



COPY



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: 190 KENT PL. BLVD., SUMMIT, NJ 07901

Block(s) 1402

Lot(s) 7

Zone(s) R-15

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

Property Owner: MRUDULA AND JORDAN GLASSBERG Phone [REDACTED]

Email: [REDACTED]

Owner Address: 190 KENT PL. BLVD, SUMMIT, NJ 07901

Applicant: MRUDULA AND JORDAN GLASSBERG

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:

- | | | |
|--|--|---|
| <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

☐ FINAL

3 Number of lots: 1 Existing
1 Proposed

4 Number of dwelling units 1 Existing
1 Proposed

5 Building area 2,067.9 sf Existing

229.2 sf Proposed new *

2,297.1sf 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: SIDE YARD AND COMBINED SIDE YARD SET BACK VARIANCES REQUESTED
GENERATOR SETBACK VARIANCE REQUESTED

7 Signature

Mrudula Glassberg

Date

7-18-25



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



Name of applicant MRUDULA AND JORDAN GLASSBERG Date 7-18-25

Address of property 190 KENT PL. BLVD, SUMMIT, NJ Block 1402 Lot 7

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	✓	_____
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. <u>street numbers</u>		_____
b. <u>date and graphic scale</u>		_____
c. <u>north arrow</u>	✓	_____
d. <u>Zone district</u>		_____
e. <u>uses of each property within 200 ft.</u>		_____
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)	N/A	_____
13. Site plan submittal (If applicable)	N/A	_____
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 - Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____.

Administrative Office

★ GRADING PLAN FROM ORIGINAL ARCHITECT.

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. _____ JULY 8, 20 25

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

Petitioner _____ MRUDULA AND JORDAN GLASSBERG
residing at _____ 190 KENT PL. BLVD, SUMMIT, NJ 07901 _____ says:

I Petitioner is the OWNERS _____ of property
located at _____ 190 KENT PL. BLVD, SUMMIT, NJ 07901

Block 1402, Lot(s) 7 on the Tax Map located in the R-15 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:

BUILD ON TOP OF EXISTING COVERED PORCH

INSTALL COVERED DECK IN REAR OF PROPERTY

INSTALL GENERATOR ON SIDE OF PROPERTY

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

section 35-9.4 SIDE YARD SETBACK

section 35-9.4 COMBINED SIDE YARD SETBACK

section 35-14.1-J.4b GENERATOR SETBACK

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

Area of Plot 20,779 square feet
Area of existing structures which will remain 1,929.1 square feet
Total area of plot to be occupied by structures 2,297.1 square feet
Percentage of lot to be occupied by structures 11.1 percent
Proposed set-back, front line 50.3 feet;
Proposed sidelines (specify if corner 8.2 feet;
Proposed rear yard 233.3 feet.
Year house built 1954.

Other pertinent characteristics NARROW LOT

4. There has been no previous petition for relief involving these premises except: VARIANCE RELIEF SOUGHT AND GRANTED FOR 2ND FLOOR ADDITION
5. The reasons which support petitioner's claim of the right to relief are as follows: LOT IS SUBSTANTIALLY MORE NARROW THAN MINIMUM LOT CHARACTERISTICS
MINIMUM LOT WIDTH FOR R-15 ZONE: 90'
LOT WIDTH OF PROPERTY: 60'
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.

MRUDULA AND JORDAN GLASSBERG

Petitioner

Petitioner's Phone Number

Petitioner's Email

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

State of New Jersey
County of Union

MRUDULA GLASSBERG 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.

MRUDULA GLASSBERG
Petitioner's printed name

Mrudula Glassberg
Petitioner's signature

Sworn and subscribed before me this

18th day of July, 2025
Elaine Kravetz
Notary Public



☐ Check here if additional pages are attached.

Dubinett Architects

DATE: July 18th, 2025
PROPERTY: 190 Kent Pl Blvd
Summit, NJ 07901
Block: 1402 Lot: 7
ZONE: R-15

This variance application is seeking permission to exceed the previously approved side yard setback and combined side yard setback, as well as a generator side yard setback in the R-15 zone of Summit, NJ.

On August 6th, 2024, the subject property was approved for a variance to the side yard setback for the construction of a second floor addition above the existing home. This proposal was designed by a previous architect who has since parted ways with the home owner. Upon review of the drawings, we have concluded that the best design for the home includes additional variances for the first floor of the subject property.

We have proposed a small kitchen addition in the area of an existing covered masonry porch in the rear of the home. With this addition we can design a better flowing kitchen and dining room for our client. Off of the kitchen, we propose a covered deck for outdoor entertaining and leisure, with access to a paver patio with a BBQ and dining area.

Due to the substantial narrowness of the lot and the existing non-conforming structure, the kitchen addition and a portion of the deck are in violation of the side yard and combined side yard setbacks. The kitchen addition would not affect the character of the house in any way, and neither the deck nor the addition would impose on the neighbor's access to light and air. Also, due to the proposed program in the rear of the home and the location of windows along the rear elevation, we are seeking variance relief for a generator setback in the side yard of the property.

The variances sought are as follows:

Side yard setback:	Required: 15'	Existing: 8.2'	Proposed: 8.2'
Combined side yard setback:	Req'd: 13.7'	Exist: 8.2'	Prop: 8.2'
Generator setback:	Req'd: 10'	Exist: 16'	Prop: 5'

Please contact us if you require any additional information.

Sincerely,



Danial Dubinett RA #15374



THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue
07901

Summit NJ

STEPHANIE SOULIOS
Land Use Assistant
Dept. of Community Services

August 6, 2024

Telephone 908 273-6407
Fax 908 608-1214
Email: landuse@cityofsummit.org

Jordan Glassberg
190 Kent Place Boulevard
Summit, NJ 07901

Re: 190 Kent Place Boulevard
Summit, NJ
Block: 1402 Lot: 7
Application #ZB-24-2242

Dear Mr. Glassberg,

Enclosed please find a copy of the memorialized resolution APPROVING your variance application by the Zoning Board of Adjustment. Please review the resolution carefully as you are now responsible for ensuring all conditions of the approval are met. This may include the need for associated permits or approvals such as a grading permit, submittal of landscape plans or various plan revisions. Your resolution should be kept in a safe location as it is an important legal document.

PLEASE NOTE: A copy of this resolution MUST be included with your construction permit and/or grading permit application if one is required by the resolution. Applications without a copy of this resolution will NOT be accepted. If you are using a contractor to carry-out work related to your project, please ensure they receive a copy in order to ensure your applications are accepted.

Please feel free to contact me if you have any questions.

Sincerely,



Stephanie Soulios
Land Use Assistant

City of Summit ~ Department of Community Services (DCS)
Planning & Zoning Office
512 Springfield Avenue, 2nd Floor
Summit, NJ 07901
P: (908) 273-6407
F: (908) 608-1214
E: landuse@cityofsummit.org

RESOLUTION OF APPROVAL

APPLICATION OF JORDAN GLASSBERG

IN THE MATTER OF
JORDAN GLASSBERG

: ZONING BOARD OF ADJUSTMENT
: CITY OF SUMMIT
: APPLICATION NO. ZB-24-2242
: BLOCK 1402, LOT 7
: 190 KENT PLACE BOULEVARD

WHEREAS, Jordan Glassberg had requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) for the construction of a second story addition on the property located at Block 1402, Lot 7 on the tax map of the City of Summit, being commonly known as 190 Kent Place Boulevard, Summit, New Jersey, and said premises being in the R-15 Zone; and

WHEREAS, the Board held a public hearing on said application on July 1, 2024; and

WHEREAS, the applicant provided adequate notice of the hearing in accordance with N.J.S.A. 40:55D-12; and

WHEREAS, the applicant was not represented by counsel; and

WHEREAS, the Board heard the testimony and evidence presented by the Applicant.

NOW, THEREFORE BE IT RESOLVED, that the Board of Adjustment of the City of Summit, County of Union and State of New Jersey, made the following findings:

1. The Board found the application complete.
2. According to the application and testimony presented during the hearing, the applicant is seeking the following variances:
 - A. For proposed side yard setback of 11.2 feet to the proposed second story addition and 11.1 feet to the proposed patio, whereas 15 feet is required.
 - B. For proposed combined side yard percentage of 25.8 percent, whereas 35 percent is the minimum permitted.
3. Based upon the sworn testimony of Jordan Glassberg, the Board heard the following:

- A. The applicant purchased the property last year. They love the home, but believe that this application for an addition will improve the functionality of the home and improve the character so that it better fits that of the surrounding neighborhood.

4. Based upon the sworn testimony of the applicant's Architect, Daniel Encin, the Board heard the following:

- A. The applicant proposes to construct an addition to the second story of the home, and seeks variances for the proposed side yard setback and minimum combined side yard.
- B. The property is approximately 60 feet wide, and the required width in the zone is 90 feet. Accordingly, the property is significantly undersized and very narrow for the zone.
- C. The existing home is a 1950s split level, and has current side yard setbacks of 8.2 and 7.3 feet. The total existing combined side yard is 25.8 percent, while 35 feet is required. The proposed variances therefore do not exceed the existing conditions on the site.
- D. The existing brick split level design is not consistent with the surrounding neighborhood. The applicant's property is surrounded by many Tudor style homes with architectural details and porches that are not present on their home.
- E. The proposed project would make the exterior of the house more consistent with what exists in the surrounding neighborhood as compared with the current split level design.
- F. The applicants propose minimal interior renovations as part of this application. The first floor plan is mostly staying the same, but the applicants propose to create a combined kitchen and dining area.
- G. There is an existing covered patio in the rear of the home. The applicants propose to expand this a few feet to make the covered patio more usable as outdoor space. The expansion requires a side yard setback variance.
- H. There are three bedrooms on the upper floor which will remain the same. The existing attic space is proposed to be expanded with the addition to provide for a primary suite, walk in bath, and closet.
- I. The applicant proposes to make the second story addition set back three feet, which is sensitive to the fact that the setback is already nonconforming. The applicant is trying

to stay as far away from the side yards as they can, while still making an attractive and functional home.

- J. The applicants propose to create new rooflines with the expansion and use new siding materials. The applicants propose a Hardie plank cement board, and to wash and paint the existing brick so that it blends together and makes a consistent exterior, which would be an improvement over the existing contrasting brick.
- K. The applicant proposes to split the addition into two opposing gables and keep the peak of the roof down. The proposal is well below the maximum height requirement of the zone.
- L. The proposed increase in impervious coverage as a result of this application is fairly small and results from the expansion of the covered patio area. The overall increase is 117 square feet, and does not prompt any stormwater management requirements. The applicants propose to utilize the existing gutters and subsurface piping.
- M. No trees are proposed to be removed as a result of this application.

5. There are no substantial negative impacts arising from the proposal and will not impinge on the light, air, or privacy of the surrounding property owners.

6. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, after careful deliberation, the Board determined that this application has met the requirements of N.J.S.A. 40:55D-70(c)(2) because the proposed construction promotes the public health, safety, and general welfare pursuant to N.J.S.A. 40:55D-2(a), and provides sufficient space and appropriate locations for residential uses pursuant to N.J.S.A. 40:55D-2(g); and

WHEREAS, the Board has determined that the relief sought can be granted without a substantial negative impact, provided all conditions of approval are satisfied or met; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the City of Summit.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Summit, in the County of Union and State of New Jersey, on the 1st day of July, 2024, upon a motion made by Donald Nelson and seconded by Miriam Zahn that the application of Jordan Glassberg be granted, subject to the following terms and conditions, which unless otherwise noted below shall be required prior to the issuance of a certificate of occupancy:

1. The applicant shall be bound by all exhibits introduced, all representations made, and all testimony given before the Board at its meeting of July 1, 2024.
2. The applicant shall comply with the requirements set forth in the Board Engineer's Memorandum dated June 10, 2024, annexed hereto as Exhibit A.
3. The applicant will provide a survey of the property to the City's Planning & Zoning Department.
4. The applicant will have two (2) years from the date of this Resolution to obtain a building permit.
5. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits. In no event shall such other approvals or permits be construed as the grant of additional variances. Any additional relief from the City's Zoning Ordinances shall require a new application before this Board.
6. The applicant must comply with the Development Fee Ordinance of the City of Summit, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.
7. This approval is subject to the applicant's continuing obligation to ensure that the fees generated on this application by the Board's Planner, Engineer, and Attorney are fully paid prior to the issuance of a building permit and/or the issuance of the Certificate of Occupancy.
8. Publication of a notice of this decision will be published in one of the City's officially designated newspapers, at the cost of the applicant.

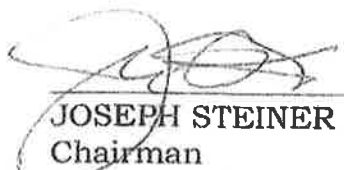
VOTE ON ROLL CALL:


IN FAVOR: Chairman Joseph Steiner, Thomas Ucko, Donald Nelson,
Miriam Zahn, Michael Curran, Ayman Maleh, and Claire Toth.

OPPOSED: None.

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution for Application #ZB-24-2242, approved on July 1, 2024, and duly adopted as to form by the Zoning Board and memorialized at its regular meeting on August 5, 2024.



JOSEPH STEINER
Chairman
City of Summit
Zoning Board of Adjustment

STEPHANIE SOULIOS
Secretary
City of Summit
Zoning Board of Adjustment

Memorandum

To: Zoning Board
From: Marie Raffay, P.E.
Date: June 10, 2024
Subject: 190 Kent Place - Variance Review
Block 1402, Lot 7
Summit, Union County, NJ

Summit No.: ZB-24-2242

We have reviewed the application and associated submissions prepared by Jordan and Mrudula Glassberg, the Applicants, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment with Application for Development Worksheet, signed and dated 3/27/24 and 3/28/24.
- b. Certified List of Property Owners within 200 feet, dated 2/23/24, with map;
- c. Project Narrative consisting of one (1) sheet, prepared by Mendham Design Architects, dated 3/20/24;
- d. Certification of taxes paid, signed and dated 2/23/24;
- e. Notice of Hearing and Notice of Hearing for Publication, signed;
- f. Zoning Board Application Checklist dated 3/27/24;
- g. Street-view photos of property consisting of five (5) sheets; and
- h. Plans entitled "190 Kent Place Blvd., Summit NJ", consisting of five (5) sheets, prepared and signed by Daniel A. Encin, Architect, of Mendham Design Architects, dated 3/20/24.

Based on our review of the above-referenced documents, this office offers the following comments.

1. The 20,806-square foot (0.478-acre) property is located on the southern side of Kent Place Boulevard approximately 325 feet west of Madison Avenue.
2. The property is in the R-15 Zone, with surrounding properties zoned as R-15 as well.
3. Existing and proposed topography on the property is not available on the included plans. It appears that no new grading is proposed as part of the project.
4. The property is mostly rectangular in shape with 60-feet of frontage along Kent Place Boulevard, a rear yard width of approximately 61-feet wide, and an average depth of approximately 347-feet.

5. The property is improved with a two-story split level dwelling, concrete walkways, masonry patio, asphalt driveway, and related site improvements.
6. The Applicant is proposing to construct a second story addition and expand a covered patio at the rear of the dwelling. The Applicant is requesting relief from the following variances:
 - a. Minimum Side Yard Setback (required 15-feet, existing 8.2-feet/7.3-feet, no proposed change, existing non-conforming); and
 - b. Minimum Total Side Yard Setback (required 35%, existing 25.8%, no proposed change, existing non-conforming).
7. The side yard setbacks of the proposed additions are 11.2-feet/11.1-feet.
8. The Applicant is proposing to increase lot coverage from 16.8% (3,492 SF) to 17.3% (3,609 SF), which is an increase of impervious coverage by 117 SF. Due to the small increase in impervious coverage on the property, the applicant does not need to provide stormwater mitigation.
9. The Applicant does not appear to be removing any trees as part of the proposed plan. We defer to the City Forester for review and approval of the proposed improvements.
10. The Applicant shall be aware of their responsibility to repair any damage to improvements within the City right-of-way including, but not limited to, curb and asphalt caused by construction activities associated with the installation of the improvements on the subject lot.
11. The Applicant has not included on the plans the utilization of soil erosion and sediment control measures for the duration of construction.
12. The Applicant shall manage all excavated and excess soil from the site and shall not use excess soils elsewhere on site.
13. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties because of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.
14. As a condition of approval, signed digital plans shall be transferred to the City of Summit for use in updating the GIS database for the property. Coordination with the City's Engineering Department shall be the responsibility of the Applicant after the application is approved by the City and prior to the issuance of a Certificate of Occupancy.

Should the Board approve the project, the approval may be subject to the issuance of a grading permit (Chapter 35, Article 15) and any required Board conditions. The Applicant shall verify the need for a grading permit with the City which will not be issued until all conditions of the resolution of approval are satisfied.

If you have any questions or require anything further, please contact me.

MKR/jp/ka



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: <u>190 KENT PLACE BLVD</u>	Date: <u>7/8/25</u>
City, State, Zip Code: <u>SUMMIT, NJ 07901</u>	Block: <u>1402</u> Lot: <u>7</u>

APPLICANT INFO:

Applicant		Owner (if different)
Name:	<u>MRUDULA GLASSBERG</u>	<u>same</u>
Address:	<u>190 KENT PLACE BLVD</u>	
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 checked="" type="checkbox"/> Check <input type="checkbox"/> Cash
Date: <u>7/8/25</u> Emp.: <u>JS</u> Check #: <u>4883</u>	

Jessica Sands
Zoning/Planning Board Secretary

7/8/25
Date To Eng: 7/8/25
11:52 am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
<u>701</u>	<u>33-37</u>				
<u>1402</u>	<u>4-6, 8-11, 24-30</u>	<u>1402/8</u>	<u>is additional lot to #9</u>		

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 - Voorhees, 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]
Engineer/Assistant Engineer

7/9/25
Date

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

[Signature]
Tax Assessor / Staff Assessor

7-9-25
Date

#2051

OWNER & ADDRESS REPORT

SUMMIT

07/09/25 Page 1 of 1

1402-7 190 KENT PLACE BLVD - GLASSBERG, JORDAN B & MRUDULA B
MRUDULA GLASSBERG

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
701	33		2	VANDONI, MATTEO & PARATORI, CARMEN 181 KENT PLACE BLVD SUMMIT, NJ 07901	181 KENT PLACE BLVD	
701	34		2	BARRON, MARK & NANCY 185 KENT PLACE BLVD SUMMIT, NJ 07901	185 KENT PLACE BLVD	
701	35		2	BARRETT, CAMERON M & ELIZABETH C 189 KENT PLACE BLVD SUMMIT, NJ 07901	189 KENT PLACE BLVD	
701	36		2	SCHNEIDER, ERIC D. & STEPHANIE K. 195 KENT PLACE BLVD SUMMIT, N J 07901	195 KENT PLACE BLVD	
701	37		2	GARDNER, KEVIN R. & LISA FRIES 199 KENT PLACE BLVD SUMMIT, NJ 07901	199 KENT PLACE BLVD	
1402	4		2	D'ALBERTI, CLAUDIO P. 200 KENT PLACE BLVD SUMMIT, N J 07901	200 KENT PLACE BLVD	
1402	5		2	WHITE, ROBERT C & STEPHANIE L 196 KENT PLACE BLVD SUMMIT, NJ 07901	196 KENT PLACE BLVD	
1402	6		2	GAGNIER, MATTHEW & STACEY 192 KENT PLACE BLVD SUMMIT, NJ 07901	192 KENT PLACE BLVD	
1402	9		2	DELONG, JOSEPH & CLAIRE 186 KENT PLACE BLVD SUMMIT, NJ 07901	186 KENT PLACE BLVD	0
1402	10		2	LAVIN, JOHN & SARA L. 184 KENT PLACE BLVD SUMMIT, N J 07901	184 KENT PLACE BLVD	
1402	11		2	HALEY, MICHAEL J. & ELLEN K. 178 KENT PLACE BLVD SUMMIT, N J 07901	178 KENT PLACE BLVD	
1402	24		2	MC GOVERN, PATRICK D & KIMBERLY W 142 COLONIAL RD SUMMIT, NJ 07901	142 COLONIAL RD	
1402	25		2	RYDEN, RICHARD W. 134 WEST END AVENUE SUMMIT, NJ 07901	134 WEST END AVE	
1402	26		2	HINER, MARY E. 132 WEST END AVENUE SUMMIT, N J 07901	132 WEST END AVE	
1402	27		2	FAY, BARBARA 128 WEST END AVENUE SUMMIT, NJ 07901	128 WEST END AVE	
1402	28		2	CHEONG, RAYMOND & QI, YAN 126 WEST END AVE SUMMIT, NJ 07901	126 WEST END AVE	
1402	29		2	ZHENGXIANG, MA & SIEW MEE YU 122 WEST END AVENUE SUMMIT, NJ 07901	122 WEST END AVE	
1402	30		2	FESTEJO, BRIAN & ROSAN 118 WEST END AVE SUMMIT, NJ 07901	118 WEST END AVE	



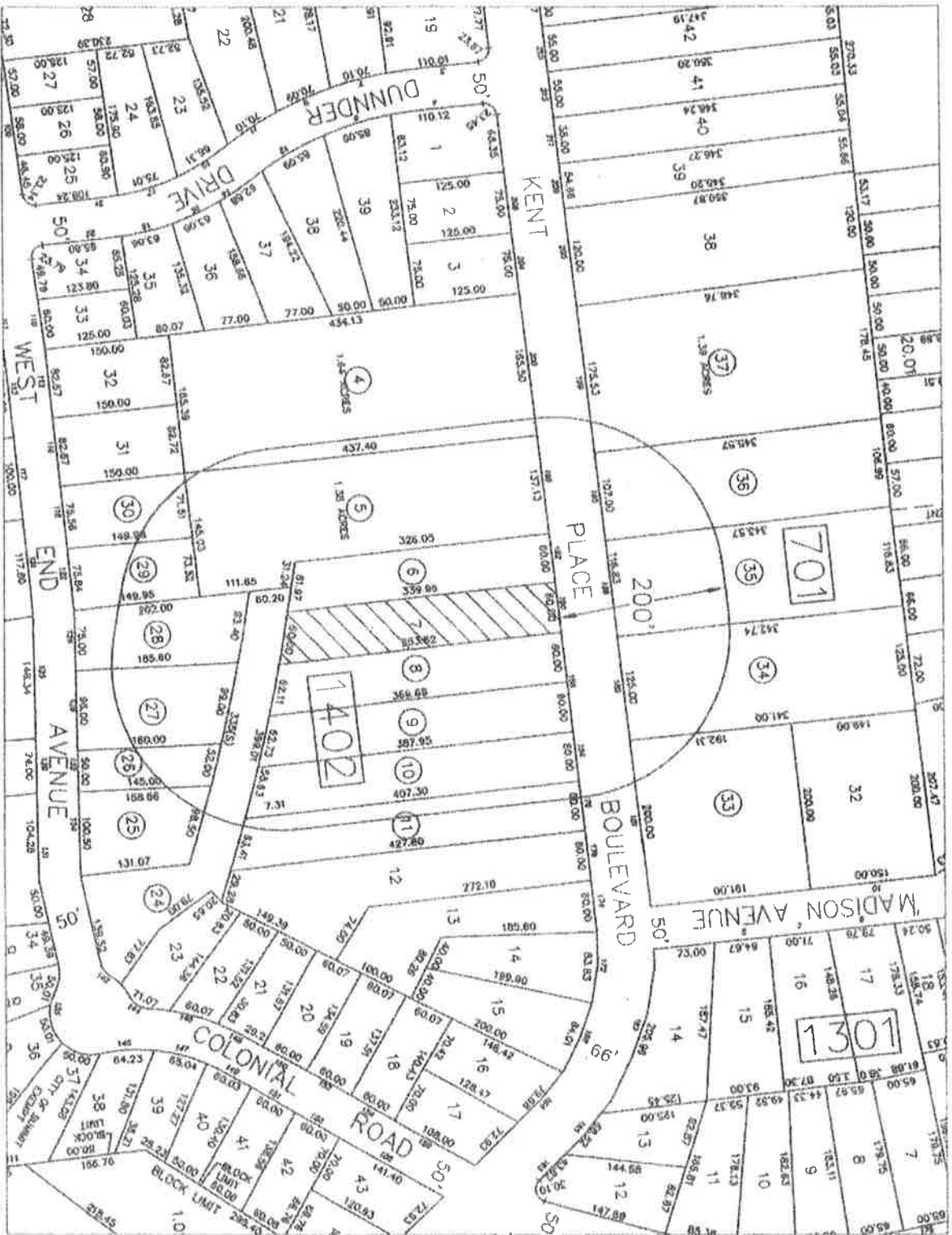
Public Utility Registration List Request for Notice Hearings



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**



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) 273-6403
Fax (908) 608-1214

ADDRESS: 190 Kent Pl Blvd **DATE:** 7/8/25
OWNER(S): Mrudula Glassberg

BLOCK: 1402 **LOT(S):** 7

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.


EISA LAKE
Dep. Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____

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 190 KENT PL, BLVD, SUMMIT, NJ 07901

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

SEEKING VARIANCE FOR SIDE YARD AND COMBINED SIDE YARD SETBACK FOR REAR COVERED PORCH AND SMALL KITCHEN ADDITION

SEEKING VARIANCE FOR GENERATOR SETBACK IN SIDE YARD

THE LOT IS NARROW, FORCING EXISTING HOME TO BE NON CONFORMING TO SIDE YARD REQUIREMENTS

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.



Applicant's signature

MRUDULA GLASSBERG

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 _____, 2025 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
190 KENT PL, BLVD. SUMMIT, NJ 07901, Block 1402, Lot 7.

The conditions affecting this property and the reason for the application being heard are as follows: SEEKING VARIANCE FOR SIDE YARD AND COMBINED SIDE YARD SETBACK FOR REAR COVERED PORCH AND SMALL KITCHEN ADDITION
SEEKING VARIANCE FOR GENERATOR SETBACK IN SIDE YARD
THE LOT IS NARROW, FORCING EXISTING HOME TO BE NON CONFORMING TO SIDE YARD REQUIREMENTS

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 on any workday during business hours, 8:30 a.m. to 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

MRUDULA GLASSBERG

Applicant's printed name