

ZB-25-2292



CITY OF SUMMIT - Department of Community Services (DCS)
Application for Development - Worksheet

ORIGINAL FILING
 RESUBMITAL OF "INCOMPLETE"

MODIFICATION OF PRIOR APPROVAL
 AMENDED PLAN(S)

Address: 112 Essex Road

Block(s) 2306 Lot(s) 10 Zone(s) R-15

How the property is used (one-family, offices, etc.).

Property Owner: Anand Ramanathan & Shilpa Viswanathan Phone: [REDACTED]

Email: [REDACTED]

Owner Address: Same as above

Applicant: Anand Ramanathan & Shilpa Viswanathan Phone: [REDACTED]

Email: [REDACTED]

FILL IN ITEMS 1 THROUGH 5 - MARK EACH BOX OR CIRCLE AS APPROPRIATE FOR YOUR APPLICATION.

① TYPE PROPERTY: RESIDENTIAL OTHER

② Type application:

<input type="checkbox"/> Appeal	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> C - Bulk variance
<input type="checkbox"/> D - Use variance	<input type="checkbox"/> Conditional use	<input type="checkbox"/> D - Floor area ratio (FAR)
<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major subdivision	<input type="checkbox"/> Site plan
<input type="checkbox"/> Other		

CONCEPT PLAN PRELIMINARY FINAL

③ Number of lots: 1 Existing ④ Number of dwelling units 1 Existing
1 Proposed 1 Proposed

⑤ Building area 2,131 Existing

133 Proposed new *

2,264 Total site building area

*NEW INCLUDES ADDITIONS AND EXPANDED AREAS AS WELL AS NEW STRUCTURES, BUT DOES NOT INCLUDE AREAS ALTERED WITHIN THE EXISTING BUILDING FOOTPRINT

⑥ Comments: Individual side yard setbacks comply; combined side yard percentage does not.

⑦ Signature _____ Date _____

By signing this section, the petitioner hereby gives consent for City Officers and Board Members to enter upon this property for the purpose of reasonable inspections to investigate representations made herein.



Petitioner

Petitioner's Phone Number [REDACTED]

Petitioner's Email [REDACTED]

Attorney's name, address, phone, email and fax numbers.

N/A

State of New Jersey
County of Union

Anand Ramanathan & Shilpa Viswanathan

being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

ANAND RAMANATHAN

SHILPA VISWANATHAN

Petitioner's printed name



Petitioner's signature

Sworn and subscribed before me this

18 day of March, 2025

Cheryl A. Micewicz
Notary Public

Check here if additional pages are attached.





APPENDIX E-2
ZONING BOARD APPLICATION CHECKLIST
City of Summit, Union County, NJ



Name of applicant Anand Ramanathan and Shilpa Viswanathan Date March 19, 2025

Address of property 112 Essex Road Block 2306 Lot 10

Approval requested: Appeal zoning officer decision Interpret Ordinance or Map
 Bulk variance Use variance

NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.

NOTE: You must collate many of the items on this checklist into separate packages – please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

	Applicant	City
1. Original and 12 copies of application form	✓	✓
2. Original and 12 copies of narrative description of project	✓	✓
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	✓	✓
4. Original and 12 copies of proposed structure, including interiors	✓	✓
5. Grading plan	✓	—
6. Thirteen copies of the zoning officer's decision (If applicable)	N/A	—
7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items:	N/A	N/A
a. <u>street numbers</u>	c. <u>north arrow</u>	—
b. <u>date and graphic scale</u>	d. <u>Zone district</u>	—
e. <u>uses of each property within 200 ft.</u>		—
8. Original and 12 copies of the certified list of owners of property within 200 feet.	✓	—
9. Original copy of evidence of paid property taxes	✓	✓
10. Original copy of the proposed notice to owners within 200'	✓	✓
11. Original copy of the proposed advertisement	✓	✓
12. Subdivision submittal (If applicable)	N/A	N/A
13. Site plan submittal (If applicable)	✓	N/A
14. Original copy of this completed checklist	✓	N/A
15. Application fee and escrow deposit	✓	✓
16. Electronic copies of all submissions shall be submitted by CD, USB drive or other means acceptable to the Summit Department of Community Services staff.	✓	—

Applicant - Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____.

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. March 19, 202025

In the matter of the petition of 112 Essex Road for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Anand Ramanathan & Shilpa Viswanathan

residing at 112 Essex Road says:

I Petitioner is the Owner of property located at 112 Essex Road

Block 2306, Lot(s) 10 on the Tax Map located in the R-15 Zone.

2a.) With respect to said property petitioner desires a variance, special exception, or other relief from the bulk requirements of the Zoning Ordinance of the City of Summit to permit the use of the property in the following manner: Second-story addition, and new rear addition to enlarge existing room requires a Variance for Combined Side Yards, and any other Variances that may be determined by the Zoning Officer.

New portico addition complies.

2b.) The proposed use described above requires the following variance(s): Combined Side Yards Setback and any other Variances that may be determined by the Zoning Officer.

3. The premises affected are more particularly described as follows:

Area of Plot 14,015 square feet

Area of existing structures which will remain _____ 2,131 square feet

Total area of plot to be occupied by structures _____ 2,264 square feet

Percentage of lot to be occupied by structures _____ 16.2 percent

Proposed set-back, front line _____ 47.1 feet;

Proposed sidelines (specify if corner) 17.6 / 16.8 feet;

Proposed rear yard _____ 51.2 feet.

Year house built 1953.

Other pertinent characteristics Existing combined sidyards are non-compliant.

The individual side yard setbacks comply.

4. There has been no previous petition for relief involving these premises except: _____
None to our knowledge.

5. The reasons which support petitioner's claim of the right to relief are as follows: _____
See Attached Narrative.

6. Attached hereto and made a part hereof are the following:

(a) Complete set of plans of any proposed building alteration or extension including schematic floor plans and elevations with sufficient notations to clearly establish the extent and character of the proposed structure:

(b) Plot plan showing size of plot bounding streets: compass point, size, type and location of all existing buildings and improvements on the plot: size and location of proposed building and improvements: distance of all property lines from buildings and improvements including the proposed building or buildings.

March 18, 2025

Ramanathan Residence
112 Essex Road
Summit, New Jersey 07901

Project Narrative
Reasons in Support of the Variances

Scope of the Project

The Ramanathan Residence is an existing two-story Cape Cod style home. The house is located in the R-15 Zone and the Lot Area is 14,015 square feet. The house was constructed in 1953.

The project consists of a second-story addition in order to create a full second floor with proper headroom (and eliminate the dormers and sloped ceilings). We are also proposing a new portico to enhance the front facade. The portico addition complies. A small expansion of an existing sunroom in the rear requires the same Variance as the second story addition.

One Variance

The project will require one Variance for Combined Side Yard Setbacks. The individual setbacks comply; the combined percentage does not. The existing setbacks will not be reduced.

Combined Side Yards - Two Story Portion

Minimum	35%	36.0 feet	
Existing	33.4%	34.4 feet	
Proposed	33.4%	34.4 feet	
Variance = 1.6 feet.			

Combined Side Yards - One Story Portion

Minimum	35%	36.0 feet	
Existing	34.6%	35.6 feet	
Proposed	34.6%	35.6 feet	
Variance = 5 inches.			

Individual Side Yard Setbacks

Minimum	15 feet	
Existing	17.6 feet and 16.8 feet.	
Proposed	No change.	

Combined Side Yards

The goal of the project is to improve the flow and functionality of the house by providing a proper second floor with full headroom. We are proposing 3 new bedrooms and 2 bathrooms. The current second floor space has 2 bedrooms and one bathroom with very low / sloped ceilings.

The family currently occupies the two first floor bedrooms. Both owners work from home 2 or 3 days per week, so they wish to move the family upstairs, and make an office on the first floor.

The addition in the rear improves the functionality of the existing sunroom.

The new portico addition provides shelter and improves the front facade (this addition complies).

The increase in Building Coverage is rather small. There is a slight decrease in Lot Coverage.

As noted above, the house already has a partial second floor; we are simply raising the walls to become full-height. The existing side yard setbacks remain the same.

Many other houses in this neighborhood have undergone similar improvements. Several of the original houses along this block have been demolished and replaced with two-story structures.

Positive Criteria

The proposed additions, new rooflines, and new exterior building materials will all enhance the appearance of the existing house.

Energy efficiency will be greatly improved through the use of high-efficiency heating and cooling equipment, modern windows, and proper insulation.

All other bulk standards comply. The setbacks and height of the house all conform to the ordinance requirements. The FAR also conforms.

Satisfaction of the Negative Criteria

The Variance for the proposed addition can be granted (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance.

The proposed design of the addition has no adverse effect on the adjoining properties, the neighborhood, or the City of Summit. There is no change to the Use of the property, and no damage to the character of the neighborhood as to constitute "substantial detriment to the public good".

There is no detriment to the neighborhood character, utility, or value. The granting of this Variance causes no impairment of the Zone Plan and the Ordinance. The proposed additions do not significantly change the view of the house from the front, the perception of the overall size of the house, or of the density of the neighborhood. The additions will not cause any undesirable noise, light, glare, or odors, or any other burdens on the adjoining neighbors or on the neighborhood.



PROPERTY OWNERS LIST / 200 FOOT LIST

Application for a *Certified List of Property Owners* within 200 feet of the following:



PROPERTY INFO:

Address: 112 Essex Road	Date: March 7, 2025
City, State, Zip Code: 16 Maple Street, Summit, New Jersey 07901	Block: 2306 Lot: 10

APPLICANT INFO:

Applicant		Owner (if different)
Name:	Anand Ramanathan and Shilpa Viswanathan	Same
Address:	112 Essex Road	DEPT. OF COMMUNITY SERVICES SUMMIT, NJ 07901
Email: <i>(required)</i>	[REDACTED]	RECEIVED
Phone:	[REDACTED]	MAR 07 2025 By [Signature]

PAYMENT INFO: **WITH Map (\$11)** **WITHOUT Map (\$10)** * *Applicant must attach their own map if selected.*

Fee Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Check	<input type="checkbox"/> Cash
Date: _____ / _____ / _____ Emp.: _____	Check #: _____	

Charles T. O.

Zoning/Planning Board Secretary

Date _____

To Eng: 7/16/28

_____ : _____ am/pm

Block	Lot(s)
2305	1-8
2306	4-9, 11-13
2401	9
2402	3-6

Block	Lot(s)

Notes:

Please email property owners list to:

NOTE: In addition to the owners on the above list, the following entities **MUST also be notified if checked:**

✓ **UTILITY:** NJ American Water Co., Inc. Attn: Donna Short, GIS Supervisor ~ 1025 Laurel Oak Road - Vorhees, NJ 08043
✓ **UTILITY:** PSE&G, Attn: Manager -Corporate Properties ~ 80 Park Plaza, T6B – Newark, NJ 07102
 OTHER MUNICIPALITY: Property owner(s) in an adjacent municipality Clerk in an adjacent municipality
 COUNTY: County Planning Board if the property is on a county road
 STATE: Commissioner of Transportation if on/adjacent to state highway/property ~ P.O. Box 600 Trenton, NJ 08625-0600

Engineer/Assistant Engineer

Date

I certify that the attached/above is an accurate & complete list of property owners and addresses from the Tax Assessor records.

Tax Assessor / Staff Assessor

Date

#2000

OWNER & ADDRESS REPORT

SUMMIT

2306-10 112 ESSEX RD - RAMANATHAN, ANAND & VISWANATHAN, SHILPA
ANAND RAMANATHAN & SHILPA VISWANATHAN

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2305	1		2	ISHIYAMA, DAIGO & ARAI, YUKI 120 ESSEX RD SUMMIT, NJ	120 ESSEX RD 07901	
2305	2		2	DRISCOLL, ANNE M 50 LONDONDERRY WAY SUMMIT, NJ	50 LONDONDERRY WAY 07901	
2305	3		2	ZAHTILA, JENNIFER & ANTHONY 21 ROTARY DR SUMMIT, NJ	46 LONDONDERRY WAY 07901	
2305	4		2	COSTIKYAN, THOMAS W. JR & LEBRON, SYLVIA 44 LONDONDERRY WAY SUMMIT, NJ	44 LONDONDERRY WAY 07901	
2305	5		2	REYES, JESUS & MYRENE 42 LONDONDERRY WAY SUMMIT, NJ	42 LONDONDERRY WAY 07901	
2305	6		2	VORA, TEJAL & VAGMIN 38 LONDONDERRY WAY SUMMIT, NJ	38 LONDONDERRY WAY 07901	
2305	7		2	NELSON, MARK J & PATRICIA MC GUIRE 36 LONDONDERRY WAY SUMMIT, NJ	36 LONDONDERRY WAY 07901	
2305	8		2	MATTSON, PETER R. & ALTMAN, RACHEL S.	32 LONDONDERRY WAY 07901	
2306	4		2	BLANCO, JORGE & JULIE 23 LONDONDERRY WAY SUMMIT, NJ	23 LONDONDERRY WAY 07901	
2306	5		2	YAKABOW, ALUN L. & GEORGENTIA 27 LONDONDERRY WAY SUMMIT, NJ	27 LONDONDERRY WAY 07901	
2306	6		2	GRAMA, N.R.K. & ASHA N. RAJ 33 LONDONDERRY WAY SUMMIT, NJ	33 LONDONDERRY WAY 07901	
2306	7		2	CASAGRANDE, GREGORY F. 37 LONDONDERRY WAY SUMMIT, NJ	37 LONDONDERRY WAY 07901	
2306	8		2	KRAIN, HOWARD L. 41 LONDONDERRY WAY SUMMIT, NJ	41 LONDONDERRY WAY 07901	
2306	9		2	PRINCIPE, PATRICK G & STEPHANIE A 116 ESSEX RD SUMMIT, NJ	116 ESSEX RD 07901	
2306	11		2	NABIJEE, ALEFIYA H & ENRIQUEZ, V C	108 ESSEX RD 07901	
2306	12		2	OPPENHEIMER, JUSTIN R & MEGHAN P 104 ESSEX RD SUMMIT, NJ	104 ESSEX RD 07901	
2306	13		2	LOMBARDI, JOSEPH M & MARINA G 100 ESSEX RD SUMMIT, NJ	100 ESSEX RD 07901	
2401	9		2	MENY, EMIL J & ARLENE C 4 SHEFFIELD RD SUMMIT, NJ	4 SHEFFIELD RD 07901	
2402	3		2	RIGGIN, ALLISON 101 ESSEX RD SUMMIT, NJ	101 ESSEX RD 07901	

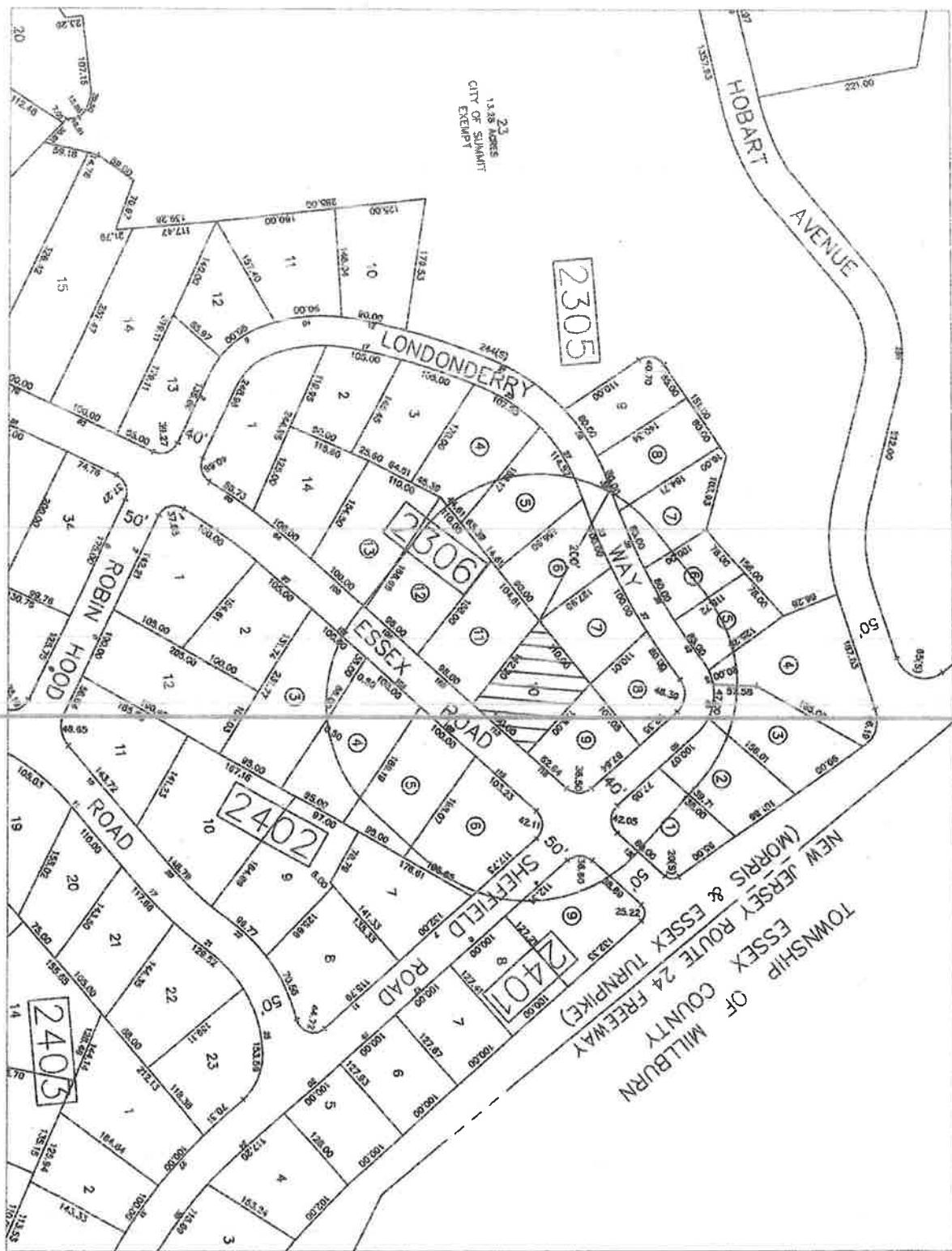
OWNER & ADDRESS REPORT

SUMMIT

2306-10 112 ESSEX RD - RAMANATHAN, ANAND & VISWANATHAN, SHILPA
ANAND RAMANATHAN & SHILPA VISWANATHAN

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2402	4		2	DOUGHERTY, GEOFFREY B JR & NATALIE 105 ESSEX RD SUMMIT, NJ	105 ESSEX RD 07901	
2402	5		2	CANELL, ANDREW M. & ESTHER 109 ESSEX RD SUMMIT, NJ	109 ESSEX RD 07901	
2402	6		2	TJR 1999 TRUST 17 ESSEX ROAD SUMMIT, NJ	115 ESSEX RD 07901	





Public Utility Registration List Request for Notice Hearings



Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.J.S.A 40:55D-12, et seq., provided the utility has an easement or other form of right-of-way.

The following listed utilities have registered to receive service of any notice of hearing for development in the City of Summit. Proof of service, as required by the Municipal Land Use Law shall include service to this utility.

- **NJ American Water Company, Inc.**
Donna Short
GIS Supervisor
1025 Laurel Oak Road
Vorhees, NJ 08043

- **PSE&G**
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue

Summit NJ 07901

Patricia R. Dougherty
Collector of Taxes

Telephone (908) 273-1103
Fax (908) 608-1214

ADDRESS: 112 Essex Road **DATE:** March 7, 2025

OWNER(S): Anand Ramanathan and Shilpa Viswanathan

BLOCK: 2306 **LOT(S):** 10

PURSUANT TO THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET. SEQ. PERTAINING TO THE ZONING BOARD OF ADJUSTMENT AND/OR PLANNING BOARD APPLICATIONS. I, HEREBY CERTIFY THAT THE TAXES OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS, OR BOTH, ARE NOT DUE OR DELINQUENT ON THE ABOVE PARCEL(S), AND HAVE BEEN PAID TO DATE ACCORDING TO LAW.

Patricia R. Dougherty
Patricia R. Dougherty
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____

NOTICE OF HEARING

DATE:

TO

YOU ARE HEREBY NOTIFIED, as provided in the Municipal Land Use Law, that the Zoning Board Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 2025 at 7:30 p.m. in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 112 Essex Road

The conditions affecting this property and the reasons for the application being heard are as follows: Proposed second-story addition to create a proper second floor and proposed one-story addition in the rear require a Variance for Combined Side Yards. The individual side yard setbacks comply; the combined does not. Proposed portico addition complies

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected any workday between the hours of 8:30 a.m. and 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

John Smith **Applicant's signature**

Anand Ramanathan and Shilpa Viswanathan
Applicant's printed name

NOTICE OF HEARING FOR PUBLICATION

The Union County Local Source
1291 Stuyvesant Avenue
Union, NJ 07083

Tel: 908-686-7700

The conditions affecting this property and the reason for the application being heard are as follows: Proposed second-story addition to create a proper second floor and proposed one-story addition in the rear require a Variance for Combined Side Yards. The individual side yard setbacks comply; The combined does not. Proposed portico addition complies. Additional Variances may be determined by the Zoning Official.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected on any workday during business hours, 8:30 a.m. to 4:00 p.m. Any Interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Anand Ramanathan and Shilpa Viswanathan
Applicant's printed name