

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

Name of applicant TODD & JESSICA LIPPDEMAN Date _____

Address of property 609 SPRINGFIELD AVE Block 1803 Lot 9

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)	DIRECT	N/A
7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items:	APPLICATION	
a. <u>street numbers</u>		
b. <u>date and graphic scale</u>		
c. <u>north arrow</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)	✓	✓
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 _____

Administrative Office



Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. MARCH 31, 2025

In the matter of the petition of TODD & JESSICA LINDEMAN for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner TODD & JESSICA LINDEMAN
residing at 609 SPRINGFIELD AVE. says:

1. Petitioner is the OWNER of property located at 609 SPRINGFIELD AVE.

Block 1803, Lot(s) 9 on the Tax Map located in the R-10 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:

1. ONE STORY ADDITION CONTAINING GARAGE, PANTRY, MUDROOM AREA
2. DECK AT SIDE YARD
3. NEW BASEMENT ENTRANCE
4. RECONFIGURED DRIVEWAY

2b.) The proposed use described above requires the following variance(s):

- FRONT YARD SETBACK (HIGH STREET)
- SIDE YARD SETBACK
- BUILDING COVERAGE
- FLOOR AREA RATIO
- BASEMENT STAIRWELL ENCROACHMENT (35'-9.10' E.A.)
- STREET FACING GARAGE

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

Area of Plot 11,933 square feet
Area of existing structures which will remain 1770 square feet
Total area of plot to be occupied by structures 2417 square feet
Percentage of lot to be occupied by structures 20.25% percent
Proposed set-back, front line 29.1 feet; HIGH STREET
Proposed sidelines (specify if corner) 8.1 feet;
Proposed rear yard N/A feet.
Year house built 1900.

Other pertinent characteristics CORNER LOT, VINTAGE HOUSE,
NO GARAGE, CURRENT DRIVEWAY ENTRANCE FROM
SPRINGFIELD AVE.

4. There has been no previous petition for relief involving these premises except: N/A

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

CURRENTLY THERE IS NO GARAGE ON PROPERTY
THE R-10 ZONE REQUIRES A 2 CAR GARAGE
THIS PROPOSAL OFFERS A ONE CAR GARAGE
WHICH WILL BE MORE IN CONFORMANCE
ALSO THE DRIVEWAY ENTRANCE CURRENTLY
ON SPRINGFIELD AVE, WILL BE CHANGED TO
LESS BUSY HIGH STREET

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.

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.

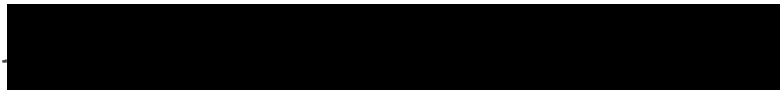
Jessica Lindeman

Petitioner

Petitioner's Phone Number



Petitioner's Email



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

State of New Jersey
County of Union

Jessica Lindeman, 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.

Jessica Lindeman

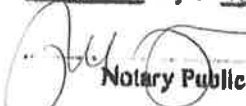
Petitioner's printed name

Jessica Lindeman

Petitioner's signature

Sworn and subscribed before me this

31st day of March 2025


Notary Public

Check here if additional pages are attached

PAULINA F JIMENEZ LEON
Notary Public
State of New Jersey
My Commission Expires Oct. 1, 2028
I.D.# 2458375

Michael Chiarella

ARCHITECT, L.L.C.

81 Oakwood Drive,
Murray Hill, NJ 07974
T. 908-918-1897 M. 908-380-3524

Application to the Zoning Board of Adjustment

Todd and Jessica Lindeman
609 Springfield Avenue, Summit NJ,
Lot 9, Block 1803

NARRATIVE DESCRIPTION OF THE PROJECT

This application proposes a one story garage addition including a mudroom stairway and a kitchen pantry, a deck addition and a relocated basement entrance.

The property is a corner lot (the corner of Springfield Avenue and High Street). It is essentially flat and features a vintage romanesque shingle style single family residence, circa 1900. Currently there is no garage and the eastern side yard contains a driveway/parking area accessed from Springfield Avenue. The property shares a common driveway entrance with the eastern neighbor. The house footprint is slightly skewed relative to the property lines.

The proposed one car garage addition will be accessed from High Street with a front facing door. The current driveway will be removed and replaced with a lawn and landscape area. The Springfield Avenue driveway entrance will be reworked and shall only serve the neighbor's property. A new driveway entrance will be introduced at High Street.

There will be a storage area for tools in the back of the garage. The garage will be accessed from the house with a half-flight stairway having minor mudroom storage. A small pantry closet addition will face high street and further connect the addition to the existing.

The deck will be facing the eastern side yard, accessed from a remodeled kitchen area.

There is currently a basement access in the eastern side yard which is in poor shape and does not conform to building codes. A new basement access is proposed facing High Street, with the current one to be removed and covered with the deck.

Variations required are as follows:

- Front yard setback facing High Street: 30 ft. required, 29.1 ft. proposed
- Side yard setback at northern side of lot: 12 ft. required, 8.1 ft. proposed
- Building Coverage: 18%. allowed and 20.4%. proposed
- Floor Area Ratio: 25% allowed
- Street Facing Garage
- Basement Access Encroachment: Encroaches 3'-0" into required front yard

Reasons for relief are as follows:

Regarding the Front Yard Setback variance at High Street: The garage door bumps out 8" from the main front wall. This allows for an cohesive design where the arch beam and post vocabulary of the front porch is repeated at the garage door threshold. This results in a 10" +/- encroachment at northern corner of the of the bump out.

Due to the skew between house and property line, the bump out tapers down to 2" at the southern corner of the bump out. It stands to reason that the violation is de minimis and well worth the enhanced design.

Regarding Side Yard Setback Variance at High Street: The garage is 11'-4" wide inside and is just wide enough to allow a parked car with the adequate opening of car doors. This results in a 3'-11" encroachment at the north-east corner. Due to the skewed footprint, this encroachment tapers down to 3'-2" at the north-west corner. This design results in having the driveway accessed from a side street rather than the busy Springfield Avenue, The current driveway will be replaced with lawn area and no parked cars, making for a more presentable view from Springfield Avenue. The addition will have a low perimeter wall, about 8 ft above the ground, with a gentle hip roof sloping up and away from the encroachment.

Regarding Building Coverage: The existing house footprint [1566 s.f.] and front porch [144 s.f.], plus the proposed building addition [424 s.f.] has a total building coverage of 17.88% [2134 s.f.] and passes the Building Coverage requirement. The violation occurs when the deck, steps and overhangs are included. And these features tend to be enhancements the exterior design. Also by asking for relief for Building coverage, we are able to be more in conformance with garage requirements.

Regarding F.A.R.: We propose to add a di minimus amount of 0.5% [64 s.f.] to the total floor area. The floor area of the pantry is 26 s.f. and the floor area of mudroom is 27. s.f. (The garage demising wall makes up the balance of the areas.) The pantry addition will face High Street and will help to marry the garage addition to the rest of the house. A fully integrated design is achieved where might otherwise have looked like a garage add-on.

The mudroom addition is in fact a stairway to the garage with some minor storage cubbies. We propose to place a door at the bottom of the steps and have the stairway be part of the living area. Had the door been placed at the top of the stairs instead, the stairs would then be part of the garage area. Then the mudroom area would not be included in F.A.R. calcs. even though the rest of the design would remain exactly the same.

Regarding Street Facing Garage: By accessing the driveway and garage from High Street, a compact building footprint is achieved. Currently there is a weak lean-to addition which will be upgraded to a more integrated and beautiful look.

Again, access will be from the side street rather than the busy Springfield Avenue, No garage or driveway/parking will be in view from Springfield Avenue.

The non-conforming common driveway entrance with the next door neighbor will be reworked to have a separate conforming driveway entrance to serve each property.

Regarding the Basement Access Encroachment: It would be possible to configure a basement stairs to conform by having a minimum width stair-run parallel to the foundation wall then turn the stairs to face High Street by the electric meter. Then the stairs would not encroach into the required front yard. While doable, this configuration would be tight and burdensome to maneuver. Instead our proposal opts for a more gracious, simple stairway leading to a pair of welcoming French doors. Please note that the existing interior stairway to the basement is non-conforming with a tight stair width and difficult winders. The proposed exterior stairs allows for code compliant access to the basement. Railings will match the signature railings of the front porch.

A word about a detached garage:

We have considered a detached garage to help alleviate setbacks and street facing garage violations.

A detached garage would most likely be designed having a 24 ft long wall that sets back only 4'-0" from the adjacent High Street property, more than 4 ft. closer than the proposal. It would also be only 4 ft away from the Springfield Avenue neighbor. So all around a much more encroaching set up for the neighborhood. And the side of the garage will face Springfield avenue, instead of our wonderful open lawn and garden area. It would also result in a longer driveway so that Lot Coverage will increase from the existing instead of being reduced.

In conclusion, our proposal features the following:

- Eliminate unwanted on-site parking area facing Springfield Avenue
- Add a one car garage to better conform to garage zoning requirements
- Clean up a non-conforming shared driveway entrance
- Improve the exterior design of the north side of the house to better match the vintage character of the original house.
- A 1.2% [145 s.f.] reduction in Lot Coverage.
- Provide a code compliant access to the basement that improves life safety.
- Development of outdoor landscaping.



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 609 SPRINGFIELD AVE Date: 1/27/2025
 City, State, Zip Code: SUMMIT, NJ 07901 Block: 1803 Lot: 9

APPLICANT INFO:

Applicant		Owner (if different)
Name:	<u>TODD & JESSICA LINDEMALL</u>	
Address:	<u>609 SPRINGFIELD AVENUE</u>	
Email: (required)	[REDACTED]	[REDACTED]
Phone:	[REDACTED]	[REDACTED]

PAYMENT INFO:

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

Fee Paid: YES NO Check Cash
 Date: 1/30/25 Emp.: _____ Check #: 3540

Stephanie Indica

1/30/25

To Eng: 1/30/25
16:00 am/pm

Zoning/Planning Board Secretary

Date

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
<u>1802</u>	<u>1-2, 59-61</u>				
<u>1803</u>	<u>7-8, 10-12, 16</u>				
<u>2802</u>	<u>7-8</u>				
<u>2803</u>	<u>1-4</u>				

Notes:

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 - Voorhees, 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

[Signature]
Engineer/Assistant Engineer

1/30/25
Date

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

[Signature]
Tax Assessor / Staff Assessor

1/30/25
Date

#1965

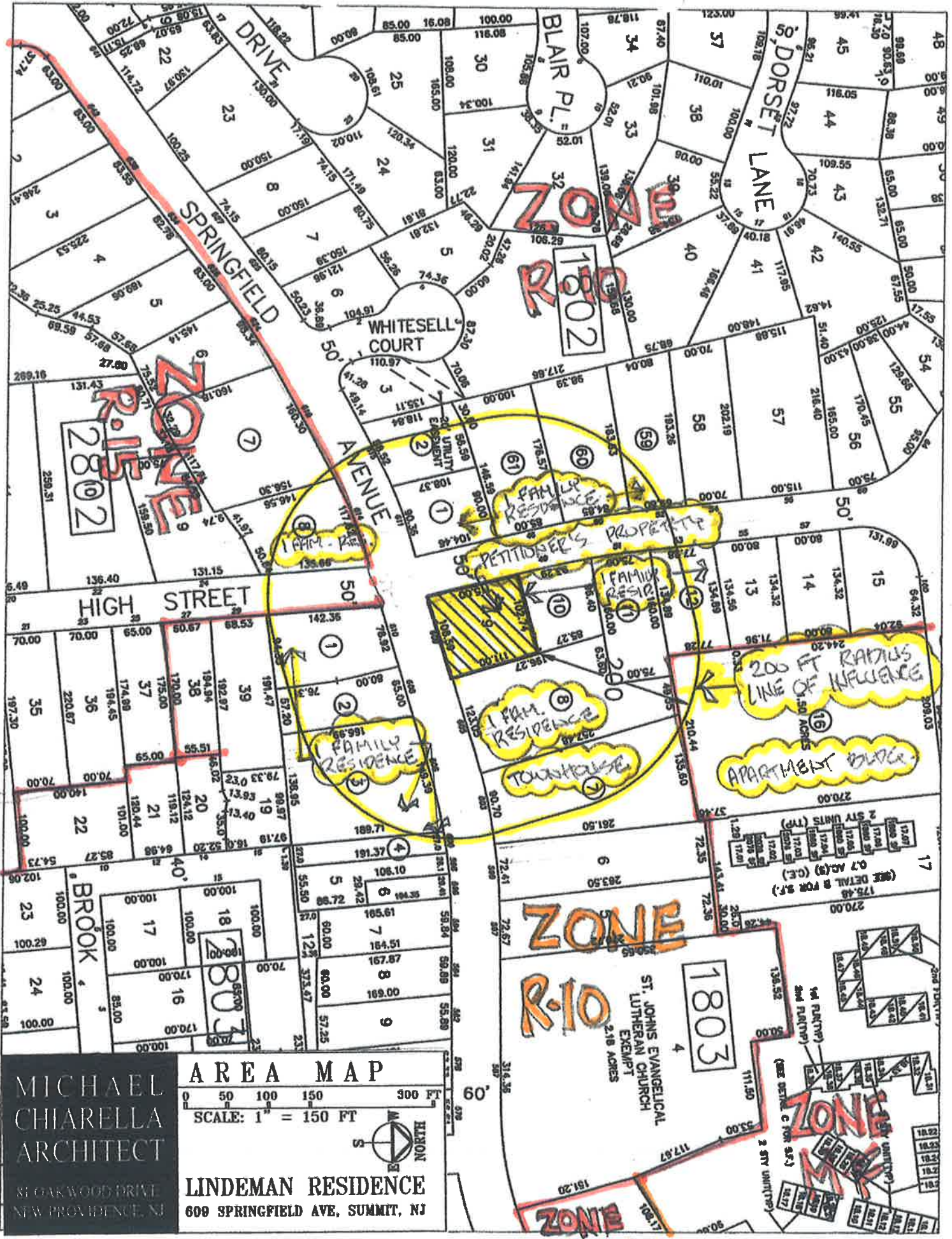
OWNER & ADDRESS REPORT

SUMMIT

1803-9 609 SPRINGFIELD AVE - LINDEMAN, TODD & JESSICA L
TODD & JESSICA LINDEMAN

01/30/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1802	1		2	ZELENIUCH, ZENON & ANNE 611 SPRINGFIELD AVE SUMMIT, N J 07901	611 SPRINGFIELD AVE	
1802	2		2	LIU, YUANCHEN & XU, XIAOCHEN 615 SPRINGFIELD AVE SUMMIT, NJ 07901	615 SPRINGFIELD AVE	
1802	59		2	VANDERWERF, BANDER H. 52 HIGH STREET SUMMIT, N J 07901	52 HIGH STREET	
1802	60		2	FORSYTH, CHARLES T. & TRACY G. 50 HIGH STREET SUMMIT, NJ 07901	50 HIGH ST	
1802	61		2	HALPERN, STEVEN L & ET ALDS 46 HIGH ST SUMMIT, NJ 07901	46 HIGH ST	
1803	7		4A	MOUNTAINVIEW ESTATES OF NEW JERSEY 603 SPRINGFIELD AVE SUMMIT, NJ 07901	603 SPRINGFIELD AVE	
1803	8		2	CUZZOCREA, JOHN A. & PATRICE M. 605 SPRINGFIELD AVENUE SUMMIT, NJ 07901	605 SPRINGFIELD AVE	
1803	10		2	LIN, KAI-CHING 49 HIGH ST SUMMIT, NJ 07901	49 HIGH ST	
1803	11		2	BLECKNER, LAURA 626 SPRINGFIELD AVE SUMMIT, N J 07901	51 HIGH ST	
1803	12		2	SIEMS, MICHAEL F & BARRON, MELISSA 53 HIGH ST SUMMIT, NJ 07901	53 HIGH ST	
1803	16		4C	BERKSHIRE GARDENS APTS.ASSOC.,LLC P O BOX 745 SUMMIT, NJ 07902	94-96 NEW ENGLAND AVE	
2802	7		2	JOHN F VIGORITA REVOCABLE TRUST 618 SPRINGFIELD AVE SUMMIT, NJ 07901	618 SPRINGFIELD AVE	
2802	8		2	SALTER, ALEX & LARISA 614 SPRINGFIELD AV SUMMIT, N J 07901	614 SPRINGFIELD AVE	
2803	1		2	KANE, JAMES CHARLES & CLAIRE E 610 SPRINGFIELD AVE SUMMIT, NJ 07901	610 SPRINGFIELD AVE	
2803	2		2	FEENEY, KEVIN & KATHERINE 608 SPRINGFIELD AVE SUMMIT, NJ 07901	608 SPRINGFIELD AVE	
2803	3		2	LIQUDIS, GEORGE N & DIANA 606 SPRINGFIELD AVE SUMMIT, NJ 07901	606 SPRINGFIELD AVE	
2803	4		2	SOLES, ALFRED J & POST, MATTHEW 20 SAYRE ST SUMMIT, NJ 07901	600 SPRINGFIELD AVE	



MICHAEL CHIARELLA ARCHITECT
 81 OAKWOOD DRIVE
 NEW PROVIDENCE, NJ

AREA MAP
 0 50 100 150 300 FT
 SCALE: 1" = 150 FT



LINDEMAN RESIDENCE
 609 SPRINGFIELD AVE, SUMMIT, NJ

ZONE R-10
 ST. JOHNS EVANGELICAL LUTHERAN CHURCH
 EXEMPT 2.18 ACRES

ZONE ORG-1

200 FT RADIUS LINE OF INFLUENCE

APARTMENT BLDG.

PETITIONER'S PROPERTY

FAM. RESIDENCE
TOWNHOUSE

FAMILY RESIDENCE

FAMILY RESIDENCE

ZONE R-15

ZONE R-10

ZONE R-10

ZONE R-10

ZONE R-15

HIGH STREET

BROOK AVENUE

SPRINGFIELD DRIVE

DORSET LANE

BLAIR PL.

WHITESELL COURT

1803

1802

2802

1803

1803

1803

To:

Date: August 7, 2025

Notice of Hearing

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, NJ will hold a hearing on September 4th, 2025 at 7:30 pm in the City Hall Council Chambers, 512 Springfield Ave, Summit, NJ to consider an application affecting the property known as 609 Springfield Ave, Block 1803, Lot 9.

The conditions affecting this property and the reasons for application being heard are as follows:

A proposed one story, one car garage addition, plus a deck addition, plus a basement access stairwell requiring variances for Front and Side Yard Setbacks, Building Coverage, Floor Area Ratio, Basement Stairwell Encroachment, and Street Facing Garage.

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

Jessica and Todd Lindeman (Applicant)

**AFFIDAVIT OF PROOF OF SERVICE
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT**

**PROOF OF SERVICE OF NOTICES REQUIRED BY THE MUNICIPAL LAND USE LAW
MUST BE FILED WITH THE ADMINISTRATIVE OFFICES OF THE BOARD AND VERIFIED
AT LEAST TWO DAYS PRIOR TO THE DATE OF THE HEARING.**

STATE OF NEW JERSEY}

COUNTY OF ~~UNION~~ ^{Morris} } *JL* ss

Jessica Lindeman of full age, being duly sworn according to law, deposes and says that he/she/they reside(s) at 609 Springfield Ave in the State of New Jersey County of Union and he/she/they is (are) the applicant(s) in a proceeding before the Zoning Board of Adjustment of Summit, New Jersey, said proceeding being an appeal or an application under the Development Regulations Ordinance, and which relates to premises known as 609 Springfield Ave and that on August 8, 2025 gave written notice of the hearing on this application to each and all of the persons upon whom service must be made, in the required form and according to the attached list(s), and in the manner attached hereto.

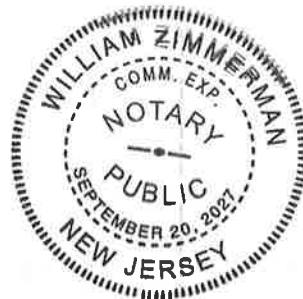
Jessica Lindeman
Applicant's printed name

Jessica Lindeman
Applicant's signature

Sworn and subscribed before me

this 12 day of August, 2025

W Zimmerman
Notary Public



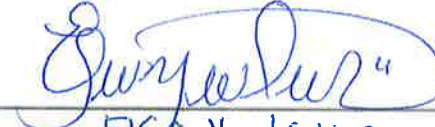
THE CITY OF SUMMIT
N E W J E R S E Y

Form 100-1
1/1/2014

Form 100-1
1/1/2014

ADDRESS: 609 SPRINGFIELD AVE **DATE:** 1/27/2025
OWNER(S): TODD LINDEMAN
JESSICA LINDEMAN
BLOCK: 1803 **LOT(S):** 9

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.


EISA V LAKE
Dep. Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____