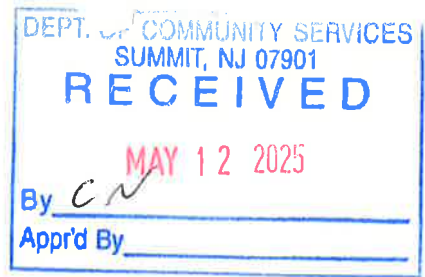




DEMPSEY, DEMPSEY & SHEEHAN

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. Wanthouse, 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)

Application for Development – Worksheet

ORIGINAL



☒ ORIGINAL FILING

☐ MODIFICATION OF PRIOR APPROVAL

☐ RESUBMITTAL OF INCOMPLETE

☐ AMENDED PLAN(S)

Address: 15 Middle Avenue

Block (s) 3802 Lot(s) 6 Zone(s) R-5

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

Property Owner: 15 Middle Ave LLC Phone: 908-277-0388

Email: awolfe@ddsnjlaw.com

Owner Address: 232 West Shirley Avenue, Edison, NJ 08820

Applicant: 15 Middle Ave LLC Phone: 908-277-0388

Email: 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:

☐ 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

4 Number of dwelling units 1 Existing  
1 Proposed

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

Applicant – Please do not write below this line

On \_\_\_\_\_, this submittal was deemed complete \_\_\_\_\_ incomplete \_\_\_\_\_

\_\_\_\_\_  
Administrative Office

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

12<sup>th</sup> day of MAY, 20 25

Angela Murray  
Notary Public

ANGELA MURRAY  
A NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES:  
07-25-2027

☐ Check here if additional pages 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

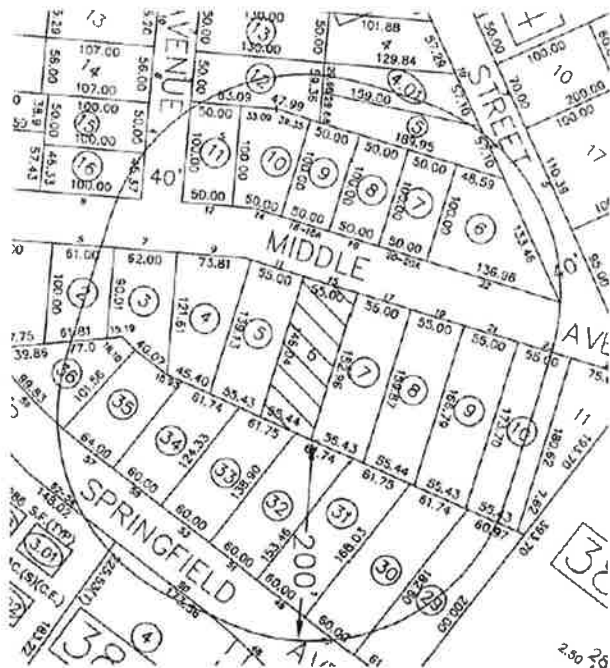


15 Middle Avenue LLC

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, 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	

*Cheryl Nicora*

Date: 4/25/25

To Eng: 4/25/25  
3:22 am/pm

Zoning/Planning Board Secretary

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

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

*[Signature]*

4/29/25  
Date

Engineer/Assistant Engineer

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

*[Signature]*

4-30-25  
Date

Tax Assessor / Staff Assessor

# 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	CHOBAR, 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, N J 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. & SUGARMANN, 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, N J 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	

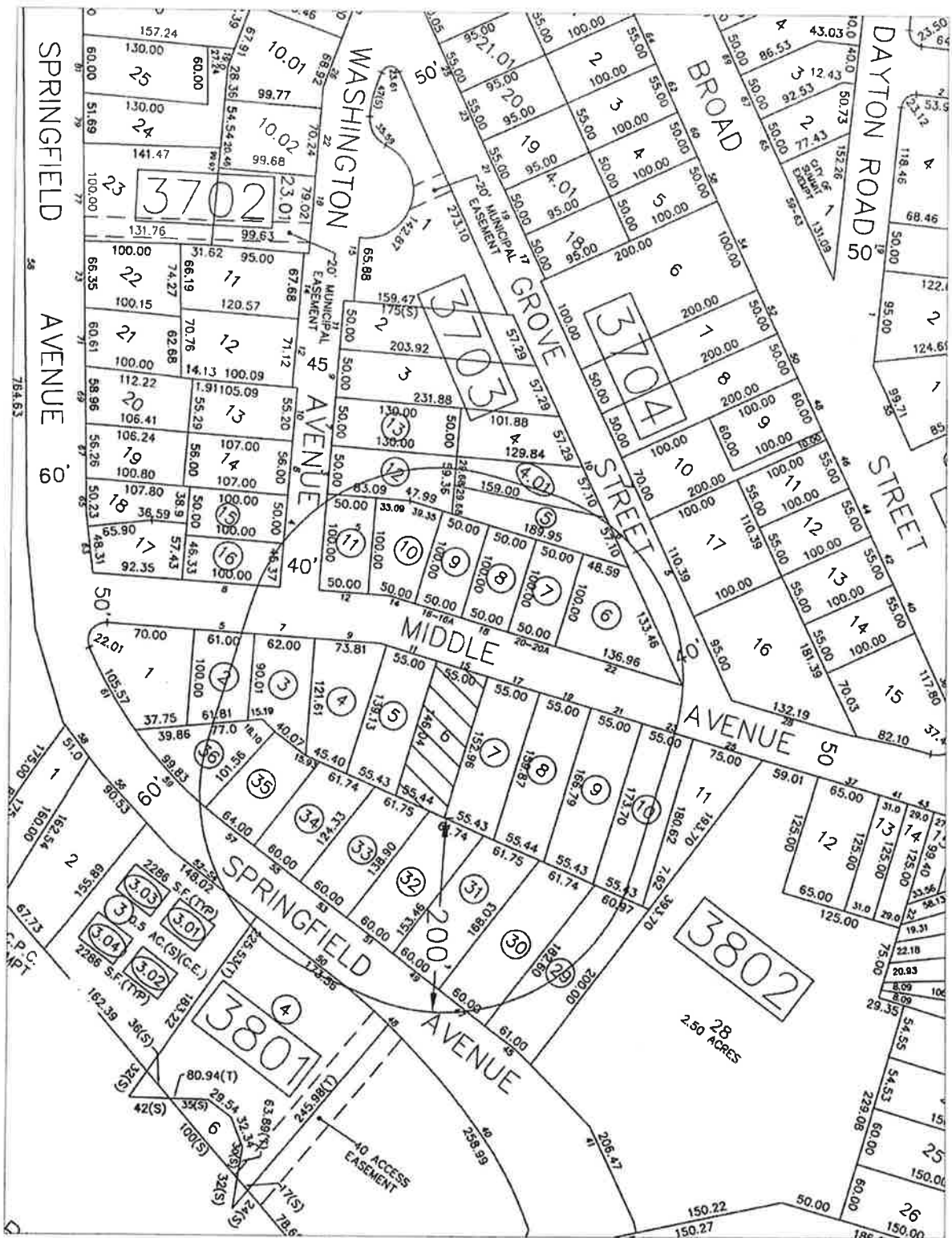
# OWNER & ADDRESS REPORT

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, N J 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, N J 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, N J 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**



DEMPSEY, DEMPSEY & SHEEHAN

387 Springfield Avenue  
Summit, New Jersey 07901  
ddsnylaw.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)

**Amanda C. Wolfe, Esq.**

O: 908-277-0388

D: 908-679-8872

F: 908-277-1813

[awolfe@ddsnylaw.com](mailto:awolfe@ddsnylaw.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@ddsnylaw.com](mailto:awolfe@ddsnylaw.com) and to Angela Murray, Assistant to Amanda C. Wolfe at [amurray@ddsnylaw.com](mailto:amurray@ddsnylaw.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").

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 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.

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**Dated:**

# THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue

Summit, N.J. 07901

Patricia R. Dougherty  
Collector of Taxes

Telephone (908) 275-6403  
Fax (908) 275-1214

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/PB# \_\_\_\_\_

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:

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