

Alfonso & Webber

Alfonso & Webber, LLC
Attorneys at Law
350 Springfield Avenue #201
Summit, New Jersey 07901
Office: (609) 807-8643
Fax: (908) 685-2310

April 4, 2025

Via Hand Delivery

Mr. Chris Nicola, Land Use Administrator
Zoning Board of Adjustment
City of Summit
512 Springfield Avenue
Summit, NJ 07901

Re: **Application for Development**
23 Oxbow Lane
Block 2201, Lot 11
Summit, NJ 07901

Dear Mr. Nicola:

Enclosed please receive the following documents associated with the above referenced application for development:

- 1 original and 12 copies of the Application for Development forms with associated documents, including, but not limited to, the original and 12 copies of the narrative description of the project;
- 12 civil engineering plans, with survey, and use plan, prepared by Bill Hollows, P.E.;
- 12 copies of the Certified List of Property Owners within 200';
- 2 copies of the Tax Certification.
- 1 copy of the checklist;
- 1 copy of the worksheet;
- 1 copy of the proposed Notice of Hearing for distribution;
- 1 copy of the proposed Notice of Hearing for publication;
- 1 check in the amount of \$200, for the application fee;
- 1 check in the amount of \$800, for the escrow fee; and
- 1 copy of the W-9 Form.

It is respectfully requested that the within documents be processed with your office as appropriate and the within application for development be considered for completeness and scheduled for hearing, at the Board's earliest convenience.

Should you have any questions or comments regarding the above, it would be a pleasure to respond at your convenience.

Sincerely,
ALFONSO & WEBBER, LLC

By: 

Samantha T. Alfonso, Esq.

cc: Michael Cardone, Cardone Contracting
William Hollows, P.E.

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J.

April 4

, 2025

In the matter of the petition of Michael Cardone, President
Cardone Contracting, Corp., Inc. for relief from the
strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Michael Cardone, President Cardone Contracting Corp., Inc.

residing at 2 Phillips Lane, Denville, NJ 07834

says:

I Petitioner is the owner of property
located at 23 Oxbow Lane

Block 2201, Lot(s) 11 on the Tax Map located in the R-25 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 attached Memorandum in Support of the Application.

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

Please see attached Memorandum in Support of the Application.

Application for Development
Michael Cardone, Pres., Cardone Contracting
23 Oxbow Lane
Block 2201, Lot 11
Summit, NJ 07901

Memorandum in Support of Application for Development

The applicant Cardone Contracting Co., Inc., Michael Cardone, President, requests variance relief for the disturbance of steep slopes from the Board of Adjustment of the City of Summit to complete the improvement of the new home located at 23 Oxbow Lane, Summit, NJ 07901, Block 2201, Lot 11. The proposal includes levelling the steep slopes in the rear yard to create an outdoor patio and walkway, and installation of stormwater management and associated improvements.

Toward this end, the following relief is requested:

- 1) Variance relief from the strict application of the Steep Slope Article of the Development Regulations Ordinance where 5,100 s.f. of steep slopes over 15% is proposed to be disturbed and the disturbance of such steep slopes in excess of 1,000 s.f. over 15% requires variance approval of the Board pursuant to DRO §35-16.1(A); and
- 2) All other relief in the form of variances, waivers, interpretations, appeals, or exceptions in the strict application of the provisions of the Land Use Ordinance, and other relief, which may arise during the course of the hearings in this application, necessary to realize the development.

The application proposes to improve the single-family property by constructing the patio and outdoor space, and the installation of stormwater management.

The subject property contains approximately 9,444 s.f. of regulated steep slopes. Of the 9,444 s.f. of steep slopes on the property, approximately 5,100 s.f. (20.5% of the lot area) is proposed to be disturbed to

complete the construction of this new home with appropriate exterior leisure space and stormwater management improvements.

The plan is engineered, landscaped, and designed to meet the intent and purpose of the steep slope ordinance. (DRO § 35-16.1 (A) et seq.).

Based on the forgoing, and the presentation of the requisite proofs before the Board, it is requested that the within application for development be submitted for approval by the Board.

ALFONSO & WEBBER, LLC
Attorneys for Applicant

Dated: April 4, 2025

By:


Samantha T. Alfonso, Esq.

3. The premises affected are more particularly described as follows: Please see also attached Zone Schedule.

Area of Plot 24,855 square feet

Area of existing structures which will remain 4,263 square feet

Total area of plot to be occupied by structures 6241 square feet

Percentage of lot to be occupied by structures 25% percent

Proposed set-back, front line 50 feet;

Proposed sidelines (specify if corner 17.2 feet;

Proposed rear yard 103.9 feet.

Year house built 2024- under construction

Other pertinent characteristics _____

4. There has been no previous petition for relief involving these premises except: _____
None known.

5. The reasons which support petitioner's claim of the right to relief are as follows: _____
Please see attached Memorandum in Support of the 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.

23 Oxbow Lane
Block 2201 Lot 11
Zoning Chart

R-25 RESIDENTIAL ZONE:

ZONE REQUIREMENTS

REQUIRED

PROPOSED

1. MIN. LOT AREA	25,000 SF	24,855 SF*
2. MIN. LOT WIDTH	100 FT	108.14 FT
3. MIN. FRONT YARD	35 FT(PREVAILING 50.0 FT)	51.1 FT
4. MIN. REAR YARD	45 FT	103.9 FT
5. MIN. SIDE YARD	17 FT	17.3 FT
6. MIN. COMBINED SIDE	40 % L.W.(43.26 FT)	43.4 FT; 40.3%
7. MAX. LOT COVERAGE	30%(7456.5 SF)	25.1%(6241 SF)
8. MAX. BUILDING COVERAGE	14%(3479.7 SF)	11.2%(2773 SF)
9. MAX. BLDG HEIGHT	2 STY/35 FT	34.22 FT
10. MAX. FLOOR AREA RATIO	25%	24.99%(6212 SF)

* EXISTING NON-CONFORMING CONDITION.

7. 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.

Alfonso & Webber, LLC,
Attorneys for Applicant

Petitioner

By: Samantha T. Alfonso, Esq.

Petitioner's Phone Number c/o Alfonso & Webber, LLC
609-807-8643; 862-812-2169

Petitioner's Email c/o Alfonso & Webber, LLC:
samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

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

Alfonso & Webber, LLC
Samantha Alfonso, Esq., and
James Webber, Esq.

Phone: 609-807-8643; 862-812-2169

Emails: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

State of New Jersey
County of Union

Samantha T. Alfonso, Esq., 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.

Alfonso & Webber, LLC,
Attorneys for Applicant

Samantha Alfonso
Petitioner's printed name

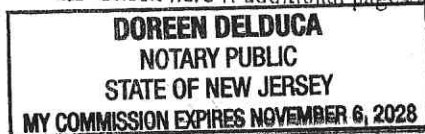
Petitioner's signature

Sworn and subscribed before me this

4 day of April, 2025

Doreen DelDuca
Notary Public

☒ Check here if additional pages are attached.





PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 23 Oxbow Lane	Date: 11/13/2024
City, State, Zip Code: Summit, NJ 07901	Block: 2201 Lot: 11

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Cardone Contracting c/o Alfonso & Webber, LLC	Owner is the applicant
Address:	350 Springfield Avenue, #201 Summit, NJ 07901	
Email: (required)	samantha@alfonsoandwebber.com; doreen@alfonsoandwebber.com	
Phone:	609-807-8643	

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	Check #:	Cash
Date: 11/13/24 Emp.: SS	1047	

Stephanie Sautter

11/13/24

To Eng: 11/14/24

Zoning/Planning Board Secretary

Date

11:00 am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
2105	11-12				
2106	2				
2201	8-10, 12-14, 19-23				

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

Kir...

Engineer/Assistant Engineer

11/14/24

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

11/14/24

Date

#1966

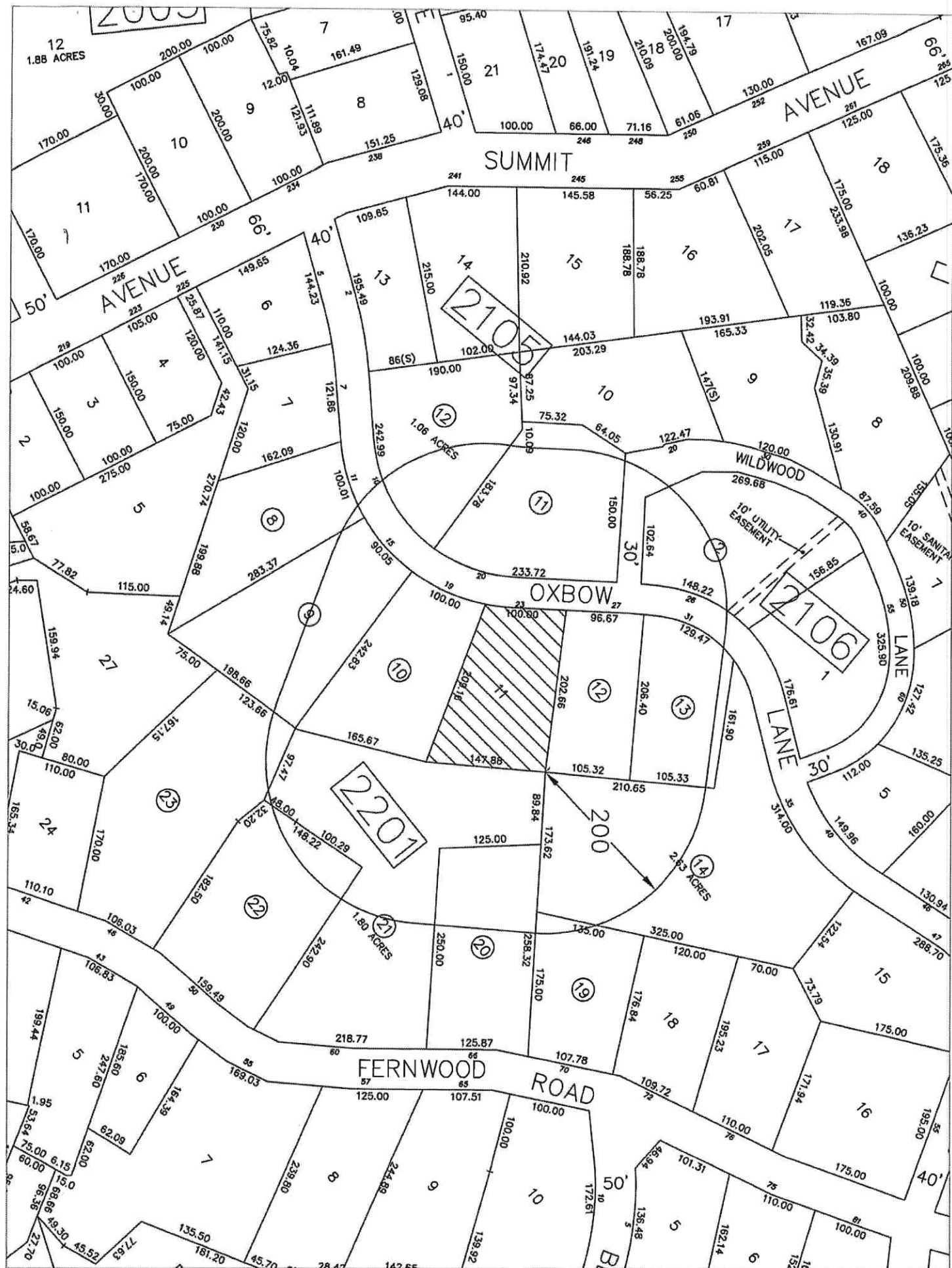
OWNER & ADDRESS REPORT

SUMMIT

2201-11 23 OXBOW LN - CARDONE CONTRACTING CORP INC
CARDONE CONTRACTING

11/14/24 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2105	11		2	SCHMIDT, KEVIN M & ROBYN M 20 OX BOW LANE SUMMIT, NJ 07901	20 OX BOW LANE	
2105	12		2	TEZEL, AHMET & AMY K 10 OX BOW LANE SUMMIT, NJ 07901	10 OX BOW LANE	
2106	2		2	GROSS, JARED B & DENA 26 OX BOW LANE SUMMIT, NJ 07901	26 OX BOW LANE	
2201	8		2	PROVOST, CHAD & KATE 11 OX BOW LANE SUMMIT, NJ 07901	11 OX BOW LANE	
2201	9		2	WILSON, BRADLEY & ROSEANNE 15 OX BOW LANE SUMMIT, NJ 07901	15 OX BOW LANE	
2201	10		2	KILBY, JOHN W & ANDREA L 19 OX BOW LANE SUMMIT, N J 07901	19 OX BOW LANE	
2201	12		2	MC PHERSON, KEVIN M & KRISTIN C 27 OX BOW LANE SUMMIT, NJ 07901	27 OX BOW LANE	
2201	13		2	BRODY, PHILIP & DEBORAH 31 OX BOW LANE SUMMIT, N J 07901	31 OX BOW LANE	
2201	14		2	JOHN EDWIN REEVES JR REVOCABLE TRUS 35 OX BOW LANE SUMMIT, NJ 07901	35 OX BOW LANE	
2201	19		2	KENNEDY, JUNE RAZZANO 70 FERNWOOD ROAD SUMMIT, N J 07901	70 FERNWOOD RD	
2201	20		2	WALLIN, SUNCICA 66 FERNWOOD RD SUMMIT, NJ 07901	66 FERNWOOD RD	
2201	21		2	DE BODE, GARY & MARGERY GOTTESMAN 60 FERNWOOD ROAD SUMMIT, NJ 07901	60 FERNWOOD RD	
2201	22		2	RAMSEY, PETER C. & MELISSA J. 50 FERNWOOD ROAD SUMMIT, N J 07901	50 FERNWOOD RD	
2201	23		2	DONINI, GERALD A & LISA L 46 FERNWOOD RD SUMMIT, NJ 07901	46 FERNWOOD RD	



THE CITY OF SUMMIT

NEW JERSEY


ADDRESS: 23 Oxbow Lane

DATE: January 2, 2025

OWNER(S): Michael Cardone, Cardone Contracting

BLOCK: 2201 **LOT(S):** 11

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.


Dep. Tax collector
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed:

File ZB/PB#

Received by:

THE CITY OF SUMMIT
N E W J E R S E Y

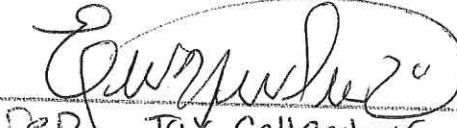
ADDRESS: 23 Oxbow Lane

DATE: January 2, 2025

OWNER(S): Michael Cardone, Cardone Contracting

BLOCK: 2201 **LOT(S):** 11

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.


Dep Tax collector
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed:

File ZB/PB#

Received by:



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



Name of applicant Michael Cardone, President - Cardone Contracting Corp. Inc. Date April 4, 2025

Address of property 23 Oxbow Lane Block 2201 Lot 11

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>✓</u>	<u> </u>
2. Original and 12 copies of narrative description of project	<u>✓</u>	<u> </u>
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	<u>✓</u>	<u> </u>
4. Original and 12 copies of proposed structure, including interiors	<u>✓</u>	<u> </u>
5. Grading plan	<u>✓</u>	<u> </u>
6. Thirteen copies of the zoning officer's decision (If applicable)	<u> </u>	<u> </u>
7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items:	<u> </u>	<u> </u>
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>	<u>✓</u>	<u> </u>
8. Original and 12 copies of the certified list of owners of property within 200 feet.	<u>✓</u>	<u> </u>
9. Original copy of evidence of paid property taxes	<u>✓</u>	<u> </u>
10. Original copy of the proposed notice to owners within 200'	<u>✓</u>	<u> </u>
11. Original copy of the proposed advertisement	<u>✓</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>✓</u>	<u> </u>
15. Application fee and escrow deposit	<u>✓</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 <u>TBS</u> by email <u> </u> Community Services staff.	<u> </u>	<u> </u>

Applicant - Please do not write below this line

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

 Administrative Office



**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: 23 Oxbow Lane

Block(s) 2201 Lot(s) 11 Zone(s) R-25

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

Property Owner: Michael Cardone, Cardone Contracting c/o Alfonso & Webber, LLC
Phone 609-807-8643; 862-812-2169

Email: c/o Alfonso & Webber, LLC: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

Owner Address: c/o Alfonso & Webber, LLC 350 Springfield Avenue, Summit NJ 07901

Applicant: Michael Cardone, Cardone Contracting c/o Alfonso & Webber, LLC
Phone: 609-807-8643; 862-812-2169

Email: c/o Alfonso & Webber, LLC: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

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 ☐ 4 Number of dwelling units 1 Existing
1 Proposed 1 Proposed

5 Building area 2,219 s.f. Existing
554 s.f. Proposed new *
2,773 s.f. 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 :

Alfonso & Webber, LLC,
Attorneys for Applicant

7 Signature

By Samantha T. Alfonso, Esq.

Date April 4, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT
UNION COUNTY, N.J.**

Take notice that the Board of Adjustment of the City of Summit will conduct a public hearing at City Hall, located at 512 Springfield Avenue, Summit, N.J. 07901 at 7:30 p.m. or as soon thereafter as the matter may be called on _____, 2025. The hearing may be continued on such dates thereafter as may be necessary in the judgment of the Board to complete the hearings and deliberations on an application for development by Michael Cardone, managing member of Cardone Contracting, regarding permission to improve his property known as 23 Oxbow Lane, Summit, New Jersey, and designated on the Tax Maps of the City of Summit as Block 2201, Lot 11. The applicant seeks to improve his property by reducing the steep slopes in the front and rear of the new home to create a formal front walkway, a rear patio, and walkway, installing stormwater management, and associated improvements.

The applicant requests approval for the exterior construction, with variance relief from the strict application of the Development Regulations Ordinance regulating disturbance of steep slopes, together with all other relief in the form of variances, waivers, interpretations, appeals, or exceptions in the strict application of the provisions of the Development Regulations Ordinance, and other relief, which may arise during the course of the hearings in this application, necessary to realize the development as set forth more specifically in the application for development on file and available for inspection in connection herewith. The application may be amended from time to time including during the course of the hearings.

All maps and documents for which approval is sought are available for public inspection at City Hall, 512 Springfield Avenue, Summit, N.J. 07901, during the business hours of 9:00 a.m. to 4:00 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12.

ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: _____
Samantha T. Alfonso, Esq.

Dated: _____

**NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT
UNION COUNTY, N.J.**

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This notice is being given pursuant to N.J.S.A. 40:55D-12.

ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: _____
Samantha T. Alfonso, Esq.

Dated: _____