 · FACSIMILE: (973) 284-0071

CODE ENFORCEMENT DEPT.

BUILDING
PLUMBING
ELECTRICAL
FIRE
ZONING

May 4, 2026

Mr. Tom DiBiasi
345 Centre Street
Nutley NJ 07110

RE: Demolish Existing Single-Family Dwelling
Construct New Two-Family Dwelling
117 Saint Mary's Place
Block/Lot: 7004/12

Dear Mr. DiBiasi,

Your request on behalf of your client, 117 ST MARY LLC, for a permit to demolish the existing single-family dwelling and to construct a new two-family dwelling, located in an R-2 zoning district on a 50 x 100 lot, as shown on the Engineering plan by David E. Fantina, P.E. dated April 16, 2026 and Architectural plans by Dassa Haines dated April 16, 2026, is denied for the following reasons:

This property is located in an R-2 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 the following (see attached checklist on page 2).

Chapter 700, Article VIII, Section 700-48 of the Codes of Nutley states Any lot containing a residence for one or two families shall have at least 60% of the required front yard in landscaping. This area shall not be covered with paving, walkways or any other impervious surface. Landscaping may consist of grass, ground cover, shrubs and other plant material. ***The required landscaping is 60%, the proposed is 36.38%.***

Chapter 700, Article XIII, Section 700-94 A (3) of the Codes of Nutley states each property shall not have more than one driveway and one curb cut.

A non-refundable filing fee of $550 for the application and an escrow fee of $750 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 Jessica D'Onofrio, jdonofrio@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 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/jl

ZONING CHECKLIST

ZONE	REQUIRED	PROPOSED	VARIANCE
R-2	Two Family Dwelling	Two Family Dwelling	
Lot Area	6,000 sf	5,000 sf	Yes
Lot Width	60'	50'	Yes
Lot Depth	100'	100'	Yes
Per Dwelling Unit	3,000 sf	2,500 sf	
Front Yard	25'	25.3'	
Rear Yard	30'	30'	
1 Side	6'	6.3'	
Side Other	25'	6.3	
Stories	2.5	2.5	
Height	30'	32.83'	Yes
Maximum Lot Coverage	35%	37%	Yes
Maximum Impervious Surface Coverage	70%	59.48%	

TOWNSHIP OF NUTLEY, NEW JERSEY

RECEIVED
MAY 21 2026
TOWNSHIP OF NUTLEY
CODE ENFORCEMENT

ZONING BOARD OF ADJUSTMENT APPLICATION FORM

Docket No: ZBA-26-0015

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: $ 550.00 (on denial letter) Date of Denial Letter: May 4, 2026

Escrow Fee: $750.00

Section I: SUBJECT PROPERTY

Address: 117 Saint Mary's Place, Nutley, New Jersey 07110

Block: 7004 Lot: 12 Zone: R-2

	District Requirements	Proposed	Variance Required
Lot Area	6,000 SF	5,000 SF	- YES
Lot Width	60 FT	50 FT	- YES
Lot Depth	100 FT	100 FT	- OK
Front Yard	25 FT	25.3 FT	- OK
Side Yard	30 FT	30FT	- OK
Rear Yard	6 FT	6.3 FT	- OK
Other-Density	3,000 SF	2,500 SF	- YES

	District Requirements	Proposed	Variance Req.
Height -Stories	2.5	2.5	-OK
Height- FT	30 FT	32.83 FT	-YES
Max Lot Coverage	35%	37%	-YES
Surface Coverage	70%	59.48%	-OK

Section II: APPLICANT INFORMATION

Name: 117 St Mary LLC

Address: 35 8th Street
Passaic, New Jersey 07055

Telephone: 201-410-4161

Email Address: startechconstruction@gmail.com

Applicant is a:

_____ Corporation _____ Partnership __x__ LLC _____ Individual

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

Owner Name: 117 St Mary LLC

Address: 35 8th Street
Passaic, New Jersey 07055

Telephone: 201-410-4161

Email Address: startechconstruction@gmail.com

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: Mariusz Zielonka

Address: 35 8th Street
Passaic, New Jersey 07055

Interest: 100%

Name:

Address:

Interest:

Name:

Address:

Interest:

Section IV: PROPERTY INFORMATION

	Existing	Proposed
Total existing and total proposed dwelling units	1	2
Total existing and total proposed professional offices	0	0
Total existing and total proposed parking spaces	2	4

Present use of premises: 1 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? _____

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

Section V: PROFESSIONAL INFORMATION

Applicant's Attorney

Name: Thomas S. DiBiasi, Esq., DiBiasi & Rinaldi LLC

Address: 345 Centre Street, Suite 1
Nutley, New Jersey 07110

Telephone: 973-235-1414 Fax: 973-235-1575

Email Address: tom@dibiasilaw.com

Applicant's Architect

Name: Joseph Haines, Dassa Haines Architectural Group, LLC

Address: 74 E. Passaic Avenue
Nutley, New Jersey 07110

Telephone: 973-233-9355 Fax: 973-233-9358

Email Address: jh@dassahaines.com

Applicant's Engineer

Name: David Fantina, P.E.

Address: 15 Sunset Drive
Barnardsville, New Jersey 07924

Telephone: 908-696-9598 Fax: _____

Email Address: dfantina@fantinaengineering.com

Applicant's Planning Consultant

Name: Salvatore Corvino

Address: 11 Brookfield Avenue

Nutley, New Jersey 07110

Telephone: 973-943-5026 Fax: _____

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 01' topographic conditions).

For the purposes of proposed Two-Family Dwelling, the Lot is an existing non-conforming lot with a width of 50 FT., where 60 FT is required and the Lot Area is 5,000 SF, where 6,000 SF is required. The Lot has an approximate grade difference of 5.5 FT. (Elevation 102.5 at front property line to elevation 108.0 at rear property line.) This grade difference contributes to requiring a height variance because the building is taller at the front of the property and the required parking is at the lower level.

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

Lot Area and Lot Width are non-conforming for a Two-Family Dwelling - undersized.

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

The Zone allows both 1 and 2 Family Residences.

However, The Lot does not comply with area and width for Two-Family.

The owner is maintaining all setbacks and impervious coverage and is only slightly over the building lot coverage and height limitation. The sloped site creates the height hardship.

The owner maintains all setbacks even though the site is undersized for Two-Family.

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.

Not a detrimate to public good because even as site is undersized for Two-Family, the Owner still maintains all yard setbacks, and is only slightly over the height in FT due to sloped site hardship, is only 2% over the maximum lot coverage, complies with the maximum impervious coverage requirement, and complies with the required number of parking spaces for Two-Family.

CERTIFICATION

STATE OF NEW JERSEY }
}
COUNTY OF ESSEX } ss.

Thomas D. DiBasi, Esq., being duly sworn, hereby cellify *(check one)*

- _____ that I am the applicant

or

- x that I am the Attorney (Title) of 117 St Mary LLC (Company Name), the Applicant, and that I am duly empowered and authorized to make this representation on behalf of 117 St Mary LLC (Company Name);

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

Thomas D. DiBasi

Applicant/Applicant's Authorized Officer or Representative

Thomas S. Di Biasi, Esq.
Attorney at Law
State of New Jersey

Subscribed and sworn to before me this 20th day of MAY, 2026.

Signature of person authorized to take oaths

RICHARD W VALLARIO
Commission # 2053738
Notary Public, State of New Jersey
My Commission Expires
December 01, 2028

THOMAS J. EVANS
Director of Revenue and Finance

DAVID BERRY
Construction Official
Zoning Official

TOWNSHIP OF NUTLEY

1 KENNEDY DRIVE
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BUILDING
PLUMBING
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DB/jl

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Height	30'	32.83'	Yes
Maximum Lot Coverage	35%	37%	Yes
Maximum Impervious Surface Coverage	70%	59.48%	

Nutley
Parcel Offset List

Target Parcel(s): Block-Lot: 7004-12
GRABOWSKI, RICHARD M. & ANNETTE B.
117 SAINT MARY'S PLACE

21 parcels fall within 200 feet of this parcel(s)

Block-Lot: 6901-3
ALVAREZ, NARCISO & IRIS
126 SAINT MARYS PL
NUTLEY, NJ 07110
RE: 126 SAINT MARY'S PLACE

Block-Lot: 7004-14
38 CENTRE ST LLC C/O UNION AVE PROP
PO BOX 7435
NAPLES, FL 34101
RE: 38 CENTRE STREET

Block-Lot: 6901-5
MONCELSI, CANDACE ET AL
18 CENTRE ST
NUTLEY, NJ 07110
RE: 18 CENTRE STREET

Block-Lot: 7004-17
AYALA-ABAD, MARCELO & MAYLIN AYALA
52 CENTRE ST
NUTLEY, NJ 07110
RE: 52 CENTRE STREET

Block-Lot: 7004-16
SECRIERU, STANISLAV & DULCE, LUMINI
48 CENTRE ST
NUTLEY, NJ 07110
RE: 48 CENTRE STREET

Block-Lot: 7004-15
44 CTR LLC
168 UNION AVE
NUTLEY, NJ 07110
RE: 44 CENTRE STREET

Block-Lot: 6901-2
SAINT MARY'S ROMAN CATHOLIC CHURCH
7-17 MSGR. OWENS PLACE
NUTLEY, NJ 07110
RE: 130 SAINT MARY'S PLACE

Block-Lot: 7004-13
ZIELONKA REAL ESTATE HOLDINGS, LLC
35 8TH ST
PASSAIC, NJ 07055
RE: 30-32 CENTRE STREET

Block-Lot: 6901-4
WRIGHT, JAMES E. & CHARLENE R.
24 CENTRE ST
NUTLEY, NJ 07110
RE: 24 CENTRE STREET

Block-Lot: 6901-6
REMUSZKA, LINDA
14 CENTRE ST
NUTLEY, NJ 07110
RE: 14 CENTRE STREET

Block-Lot: 9503-10
DEANDRADE, EMILIO T.
25 CENTRE STREET
NUTLEY, NJ 07110
RE: 25 CENTRE STREET

Block-Lot: 9503-11
DESAI INVESTMENT LLC,
117 MARCELLA ROAD
PARSIPPANY, NJ 07054
RE: 17 CENTRE STREET

Block-Lot: 9503-12
NGUYEN, HIEN D. & NGOC N. NHAN
13 CENTRE ST
NUTLEY, NJ 07110
RE: 13 CENTRE STREET

Block-Lot: 7004-9
CIFELLI, GIOVANNI & FLORA
21 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 21 MSGR. OWENS PLACE

Block-Lot: 6901-1
SAINT MARY'S ROMAN CATHOLIC CHURCH
7-17 MSGR. OWENS PLACE
NUTLEY, NJ 07110
RE: 140 SAINT MARY'S PLACE

Block-Lot: 7004-10
CORRIGAN, ELLEN L.
19 MONSIGNOR OWENS PL
NUTLEY, NJ 07110
RE: 19 MSGR. OWENS PLACE

Block-Lot: 7004-11
SAINT MARY'S ROMAN CATHOLIC CHURCH
7-17 MSGR. OWENS PLACE
NUTLEY, NJ 07110
RE: 17 MSGR. OWENS PLACE

Block-Lot: 7000-20
DI MAIO, MARK & DORIS
53 CENTRE ST
NUTLEY, NJ 07110
RE: 53 CENTRE STREET

Block-Lot: 7000-21
OROZCO, JESSIKA
41 CENTRE STREET
NUTLEY, NJ 07110
RE: 41 CENTRE STREET

Block-Lot: 7000-22
MARTINEZ, JONATHAN TORIBIO
35 CENTRE ST
NUTLEY, NJ 07110
RE: 35 CENTRE STREET

Block-Lot: 7000-23
LIBERTY APARTMENTS, INC
PO BOX 313
SCOTCH PLAINS, NJ 07076
RE: 101 SAINT MARY'S PLACE

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)

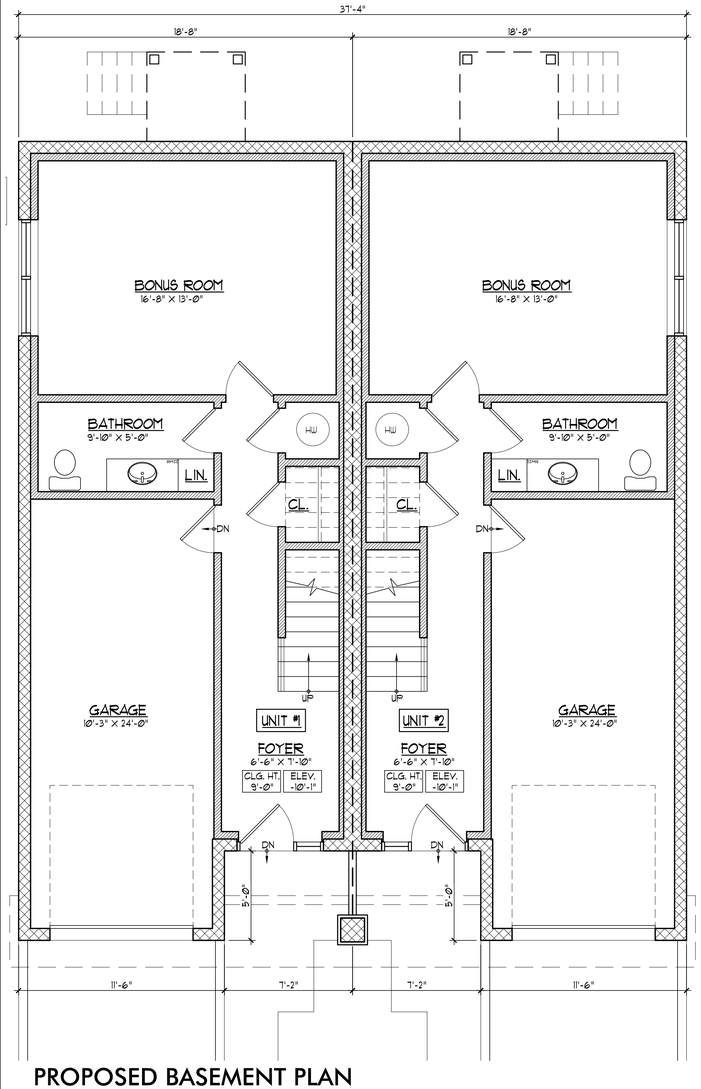
TCI of Northern New Jersey
40 Potash Road
Oakland, NJ 07436
Attn: Dan Gannon

(I)

Essex County Utilities Authority
Leroy R. Smith Jr. Public Safety Building
60 Nelson Place – 6th Floor
Newark, NJ 07102

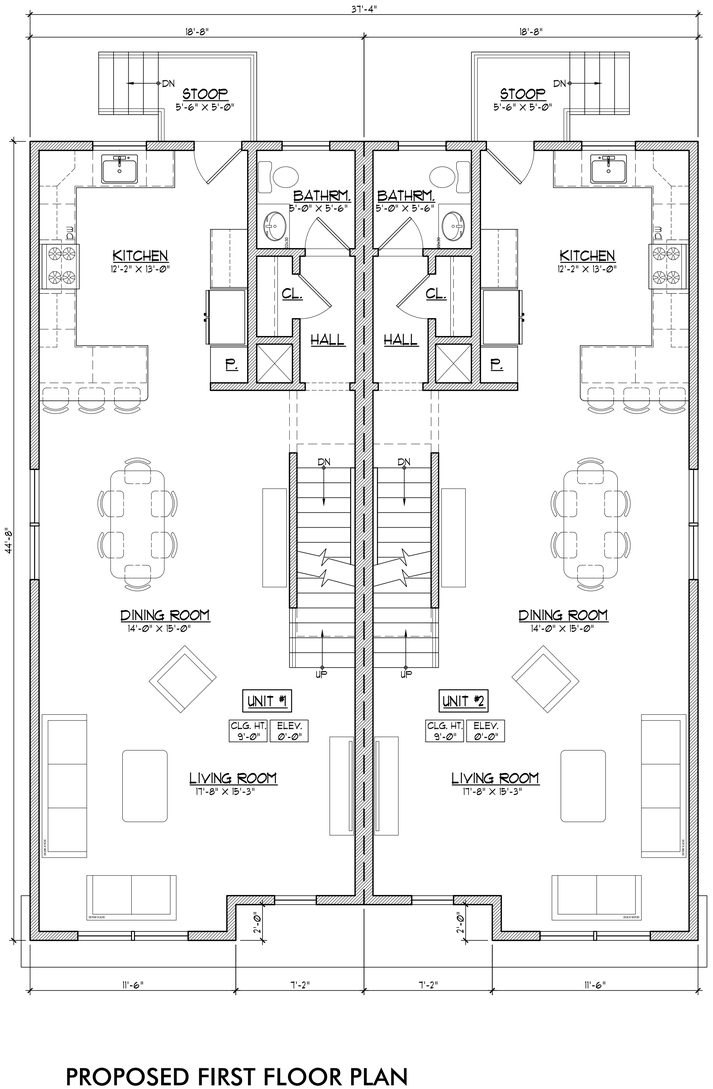
(J)

Norfolk Southern Railway
125 County Road
Jersey City, NJ 07307



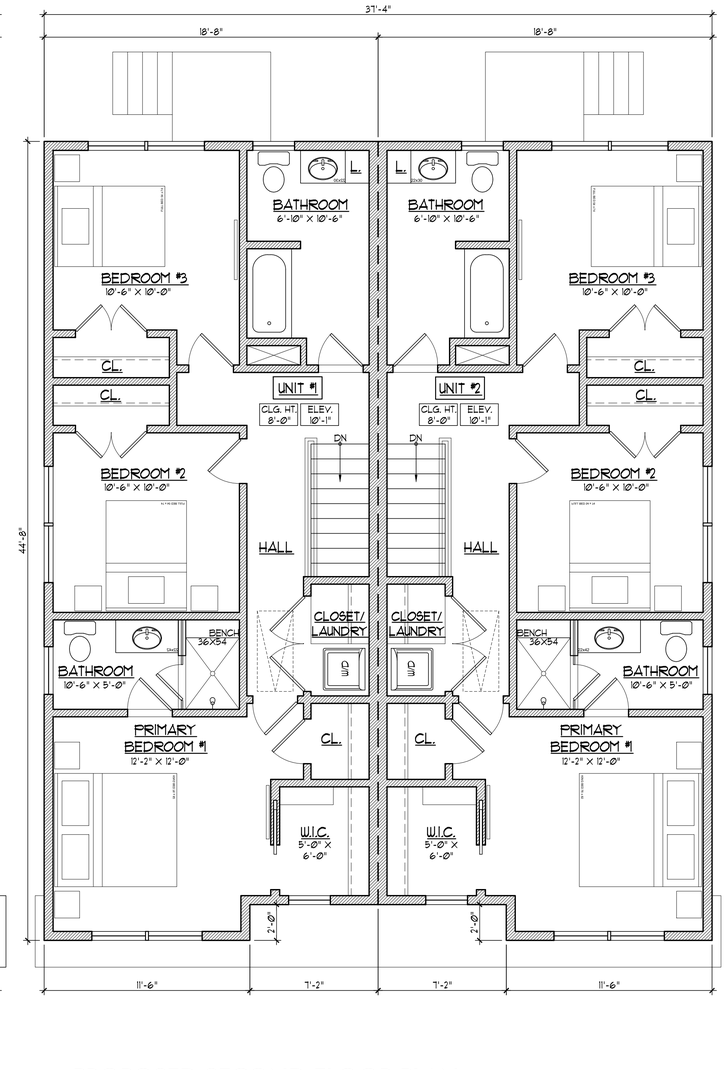
PROPOSED BASEMENT PLAN

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



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

Zoning Drawings
for:
Two-Family Dwelling
located at:
117 St. Mary's Place
Nutley, NJ 07110
Block: 7004 Lot: 12

SCOPE OF WORK

THIS WORK CONSISTS OF THE DEMOLITION OF AN EXISTING 1-FAMILY DWELLING AND DETACHED GARAGE. A NEW 2-FAMILY DWELLING WILL BE CONSTRUCTED.

SITE PLAN NOTE

REFER TO LATEST SITE/ CIVIL DRAWINGS PREPARED BY DAVID E. FANTINA, P.E. FOR ALL SITE NOTES, PLANS, DETAILS, ETC.

BUILDING INFO.

	UNIT AREA	COMBINED UNIT AREA
GARAGE	279 S.F.	558 S.F.
BASEMENT	519 S.F.	1,038 S.F.
1st FLOOR	819 S.F.	1,638 S.F.
2nd FLOOR	819 S.F.	1,638 S.F.
TOTAL	2,436 S.F.	4,872 S.F.

APPROVALS

TOWNSHIP OF NUTLEY
ZONING BOARD

BOARD CHAIR DATE

SECRETARY DATE

ENGINEER DATE

04/16/2026	ISSUED FOR ZONING REVIEW

Dassa • Haines
Architectural Group L.L.C.
Architecture • Planning
Construction Management

74 E. Passaic Ave,
Nutley, N.J. 07110
tel: 973.233.9355
fax: 973.233.9358

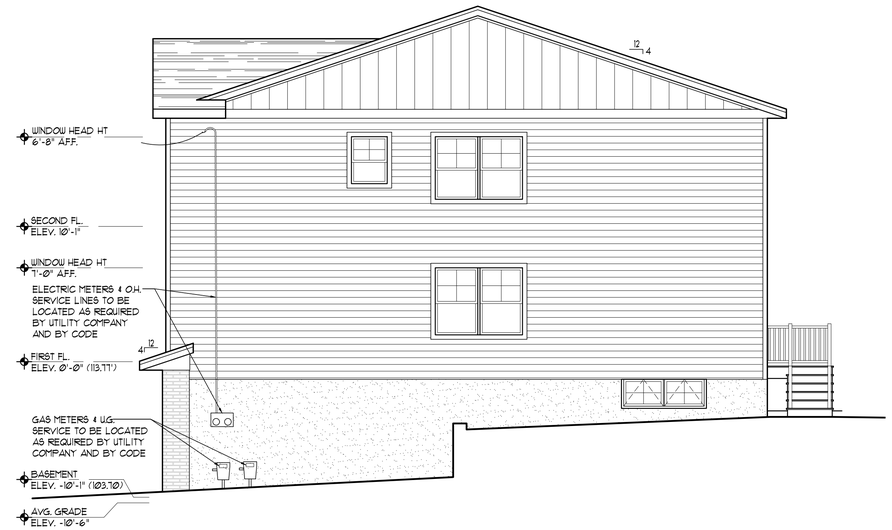
Joseph L. Haines, AIA, PP
NJ lic.# AI12995

Proposed Floor Plans

DATE: 04/16/2026	Z1
SCALE: AS SHOWN	
JOB # 26-105	
BIN:	
DRAWN BY: JS / CHECKED BY: JH	1 OF 2

PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

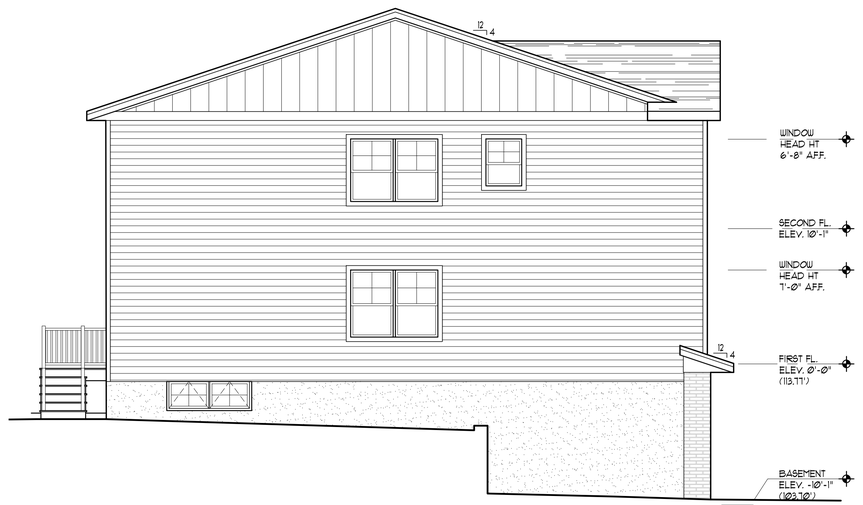


PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

Zoning Drawings
for:
Two-Family Dwelling
located at:
117 St. Mary's Place
Nutley, NJ 07110
Block: 7004 Lot: 12

04/16/2026	ISSUED FOR ZONING REVIEW

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Architectural Group, L.L.C.
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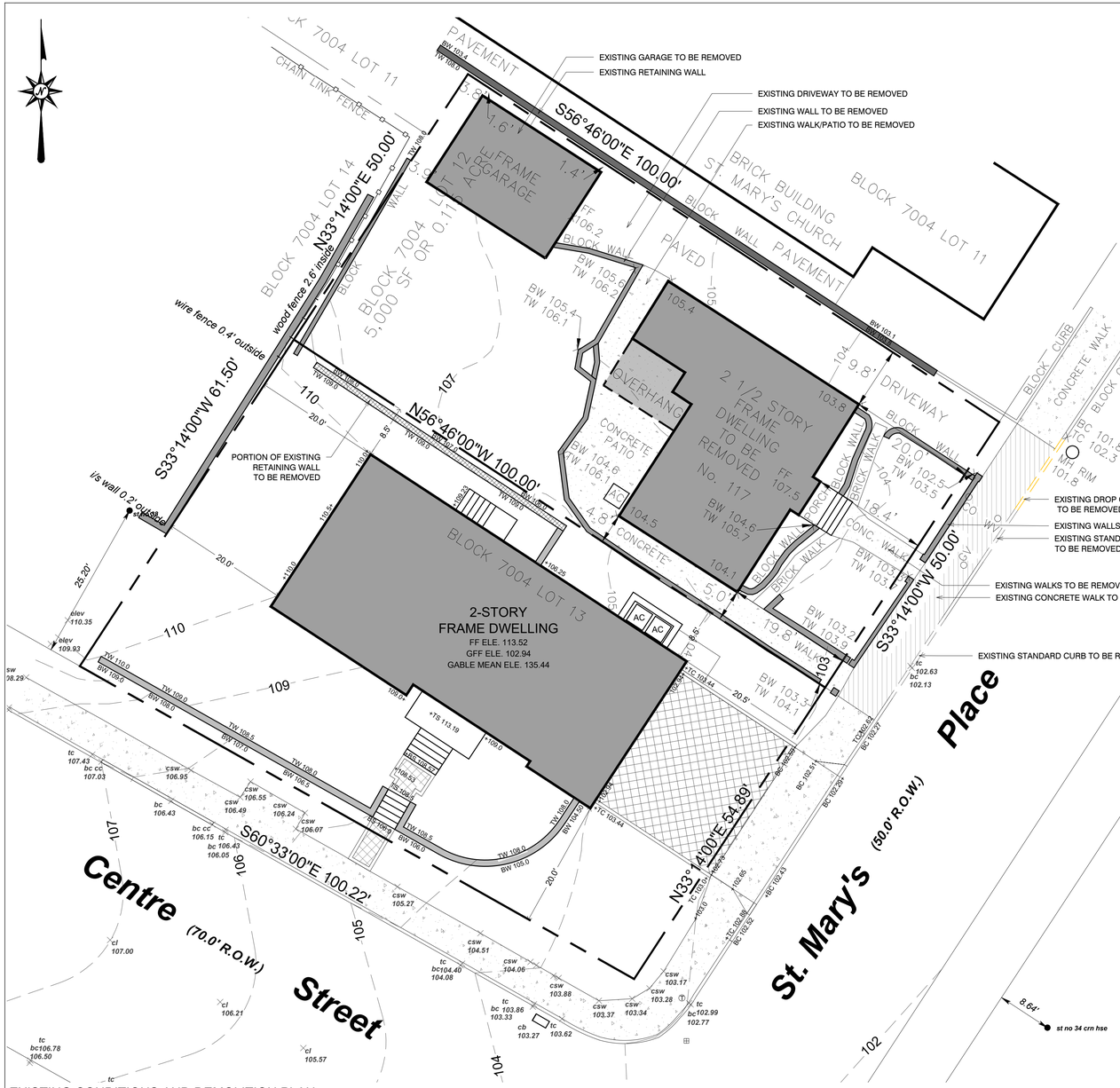
Nutley, N.J. 07110
tel: 973.233.9355
fax: 973.233.9358

Joseph L. Haines, AIA, PP
NJ lic.# AI12995

Building Elevations

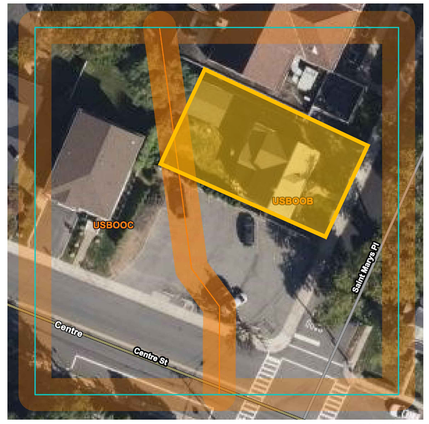
DATE: 04/16/2026	Z2
SCALE: AS SHOWN	
JOB # 26-105	
BIN:	
DRAWN BY: JS / CHECKED BY: JJH	2 OF 2



EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 10'

GRAPHIC SCALE
SCALE: 1" = 10' – 00"



Map Scale: 1:458 if printed on A portrait (8.5" x 11") sheet.
Meters 0 5 10 20 30
Feet 0 20 40 80 120
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey

SOILS MAP

SCALE: AS NOTED

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, New Jersey
Survey Area Data: Version 20, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

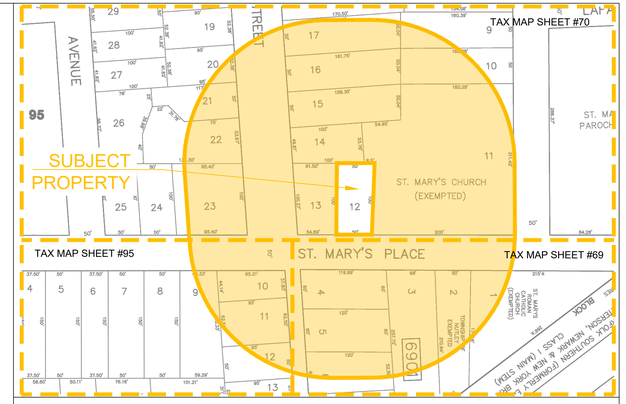
Date(s) aerial images were photographed: Oct 10, 2022—Oct 16, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
USBOOB	Urban land, Boonton substratum - Boonton complex, red sandstone lowland, 0 to 8 percent slopes	0.5	57.6%
USBOOC	Urban land, Boonton substratum - Boonton complex, red sandstone lowland, 8 to 15 percent slopes	0.4	42.4%
Totals for Area of Interest		**0.9**	**100.0%**

CONSTRUCTION SCHEDULE

OPERATION	ESTIMATED TIME TO COMPLETION
INSTALL SILT FENCE	1 DAY
REMOVE AND DISPOSE OF SELECTED SITE FEATURES	3 DAYS
STRIP / STOCKPILE TOPSOIL	1 DAY
PROVIDE TEMPORARY STABILIZATION ON STOCKPILE	1 DAY
INSTALL PROPOSED DWELLING	15 WEEKS
INSTALL PROPOSED RETAINING WALLS	2 WEEKS
ROUGH GRADE	1 WEEK
INSTALL PROPOSED WALK	2 DAYS
INSTALL PROPOSED DRIVEWAY	2 DAYS
FINISH GRADE	2 DAYS
INSTALL PERMANENT STABILIZATION	2 DAYS
CLEAN SITE, REMOVE DEBRIS AND EXIT	1 DAY
TOTAL ESTIMATED PROJECT DURATION	18 WEEKS



SUBJECT PROPERTY TAX MAP LOCATION

SCALE: 1" = 100'

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAVE BEEN OBTAINED FROM DOCUMENT DESCRIBED AS "LOCATION AND TOPOGRAPHIC 117 ST. MARY'S PLACE BLOCK 7004 LOT 12 NUTLEY TOWNSHIP ESSEX COUNTY NEW JERSEY" CERTIFIED BY STEPHEN P. EID NJ PE & LS LIC NO. 30081 DATED 3/4/26.
2. INFORMATION PERTAINING TO THE PROPOSED DWELLING OBTAINED FROM PLANS PREPARED AND PROVIDED BY DASSA HAINES ARCHITECTURAL GROUP, LLC. DATED 4/2/26.
3. THE CONTRACTOR SHALL ADD ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY THE TOWNSHIP ENGINEER.
4. THE TOWNSHIP ENGINEER WILL BE CONTACTED 72 HRS. IN ADVANCE OF CONSTRUCTION.
5. THE TOWNSHIP ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF THE INSTALLATION OF STORMWATER MANAGEMENT SYSTEM AND APPURTENANCES.
6. DRAIN PIPING TO BE INSTALLED AT A MINIMUM SLOPE OF 2% FOR 4" PVC AND 1% FOR 6" PVC.
7. ALL PROPOSED GRADING CAN TIE INTO EXISTING TOPOGRAPHIC CONTOURS ON ADJOINING LOTS WITHOUT CAUSING AN ADVERSE GRADING OR DRAINAGE IMPACT.
8. ALL DISTURBANCE AND GRADING IS TO BE LIMITED TO THE SUBJECT PROPERTY.
9. THERE ARE NO OPEN WATER COURSES, WETLANDS OR WETLAND TRANSITIONAL AREAS ON THE SUBJECT PROPERTY

ZONING CHART

SUBJECT PROPERTY IS LOCATED WITHIN THE R-2 ZONE, 2-FAMILY CORNER LOT

GENERAL LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA (INTERIOR LOT)	5,000 SF. (SINGLE FAMILY)	5,000 SF.	NA	NO
	6,000 SF. (DOUBLE FAMILY)	NA	5,000 SF.	YES
PER DWELLING UNIT	5,000 SF. (SINGLE FAMILY)	5,000 SF.	NA	NO
	3,000 SF. (DOUBLE FAMILY)	NA	2,500 SF.	YES
LOT WIDTH	50 FT. (SINGLE FAMILY)	50 FT.	NA	NO
	60 FT. (DOUBLE FAMILY)	NA	50 FT.	YES
LOT DEPTH (SINGLE/DOUBLE)	100 FT.	100 FT.	NO CHANGE	NO
LOT COVERAGE (SINGLE/DOUBLE)	35%	28.6%	35.00%	NO
IMPERVIOUS COVERAGE (SINGLE/DOUBLE)	70%	59.4%	59.48%	NO
FRONT YARD LANDSCAPING	60%	48.22%	36.38%	YES
DRIVEWAY WIDTH	18 FT.	10 FT.	10.5 FT. (EACH)	NO
PARKING SPACES	4	---	4	NO

PRINCIPAL STRUCTURE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
FRONT YARD SETBACK (ST. MARYS)	25 FT.	18.4 FT.	25.3 FT.	NO
SIDE YARD SETBACK	6 FT.	4.8 FT.	6.3 FT.	NO
REAR YARD SETBACK	30 FT.	44.24 FT.	30 FT.	NO
MAX. BUILDING HEIGHT	30 FT.	UNKNOWN	31.89 FT.	YES
STORIES	2 ½	2 ½	2 ½	NO

IMPERVIOUS COVERAGE CALCULATION

SOURCE	EXISTING	PROPOSED
DWELLING*	948 SF.	1,596 SF.
FRONT PORCH (COVERED)*	0 SF.	70 SF.
REAR PORCH (COVERED)*	102 SF.	0 SF.
FRONT STEPS (UNCOVERED)*	38 SF.	0 SF.
REAR STEPS/LANDING (UNCOVERED)*	0 SF.	84 SF.
DETACHED GARAGE*	360 SF.	0 SF.
FRONT WALK	114 SF.	223 SF.
PATIO	501 SF.	336 SF.
DRIVEWAY	775 SF.	583 SF.
WALLS/STEPS	151 SF.	82 SF.
TOTAL LOT COVERAGE *	1,448 SF. (28.96%)	1,750 SF. (35.00%)
TOTAL IMPERVIOUS COVERAGE	2,989 SF. (59.78%)	2,974 SF. (59.48%)

PROPOSED REDUCTION OF IMPERVIOUS COVERAGE = 14 SF.
TOTAL DISTURBANCE AREA = X SF.

VARIANCES REQUIRED:

1. RELIEF FROM SECTION 700-94A.3 IS SOUGHT ALLOWING 2 CURB CUTS ON THE SUBJECT LOT WHERE 1 IS PERMITTED.
   PLEASE NOTE: THE MAXIMUM PERMITTED CURB CUT WIDTH FOR A LOT WITH A WIDTH OF 50 FT. IS 16 FT. THE AGGREGATE TOTAL OF THE TWO PROPOSED CURB CUTS IS 21 FT. IT IS UNCLEAR AS TO IF AN ADDITIONAL VARIANCE WILL BE REQUIRED TO ALLOW
2. MINIMUM REQUIRED LOT AREA FOR A DOUBLE FAMILY DWELLING (6,000 SF. REQUIRED, 5,000 SF. PROPOSED)
3. MINIMUM REQUIRED LOT AREA PER DWELLING UNIT FOR A DOUBLE FAMILY DWELLING (3,000 REQUIRED, 2,500 PROPOSED)
4. MINIMUM REQUIRED LOT WIDTH FOR A DOUBLE FAMILY DWELLING (60 FT REQUIRED, 50 FT PROPOSED)
5. FRONT YARD LANDSCAPING (60% REQUIRED, 36.38% PROPOSED)
6. MAXIMUM PERMITTED BUILDING HEIGHT (30 FT. PERMITTED, 31.89 FT PROPOSED)

SHEET INDEX

Date	Item(s)	By

Revisions

EXISTING CONDITIONS AND DEMOLITION PLAN

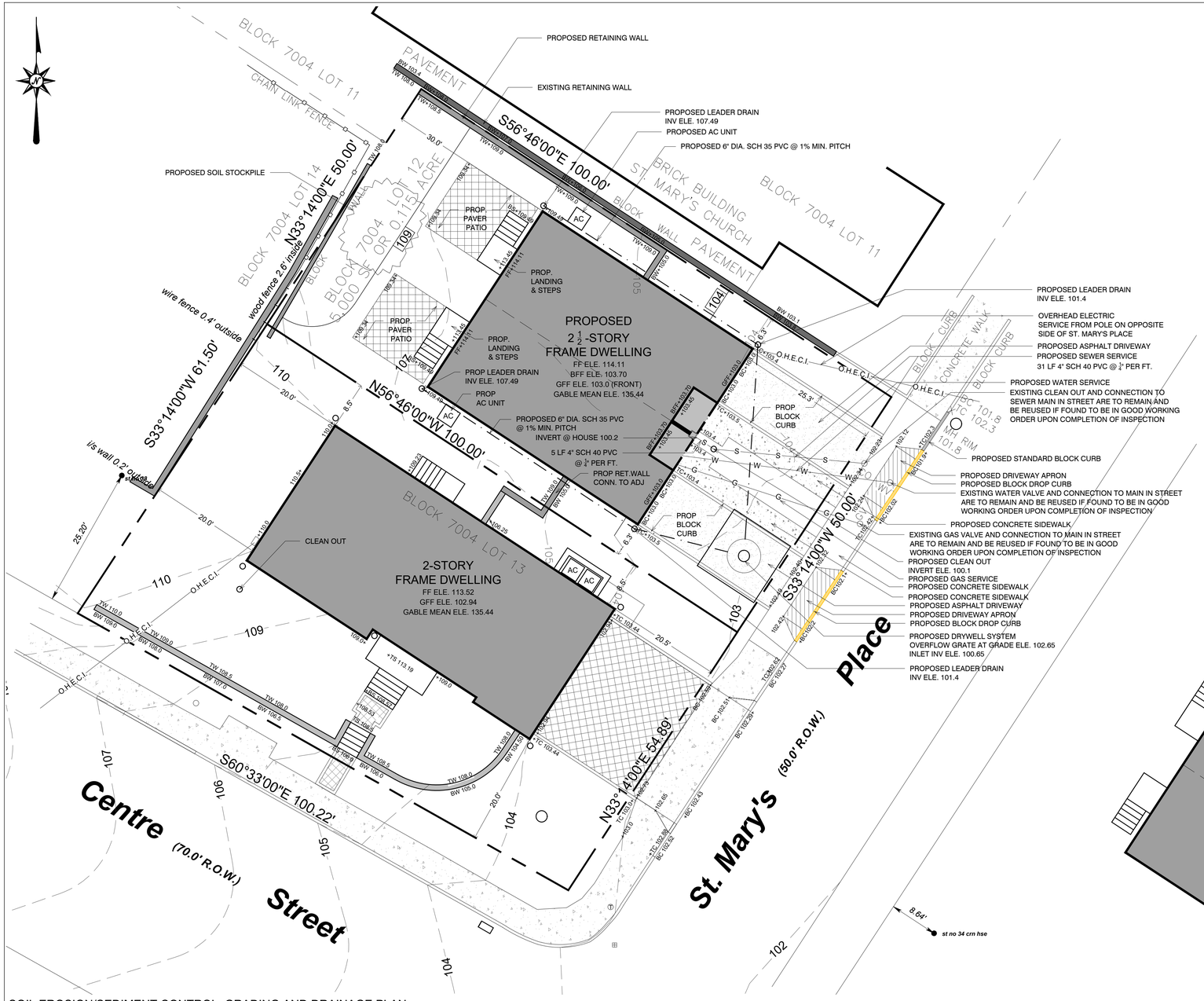
FOR:

LOT 12 IN BLOCK 7004
#117 ST. MARY'S PLACE
NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	File	Sheet
1" = 10'	4/14/26	ST.MARYS.dwg	C1.0

NJPE Lic #32395

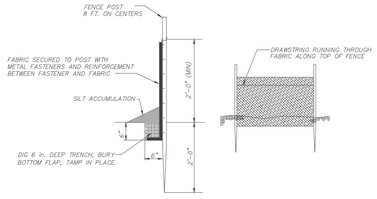


SOIL EROSION/SEDIMENT CONTROL, GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

GRAPHIC SCALE
SCALE: 1" = 10' – 00"

SOIL COMPACTION EXEMPTION NOTE:
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".



SILT FENCE DETAIL

NOT TO SCALE

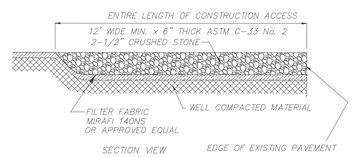
REF.: STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, PAGE 25–4.

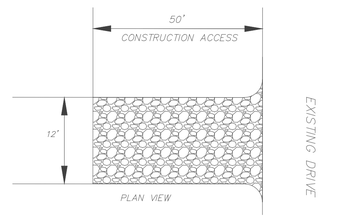
REQUIREMENTS FOR SILT FENCE:

(1.) FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1–1/2 INCHES.

(2.) A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. IT MUST BE FASTENED TO THE FENCE POSTS TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.

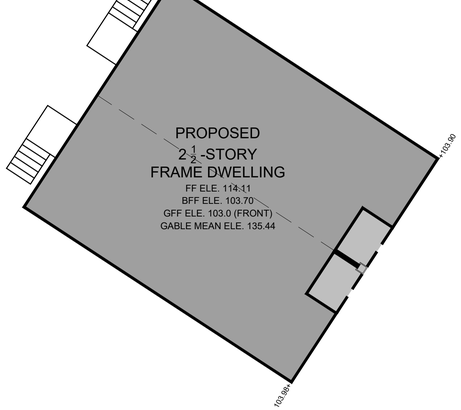
(3.) A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE, BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.). PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE.

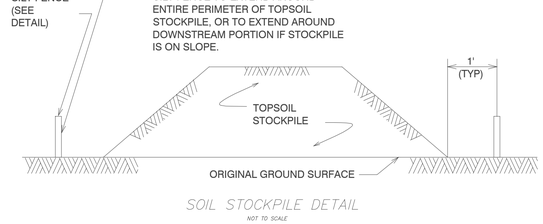




STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE





SOIL STOCKPILE DETAIL

NOT TO SCALE

BUILDING HEIGHT CALCULATION:

AVERAGE NATURAL GRADE OF WALL FACING STREET = 103.94

PROPOSED FINISHED FLOOR ELE 114.11

PROPOSED GARAGE FINISHED FLOOR ELE = 103.0

PROPOSED DIMENSION FROM GARAGE FINISHED FLOOR TO GABLE MEAN HEIGHT = 32.83'

PROPOSED GABLE MEAN ELEVATION = 103.0 + 32.83 = 135.83

PROPOSED BUILDING HEIGHT = 135.83 - 103.94 = 31.89'

31.89' > 30' = NON-CONFORMING

CONSTRUCTION SCHEDULE

OPERATION	ESTIMATED TIME TO COMPLETION
INSTALL SILT FENCE	1 DAY
REMOVE AND DISPOSE OF SELECTED SITE FEATURES	3 DAYS
STRIP / STOCKPILE TOPSOIL	1 DAY
PROVIDE TEMPORARY STABILIZATION ON STOCKPILE	1 DAY
INSTALL PROPOSED DWELLING	15 WEEKS
INSTALL PROPOSED RETAINING WALLS	2 WEEKS
ROUGH GRADE	1 WEEK
INSTALL PROPOSED WALK	2 DAYS
INSTALL PROPOSED DRIVEWAY	2 DAYS
FINISH GRADE	2 DAYS
INSTALL PERMANENT STABILIZATION	2 DAYS
CLEAN SITE, REMOVE DEBRIS AND EXIT	1 DAY
TOTAL ESTIMATED PROJECT DURATION	18 WEEKS

HUDSON ESSEX PASSAIC SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" 7th Edition last revised July 2017, effective December 2017. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. Soil to be exposed or stockpiled for a period of greater than 14 days, and not under active construction, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent restabilization is established.
3. Seeding Dates: The following seeding dates are recommended to best establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/1-5/15 and Fall – 8/15 – 10/1
4. Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established
5. All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
6. Mulch materials shall be un-rotted small grain straw applied at the rate of 70 to 90 pounds per 1,000 square feet and anchored with a mulch anchoring tool, liquid mulch binders, or netting tie down. Other suitable materials may be used if approved by the Soil Conservation District.
7. All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
8. The Hudson-Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (862) 333-4507 OR email – INFORMATION@HEPSCD.ORG
9. The applicant must obtain a District issued Report-of-Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ - DCA or any other controlling agency. Contact the District at 862-333-4505 to request a Final Inspection, giving advanced notice upon completion of the restabilization measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
10. Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. Water pumped out of the excavated areas contains sediments that must be removed prior to discharging to receiving bodies of water using removable pumping stations, sump pits, portable sedimentation tanks and/or silt control bags.
11. All surfaces having lawn or landscaping as final cover are to be provided topsoil prior to re-seeding, sodding or planting. A depth of 5.0 inches, firmed in place, is required, as per the Standards for Topsoiling and Land Grading, effective December 2017.
12. All plan revisions must be submitted to the District for proper review and approval.
13. A crushed stone wheel cleaning tracking-pad is to be installed at all site exits using 2 ½ -1" crushed angular stone (ASTM 2 or 3) to a minimum length of 50 feet and minimum depth of 6". All driveways must be provided with crushed stone until paving is complete.
14. Steep slopes incurring disturbance may require additional stabilization measures. These "special" measures shall be designed by the applicant's engineer and be approved by the Soil Conservation District.
15. The Hudson-Essex-Passaic Soil Conservation District shall be notified, in writing, for the sale of any portion of the project or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District officials shall be implemented as conditions warrant.

Date	Item(s)	By
9-12-25	PER REVISED ARCHITECTURAL PLANS	DF
10-3-25	PER HEPSCD REVIEW	DF
1-30-26	DRYWELL SYSTEM ADDED	DF
2-25-26	DRYWELL SYSTEM REVISED	DF

Revisions

SOIL EROSION/SEDIMENT CONTROL GRADING AND DRAINAGE PLAN

FOR:

LOT 13 IN BLOCK 7004
#113 ST. MARY'S PLACE
NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	File	Sheet
1" = 10'	4/23/25	ST.MARYS.dwg	S1.0

NJPE Lic #32395

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials

1. Site Preparation

A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standard for Land Grading.

B. Immediately prior to seeding and topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading .

C. Topsoil should be handled only when it is dry enough to work without damaging the soil structure. A uniform application to a depth of 5 inches (unsettled) is required on all sites. Topsoil shall be amended with organic matter, as needed, in accordance with the Standard for Topsoiling.

D. Install needed erosion control practices or facilities such as diversions, grade-stabilization structures, channel stabilization measures, sediment basins, and waterways.

2. Seedbed Preparation

A. Uniformly apply ground limestone and fertilizer to topsoil which has been spread and firmed, according to soil test recommendations such as offered by Rutgers Co-operative Extension Soil sample mailers are available from the local Rutgers Cooperative Extension offices (http://njaes.rutgers.edu/county/). Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-10-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise and incorporated into the surface 4 inches. If fertilizer is not incorporated, apply one-half the rate described above during seedbed preparation and repeat another one-half rate application of the same fertilizer within 3 to 5 weeks after seeding.

B. Work lime and fertilizer into the topsoil as nearly as practical to a depth of 4 inches with a disc, spring-tooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.

C. High acid producing soil. Soils having a pH of 4 or less or containing iron sulfide shall be covered with a minimum of 12 inches of soil having a pH of 5 or more before initiating seedbed reparation. See Standard for Management of High Acid-Producing Soils for specific requirements.

3. Seeding

A. SEE SEEDING SPECIFICATIONS ON THIS SHEET.
Seed germination shall have been tested within 12 months of the planting date. No seed shall be accepted with a germination test date more than 12 months old unless retested.

1. Seeding rates specified are required when a report of compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in rates may be used when permanent vegetation is established prior to a report of compliance inspection. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative coverage with the specified seed mixture for the seeded area and mowed once.

2. Warm-season mixtures are grasses and legumes which maximize growth at high temperatures, generally 85° F and above. See Table 4-3 mixtures 1 to 7. Planting rates for warm-season grasses shall be the amount of Pure Live Seed (PLS) as determined by germination testing results.

3. Cool-season mixtures are grasses and legumes which maximize growth at temperatures below 85°F. Many grasses become active at 65°F. See Table 4-3, mixtures 8-20. Adjustment of planting rates to compensate for the amount of PLS is not required for cool season grasses.

B. Conventional Seeding is performed by applying seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil within 24 hours of seedbed preparation to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse-textured soil.

C. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity, and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

D. Hydroseeding is a broadcast seeding method usually involving a truck, or trailer-mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Shortfibered mulch may be applied with a hydroseeder following seeding. (also see Section 4-Mulching below). Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. When poor seed to soil contact occurs, there is a reduced seed germination and growth.

4. Mulching
Mulching is required on all seeding. Mulch will protect against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.

A. Straw or Hay. Unrotted small grain straw, hay free of seeds, to be applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed.
Application - Spread mulch uniformly by hand or mechanically so that at least 85% of the soil surface is covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section.
Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more round turns.

2. Mulch Nettings - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

3. Crimper (mulch anchoring coulter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

4. Liquid Mulch-Binders - May be used to anchor salt hay, hay or straw mulch.

a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.

b. Use one of the following:
(1) Organic and Vegetable Based Binders - Naturally occurring, powder-based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders - High polymer synthetic emulsion, miscible with water when diluted and, following application of mulch, drying and curing, shall no longer be soluble or dispersible in water. Binder shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names given above are registered trade names. This does not constitute a recommendation of these products to the exclusion of other products.

B. Wood-fiber or paper-fiber mulch - shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 pounds per acre (or as recommended by the product manufacturer) and may be applied by a hydroseeder. Mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.

C. Pelletized mulch - compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers, and coloring agents. The dry pellets, when applied to a seeded area and watered, form a mulch mat. Pelletized mulch shall be applied in accordance with the manufacturer's recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs/1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has been found to be beneficial for use on small lawn or renovation areas, seeded areas where weedseed free mulch is desired, or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

5. Irrigation (where feasible)
If soil moisture is deficient supply new seeding with adequate water (a minimum of 1/4 inch applied up to twice a day until vegetation is well established). This is especially true when seedings are made in abnormally dry or hot weather or on droughty sites.

6. Topdressing
Since soil organic matter content and slow release nitrogen fertilizer (water insoluble) are prescribed in Section 2A - Seedbed Preparation in this Standard, no follow-up of topdressing is mandatory. An exception may be made where gross nitrogen deficiency exists in the soil to the extent that turf failure may develop. In that instance, topdress with 10-10-10 or equivalent at 300 pounds per acre or 7 pounds per 1,000 square feet every 3 to 5 weeks until the gross nitrogen deficiency in the turf is ameliorated.

7. Establishing Permanent Vegetative Stabilization
The quality of permanent vegetation rests with the contractor. The timing of seeding, preparing the seedbed, applying nutrients, mulch and other management are essential. The seed application rates in Table 4-3 are required when a Report of Compliance is requested prior to actual establishment of permanent vegetation. Up to 50% reduction in application rates may be used when permanent vegetation is established prior to requesting a Report of Compliance from the district. These rates apply to all methods of seeding. Establishing permanent vegetation means 80% vegetative cover (of the seeded species) and mowed once. Note this designation of mowed once does not guarantee the permanency of the turf should other maintenance factors be neglected or otherwise mismanaged.

SEEDING SPECIFICATIONS

TEMPORARY STABILIZATION SPECIFICATIONS
1. Apply ground limestone at a rate of 90 lbs/1000 SF.
2. Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 SF. and work into the soil 4" deep.
3. Apply seed mixture: Perennial ryegrass at 100 lbs/acre and annual ryegrass at 100 lbs/acre or approved equal.
4. Mulch with unrotted, seed free salt hay or small grain straw immediately after seeding. Apply at a rate of 70 to 90 lbs/1000 SF.
5. Plant seed between March 1 & May 15 or between August 15 & October 1, if possible.

PERMANENT STABILIZATION SPECIFICATIONS
1. Apply topsoil to a depth of 5" (unsettled) on all graded areas.
2. Apply ground limestone at a rate of 90 lbs/1000 SF.
3. Apply fertilizer (10-10-10) at a rate of 11 lbs/1000 SF.
4. Apply seed mixture: Hard fescue 130 lbs/acre, Chewings Fescue at 45 lbs/acre, Strong Creeping Red
5. Fescue at 45 lbs/acre, and Perennial Ryegrass at 10 lbs/acre.
6. Mulch with unrotted seed free salt hay or small grain straw immediately after seeding. Apply at a rate of 70 to 90 lbs/1000 SF. according to NJ Standards.
7. Anchor mulch with organic, vegtable-based or synthetic binders. Other approved methods (i.e. peg and twine, or mulch netting) may be used. If possible, plant between March 1 & May 15 or between August 15 & October 1, if possible.

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Methods and Materials

1. Site Preparation
A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with Standards for Land Grading, pg. 19-1.
B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, channel stabilization measures, sediment basins, and waterways. See Standards 11 through 42.
C. Immediately prior to seeding, the surface should be scarified 6" to 12" where there has been soil compaction. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

2. Seedbed Preparation
A. Apply ground limestone and fertilizer according to soil test recommendations such as offered by Rutgers Co-operative Extension. Soil sample mailers are available from the local Rutgers Cooperative Extension offices. Fertilizer shall be applied at the rate of 500 pounds per acre or 11 pounds per 1,000 square feet of 10-20-10 or equivalent with 50% water insoluble nitrogen unless a soil test indicates otherwise. Apply limestone at the rate of 2 tons/acre unless soil testing indicates otherwise. Calcium carbonate is the equivalent and standard for measuring the ability of liming materials to neutralize soil acidity and supply calcium and magnesium to grasses and legumes.
B. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, springtooth harrow, or other suitable equipment. The final harrowing or disking operation should be on the general contour. Continue tillage until a reasonable uniform seedbed is prepared.
C. Inspect seedbed just before seeding. If traffic has left the soil compacted, the area must be retilled in accordance with the above.
D. Soils high in sulfides or having a pH of 4 or less refer to Standard for Management of High Acid Producing Soils, pg. 1-1.

3. Seeding
A. SEE SEEDING SPECIFICATIONS ON THIS SHEET.

B. Conventional Seeding. Apply seed uniformly by hand, cyclone (centrifugal) seeder, drop seeder, drill or cultipacker seeder. Except for drilled, hydroseeded or cultipacked seedings, seed shall be incorporated into the soil, to a depth of 1/4 to 1/2 inch, by raking or dragging. Depth of seed placement may be 1/4 inch deeper on coarse textured soil.
C. Hydroseeding is a broadcast seeding method usually involving a truck or trailer mounted tank, with an agitation system and hydraulic pump for mixing seed, water and fertilizer and spraying the mix onto the prepared seedbed. Mulch shall not be included in the tank with seed. Short fibered mulch may be applied with a hydroseeder following seeding. (also see Section IV Mulching) Hydroseeding is not a preferred seeding method because seed and fertilizer are applied to the surface and not incorporated into the soil. Poor seed to soil contact occurs reducing seed germination and growth. Hydroseeding may be used for areas too steep for conventional equipment to traverse or too obstructed with rocks, stumps, etc.
D. After seeding, firming the soil with a corrugated roller will assure good seed-to-soil contact, restore capillarity,and improve seedling emergence. This is the preferred method. When performed on the contour, sheet erosion will be minimized and water conservation on site will be maximized.

4. Mulching
Mulching is required on all seeding. Mulch will insure against erosion before grass is established and will promote faster and earlier establishment. The existence of vegetation sufficient to control soil erosion shall be deemed compliance with this mulching requirement.
A. Straw or Hay. Unnrotted small grain straw, hay free of seeds, applied at the rate of 1-1/2 to 2 tons per acre (70 to 90 pounds per 1,000 square feet), except that where a crimper is used instead of a liquid mulch-binder (tackifying or adhesive agent), the rate of application is 3 tons per acre. Mulch chopper-blowers must not grind the mulch. Hay mulch is not recommended for establishing fine turf or lawns due to the presence of weed seed. Application. Spread mulch uniformly by hand or mechanically so that approximately 95% of the soil surface will be covered. For uniform distribution of hand-spread mulch, divide area into approximately 1,000 square feet sections and distribute 70 to 90 pounds within each section. Anchoring shall be accomplished immediately after placement to minimize loss by wind or water. This may be done by one of the following methods, depending upon the size of the area, steepness of slopes, and costs.

1. Peg and Twine. Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a cris-cross and a square pattern. Secure twine around each peg with two or more round turns.
2. Mulch Nettings. Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.

3. Crimper (mulch anchoring tool). A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.

4. Liquid Mulch-Binders. – May be used to anchor hay or straw mulch.
a. Applications should be heavier at edges where wind may catch the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.
b. Use one of the following:

(1) Organic and Vegetable Based Binders – Naturally occurring, powder based, hydrophilic materials when mixed with water formulates a gel and when applied to mulch under satisfactory curing conditions will form membraned networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turfgrass. Use at rates and weather conditions as recommended by the manufacturer to anchor mulch materials. Many new products are available, some of which may need further evaluation for use in this state.

(2) Synthetic Binders – High polymer synthetic emulsion, miscible with water when diluted and following application to mulch, drying and curing shall no longer be soluble or dispersible in water. It shall be applied at rates recommended by the manufacturer and remain tacky until germination of grass.

Note: All names give above are registered trade names. This does not constitute a commendation of these products to the exclusion of other products.

B. Wood-fiber or paper-fiber mulch. Shall be made from wood, plant fibers or paper containing no growth or germination inhibiting materials, used at the rate of 1,500 ponds per acre (or as recommended by the project manufacturer) and may be applied by a hydroseeder. This mulch shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
C. Pelletized mulch. Compressed and extruded paper and/or wood fiber product, which may contain co-polymers, tackifiers, fertilizers and coloring agents. The dry pellets, when applied to a seeded area and watered, forma mulch mat. Pelletized mulch shall be applies in accordance with the manufacturers recommendations. Mulch may be applied by hand or mechanical spreader at the rate of 60-75 lbs./1,000 square feet and activated with 0.2 to 0.4 inches of water. This material has bee found to be beneficial for use on small lawn or renovation areas, seeded areas where weed-seed free mulch is desired or on sites where straw mulch and tackifier agent are not practical or desirable. Applying the full 0.2 to 0.4 inches of water after spreading pelletized mulch on the seed bed is extremely important for sufficient activation and expansion of the mulch to provide soil coverage.

Date	Item(s)	By
9-12-25	PER REVISED ARCHITECTURAL PLANS	DF
10-3-25	PER HEPSCD REVIEW	DF
1-30-26	DRYWELL SYSTEM ADDED	DF
2-25-26	DRYWELL SYSTEM REVISED	DF

Revisions

SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS

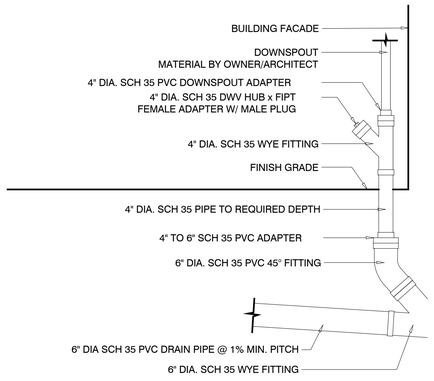
FOR:

LOT 13 IN BLOCK 7004
#113 ST. MARY'S PLACE
NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

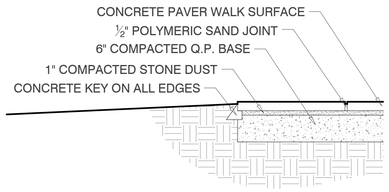
Scale	Date	File	Sheet
1" = 10'	4/23/25	ST.MARYS.dwg	S1.1

NJPE Lic #32395



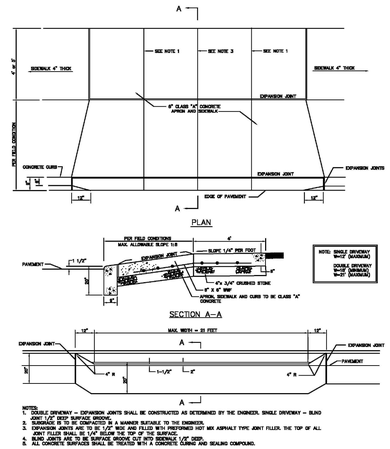
LEADER DRAIN DETAIL

SCALE: N.T.S.



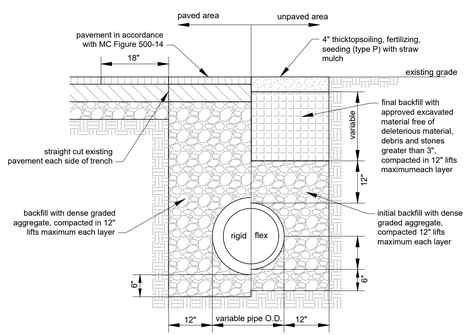
PAVER WALK/DRIVEWAY DETAIL

SCALE: N.T.S.



CONCRETE DRIVEWAY APRON DETAIL

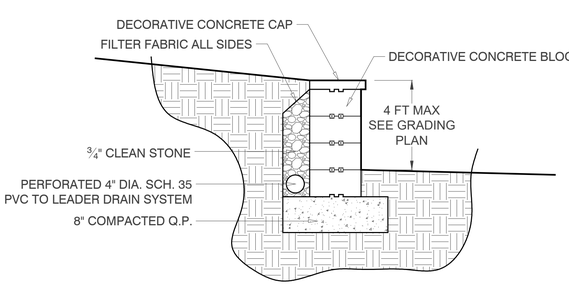
SCALE: N.T.S.



Trench Detail

Trench Detail Notes:

1. Reinforced concrete culvert pipe, minimum 15" diameter, shall be utilized in all county right-of-ways whether paved or unpaved.
2. Contractor shall hand compact DGA beneath the haunches of flexible pipe to ensure installation meets or exceeds manufacturer's specifications.
3. If no other controlling factors exist, all concrete pipe shall be installed in accordance with active standard ASTM C1479. All thermoplastic pipe shallbe installed in accordance with active standard ASTM D3321.
4. Soil in the outer bedding, haunch and lower side zones shall be compacted to at least the same compaction as the majority of soil in the overfill zone. Soil shall be compacted within 2%± of optimum water content.
5. Backfilling with excavated material shall not be permitted in trenches for storm sewers and all other utilities.
6. Type of seeding shall meet the Morris County Soil Conservation District requirements.
7. Surface course pavement shall be placed in two stages in accordance with the following:
   - A. Stage I - 2" HMA 9.5M 64 shall be compacted flush with existing pavement.
   - B. Stage II - After 6 months, the trench width plus 36" shall be milled 2" deep and shall be resurfaced with 2" HMA 9.5M 64 compacted flush to existing pavement.



SEGMENTED CONCRETE BLOCK WALL DETAIL

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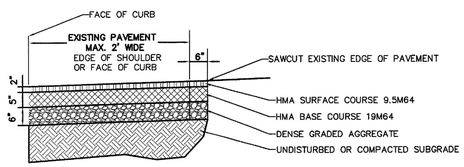
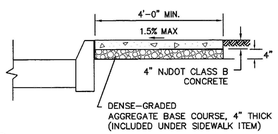


NOTES:

1. MIX NUMBERS ARE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2007.

MAXIMUM 2' WIDE PAVEMENT REPAIR STRIP DETAIL

N.T.S.



NOTES:

1. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER, 4" DEPTH AT 8'± O.C.
2. UNLESS SPECIFICALLY SHOWN DIFFERENTLY ON PLANS, CONCRETE SIDEWALK SHALL BE INSTALLED WITHOUT DISTURBING EXISTING CURB.
3. ALL DISTURBED CURB SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
4. SIDEWALK SHALL HAVE A CROSS–SLOPE THAT DOES NOT EXCEED 1.5%, INCLUDING SIDEWALK SEGMENTS WITHIN DRIVEWAY OPENINGS.

CONCRETE SIDEWALK, 4" THICK

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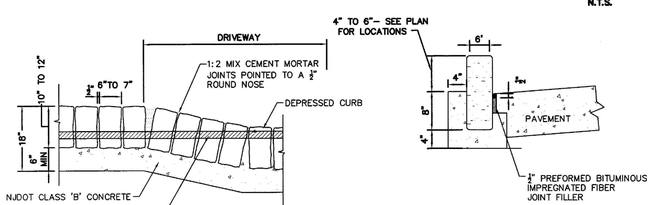
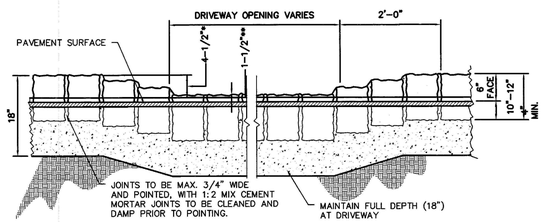


NOTES:

1. FOUNDATION TO BE INSTALLED THE ENTIRE LENGTH OF THE GRANITE CURB.
2. MORTAR JOINTS SHALL CONSIST OF 2 PARTS SAND, 1 PART CEMENT.
3. THE FOLLOWING ITEMS OF WORK ARE INCLUDED UNDER "GRANITE CURB":
   - EXCAVATION, UNCLASSIFIED
   - CONCRETE FOUNDATION
   - SAWCUTTING
4. CURB REVEAL IS PER PLAN AND VARIES BASED ON LOCATION

FULL HEIGHT AND DEPRESSED GRANITE BLOCK CURB DETAIL

N.T.S.

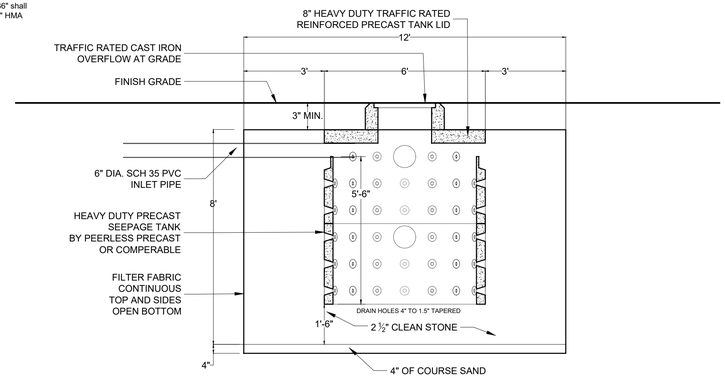


* 3 1/2" WHEN THE CURB REVEL IS 2 1/2"

** 2 ½" REVEAL IS TO BE PROVIDED ONLY AT DRIVEWAYS SPECIFIED ON THE CONSTRUCTION PLAN.

DEPRESSED GRANITE BLOCK CURB AT DRIVEWAY

N.T.S.



DRYWELL SYSTEM SECTION DETAIL

SCALE: ¾" = 1'-00"

DRYWELL SYSTEM STORAGE VOLUME CALCULATIONS

STORAGE VOLUME CALCULATED TO PROVIDE STORAGE FOR A 3" STORM OVER A 24 HR PERIOD

DRYWELL SYSTEM IS DESIGNED TO PROVIDE STORAGE FOR 1,666 SF. OF PROPOSED ROOF ARE/

STORAGE VOLUME REQUIRED: 416.5 FT³

DRY WELL SYSTEM TO BE COMPOSED OF A 12' WIDE x 12' LONG x 8' DEEP CLEAN STONE BED WITH 1 - 6'-0" DIAMETER x 5'-6" DEEP (BELOW OVERFLOW) PRECAST CONCRETE SEEPAGE TANK.

DISPLACEMENT VOLUME OF SEEPAGE TANKS:

$3.14 \times R^2 \times H = 3.14 \times (3)^2 \times 6 = 169.56\ FT^3$

STORAGE VOLUME OF SEEPAGE TANKS:

$3.14 \times R^2 \times H = 3.14 \times (2.67)^2 \times 5.5 = 123.12\ FT^3$

VOLUME OF STONE BED:

$L \times W \times H = 12' \times 12' \times 8' = 1,152\ FT^3$

STORAGE VOLUME OF STONE BED:

(VOL OF BED - DISP. VOL. OF TANKS) x 33% VOID RATIO

$(1,152\ FT^3 - 169.56\ FT^3) \times .33 = 324.20\ FT^3$

STORAGE VOLUME OF DRYWELL:

STORAGE VOL. OF STONE BED + STORAGE VOL. OF TANKS

$324.20\ FT^3 + 123.12\ FT^3 = 447.32\ FT^3$

TOTAL STORAGE VOLUME REQUIRED = 416.5 FT³

TOTAL STORAGE VOLUME PROVIDED = 447.32 FT³

SURPLUS VOLUME = 30.82 FT³

Dust Control Notes

The following methods should be considered for controlling dust:

Mulches - See Standard for Stabilization with Mulches Only (pg. 5-1)

Vegetative Cover - See Standard for Temporary Vegetative Cover (pg. 7-1), Permanent Vegetative Cover for Soil Stabilization (pg. 4-1), and Permanent Stabilization with Sod (pg. 6-1)

Spray-On Adhesives - On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
Anionic asphalt emulsion	7:1	Coarse Spray	1200
Latex emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on Polyacrylamide (PAM) - dry spray	Apply according to manufacturer's instructions. May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg. 26-1)		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1200

Tillage - To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling - Site is sprinkled until the surface is wet.

Barriers - Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

Calcium Chloride - Shall be in the form of loose, dry granulates of flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

Stone - Cover surface with crushed stone or coarse gravel.

Perspective

* Can be installed in any inlet without a curb box

Notes

1. Manufactured alternatives approved and listed on the department's erosion control product acceptability list may be substituted.
2. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.
3. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.
4. For Type B:
   Trim excess fabric in the flow line to 3" of the grate. The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet. Type B may only be utilized after casting and grate are placed.
5. Inlet protection shall be inspected weekly (at a minimum) and within 24 hours after each rain event of 0.5 inches or greater. Inlet protection shall be maintained or replaced at the direction of the city.
6. For more information see WDNR Tech Std #1060.

PROJECT DETAILS AND NOTES
FOR:
LOT 13 IN BLOCK 7004
#113 ST. MARY'S PLACE
NUTLEY TOWNSHIP, ESSEX COUNTY, NJ

Date	Item(s)	By
9-12-25	PER REVISED ARCHITECTURAL PLANS	DF
10-3-25	PER HEPSCD REVIEW	DF
1-30-26	DRYWELL SYSTEM ADDED	DF
2-25-26	DRYWELL SYSTEM REVISED	DF

Revisions

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924
NJPE Lic #32395

Scale	Date	File	Sheet
AS NOTED	4/23/25	ST.MARYS.dwg	D1.0