



DEMPSEY, DEMPSEY & SHEEHAN

387 Springfield Avenue
Summit, New Jersey 07901
ddsnjlaw.com

Wilfred L. Dempsey (1906-1974)
Jerry R. Dempsey (1941-2024)
Bartholomew A. Sheehan, Jr.
Robert W. Dempsey (NJ & FL Bar)

Hilary P. Ulz
Mark J. Scancarella
Amanda C. Wolfe (NJ, NY & FL Bar)



May 12, 2025

Amanda C. Wolfe, Esq.
O: 908-277-0388 ext. 128
D: 908-679-8872
F: 908-277-1813
awolfe@ddsnjlaw.com

Via Electronic Mail (cnicola@cityofsummit.org) and Hand Delivery

Chris Nicola
City of Summit
512 Springfield Avenue
Summit, NJ 07901

**RE: 15 Middle Ave LLC
15 Middle Avenue; Block 3802, Lot 6**

Dear Mr. Nicola:

Enclosed for filing with the Zoning Board of Adjustment, please find the following:

1. Check in the amount of \$200 for fees;
2. Check in the amount of \$800 for escrow;
3. Original and 12 copies of application form;
4. Original and 12 copies narrative description of the project;
5. Original and 12 copies of an Architectural Plans prepared by Robert C. Wanhouse, R.A., P.P., dated May 2, 2025;
6. Original and 12 copies of the Zoning Officer's Denial;
7. Original and 12 copies of a table of uses;
8. Original and 12 copies of the certified list of property owners;
9. Original copy of evidence of paid property taxes;
10. Original copy of proposed notice to owners within 200';

11. Original copy of the proposed advertisement; and
12. Original copy of the completed checklist.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Dempsey, Dempsey & Sheehan



Amanda C. Wolfe

ACW/acw

cc: Praveen Ray (via email)
Robert Wanthouse (via email)



CITY OF SUMMIT – Department of Community Services (DCS)

ORIGINAL

Application for Development – Worksheet

 ORIGINAL FILING MODIFICATION OF PRIOR APPROVAL RESUBMITTAL OF INCOMPLETE AMENDED PLAN(S)Address: 15 Middle AvenueBlock (s) 3802 Lot(s) 6 Zone(s) R-5How the property is used (one-family, offices, etc). one-family dwellingProperty Owner: 15 Middle Ave LLC Phone: 908-277-0388Email: awolfe@ddsnjlaw.comOwner Address: 232 West Shirley Avenue, Edison, NJ 08820Applicant: 15 Middle Ave LLC Phone: 908-277-0388Email: awolfe@ddsnjlaw.com

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

① TYPE OF PROPERTY: RESIDENTIAL OTHER

② TYPE OF 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 Final③ Number of lots: 1 Existing 1 Proposed ④ Number of dwelling units 1 Existing 1 Proposed⑤ Building area: 1,151.31 Existing 0 Proposed new * The Applicant increased the size of the second story from approximately 700 sf to 900 sf.
1,151.31 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: Please see the attached memorandum in support of the application.⑦ Signature: Amanda C. Wolfe Date: May 12, 2025
Amanda C. Wolfe



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



Name of Applicant: 15 Middle Ave LLC Date: May 12, 2025

Address of Property: 15 Middle Ave Block 3802 Lot 6

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 collage 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	<input checked="" type="checkbox"/>	
2. Original and 12 copies of narrative description of project	<input checked="" type="checkbox"/>	
3. Original and 12 copies of plat/property survey, showing the Existing and proposed building setbacks	<input checked="" type="checkbox"/>	
4. Original and 12 copies of proposed structure, including interiors	<input checked="" type="checkbox"/>	
5. Grading plan	<input type="checkbox"/> N/A	
6. Thirteen copies of the zoning officer's decision (if applicable)	<input checked="" type="checkbox"/>	
7. Thirteen copies of the area map of properties within 200 feet, Showing each of the following items:		
a. Street numbers	<input type="checkbox"/> c. north arrow	
b. Date and graphic scale	<input type="checkbox"/> d. zone district	
e. uses of each property within 200 ft.	<input checked="" type="checkbox"/>	
8. Original and 12 copies of the certified list of owners of property Within 200 feet.	<input checked="" type="checkbox"/>	
9. Original copy of evidence of paid property taxes	<input checked="" type="checkbox"/>	
10. Original copy of the proposed notice to owners within 200'	<input checked="" type="checkbox"/>	
11. Original copy of the proposed advertisement	<input checked="" type="checkbox"/>	
12. Subdivision submittal (if applicable)	<input type="checkbox"/> N/A	
13. Site plan submittal (if applicable)	<input type="checkbox"/> N/A	
14. Original copy of this completed checklist	<input checked="" type="checkbox"/>	
15. Application fee and escrow deposit	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	

Applicant – Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____

ORIGINAL

Application to Zoning Board of Adjustment
of Summit, New Jersey

Summit, N.J. May 12, 2025

In the matter of the petition of 15 Middle Avenue LLC for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner: 15 Middle Ave LLC
residing at 232 West Shirley Avenue, Edison, NJ 08820 says:

1.) Petitioner is the owner of property located
at 15 Middle Avenue

Block 3802, Lot(s) 6 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: Please see the attached memorandum in support of the application.

2b.) The proposed use described above requires the following variances: Please see attached memorandum in support of the application.

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

Area of Plot 8,223.62 square feet

Area of existing structures which will remain 1,151.31 square feet

Total area of plot to be occupied by structures 1,151.31 square feet

Percentage of lot to be occupied by structures 14% percent

Proposed set-back, front line 32 feet;

Proposed sidelines (specify if corner) 7'10"/7'3" feet;

Proposed rear yard 79'2" feet;

Year house built _____.

Other pertinent characteristics _____

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

Please see attached memorandum in support of application.

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

Please see attached memorandum in support of application.

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.


Amanda C. Wolfe
Petitioner's Counsel

Petitioner's Phone Number 908-277-0388

Petitioner's Email awolfe@ddsnjlaw.com

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

Amanda C. Wolfe

387 Springfield Avenue, Summit, NJ 07901

awolfe@ddsnjlaw.com

Fax: 908-277-1813

State of New Jersey
County of Union

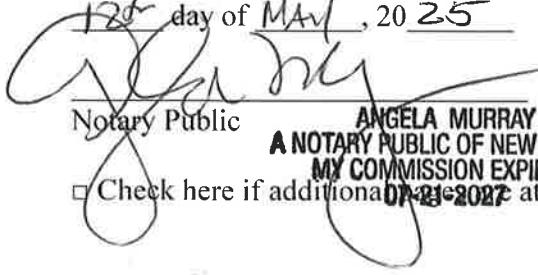
Petitioner's Counsel

Amanda C. Wolfe, 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.

Amanda C. Wolfe
Petitioner's Counsel's printed name


Amanda C. Wolfe
Petitioner's Counsel's signature

Sworn and subscribed before me this
18th day of May, 20 25


Notary Public
ANGELA MURRAY
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES:
 Check here if additional 07/26/2027 attached.



City of Summit
DEPARTMENT OF COMMUNITY SERVICES (DCS)
512 SPRINGFIELD AVENUE
SUMMIT, NJ 07901
(908) 273-6407
ZONINGOFFICE@CITYOFSUMMIT.ORG

Application Date: 3/25/2025
Application Number: ZA-25-00114
Permit Number: _____
Project Number: _____
Fee: \$100

Denial of Application

Date: 4/7/2025

To:

, NJ

RE: 15 MIDDLE AVE
BLOCK: 3802 LOT: 6 QUAL: ZONE:

DEAR ,

Category III

A REVIEW OF PLANS DATED 2/25/25 FOR A SECOND STORY ADDITION HAVE BEEN REVIEWED. THE APPLICATION HAS BEEN DENIED FOR THE FOLLOWING:

SIDE YARD TOTAL DOES NOT MEET THE 33% REQUIREMENT. A TOTAL SIDE YARD of 15.5' IS 28% OF a 55' WIDE LOT.

SCALE BARS ON PLANS ARE NOT TO SCALE.

NO HEIGHT MEASUREMENTS IN ATTIC.

REQUIRE BREAKDOWN OF SQUARE FOOTAGE BY FLOOR

REQUIRE LOT COVERAGE CALCULATIONS BY IMPROVEMENT (BUILDING, DRIVEWAY, DECK, ETC.)

ZONING TABLE NEEDS TO SHOW PERMITTED ALLOWANCE, EXISTING CONDITIONS, PROPOSED CONDITIONS)

Sincerely,

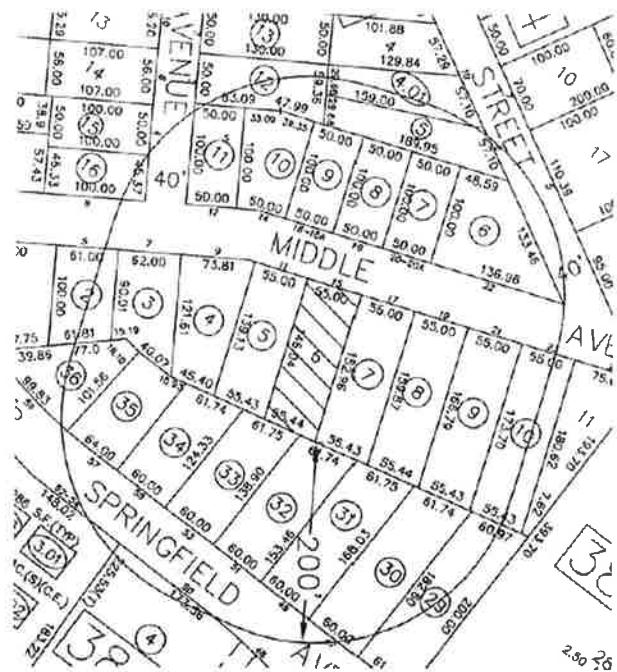
ROGER DORNBIERER, ZONING OFFICER

15 Middle Avenue LLC

15 Middle Avenue

Block 3802, Lot 6

Table of Uses



Block 3702, Lot 15 - Residential

Block 3702, Lot 16 - Residential

Block 3703, Lot 4.01 - Residential

Block 3703, Lot 5 - Residential

Block 3703, Lot 6 - Residential

Block 3703, Lot 7 - Residential

Block 3703, Lot 8 - Residential

Block 3703, Lot 9 - Residential

Block 3703, Lot 10 - Residential

Block 3703, Lot 11 - Residential

Block 3703, Lot 12 - Residential

Block 3703, Lot 13 - Residential

Block 3801, Lot 3 - Residential

Block 3801, Lot 3.01 - Residential

Block 3801, Lot 3.02 - Residential

Block 3801, Lot 3.03 - Residential

Block 3801, Lot 3.04 - Residential

Block 3801, Lot 4 - Residential

Block 3802, Lot 2 - Residential

Block 3802, Lot 3 - Residential

Block 3802, Lot 4 - Residential

Block 3802, Lot 5 - Residential

Block 3802, Lot 7 - Residential

Block 3802, Lot 8 - Residential

Block 3802, Lot 9 - Residential

Block 3802, Lot 10 - Residential

Block 3802, Lot 29 - Residential

Block 3802, Lot 30 - Residential

Block 3802, Lot 31 - Residential

Block 3802, Lot 32 - Residential

Block 3802, Lot 33 - Residential

Block 3802, Lot 34 - Residential

Block 3802, Lot 35 - Residential

Block 3802, Lot 36 - Residential

15 Middle Ave LLC
15 Middle Avenue
Block 3802, Lot 6
Memorandum

MEMORANDUM IN SUPPORT OF APPLICATION

The Applicant, 15 Middle Ave LLC, is the owner of property located at 15 Middle Avenue, which is designated as Block 3802, Lot 6 on the Tax Map of the City of Summit (the "Property"). The Property is located in the R-5 Zone and consists of 8,223.62 square feet. The Property fronts on Middle Avenue and is presently improved with a 1.5 story frame dwelling, porch, wood deck, paved drive and associated walkways.

The Applicant intended to renovate the existing dwelling and thought he was obtaining the correct approvals to do so. On or about October 25, 2024, the Applicant received construction permits to rehabilitate the existing dwelling. On or about December 18, 2024, the Applicant received approval for building sheathing. Work continued until February 20, 2025 when the Applicant received a stop work order and was asked to submit an as-built survey. On March 24, 2025, the Applicant submitted a Zoning Permit Application for the construction of an addition, along with the requested as-built survey. On April 7, 2025, the Applicant's Zoning Permit Application was denied with the following notations:

A review of plans dated 2/25/25 for a second story addition have been reviewed. The Application has been denied for the following:

Side yard total does not meet the 33% requirement. A total side yard of 15.5' is 28% of a 55' wide lot.

Scale bars on plans are not to scale.

No height measurement in attic.

Require breakdown of square footage by floor.

Require lot coverage calculations by improvement (building, driveway, deck, etc.)

Zoning table needs to show permitted allowance, existing conditions, proposed conditions

The Applicant has updated the plans to provide the requested information. Specifically, the scale bars have been revised, the attic height is dimensioned at 7'3", the

square footage by floor and lot coverage calculations have been added to the plans, and a revised zoning table has been provided.

While revising the plans, the Applicant recognized that a combined side-yard setback variance is necessary as the left side-yard setback is 7'10" and the right side-yard setback is 7'3", for a total of 15'1" or 15.083. When you divide the combined side-yard setback (15.083) by the width of the lot (55 feet), you get 27.42%, which does not comply with the minimum required combined side-yard setback of 33%. As such, the Applicant is seeking a bulk variance for the pre-existing non-conforming condition.

As to the other comments in the Zoning Permit denial, the Applicant has revised the plans to address these issues.

In short, the Applicant is seeking the following bulk variance relief:

- Bulk variance relief for a proposed combined side-yard setback of approximately 27.42%, whereas the minimum required combined side-yard setback is 33%.

The Applicant contends that this relief can be granted pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2). As to the (c)(1) standard of relief, the Applicant contends that the location of and size of the dwelling creates the hardship because the existing lawfully constructed dwelling limits the potential side-yard setbacks. It would be costly and unproductive to reduce the size of the dwelling solely to increase the combined side-yard setback. As to the (c)(2) standards, the Applicant contends that the benefits of granting the requested relief will substantially outweigh the detriment associated therewith. In this regard, the Applicant is proposing to modernize and renovate the existing dwelling to make it more attractive and in keeping with today's demands. Specifically, granting the requested relief will advance the following purposes of the Municipal Land Use Law: promotion of the general welfare; provision of adequate light, air and open space; and promotion of a desirable visual environment. Additionally, the Applicant will demonstrate that the benefits of granting the requested relief will substantially outweigh any detriment. In this regard, the Applicant notes that it is not expanding the footprint of the building or otherwise increasing the non-conforming conditions. The Applicant contends that the benefits of having a modern, aesthetically pleasing dwelling substantially outweigh the modest detriment associated with the non-conforming side-yard setbacks.

The Applicant will also demonstrate that the negative criteria associated with the requested relief can be satisfied. In this regard, the Applicant will demonstrate that granting the requested relief will not result in substantial detriment to the public good or substantial impairment of the Master Plan or Zoning Ordinance. As to the substantial detriment prong of the negative criteria, the Applicant notes that the setback deviation is not being exacerbated

and, therefore, will not have any more of an impact on the neighbors than what presently exists. As to the substantial impairment prong of the negative criteria, the Applicant notes that single-family dwellings are permitted in the R-5 Zone and therefore granting the requested relief would not constitute a rezoning of the Property.

As such, the Applicant contends that he will be able to satisfy the positive and negative criteria for the requested relief.



Amanda C. Wolfe

Amanda C. Wolfe, Esq.



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address:	15 Middle Avenue	Date:	04/22/25
City, State, Zip Code:	Summit, NJ 07901	Block:	3802 Lot: 6

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	15 Middle Ave LLC	
Address:	c/o DEMPSEY, DEMSPEY & SHEEHAN 387 Springfield Avenue, Summit, NJ 07901	
Email: (required)	C/O DEMPSEY, DEMPSEY & SHEEHAN awolfe@ddsnjlaw.com	
Phone:	C/O DEMPSEY, DEMPSEY & SHEEHAN (908) 277-0388	

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 type="checkbox"/> Cash
Date: 4/25/25 Emp.: CN	Check #: 1145	

Zoning/Planning Board Secretary

Date

To Eng: 4/26/25
3:30 am/pm

Block	Lot(s)
3702	15,16
3703	4.01, 5-13
3801	3,3.01-3.04, 4
3802	2-5, 7-10, 29-36

Block	Lot(s)
3703-4.01	additional lot to lot 4

Block	Lot(s)

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

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

2018

OWNER & ADDRESS REPORT

SUMMIT

3802-6 15 MIDDLE AVE - 15 MIDDLE AVE LLC
15 MIDDLE AVE LLC

04/30/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3702	15		2	CHOBOR, ROBERT & MALOKU, SEMRA 4 WASHINGTON AVE SUMMIT, NJ 07901	4 WASHINGTON AVE	
3702	16		2	CHOBOR, ROBERT E 8 MIDDLE AVE SUMMIT, NJ 07901	8 MIDDLE AVE	
3703	4		1	TARKE, JORGE & ROSA E 3 WASHINGTON AVE SUMMIT, NJ 07901	10 GROVE STREET	4.01
3703	5		1	LA VECCHIA, SALVATORE & JOSEPHINE 18 MIDDLE AVE SUMMIT, NJ 07901	6 GROVE STREET	
3703	6		2	22 MIDDLE AVE CO 22 MIDDLE AVE SUMMIT, NJ 07901	22 MIDDLE AVE	
3703	7		2	LA VECCHIA, J. D&BREZNAK, P&MARUCCI, C 18 MIDDLE AVE SUMMIT, NJ 07901	20-20A MIDDLE AVE	
3703	8		2	LA VECCHIA, D. J. & SUGARMAN, CHIARA 18 MIDDLE AVE SUMMIT, NJ 07901	18 MIDDLE AVE	
3703	9		2	FUSCHETTO, VINCENZO 6 FAIRVIEW AVENUE NEW PROVIDENCE, NJ 07974	16-16A MIDDLE AVE	
3703	10		2	AKMAN, NUR 14 MIDDLE AVE SUMMIT, NJ 07901	14 MIDDLE AVE	
3703	11		2	CONNELLY, JOAN MARIE 12 MIDDLE AVE SUMMIT, NJ 07901	12 MIDDLE AVE	
3703	12		2	TARKE FAMILY TRUST 3 WASHINGTON AVE SUMMIT, NJ 07901	3 WASHINGTON AVE	
3703	13		2	TARKE, JORGE & ROSA E 7 WASHINGTON AVE SUMMIT, NJ 07901	7 WASHINGTON AVE	
3801	3		15F	SAWYER ESTATES CONDO ASSOCIATION 54 SPRINGFIELD AVENUE SUMMIT, NJ 07901	54 SPRINGFIELD AVENUE	
3801	3.01		2	KURKOVA, LARISA 52 SPRINGFIELD AVE APT C SUMMIT, NJ 07901	52 SPRINGFIELD AV-UNIT C	
3801	3.02		2	MA, LOUIS YIU CHEONG&MO, ELIZABETH W 52 SPRINGFIELD AV-UNIT D SUMMIT, NJ 07901	52 SPRINGFIELD AV-UNIT D	
3801	3.03		2	MASSA, MARK 54 SPRINGFIELD AVE-UNIT A SUMMIT, NJ 07901	54 SPRINGFIELD AVE-UNIT A	
3801	3.04		2	BOYER, CAROL G & PETER J 54 SPRINGFIELD AVE-UNIT B SUMMIT, NJ 07901	54 SPRINGFIELD AVE-UNIT B	
3801	4		4A	JCP&L CO., % TAX DEPT. 800 CABIN HILL DRIVE GREENSBURG, PA 15601	50 SPRINGFIELD AVE	
3802	2		2	FUSCHETTO, VINCENZO 6 FAIRVIEW AVENUE NEW PROVIDENCE NJ 07974	5 MIDDLE AVE	

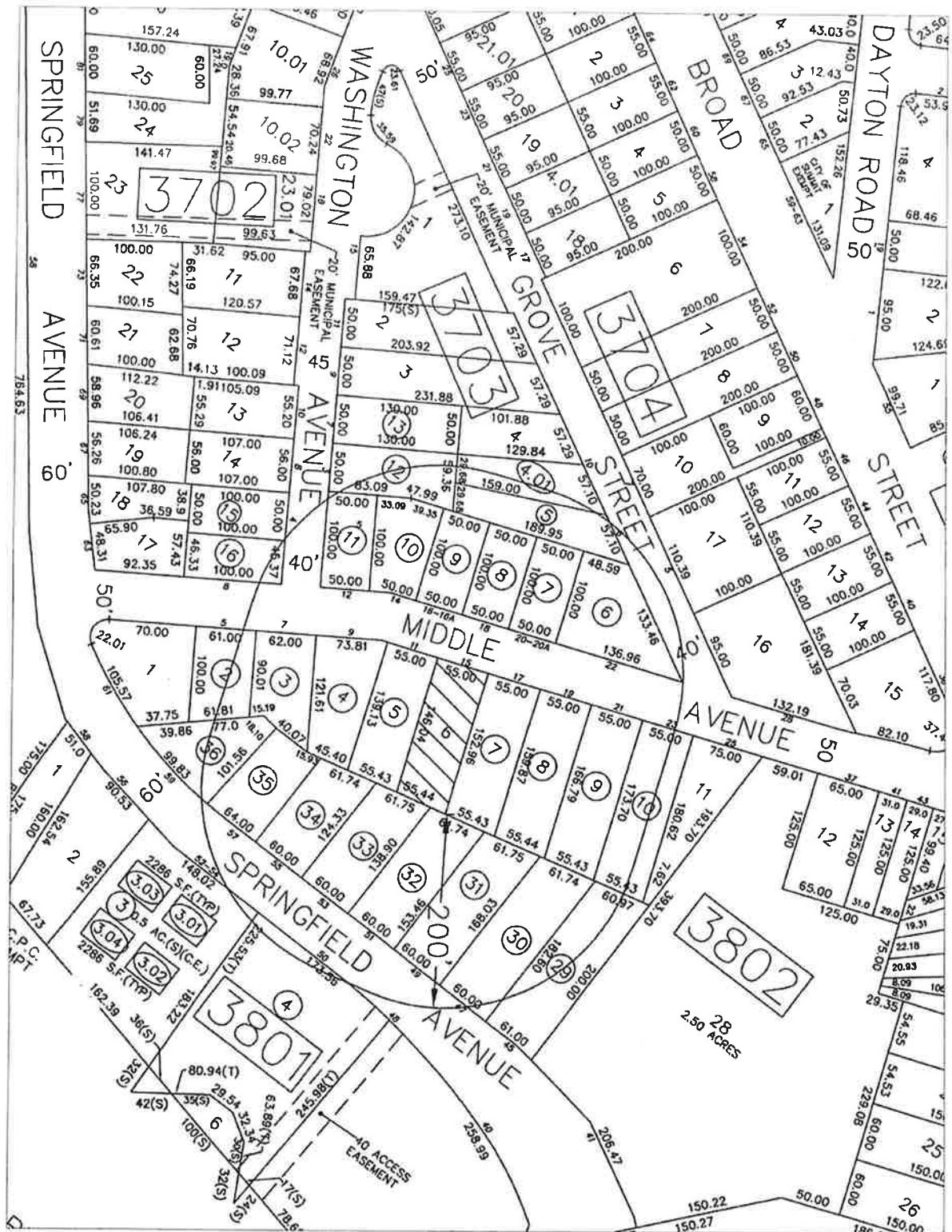
OWNER & ADDRESS REPORT

SUMMIT

3802-6 15 MIDDLE AVE - 15 MIDDLE AVE LLC
15 MIDDLE AVE LLC

04/30/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3802	3		2	MARTIN, RONALD E & RONALD R 7 MIDDLE AVE SUMMIT, NJ 07901	7 MIDDLE AVE	
3802	4		2	DELLA SALLA, REBECCA 9 MIDDLE AVENUE SUMMIT, NJ 07901	9 MIDDLE AVE	
3802	5		2	POSPECK, JOSEPH & MARY T. MCHUGH 11 MIDDLE AVE SUMMIT, NJ 07901	11 MIDDLE AVE	
3802	7		2	MARTIN, RONALD R & KAREN J. 17 MIDDLE AVENUE SUMMIT, NEW JERSEY 07901	17 MIDDLE AVE	
3802	8		2	NEVES, STEPHANIE & STEWART, JEFFREY 19 MIDDLE AVE SUMMIT, NJ 07901	19 MIDDLE AVE	
3802	9		2	CONKLIN, TIMOTHY 21 MIDDLE AVE SUMMIT, NJ 07901	21 MIDDLE AVE	
3802	10		2	PERILLO, PETER & DENISE 23 MIDDLE AVE SUMMIT, NJ 07901	23 MIDDLE AVE	
3802	29		2	SIKORA, BRUCE 45 SPRINGFIELD AVE SUMMIT, NJ 07901	45 SPRINGFIELD AVE	
3802	30		2	47 SPRINGFIELD AVENUE LLC 1227 MORRIS AVE UNION, NJ 07083	47 SPRINGFIELD AVE	
3802	31		2	POLICASTRO, NICHOLAS & ANGELICA 49 SPRINGFIELD AVE SUMMIT, NJ 07901	49 SPRINGFIELD AVE	
3802	32		2	CAMPANELLI, PATRICIA A & JOSEPH T 51 SPRINGFIELD AVE SUMMIT, NJ 07901	51 SPRINGFIELD AVE	
3802	33		2	BLAND, EUGENE & HELENE 53 SPRINGFIELD AVE SUMMIT, NJ 07901	53 SPRINGFIELD AVE	
3802	34		2	MIELCZAREK, ZBIGNIEW & URSULA 55 SPRINGFIELD AVENUE SUMMIT, NJ 07901	55 SPRINGFIELD AVE	
3802	35		2	BASA, ALAN 57 SPRINGFIELD AVE SUMMIT, NJ 07901	57 SPRINGFIELD AVE	
3802	36		2	LIN, YAN YUE 59 SPRINGFIELD AVE SUMMIT, NJ 07901	59 SPRINGFIELD AVE	





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



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Amanda C. Wolfe (NJ, NY & FL Bar)

Amanda C. Wolfe, Esq.

O: 908-277-0388
D: 908-679-8872
F: 908-277-1813

awolfe@ddsnjlaw.com

April 22, 2025

VIA EMAIL AND REGULAR MAIL

Christopher Nicola, Asst. Zoning Officer
Department of Community Services
City of Summit City Hall
512 Springfield Avenue
Summit, NJ 07901

**Re: Request for Property Owners List
15 Middle Ave LLC
15 Middle Avenue
Block 3802, Lot 6, Summit, New Jersey**

Dear Mr. Nicola:

It is requested that a Property Owners List be prepared in connection with the above-referenced matter. Enclosed you will find the following:

- Application for a Certified List of Property Owners; and
- One (1) check in the amount of \$11.00 to cover costs.

Once the list has been prepared, please forward a PDF copy via email to Amanda C. Wolfe, Esq. at awolfe@ddsnjlaw.com and to Angela Murray, Assistant to Amanda C. Wolfe at amurray@ddsnjlaw.com. Should you have any questions or comments, please do not hesitate to call.

Very truly yours,

DEMPSEY, DEMPSEY & SHEEHAN

By: Amanda C. Wolfe
Amanda C. Wolfe, Esq.

ACW:am (w/encls)

15 Middle Ave LLC
15 Middle Avenue
Block 3802, Lot 6
Notice to 200' Property Owners

NOTICE OF PUBLIC HEARING FOR SERVICE ON PROPERTY OWNERS

NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT
UNION COUNTY, NEW JERSEY

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey (the "Board"), will hold a hearing on _____, 2025 at 7:30 PM in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property designated as Block 3802, Lot 6 on the Official City of Summit Tax Map, more commonly known as 15 Middle Avenue (the "Property"). You are receiving this notice because you reside within 200 feet of the Property.

The Applicant, 15 Middle Ave LLC, is the owner of property located at 15 Middle Avenue, which is designated as Block 3802, Lot 6 on the Tax Map of the City of Summit (the "Property"). The Property is located in the R-5 Zone and consists of 8,223.62 square feet. The Property fronts on Middle Avenue and is presently improved with a 1.5 story frame dwelling, porch, wood deck, paved drive and associated walkways.

The Applicant intended to renovate the existing dwelling and thought he was obtaining the correct approvals to do so. On or about October 25, 2024, the Applicant received construction permits to rehabilitate the existing dwelling. On or about December 18, 2024, the Applicant received approval for building sheathing. Work continued until February 20, 2025 when the Applicant received a stop work order and was asked to submit an as-built survey. On March 24, 2025, the Applicant submitted a Zoning Permit Application for the construction of an addition, along with the requested as-built survey. On April 7, 2025, the Applicant's Zoning Permit Application was denied.

While revising the plans, the Applicant recognized that a combined side-yard setback variance is necessary as the left side-yard setback is 7'10" and the right side-yard setback is 7'3", for a total of 15'1" or 15.083. When you divide the combined side-yard setback (15.083) by the width of the lot (55 feet), you get 27.42%, which does not comply with the minimum required combined side-yard setback of 33%. As such, the Applicant is seeking a bulk variance for the pre-existing non-conforming condition. The Applicant also seeks bulk

variance relief for the pre-existing non-conforming garage size. The Applicant also seeks any other variances, design exceptions, waivers, or other relief determined necessary by the Board and/or its professionals.

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 am and 4:00 pm. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

DEMPSEY, DEMPSEY & SHEEHAN
Amanda C. Wolfe
387 Springfield Avenue, Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872

Dated:

15 Middle Ave LLC
15 Middle Avenue
Block 3802, Lot 6
Notice to Newspaper

NOTICE OF PUBLIC HEARING FOR PUBLICATION

**NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT
UNION COUNTY, NEW JERSEY**

You are hereby notified, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey (the "Board"), will hold a hearing on _____, 2025 at 7:30 PM in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property designated as Block 3802, Lot 6 on the Official City of Summit Tax Map, more commonly known as 15 Middle Avenue (the "Property").

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The Applicant intended to renovate the existing dwelling to add a full second story and thought he was obtaining the correct approvals to do so. On or about October 25, 2024, the Applicant received construction permits to rehabilitate the existing dwelling. On or about December 18, 2024, the Applicant received approval for building sheathing. Work continued until February 20, 2025 when the Applicant received a stop work order and was asked to submit an as-built survey. On March 24, 2025, the Applicant submitted a Zoning Permit Application for the construction of an addition, along with the requested as-built survey. On April 7, 2025, the Applicant's Zoning Permit Application was denied.

As set forth in the Zoning Permit denial, a combined side-yard setback variance is necessary as the left side-yard setback is 7'10" and the right side-yard setback is 7'3", for a total of 15'1" or 15.083. When you divide the combined side-yard setback (15.083) by the width of the lot (55 feet), you get 27.42%, which does not comply with the minimum required combined side-yard setback of 33%. As such, the Applicant is seeking a bulk variance for the pre-existing non-conforming condition. The Applicant also seeks bulk variance relief for the pre-existing non-conforming garage size. The Applicant also seeks any other variances,

design exceptions, waivers, or other relief determined necessary by the Board and/or its professionals.

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 am and 4:00 pm. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

DEMPSEY, DEMPSEY & SHEEHAN
Amanda C. Wolfe
387 Springfield Avenue, Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872

Dated:

THE CITY OF SUMMIT

NEW JERSEY

City Hall 512 Springfield Avenue Summit, New Jersey

Patricia R. Dougherty
Collector of Taxes

Telephone 9080 2736403
Fax 9080 0481211

ADDRESS: 15 Middle Avenue DATE: 4/22/25
OWNER(S): 15 Middle Ave, LLC
BLOCK: 3802 LOT(S): 6

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/PR

Received by

15 Middle Ave LLC
15 Middle Ave
Block 3802, Lot 6
Disclosure Statement

The owner of the Property is 15 Middle Ave LLC. The ownership interest in 15 Middle Ave LLC is as follows:

<u>Owner</u>	<u>Percentage</u>
Praveen Ray	100%