



ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	Tatlock Field 80 Butler Parkway
Application #:	PB-25-280
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review
Sent to Staff for Comments:	September 22, 2025
Due Date:	September 25, 2025

Staff / Commission / Consultant	Delivery Method	Report Attached with Comments	Report Attached with No Objections	Not Submitted	Not Required
Eric Evers, Director Fire Chief	<input type="checkbox"/> Paper <input type="checkbox"/> Email			✓	
Ryan Peters Police Chief	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Engineering: Colliers	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Ralph Maritato Construction Official	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
John Linson City Forester	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Board of Health: Westfield	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Historic Preservation Commission	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Environmental Commission <i>(if required)</i>	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Board Planner Burgis Associates	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			

AT DUE DATE / UPON RECEIPT FROM ALL STAFF:

Sent to Applicant:	____ / ____ / ____
Sent to Attorney:	____ / ____ / ____



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

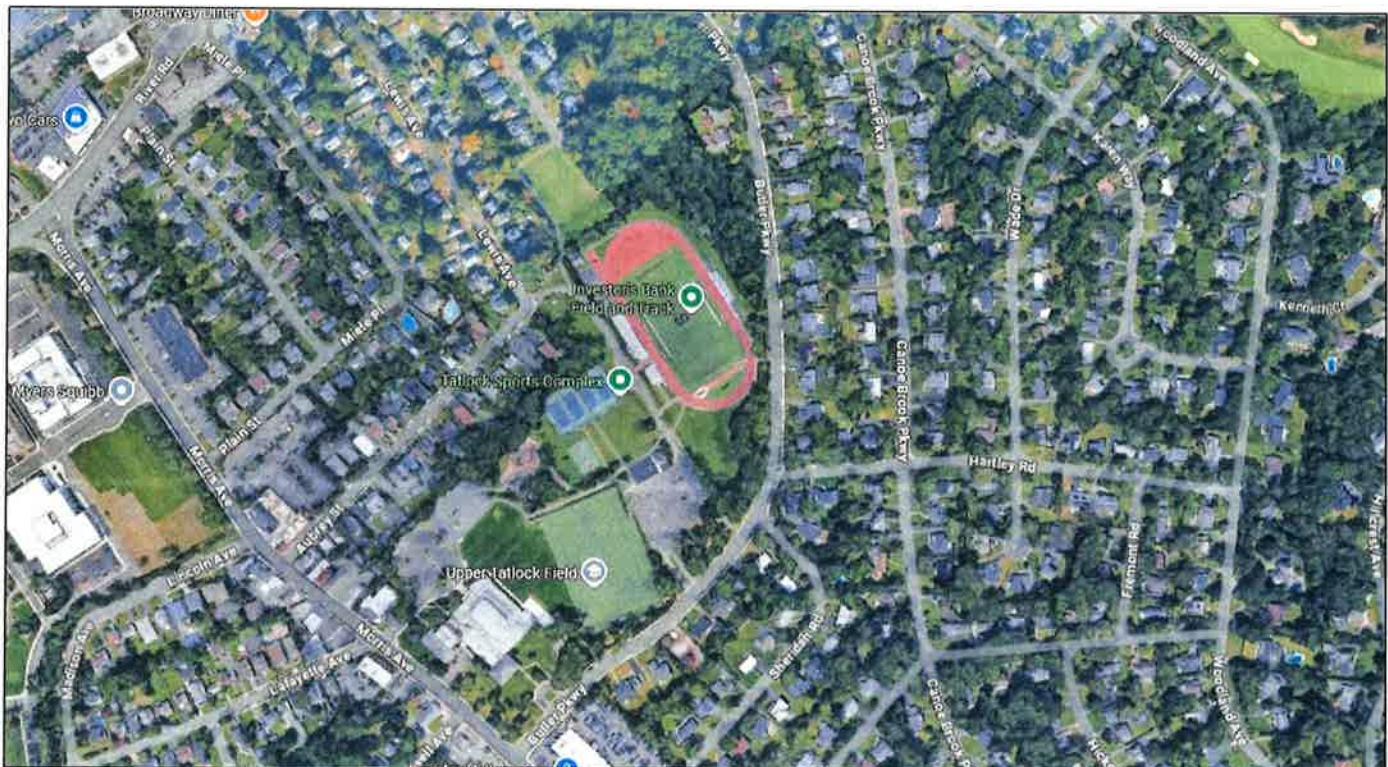
PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

BURGIS
ASSOCIATES, INC.

MEMORANDUM

To: City of Summit Planning Board
From: Joseph H. Burgis, P.P., AICP & Tom Behrens, PP, AICP
Subject: Tatlock Field Lighting
Date: September 6, 2025
BA#: 4022.21

The City is proposing to upgrade the lights at the Upper Tatlock Field and install 4 new lights around Investor's Bank field and track at the City's Tatlock Sports Complex located at 80 Butler Parkway, identified as Block 401 Lot 1 in City Tax records. The site is currently developed with several athletic facilities including the two fields in question, tennis courts and parking area, among other community amenities. The northern area of the parcel impacted by Martin's Brook Park is generally undeveloped. Development surrounding the site consists of detached single-family uses and Washington Elementary School to the southwest. The following aerial site image provides an overview of the existing site conditions and surrounding development pattern.



Source: Google maps, accessed September 6, 2025.

The site is located in the R-10 Zone wherein public parks and playgrounds and detached single-family uses are permitted principal uses.

Master Plan Review

In accordance with N.J.S.A. 40:55D-31.a. of the Municipal Land Use Law ("MLUL"), the Common Council has requested the Planning Board to conduct a master plan consistency review of the proposed lighting improvements at the Tatlock Sports Complex. The MLUL stipulates "*whenever the planning board shall have adopted any portion of the master plan, the governing body or other public agency having jurisdiction over the subject matter, before taking action necessitating the expenditure of any public funds, incidental to the location, character or extent of such project, shall refer the action involving such specific project to the planning board for review and recommendation in conjunction with such master plan and shall not act thereon, without such recommendation or until 45 days have elapsed after such reference without receiving such recommendation. This requirement shall apply to action by a housing, parking, highway, special district, or other authority, redevelopment agency, school board or other similar public agency, State, county or municipal. In addition, this requirement shall apply to any public entity taking any action to permit the location, erection, use or maintenance of an outdoor advertising sign required to be permitted pursuant to P.L.1991, c.413 (C.27:5-5 et seq.).*"

Therefore, the Planning Board's statutory obligation is to review and provide any recommendations in consideration of the City's applicable Master Plan documents, including the 2000 Master Plan and Recreation and Open Space Plan Element and 2016 Master Plan Revision/Reexamination Report. The City's pertinent land use policies, goals and objectives are offered for the Board's consideration:

2000 Master Plan – Historic Preservation Plan Element

The City's 2000 Master Plan identifies the Tatlock Recreation Fields on Butler Parkway as an existing park and recreation facility that opened in 1961. In addition, the Recreation and Open Space Plan Element recognizes extreme pressures on Summit's existing recreation and open space facilities which include population and school enrollment increases, greater emphasis on health and fitness, tremendous growth in youth sports participation and growth of girls sports. The plan states "*recreation and open space are vital elements in a community's overall quality of life. As such, it is a key component of the Master Plan. Clearly, the use of land for recreation within a municipality is a significant land use issue also affecting traffic issues and environmental issues.*"

The Master Plan includes the following relevant provisions:

1. Maintain and upgrade the availability of community resources for residents through modern, efficient and strategically located facilities.
2. To promote a desirable visual environment through creative and flexible development techniques.
3. To provide an effective array of recreational and cultural programs and opportunities for all segments of the community.
4. The City should continue providing proper maintenance to municipal facilities and capital funding for upgrades and improvements.
5. Continue to consider use of artificial turf as a means of maximizing limited 52 playing field space. Shared use of field space should be encouraged.
6. Residential/non-residential land use conflicts.

2016 Master Plan Revision/Reexamination Report

The City's 2016 Reexamination Report recognizes that "*enhancing current assets and coordinating investment and maintenance so that greatest public benefit is achieved is a complex task. Both public land and funds are limited, meaning that every investment is a trade-off and a commitment to maintenance cost.*" The Reexamination Report includes the following relevant recommended land use policies and objectives:

1. Guide development to maintain and enhance the character of Summit.
2. Preserve and enhance natural beauty, open space and community facility assets for future generations.
3. Enhance the quality of existing community facilities.
4. Prioritize capital investments efficiently and with community input.
5. Preserve and enhance park and recreation facilities, where appropriate, to meet the needs and demands of present and future residents.
6. The City will encourage and provide for review of development proposals of uses which promote social, welfare, cultural, recreational, service and religious activities within Summit to serve present and future residents of the Summit area.

Planning Conclusion

The City's several Master Plan documents identified herein include several pertinent land use goals, policies and themes, which generally include the enhancement of existing recreational facilities for all residents, to minimize impacts to residential neighborhoods and striking a balance between various community objectives. Again, the Planning Board's task is to review the proposed improvements and offer any recommendations in consideration of the City's Master Plan documents. This requirement differs from the master plan consistency review for proposed development ordinance in which the Board must make a determination as to whether the ordinance is inconsistent with the Master Plan.

The installation of new field lighting where the field is located adjacent to existing residential uses tends to raise concerns of potential impacts to those residential properties. As such, the Planning Board may offer recommendations for Common Council's consideration to minimize such impacts. These recommendations may include:

1. Regulating the hours of field lighting to shut off at a time that is deemed appropriate to minimize impacts to surrounding properties but also is conducive to the programs they are intended to serve. There seems to be an opportunity to achieve balance in this regard. These lighting hours can be managed by automatic timers and/or controlled remotely.
2. The lighting fixtures may be adjustable to dim the lights to the minimum levels needed to conduct the field programming.
3. Lighting fixtures should have appropriate shielding and positioning to focus lighting on the play areas, for safety and to minimize off-site glare.
4. Once operational, the City may wish to conduct a review of the lighting to assess any potential impacts and explore opportunities to further mitigate off-site glare, if necessary. This has been an effective condition of many Planning Board and Zoning Board of Adjustment approvals.

5. The City may review the extent to which the installation of additional landscape buffering and/or street trees on the site and along surrounding streets might further reduce impacts to residential properties.

JHB/TB



STAFF COMMENTS REPORT

DATE: September 22, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date:	September 25, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
---------------------------	--------------------	--

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: No Objections
████████

Print Name:		Print Title:		Date:	
-------------	--	--------------	--	-------	--



STAFF COMMENTS REPORT

DATE: September 22, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
<input checked="" type="checkbox"/> Engineering	Colliers
<input type="checkbox"/> Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date:	September 25, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
---------------------------	--------------------	--

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: _____

Based on the submissions provided, no engineering review is provided at this time. We reserve the right to review and comment on future submissions. _____

Print Name:	Marie Raffay	Print Title:	Board Engineer, PE	Date:	9/24/25
--------------------	--------------	---------------------	--------------------	--------------	---------



STAFF COMMENTS REPORT

DATE: September 22, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
<input type="checkbox"/> Engineering	Colliers
<input type="checkbox"/> Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date:	September 25, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
---------------------------	--------------------	--

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: _____

All plans must comply with current codes, and all light poles and footings must be designed to withstand wind loads.

Print Name:	Ralph Maritato	Print Title:	Construction Official	Date:	9-23-25
--------------------	----------------	---------------------	-----------------------	--------------	---------



STAFF COMMENTS REPORT

DATE: September 22, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date:	September 25, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
--------------------	--------------------	--

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: *The plan is to install (12) evergreen trees along the Butler Parkway road frontage this fall to help screen the field from view.*

No objection to this application

Print Name:	John Linson	Print Title:	Forester	Date:	9/25/25
-------------	-------------	--------------	----------	-------	---------



STAFF COMMENTS REPORT

DATE: September 22, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

☐	John Linson	City Forester
☐	Health Dept.	Westfield
☐	Caroline King	Chair, HPC
☐	Planner	Burgis Assoc.
☐	Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date: September 25, 2025 Please email landuse@cityofsummit.org if you are unable to meet this date.

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: No comments.

Print Name:	George Kotsopoulos	Print Title:	REHS	Date:	9/22/25
-------------	--------------------	--------------	------	-------	---------



STAFF COMMENTS REPORT

DATE: September 22, 2025

FROM: Land Use Assistant / Board Secretary

TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
<input type="checkbox"/> Engineering	Colliers
<input type="checkbox"/> Ralph Maritato	Construction Official

<input type="checkbox"/> John Linson	City Forester
<input type="checkbox"/> Health Dept.	Westfield
<input type="checkbox"/> Caroline King	Chair, HPC
<input type="checkbox"/> Planner	Burgis Assoc.
<input type="checkbox"/> Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date:	September 25, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
---------------------------	---------------------------	---

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: _____

The Historic Preservation Commission has no comment.

Print Name:	Caroline King	Print Title:	Chair, HPC	Date:	09.23.2025
-------------	---------------	--------------	------------	-------	------------



STAFF COMMENTS REPORT

DATE: September 22, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input checked="" type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	Tatlock Field 80 Butler Parkway	Block: 401	Lot: 1 & 2
Application #:	PB-25-280	Applicant Names: City of Summit	
Description/Variances:	Tatlock Field Lights Capital Project Courtesy Review		

Comments Due Date:	September 25, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
---------------------------	--------------------	--

Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS: The Environmental Commission is tasked with advising the city on the "preservation and enhancement of the quality of Summit's environment and natural resources, as well as the health, well-being and quality of life of its residents and businesses." Our review of the Tatlock Field Lights Capital Project is done through this lens. Investors Field is adjacent to Martin's Brook Park and Martin's Brook. Martin's Brook Park is a functioning forest directly owned by the city (many of the other woods in Summit are Union County property). Martin's Brook is a direct tributary to the Passaic River which is our drinking water source. These are city resources which benefit all of the residents of Summit.

In reviewing this project, we ask the Planning Board members to consider:

- the effect of increased nighttime field use on Martin's Brook Park, including its wildlife and plants;
- the effect of increased nighttime field use on Martin's Brook, including additional litter in the stream;
- the effect of increased visitors to night games, including the litter, noise, and transportation pollution; and
- the potential long-term consequences of permanently lighting the field, such as the likely need to remove trees to expand the existing parking lot and increase other street lighting or lighting walkways within Tatlock to provide safe pedestrian access.

The Association of New Jersey Environmental Commissions held a [webinar](#) on the hazards of light pollution to humans in December 2024. One presenter shared a [list of medical studies](#) connecting artificial light to human health concerns. While there is a representation that there will be "no light spill onto any private residences," there is likely to be light

spill into Martin's Brook Park and potential spillover where the wooded buffer is not as dense during winter months. We would note that while the overhead lighting schematics indicate some wooded areas around the Upper Tatlock Field, there is no indication on the drawings that there is a forest - Martin's Brook Park - in the entire area below and to the right of Investors Field in the drawings. You can see the proximity and density of these woods in the overhead photographs.

We also note that in addition to Martin's Brook Park, the trees surrounding Investors Field, especially the large, established trees as found near the current parking lot, side end zone of Investors Field and behind the visitors' side bleachers of the stadium, are extremely important for site hydrology. These mature trees are providing habitat, retaining storm water on site and sequestering carbon. Any potential removal of these trees or likely removal in the future due to increased usage of the athletic facilities should be considered in this decision.

The EcolSciences assessment discusses the potential impacts on the bat species identified in October 2024. We note that this assessment does not examine bird species or monitor the woods during nesting season. The city's Environmental Resource Inventory identifies the presence of the wood thrush, a bird species, as a species of special concern. A guest at the September Environmental Commission meeting mentioned that there have been breeding sightings of both the wood thrush and the veery, another bird species of special concern, in Martin's Brook Park.

The Environmental Commission reiterates that Martin's Brook and Martin's Brook Park are natural resources to be preserved and protected for the benefit of the entire city. We urge the Planning Board to consider the potential harm to the residents, wildlife and stream from the increased light and human activity and traffic. And we ask that projects of this nature are considered holistically, so that the full ramifications of the decision, such as additional pathways or parking lot surface, lighting, tree removals, etc., are considered fully from the beginning.

Print Name:	Donna Goggin Patel	Print Title:	Chair, Environmental Comm	Date:	9-25-25
-------------	--------------------	--------------	---------------------------	-------	---------