

CITY OF SUMMIT
COMMUNITY SERVICES

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

ORIGINAL FILING

RESUBMITTAL OF "INCOMPLETE"

MODIFICATION OF PRIOR APPROVAL
 AMENDED PLAN(S)

Address: 8 Irving Pl, Summit NJ, 07901

Block(s) 2614 Lot(s) 22 Zone(s) R-5

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

Property Owner Joanna & Przemyslaw Guminy Phone [redacted]

Email: [redacted]

Owner Address: 8 Irving Pl, Summit NJ, 07901

Applicant: Joanna & Przemyslaw Guminy 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:

Appeal

Interpretation

C - Bulk variance

D - Use variance

Conditional use

D - Floor area ratio (FAR)

Minor subdivision

Major subdivision

Site plan

Other _____

CONCEPT PLAN

PRELIMINARY

FINAL

③ Number of lots: 1 Existing 1 Proposed

Number of dwelling units

1 Existing

1 Proposed

④ Building area 1293 Existing

~~1293~~ 56 Proposed new *

1349 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

⑤ Comments: 1 story small rear addition (56 sf)

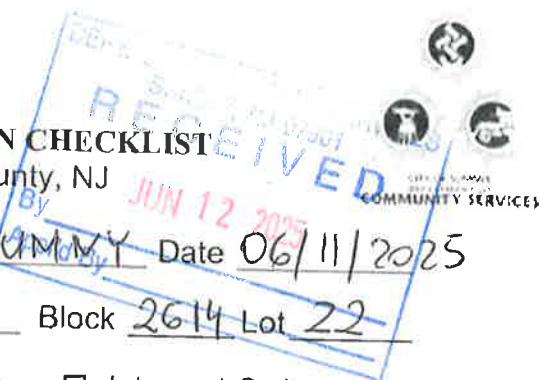
replace gravel with pavers reducing lot coverage by 79 sf

⑥ Signature Joanne Guminy Date 06/11/2025



APPENDIX E-2
ZONING BOARD APPLICATION CHECKLIST

City of Summit, Union County, NJ



Name of applicant

Joanna & Przemyslaw GUMM Date 06/11/2025

Address of property

8 Irving Pl Block 2614 Lot 22

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.

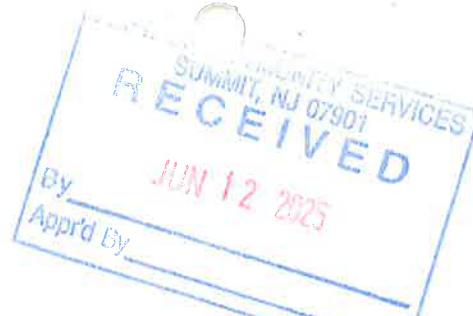
NOTE: You must collate many of the items on this checklist into separate packages – please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

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)
7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items:
 - a. street numbers
 - b. date and graphic scale
 - c. north arrow
 - d. Zone district
 - e. uses of each property within 200 ft.
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)
14. Original copy of this completed checklist
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	City
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
N/A	—
N/A	—
✓	—
✓	—

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. 06/11 .20.25

In the matter of the petition of 8 Irving Pl for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner JOANNA & PRZEMYSŁAW GUMNY
residing at 8 Irving Pl, Summit NJ, 07901 says:

I Petitioner is the owner of property
located at 8 Irving Pl, Summit Ny, 07901

Block 2614, Lot(s) 22 on the Tax Map located in the R-5 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: single family residence addition / alteration

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

- lot coverage % existing non conforming REDVCEDED by 63sf
- building coverage % existing non conforming increase by 1%
- floor area ratio existing non conforming increase by 1%

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

Area of Plot 4214.40 square feet

Area of existing structures which will remain 1293 square feet

Total area of plot to be occupied by structures 1349 square feet

Percentage of lot to be occupied by structures 32% percent

Proposed set-back, front line ENC 17.14 feet;

Proposed sidelines (specify if corner) L 10.20', R 9.28' feet;

Proposed rear yard 32 feet.

Year house built 1908.

Other pertinent characteristics

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

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

- 1) unusual hardship caused by Undersized lot
- required 5000 sf, existing 4214.40sf
- 2) lot width - required 50', existing 48'
- 3) the house layout
- 4) the house age - built in 1908

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.

Petitioner's Phone Number

Petitioner's Email

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

Joanne Gunny
Petitioner
JOANNA GUNNY

State of New Jersey
County of Union

JOANNA GUNNY, 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.

JOANNA GUNNY
Petitioner's printed name

Sworn and subscribed before me this

12th day of JUNE, 2025

Anthony C Schaub
Notary Public

Check here if additional pages are attached.

ANTHONY C SCHaub
Notary Public, State of New Jersey
My Commission Expires Jul 25, 2029

NARRATIVE DESCRIPTION OF PROJECT

Hello,

We are Joanna and Przemyslaw Gumnny, residents of 8 Irving Pl in Summit, living in this property with our four daughters for over four years.

We are proposing small one-story rear addition of 56sf (dining table size), which will provide much-needed space for a small, easily accessible bathroom on the first floor. This addition is critical to accommodate the everyday needs of the big family of six, especially given the constraints of the existing layout.

We are also proposing a replacement of the current gravel surface with pavers, reducing the lot coverage area from 2747sf to 2684, which means more grass in our backyard.

These upgrades will improve the accessibility and usability of the space.

The current layout of the home is constrained by the small and narrow lot size, which limits interior flow and usability.

Due to the existing unusual hardship like lot's limitations, including its narrow width and small overall size the project requires variance relief to proceed, for exceeding the allowable percentages of lot coverage, building coverage, and floor area ratio as defined by current zoning regulations.

Our project represents a minimal-impact improvement that addresses the homeowners' essential needs while remaining sensitive to neighborhood character and zoning guidelines. The addition is designed to resemble a bay window, consistent with the architectural style of the home and surrounding properties.



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address:	8 Irving Pl	Date:	06/11/2025
City, State, Zip Code:	Summit NJ, 07901	Block:	2614 Lot: 22

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Joanna Gummy	
Address:	8 Irving Pl, Summit, 07901	
Email: (required)		
Phone:		

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

Fee Paid:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Cash
Date:	6/11/25	Emp.: JS	Check #:

Jessie Sande
Zoning/Planning Board Secretary

6/11/25
Date

To Eng: 6/11/25
9:46 am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
2613	2-10,17-21				
2614	12,13,17-21,23-25, 26.01,26.02				
3401	4.01,8,9				

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 - 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

Kris
Engineer/Assistant Engineer

6/11/25
Date

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

Dan Shope
Tax Assessor / Staff Assessor

6-11-25
Date

#2036

OWNER & ADDRESS REPORT

SUMMIT

2614-22 8 IRVING PL - GUMNY, PRZEMYSŁAW PIOTR & JOANNA
JOANNA GUMNY

06/11/25 Page 1 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2613	2		2	WEEMS FAMILY TRUST 45 FRANKLIN PL SUMMIT, NJ	45 FRANKLIN PL	
2613	3		2	TOTO, WALTER 1 IRVING PLACE SUMMIT, NJ	1 IRVING PL	
2613	4		2	SAMAY, SCOTT & SUSAN 3 IRVING PL SUMMIT, NJ	3 IRVING PL	
2613	5		2	TOLIVER, LULA M 5 IRVING PL SUMMIT, NJ	5 IRVING PL	
2613	6		2	HILLTOP HOMES VII LLC 25 FRANKLIN PL, SUITE 2 SUMMIT, NJ	7 IRVING PL UNITS 1, 2, 3	
2613	7		2	FASTOV, IGOR & JEANINE 17 SHADSBROOK WAY MENDHAM, NJ	9 IRVING PL	
2613	8		2	TELECHANSKI, ABRAHAM 11 IRVING PL SUMMIT, NJ	11 IRVING PL	
2613	9		2	IRVING13 LLC 1253 SPRINGFIELD AVE, 268 NEW PROVIDENCE, NJ	13 IRVING PL	
2613	10		2	SIPE, STEPHEN & EVELYN 77 TULIP STREET SUMMIT, NJ	15 IRVING PL	
2613	17		2	KAMDAR, MEHUL & KAMDAR, REHA 24 RUTHVEN PL SUMMIT, NJ	24 RUTHVEN PL	
2613	18		2	MERCHANT, RAJ & SIMONE 22 RUTHVEN PL SUMMIT, NJ	22 RUTHVEN PL	
2613	19		2	PINTO, BRIAN & CLYMER, L 20 RUTHVEN PL SUMMIT, NJ	20 RUTHVEN PL	
2613	20		2	MEIRING, PAUL L & SARAH E 18 RUTHVEN PL SUMMIT, NJ	18 RUTHVEN PL	
2613	21		2	COULL, NANCY 16 RUTHVEN PL SUMMIT, NJ	16 RUTHVEN PL	
2614	12		15C	THE HOUSING AUTHORITY OF SUMMIT 512 SPRINGFIELD AVENUE SUMMIT, NJ	50 GLENWOOD PLACE	
2614	13		4A	MAPLECREST REALTY, INC.%M.RIEGLER EX 314-320 SPRINGFIELD AVE 312 SPRINGFIELD AVENUE SUMMIT, NJ	314-320 SPRINGFIELD AVE	
2614	17		2	CHEUNG, KAM MAN & KANG, MUNHEE 18 IRVING PLACE #1 SUMMIT, NJ	18 IRVING PL	
2614	18		2	MILLER, MICHAEL & ANITA 119 CRANMOOR DRIVE TOMS RIVER, NJ	16-16A IRVING PL	
2614	19		2	IRVING 66 LLC 22 RIDGEWOOD PKWY E. DENVILLE, NJ	14 IRVING PL	

OWNER & ADDRESS REPORT

SUMMIT

2614-22 8 IRVING PL - GUMNY, PRZEMYSŁAW PIOTR & JOANNA
JOANNA GUMNY

06/11/25 Page 2 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2614	20		2	CHIU EVELYN & TIN-HO 12 IRVING PL SUMMIT, NJ 07901	12 IRVING PL	
2614	21		2	FLYNN, EDWARD J. & BARBARA A. 10 IRVING PLACE SUMMIT, NJ 07901	10 IRVING PL	
2614	23		2	SULCER, THOMAS & MARIA 6 IRVING PLACE SUMMIT, NJ 07901	6 IRVING PL	
2614	24		2	PALMER, EDWARD W & PATRICIA 4 IRVING PL SUMMIT, NJ 07901	4 IRVING PL	
2614	24	X	15F	PALMER, EDWARD W & PATRICIA 4 IRVING PL SUMMIT, NJ 07901	4 IRVING PL	
2614	25		2	KWAN, PETER & WONG, LAI TING 2 IRVING PL SUMMIT, NJ 07901	2 IRVING PL	
2614	26.01		15F	68-72 FRANKLIN PLACE, LLC 430 MORRIS AVE SUMMIT, NJ 07901	71 FRANKLIN PLACE	
2614	26.01	C0013	2	JOHN N POOLE 2012 REVOCABLE LGV TRS 71 FRANKLIN PLACE 15931 ROSETO WAY NAPLES, FL 34110		
2614	26.02		15F	68-72 FRANKLIN PLACE, LLC 430 MORRIS AVE SUMMIT, NJ 07901	73 FRANKLIN PLACE	
2614	26.02	C0014	2	T2 HOLDINGS LLC 73 FRANKLIN PLACE SUMMIT, NJ 07901	73 FRANKLIN PLACE	
3401	4.01		15F	68-72 FRANKLIN PL LLC 430 MORRIS AVE SUMMIT, NJ 07901	82 FRANKLIN PL	
3401	4.01	C0001	2	VICTORIA, ARLENE W & JUSTIN R JR 82 FRANKLIN PL UNIT 1 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 1	
3401	4.01	C0002	2	PRESS, KENNETH & SUSAN H 82 FRANKLIN PL UNIT 2 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 2	
3401	4.01	C0003	2	BUTYREV, ALEXEY 82 FRANKLIN PL UNIT 3 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 3	
3401	4.01	C0004	2	MALEKI, MAJID & SABA, MANIJEH M 146 EMERSON ROAD SOMERSET, NJ 08873	82 FRANKLIN PL UNIT 4	
3401	4.01	C0005	2	68-72 FRANKLIN PLACE LLC 430 MORRIS AVE SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 5	
3401	4.01	C0006	2	BARANETSKY, ADRIAN 82 FRANKLIN PL UNIT 6 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 6	
3401	4.01	C0007	2	QUINN, BARBARA L & PETER J 82 FRANKLIN PL U-7 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 7	
3401	4.01	C0008	2	BZURA, JUSTIN & BRITANY 82 FRANKLIN PL, UNIT 8 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 8	

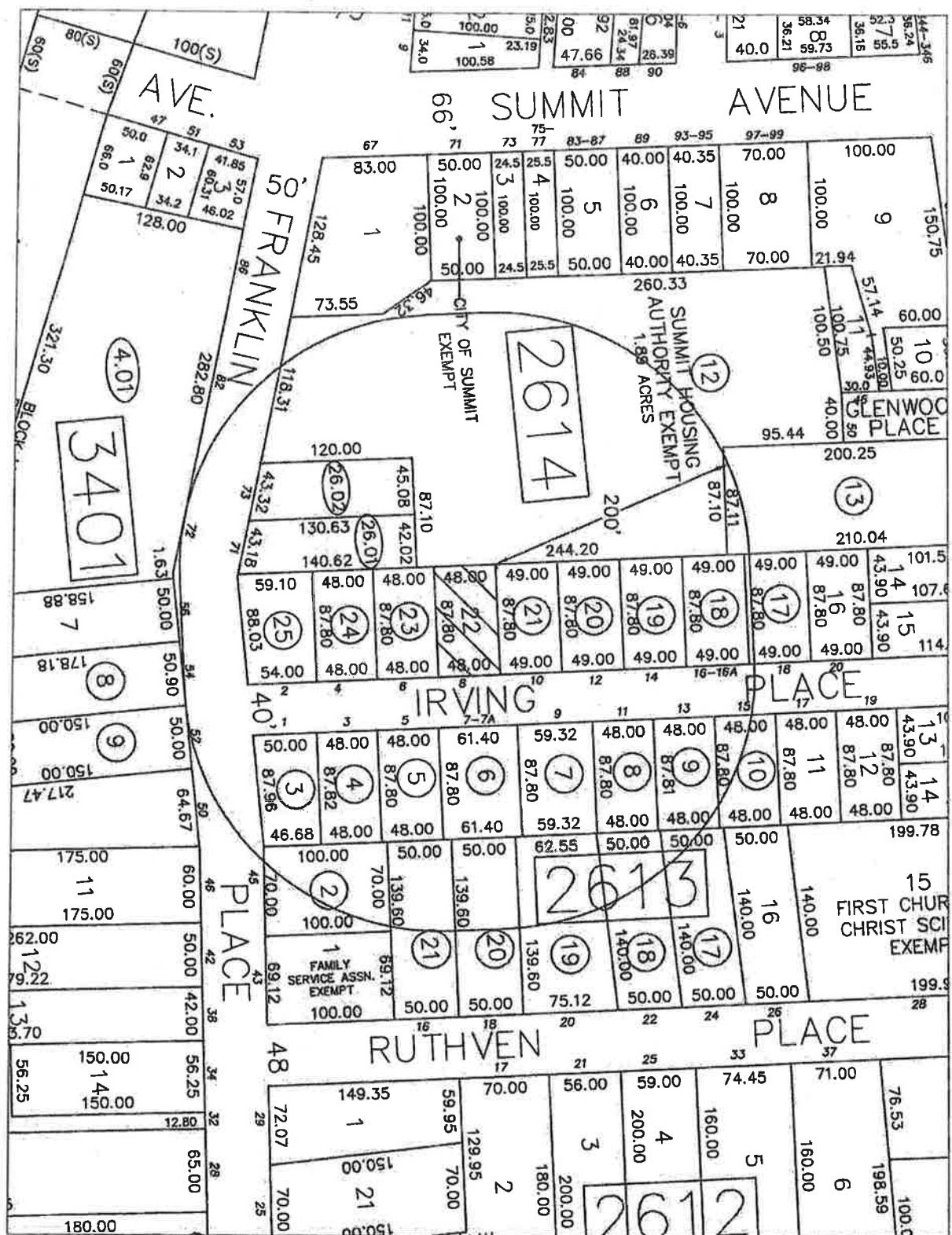
OWNER & ADDRESS REPORT

SUMMIT

2614-22 8 IRVING PL - GUMNY, PRZEMYSŁAW PIOTR & JOANNA
JOANNA GUMNY

06/11/25 Page 3 of 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3401	4.01	C0009	2	BESHAR, LUKE 82 FRANKLIN PL #9 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 9	
3401	4.01	C0010	2	CILENTO-MURPHY, DANA 82 FRANKLIN PL UNIT 10 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 10	
3401	4.01	C0011	2	BATRA, ABHINAV & GUJARATHI, DISHA 82 FRANKLIN PL U11 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 11	
3401	4.01	C0012	2	ABRUZZO, CAROL 82 FRANKLIN PL UNIT 12 SUMMIT, NJ 07901	82 FRANKLIN PL UNIT 12	
3401	8		2	TIMBAR ASS,LLC.C/O SUMMITTRUCKBODY P.O. BOX 507 SUMMIT, NJ 07901	54 FRANKLIN PL	
3401	9		2	TIMBAR ASS,LLC C/O SUMMITTRUCKBODY P.O. BOX 507 SUMMIT, NJ 07901	52 FRANKLIN PL	





Public Utility Registration List Request for Notice of 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

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 _____, 20____ 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 _____

The conditions affecting this property and the reasons for the application being heard are as follows The applicant requests (d) variance for Floor Area Ratio (FAR) inc. 1% and (c) variances for lot coverage % (reduce by 63 sf) and building coverage % (increase by 1%) to construct a rear 1-story addition (56 sf) and replace gravel patio with pavers. Lot is undersized, too narrow, old house built in 1908 which causes unusual hardship.

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.

Joanna Gumnay
Applicant's signature

JOANNA GVMNY
Applicant's printed name

NOTICE OF HEARING FOR PUBLICATION

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

Tel: 908-686-7700

TAKE NOTICE THAT the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 20____ 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

8 Irving Pl., Summit NJ, 07901, Block 2614, Lot 22

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

The applicant requests (d) variance for Floor Area Ratio (FAR) (inc. 1%) and (c) variances for lot coverage % (reduce by 63 sf) and building coverage % (inc. 1%) to construct a small rear Pstony addition (56 sf) and replace gravel patio with pavers. lot is undersized, too narrow, old house built in 1908 which causes unusual hardship.

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

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JOANNA GUMNY
Applicant's printed name

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue

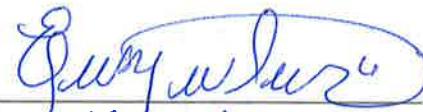
Summit, NJ 07901

Patricia R. Dougherty
Collector of Taxes

Telephone (908) 273-6103
Fax (908) 608-1214

ADDRESS: 8 Irving Pl, Summit, 07901 DATE: 06/11/2025
OWNER(S): Joanne Bumy
Przemyslaw Bumy
BLOCK: 2614 LOT(S): 22

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.


Deputy EISAY-Lake
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____