

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: 32 Montross Ave

Block(s) 505

Lot(s) 13

Zone(s) R-10

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

Property Owner Mr & Mrs Levine

Phone

Email: clevine1781@gmail.com

Owner Address: 32 Montross Ave

Applicant: Mr & Mrs Levine

Phone

Email:

FILL IN ITEMS 1 THROUGH 5 - MARK EACH BOX ☒ OR CIRCLE ☐ AS APPROPRIATE FOR YOUR APPLICATION.

1 TYPE PROPERTY: ☒ RESIDENTIAL ☐ OTHER

2 Type application:

☐ Appeal

☐ Interpretation

☒ C - Bulk variance

☒ D - Use variance

☐ Conditional use

☐ D - Floor area ratio (FAR)

☐ Minor subdivision

☐ Major subdivision

☐ Site plan

☐ Other

☐ CONCEPT PLAN

☐ PRELIMINARY

☐ FINAL

3 Number of lots: 1 Existing

4 Number of dwelling units Existing

Proposed

Proposed

5 Building area Existing

Proposed new \*

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:

7 Signature

Date

7-28-25

# Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. July 21, 2025

In the matter of the petition of Mr + Mrs. Levine for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Mr + Mrs Levine  
residing at 32 Montrose Ave says:

1. Petitioner is the Owner of property located at 32 Montrose Ave.  
Block 505, Lot(s) 13 on the Tax Map located in the R-6 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: To construct a 2nd story above an existing 1st floor for a primary suite as well as interior alterations, a covered front porch, new driveway, shed and patio.

	<u>Req.</u>	<u>Existing</u>	<u>Prop</u>
2b.) The proposed use described above requires the following variance(s):			
<u>lot coverage</u>	<u>40%</u> <u>2,500 sf</u>	<u>41.4%</u> <u>2,587 sf</u>	<u>41.7%</u> <u>2,608 sf</u>
<u>building coverage</u>	<u>20%</u> <u>1,250 sf</u>	<u>18.7%</u> <u>1,171 sf</u>	<u>21.5%</u> <u>1,345 sf</u>
<u>FAR</u>	<u>35%</u> <u>2,188.5 sf</u>	<u>26.8%</u> <u>1,676 sf</u>	<u>35.3%</u> <u>2,205 sf</u>
<u>Minimum condition of (1) enclosed garage space</u>	<u>(1)</u>	<u>7(0)</u>	<u>(0)</u>

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

Area of Plot 6,250 square feet (house) (2<sup>nd</sup> floor overhang)

Area of existing structures which will remain 1031 + 44 = 1075 square feet

Total area of plot to be occupied by structures 1,345 square feet

Percentage of lot to be occupied by structures 21.5 percent

Proposed set-back, front line 35.7 feet;

Proposed sidelines (specify if corner) (r) 9.7 (L) 10.03 feet;

Proposed rear yard 44.2 feet.

Year house built 1952.

Other pertinent characteristics Required lot width = 60' however existing lot width is 50' Also existing home has NO enclosed garage.

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

N/A.

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

- The additions are primarily 2nd story over existing space + conforming to all setbacks
- Front porch is in scale with the neighborhood
- New driveway configuration improves parking.
- Expanded shed allows for additional storage not currently provided due to no <sup>existing</sup> garage on site.

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.

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.

X

  
Petitioner

Petitioner's Phone Number

Petitioner's Email

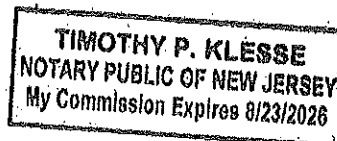
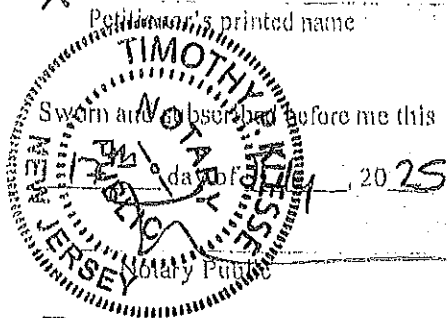
Attorney's name, address, phone, email and fax numbers.

State of New Jersey  
County of Union

\_\_\_\_\_, 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.

X Douglas Levine  
Petitioner's printed name

X   
Petitioner's signature



☐ Check here if additional pages are attached.



July 21, 2025

Ms. Jessicas Sands  
Department of Community Services  
City of Summit  
512 Springfield Avenue  
Summit, New Jersey 07901

Reference: **Levine Residence**  
32 Montrose Ave  
Summit, NJ 07901  
Project #23061

**Project Narrative**

Dear Ms. Sands,

TIMOTHY P. KLESSE, AIA, ASID  
PRINCIPAL

ROBERT W. FORBES, AIA, LEED AP  
ASSOCIATE PRINCIPAL

Enclosed please find the Board of Adjustment application for the above-referenced project. Along with other miscellaneous conforming alterations, the Levine's seek permission from the Board of Adjustment for the following:

- 1) Lot Coverage: In order to construct a small 1-story addition in rear, side facing 2-story box window, new front porch, enlarged shed, new patio, new driveway, new walkway a lot coverage of 41.7% is proposed where 40% is required. Existing lot coverage is 41.4%. There is an increase of 21 sf from the existing conditions on the site.
- 2) Building Coverage: In order to construct a small 1-story addition in rear, side facing 2-story box window, new front porch and enlarged shed a building coverage of 21.5% is proposed where 20% is required. Existing building coverage is 18.7%. There is a variance of 95sf of coverage (shed = 128 sf, front porch = 38 sf)
- 3). Floor area ratio: In order to construct a small 1-story addition in rear, side facing 2-story box window, and new primary suite on second floor a floor area of 35.3% is proposed where 35% is required. Existing floor area is 26.8%. The addition is 16.5 sf over what is allowed. (2-story box window = 44 sf)
- 4). Minimum Garage Condition:

The existing residence has no existing enclosed garage space. The siting of the existing building along with the undersized lot width does not allow for a garage to be added. The site work proposed will greatly improve this existing condition.



This variance can be approved because:

1. A hardship related to an undersized lot width and the existing siting of the existing structure creates the existing condition related to no enclosed garage space. The new driveway layout and increased storage shed will greatly improve this existing condition.
2. The minor first floor additions allow for a more livable floor plan and all setbacks are conforming.
3. The front porch has been planned to further scale the building into the streetscape
4. The construction of two-story homes is compatible with the Master Plan.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Forbes". The signature is fluid and cursive, with a large, sweeping 'R' and 'F'.

Robert W. Forbes, AIA, LEED AP  
Klesse Forbes Architects



# PROPERTY OWNERS LIST / 200 FOOT LIST

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



## PROPERTY INFO:

Address: 32 Montrose Ave	Date: 7/1/25
City, State, Zip Code: Summit, NJ 07901	Block: 505 Lot: 13

## APPLICANT INFO:

Applicant		Owner (if different)
Name:	E2 Project Management	
Address:	87 Hibernia Ave Rockaway, NJ 07866	
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: 7 / 1 / 25 Emp.: JS	Check #: 13612	

Jessica Sands  
Zoning/Planning Board Secretary

7/1/25 Date To Eng: 7 / 1 / 25  
1:03 am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
504	7-13				
505	8-12, 14-18				
506	22-26				
1302	27-29				

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

7/13/25  
Date

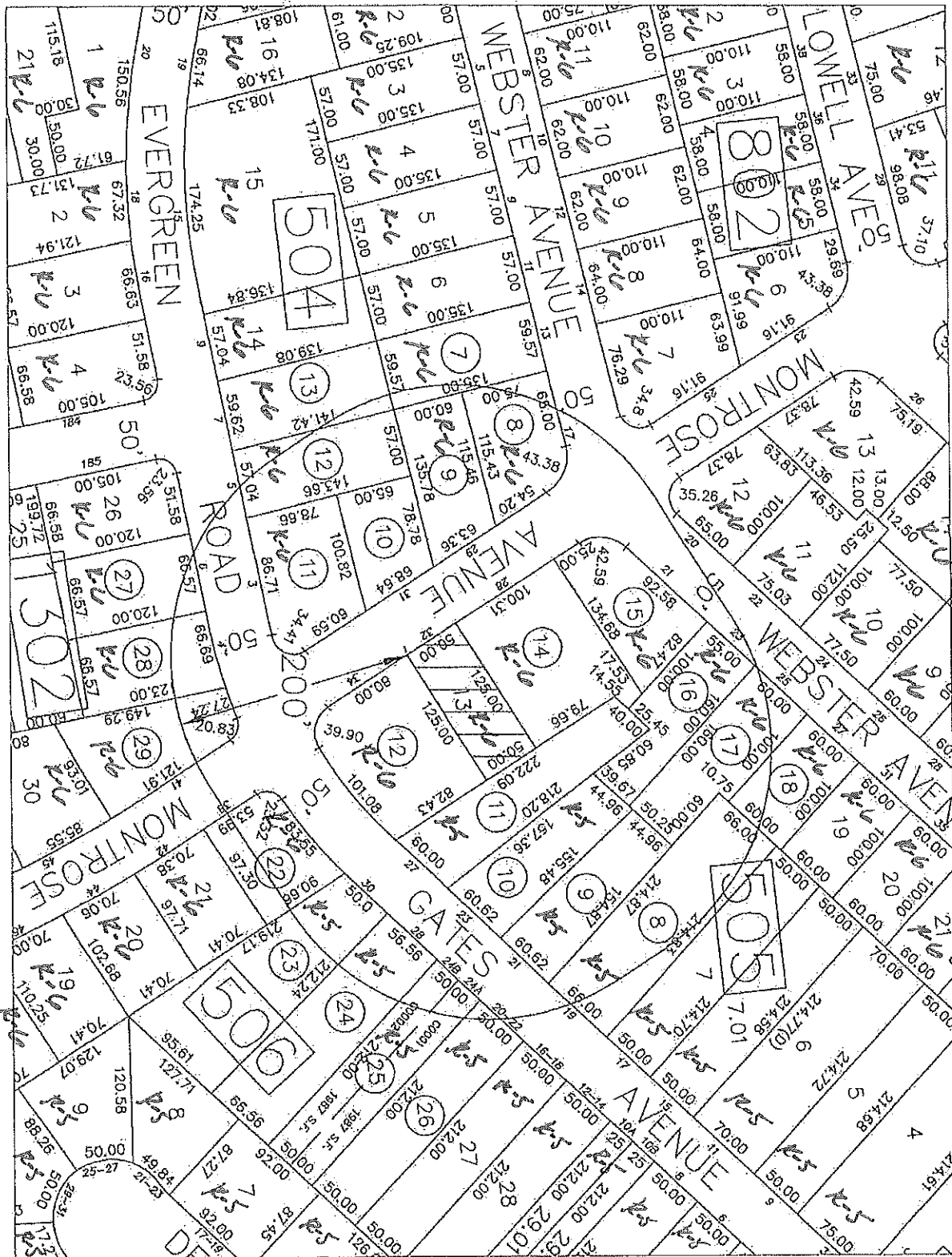
I certify that the attached/above is an accurate & complete list of property owners and addresses from the Tax Assessor records.

[Signature]  
Tax Assessor / Staff Assessor

7-2-25  
Date

#2046

6



NORTH



# The City of Summit

## New Jersey

### Public Utility Registration List

### Request for Notice of Hearings

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Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to N.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.

Donna Short  
GIS Supervisor  
New Jersey-American Water Company, Inc.  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Public Service Electric and Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

# OWNER & ADDRESS REPORT

SUMMIT

505-13 32 MONTROSE AVE - LEVINE, DOUBLAS & FRANCESCA  
E2 PROJECT MANAGEMENT

07/07/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
504	7		2	FRANCO, BRADLEY C & GWEN W. 13 WEBSTER AVENUE SUMMIT, NJ 07901	13 WEBSTER AVE	
504	8		2	WEGMAN, NICHOLAS & NICOLE 17 WEBSTER AVE SUMMIT, NJ 07901	17 WEBSTER AVE	
504	9		2	BARR, H. DAVIDSON & JOAN BARAN 29 MONTROSE AVE SUMMIT, N J 07901	29 MONTROSE AVE	
504	10		2	MASSACESI, CRISTIAN & AURELIA H 31 MONTROSE AVE SUMMIT, NJ 07901	31 MONTROSE AVE	
504	11		2	DEMM, MATTHEW J & THERESA L 3 EVERGREEN ROAD SUMMIT, N J 07901	3 EVERGREEN RD	
504	12		2	SANKOWICH, LAURA & BARBATO, JON 5 EVERGREEN RD SUMMIT, NJ 07901	5 EVERGREEN RD	
504	13		2	TAYLOR, GORDON R 7 EVERGREEN RD SUMMIT, N J 07901	7 EVERGREEN RD	
505	8		2	CUPO, S. & E. & CUPO, F. & T. 19 GATES AVE SUMMIT, N J 07901	19 GATES AVE	
505	9		2	CUPO, SEBASTIAN & EVELYN 21 GATES AVE SUMMIT, N J 07901	21 GATES AVE	
505	10		2	CHENG, HELEN 23 GATES AVE SUMMIT, NJ 07901	23 GATES AVE	
505	11		2	LIVINGSTONE, PETER & TANYA 27 GATES AVENUE SUMMIT, NJ 07901	27 GATES AVENUE	
505	12		2	SMITH, SHARON K. 34 MONTROSE AVENUE SUMMIT, N J 07901	34 MONTROSE AVE	
505	14		2	FORBES, STEVEN & RACHEL 28 MONTROSE AVE SUMMIT, NJ 07901	28 MONTROSE AVE	
505	15		2	ZUZEVICIUS, DONATAS & BRUZGAITE, A 21 WEBSTER AVE SUMMIT, NJ 07901	21 WEBSTER AVE	
505	16		2	INNES, MICHAEL & RACHEL 23 WEBSTER AVE SUMMIT, NJ 07901	23 WEBSTER AVE	
505	17		2	HASELUM, JEFFREY & JOSEPHINE 25 WEBSTER AVE SUMMIT, NJ 07901	25 WEBSTER AVE	
505	18		2	GANLEY, ILLYNE R 27 WEBSTER AVENUE SUMMIT, NJ 07901	27 WEBSTER AVE	
506	22		2	CHEN, XIAOYU 38 MONTROSE AVE SUMMIT, NJ 07901	38 MONTROSE AVE	
506	23		2	GATES 30 REALTY LLC 1 GARFIELD AVENUE JERSEY CITY, NJ 07305	30 GATES AVE	

## OWNER &amp; ADDRESS REPORT

07/07/25 Page 2 of 2

SUMMIT

505-13 32 MONTROSE AVE • LEVINE, DOUBLAS & FRANCESCA  
E2 PROJECT MANAGEMENT

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
506	24		2	IRK REALTY COMPANY LLC 1 GARFIELD AVENUE JERSEY CITY, NJ 07305	28 GATES AVE	
506	25		15F	24 GATES LLC 152 WITHERSPOON ST PRINCETON, NJ 08542	24 GATES AVE	
506	25	C0001	2	SIRABIAN, RICHARD & ERIKA 207 SPRINGFIELD AVE SUMMIT, NJ 07901	24 GATES AVE UNIT A	
506	25	C0002	2	MEJIA, JOSE M F & JUAREZ, CLAUDIA M 24 GATES AVE UNIT B SUMMIT, NJ 07901	24 GATES AVE UNIT B	
506	26		2	J & W QIU REALTY LLC 20-22 GATES AVE SUMMIT, NJ 07901	20-22 GATES AVE	
1302	27		2	ZIMMER, REX & SARAH ELIZABETH 6 EVERGREEN RD. SUMMIT, NJ 07901	6 EVERGREEN RD.	
1302	28		2	WILL, PETER M & CRISTIANA F 4 EVERGREEN RD SUMMIT, NJ 07901	4 EVERGREEN RD	
1302	29		2	GOREN, SETH & ANDREA 41 MONTROSE AVE SUMMIT, NJ 07901	41 MONTROSE AVE	



## E2 Project Management LLC

87 Hibernia Avenue  
Rockaway, New Jersey 07866  
Tel (973) 299-5200 Fax (973) 299-5059

June 24, 2025

City of Summit  
Summit City Hall  
512 Springfield Avenue  
Summit, NJ 07901

Attn: Tax Assessor – Timothy J. O'Connor

Ref. Certified List of Property Owners

To Whom It May Concern:

This letter serves as our formal request for a Certified Property Owner's List within 200' of Block 505, Lot 13, also known as 32 Montrose Avenue Summit, NJ.

A check in the amount of \$10.00 is enclosed as payment for this service.

Please email the list to [monika.lardiere@e2pm.com](mailto:monika.lardiere@e2pm.com) and mail the original with certified original to Mark Patalive at E2 Project Management, LLC, 87 Hibernia Avenue, Rockaway, NJ 07866.

Thank you for your prompt attention to the request.

Very truly yours,

E2 PROJECT MANAGEMENT, LLC

Monika Lardiere  
Office Manager

The City of Summit  
New Jersey

City Hall 512 Springfield Avenue Summit NJ 07981

Juliet B. Ruggiero  
Collector of Taxes

Telephone (908) 273-6403  
Fax (908) 273-2977

ADDRESS: 32 Montrose Ave DATE: 7.9.25  
OWNER(S): Francesca + Douglas Levine  
BLOCK: 505 LOT(S): 13

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  
Juliet B. Ruggiero  
Collector of Taxes PATRICIA DOUGHERTY

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 Francesca + Douglas Levine Date 7.17.25

Address of property 32 MONTROSE AVE Block 505 Lot 13

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)	✓	
13. Site plan submittal (If applicable)	✓	
14. Original copy of this completed checklist	✓	
15. Application fee and escrow deposit	client cks included	
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.	✓	PDF

*Applicant - Please do not write below this line*

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

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

## LEGAL NOTICE OF HEARING

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, will hold a hearing on X at 7:30pm in the City Hall Council Chambers, 512 Springfield Ave, Summit, NJ, to consider an application affecting the property whose street address is known as 32 Montrose Ave, Block 505, Lot 13.

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

35-9.4 lot coverage max %

35-9.4 building coverage max %

35-9.4 max FAR %

35-14.2.F.1 Required min (1) enclosed garage

To seek approval to construct a 2<sup>nd</sup> story above an existing 1<sup>st</sup> floor for a primary suite as well as interior alterations, a covered front porch, new driveway, shed and patio.

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 Ave, and may be inspected on any workday during business hours, 8:30am to 4:00pm.

Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

  
Mr. and Mrs. Levine

(Klesse Forbes Architects)

LEGAL NOTICE OF HEARING

Public Notice

The Union Local Source

1291 Stuyvesant Ave

Union, NJ 07083

(908)686-7700

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35-9.4 max FAR %

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Mr. and Mrs. Levine

(Klesse Forbes Architects)



9

ZONE: R-6 SINGLE FAMILY RESIDENTIAL ZONE EXISTING USE: SINGLE-FAMILY RESIDENTIAL DWELLING			
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DWELLING			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	6,000	6,250	6,250
MINIMUM LOT WIDTH AT SETBACK LINE (FEET)	60	50 *	50 *
PRIMARY STRUCTURE			
MINIMUM FRONT YARD SETBACK (FEET)	25 (32.4 PREVAILING)	39.68	35.7
MINIMUM SIDE YARD SETBACK (FEET) - BOTH	8	11.44 RIGHT 10.03 LEFT	9.7 RIGHT 10.03 LEFT
MINIMUM SIDE YARD% (TOTAL LOT WIDTH)	33% 16.67'	42.9% 21.47'	39.4% 19.71'
MINIMUM REAR YARD SETBACK (FEET)	30	49 36.92 DECK	44.2 42.7 STEPS
MAXIMUM PERCENTAGE OF LOT IN IMPERVIOUS COVERAGE (%)	40% (2,500 SF)	41.4% * (2,587 S.F.)	41.7% (V) (2,608 S.F.)
MAXIMUM PERCENTAGE OF BUILDING COVERAGE (%)	20% (1,250 SF)	18.7% (1,171 S.F.)	21.5% (V) (1,345 S.F.)
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	35 / 2	26 / 2	30.33 / 2
MAXIMUM FLOOR AREA RATIO (%)	35% (2,188.5 SF)	26.8% (1,676 SF)	35.3% (V) (2,205 SF)
ACCESSORY STRUCTURE			
MINIMUM SIDE YARD SETBACK (FEET)	4	2.0 *	4.5
MINIMUM REAR YARD SETBACK (FEET)	4	10.41	9.1
MAXIMUM ACCESSORY BUILDING HEIGHT (STORIES/FEET)	1 / 15	1 / < 15	1 / 14.5

\* EXISTING NON-CONFORMING  
(V) VARIANCE REQUIRED

# NOTES

ORATION SHOWN HEREON IS BASED ON A SURVEY ENTITLED "TOPOGRAPHIC  
EPC, 32 MONTROSE AVENUE, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY,  
1" PREPARED BY E2 PROJECT MANAGEMENT LLC, DATED SEPTEMBER 4, 2024.  
IS BASED UPON NAVD-88 (GEOID 18) ESTABLISHED BY RIK GPS.

ATION SHOWN HEREON IS BASED UPON A SURVEY ENTITLED "MAP OF  
CITY OF SUMMIT, UNION COUNTY, NEW JERSEY BLOCK 505, LOT 13"  
AND WIZOREK, INC. ON 06/27/2017.

DITION DEPICTED IS BASED UPON ARCHITECTURAL PLANS PREPARED BY  
TECTIS. DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND  
TING THE USE OF THE PROPERTY, BEYOND THOSE SHOWN HEREON, SUBJECT  
ACCURATE TITLE SEARCH MAY DISCLOSE.

ATER WETLANDS, TRANSITION AREAS, OR RIPARIAN ZONES AFFECTING THE  
RUCTION, BASED ON JUDGEWEB. A SITE INVESTIGATION TO CONFIRM THERE  
WETLANDS, TRANSITION AREAS, OR RIPARIAN ZONES AFFECTING THE  
SIDED BY E2 PROJECT MANAGEMENT LLC.

Y IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FIRM MAP PANEL  
DATED SEPTEMBER 20, 2006.

VED BY A MUNICIPAL WATER SUPPLY, SEWER SERVICE AND GAS SERVICE. NO  
IS PROPOSED.

SED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND  
ERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD VERIFIED VIA TEST PITS.  
MARK-OUTS PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND

ENT LLC. HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR  
TRUTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO  
Y FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES  
VIRINGS ISSUED FOR CONSTRUCTION SHALL BE USED TO CONSTRUCT SITE  
ICTED HEREIN.

ALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY

SHALL BE STABILIZED WITH TOPSOIL, SEED, FERTILIZER AND MULCH WITHIN  
OSION AND SEDIMENT CONTROL NOTES FOR SPECIFICATIONS.

CTIVITIES SHALL BE LIMITED TO THOSE HOURS PERMITTED BY CITY OF SUMMIT

LL CERTIFY THAT ALL FILL MATERIAL IS CONSIDERED "CLEAN FILL" AND ANY  
GENERATED ON-SITE SHALL BE DISTRIBUTED III ACCORDANCE WITH THE  
PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS  
SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED

.I. HAVE A MAXIMUM GRADE OF 3 HORIZONTAL TO 1 VERTICAL (3:1).

CONTACT THE CITY OF SUMMIT ENGINEER TO SCHEDULE THE FOLLOWING  
VS:

INSPECTION  
L OF SOIL EROSION CONTROL MEASURES  
NS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION  
NSPECTION

OURS NOTICE PRIOR TO INSPECTIONS. CONSTRUCTION PERMITS SHALL NOT BE  
SILT FENCE HAS BEEN INSTALLED CORRECTLY AND CONFIRMED BY TOWNSHIP

EMENTS SHALL REMAIN UNLESS NOTED ON PLAN.

URYING OF DEBRIS OR CONSTRUCTION MATERIAL ON-SITE.

LL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES  
ENGINEER.

AKE MEASURES TO MINIMIZE SOIL EROSION AND SHALL KEEP ALL PAVED  
MENT AND DEBRIS.

AKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND  
TH.

BE RESPONSIBLE FOR ANY DAMAGES TO PUBLIC IMPROVEMENTS CAUSED  
OF THE WORK OR INSTALLATION OF SITE IMPROVEMENTS.

PLANS MUST BE APPROVED BY THE CITY ENGINEER IN WRITING PRIOR TO  
ATIONS WITHOUT PRIOR APPROVAL WILL RENDER THE PERMIT NULL AND

UBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF  
RIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

NOVAL PROPOSED.

RESULT IN AN INCREASE IN IMPERVIOUS COVERAGE OF 21 SF AND SHALL NOT  
N OF ROOF DRAIN DRY WELLS AS PER ORDINANCE 35-15.2.A.2.a.

BTAIN A ROAD OPENING PERMIT PRIOR TO WORK WITHIN R.O.W.

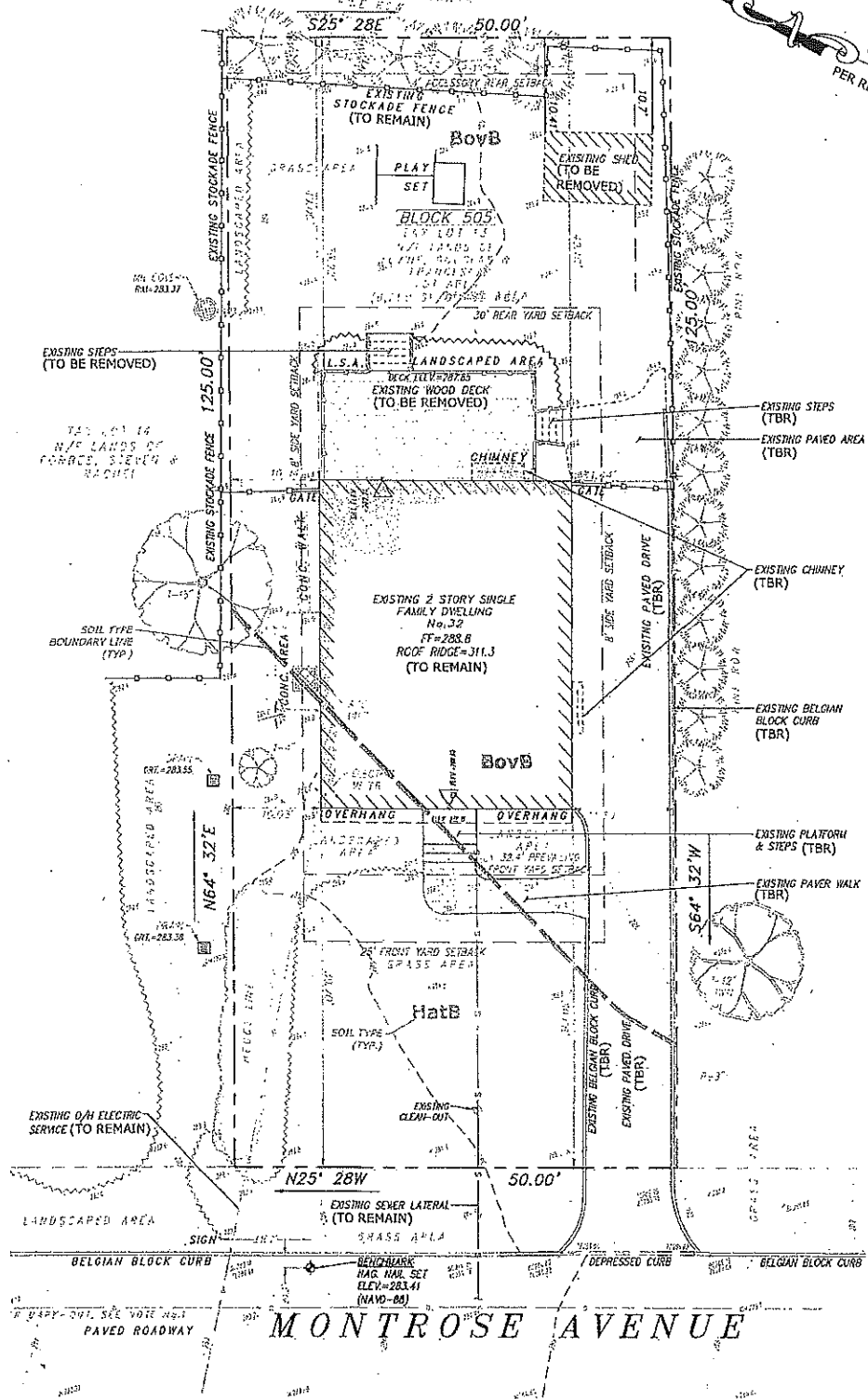
## ES

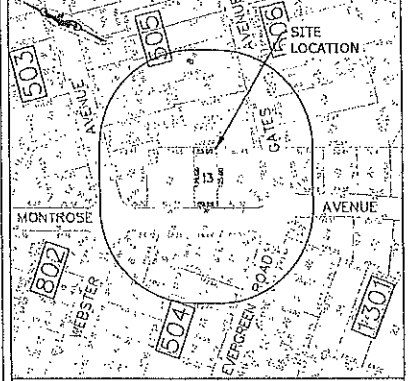
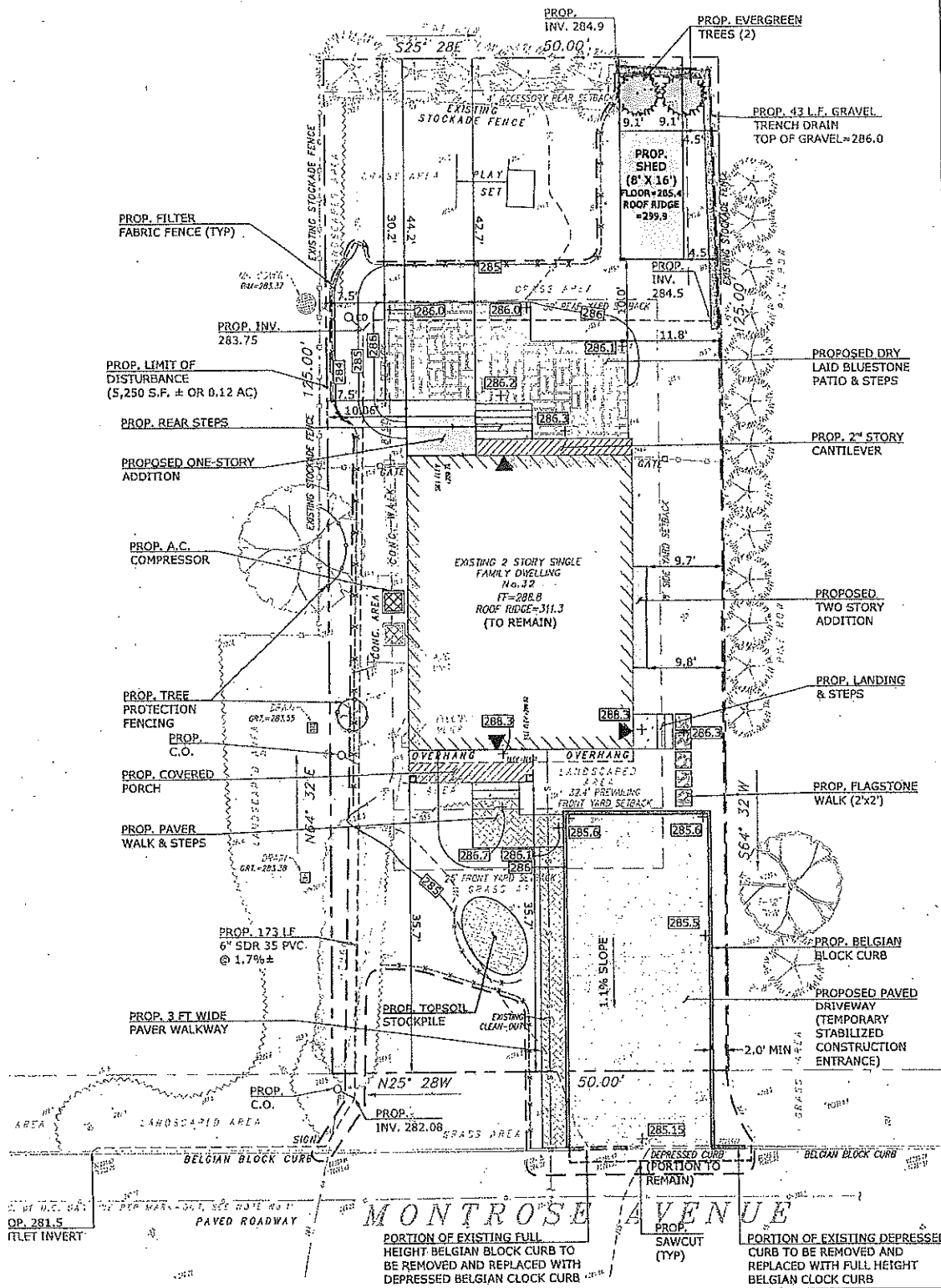
VI LAND-HALF/ON COMPLEX, 0 TO 8 PERCENT SLOPES

IN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES

## LEGEND:

- TO BE REMOVED (TBR)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK
- EXISTING CURB
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING STOCKADE FENCE
- EXISTING STORM PIPE
- EXISTING OVERHEAD WIRE
- EXISTING GAS SERVICE
- EXISTING DECIDUOUS TREES
- EXISTING EVERGREEN TREES
- PROPOSED STORMWATER PIPE





**KEY MAP**  
TAKEN FROM CITY TAX MAP  
SCALE: 1" = 200'

**OWNER/APPLICANT**  
DOUGLAS & FRANCESCA LEVINE  
32 MONTROSE AVE  
SUMMIT, NJ 07901

**SCHEDULE OF REVISIONS**

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHECKED BY
A	07/15/25	ISSUED FOR REVIEW	JM	MP

**N.J. ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA28118200**  
**E 2 PROJECT MANAGEMENT LLC**  
87 HIRSHMAN AVENUE  
ROCKAWAY, N.J. 07866  
PHONE: (973) 259-5200  
FAX: (973) 268-5059  
www.E2PM.com

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION

*H. Barany* 07/15/2025

HARRISON BARANY, P.E. N.J. NO. 24GE05876800  
LICENSED PROFESSIONAL ENGINEER

**VARIANCE PLAN**  
32 MONTROSE AVENUE  
CITY OF SUMMIT  
UNION COUNTY, NEW JERSEY 07901  
BLOCK 505, TAX LOT 13

**SITE LAYOUT, SOIL EROSION AND SEDIMENT CONTROL PLAN**  
SCALE: 1" = 20'

**OVERAGE SUMMARY**

	EXISTING CONDITIONS	PROPOSED CONDITIONS
1	1,031 S.F.	1,095 S.F.
2	44 S.F.	83 S.F.
3	0 S.F.	38 S.F.
4	96 S.F.	128 S.F.
5	311 S.F.	0 S.F.
6	0 S.F.	402 S.F.
7	866 S.F.	570 S.F.
8	173 S.F.	228 S.F.
9	0 S.F.	20 S.F.
10	10 S.F.	27 S.F.

*Proposed site plan*

**DRAWING TITLE**  
VARIANCE PLAN

CHECKED BY: MP	DRAWN BY: JM
SCALE: AS SHOWN	SHEET NO: 2 OF 3
PROJECT #: P-24-09-037	FIRST ISSUE: 07/15/2025
DRAWING NO.	REVISION