



Public Agency Submittal to the Planning Board

Name of Agency:	Summit Department of Community Programs				
Agency Address:	100 Morris Ave, Summit	State:	NJ	ZIP:	07901
Property Address:	80 Butler Parkway	Block:	401	Lot:	401

*within existing easement

1. With respect to said property, the Agency plans to develop and/or use the property in the following manner:

Upper Tatlock: The three current light poles will be replaced by four light poles at each corner of the playing field. After a survey was completed, it has been determined that the location of the new proposed light poles are within the current easement the City holds with the Summit Board of Education.

In the Equipment Layout attachment, Upper Tatlock lights are denoted as S1, S2, S3, S4. S1, S2 lights are 70' poles. S3, S4 lights are 70' poles. S3, S4 lights are 80' poles.

Investors Field: Four new light poles will be installed at the field at each corner of the playing field.

In the Equipment Layout attachment, Investors Field lights are denoted as F1, F2, F3, F4.

F1, F2 lights are 80' poles. F3, F4 lights are 70' poles. S3, S4 lights are 80' poles.

The poles F1 pole has a lower level light at 18.5', F2, 3, 4 at 15.5'. The purpose of these lights is the illuminate the track when the field is not in use.

The lumineers of the lights have been proposed to be the level necessary for safe high school sports play, and not at stadium levels. The proposed lights meet criteria from the Dark Skys Association. Lights will be able to be remote controlled remotely to ensure they are not on when not in use. See attachment Lighting Summary and Field Maps page 1 for pole heights, fixture quantities, luminaire types and loads. Following pages show locations of poles.

2. The work described above is inconsistent with the requirements of the Development Regulation Ordinance as follows:

The City of Summit is not subject to the requirements of the DRO. However, the light pole height is not complaint with the DRO for lighting on private properties.

This application is coming to the Planning Board for a courtesy review.

It should be considered when looking at the light pole height that due to the angle/aim of the lights, lumen levels and shields on the lighting fixtures, the level of foot candles on any and all residential properties will be 0.0, meaning there will be no light spill onto any private residences.

See attachment "Contour Map" which displays the foot candles, going to 0.0 in pages 1 and 2. The blue line seen on pages 3 and 4 displays the 0.0 line - which does not encroach on any private residence.

3. The Premises affected are more particularly describes as follows:

Area of Plot	1,548,558	Sq ft
Building area of existing structures which will remain	53,651 +/-	Sq ft
Additional building area proposed	0	Sq ft
Percentage of plot to be occupied by buildings	3.46%	%

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Area of other existing lot coverage (such as driveways, parking areas, walkways, etc.) which will remain	165,450 +/-	Sq ft
Additional lot coverage proposed	0	Sq ft
Total lot coverage proposed	219, 101	Sq ft
Total lot coverage proposed as a percentage	14.1 +/-	%
Proposed front yard setback	N/A	Sq ft
Proposed side yard setback	N/A	Sq ft
Proposed rear yard setback	N/A	Sq ft

4. Describe why the Agency is making the above proposal:

The City of Summit is making this proposal to meet the demands of the community. At the December 4, 2024 a presentation was made by the Department of Community Programs that is posted on the summitcommunityprograms website that shows that most of the City of Summit fields are being used at maximum capacity.

To meet the growing needs of the community's diverse sporting and recreational needs, additional field space is needed so that all sports across all age levels have practice and game needs met.

This proposal has been supported by all of the City of Summit sports leagues, the Summit Department of Community Programs Advisory Board and the Field User Committee (which includes representatives from the Summit Board of Education and schools staff).

The record of need goes back to 2016, and an exhaustive list of alternatives have been explored with no alternatives being identified as viable.

5. By signing this section, the Agency hereby gives consent for City Officers and Planning Board members to enter upon the property for reasonable inspections to familiarize themselves with the property and the use thereof.

(Agency Representative)

6. Agency contacts (include Agency Representative if different from above signature, architect, engineer, attorney, and any other applicable contacts):

Name		Title		Phone		Email	
Name		Title		Phone		Email	
Name		Title		Phone		Email	
Name		Title		Phone		Email	

Check here if additional pages are attached _____



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PLANNING BOARD SUBMISSION CHECKLIST FOR ADVISORY OPINION ON SUBMITTALS

Name of Public Agency	City of Summit - Department Community Programs			Date	9/18/25
Address of Subject Property	80 Butler Parkway, Summit, NJ	Block	401	Lot	1 and 2

	Applicant	City
1. Original and 14 copies of the submittal	✓	
2. 15 copies of the property survey	N/A	
3. 15 copies of the proposed plat including proposed buildings, circulation, signage location(s), drainage, landscaping, fencing, lighting, grading and other features existing and proposed and the name of the person preparing the plan	✓	
4. 15 copies of the proposed building plans including floor plans and elevation including the name and address of the person preparing the plan	N/A	
5. Area map showing surrounding properties, streets, graphic scale, north arrow, block and lot and zoning district lines	✓	
6. Key map with north arrow showing entire development and its relationship to surrounding areas	✓	

Indicate below any of the above elements which the Agency and/or its professionals feel are not applicable and why and for which a waiver is requested.

#2 - This is a City owned property, no survey of the property is required.

#4 - There is no building being proposed as a part of this project.

ADDITIONAL ATTACHMENTS:

BOE Easement Agreement - Attached for the purpose of showing jurisdiction to install lights without an additional easement.

Contour Map: Depicts the foot candles on the fields and surrounding neighborhood with no residence encroachment.

Lighting Summary and Field Maps: Provides lighting details and locations for all poles proposed to be installed.

Musco Tatlock Park Presentation: Displays lighting technologies and provides demonstration of lighting cast.