

ZB-25-2302



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: 175 Oak Ridge Avenue

Block(s) 4801

Lot(s) 5

Zone(s) R-15

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

Property Owner: Christie & Eric Toback

Phone: _____

Email: _____

Owner Address: 175 Oak Ridge Avenue

Applicant: Christie & Eric Toback

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 1 Existing

1 Proposed

1 Proposed

⑤ Building area 2,289 (15.3%) Existing

563 Proposed new * (detached garage)

2,852 (19.1%) 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: This application seeks variances for building coverage of 19.1% and lot coverage of 35.6%. Lot coverage is a reduction of existing non-conforming 36.1%

⑦ Signature

Date: 5/29/25



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



Name of applicant Christie & Eric Toback Date 5.30.2025

Address of property 175 Oak Ridge Avenue Block 4801 Lot 5

Approval requested: Appeal zoning officer decision Bulk variance Interpret Ordinance or Map 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.	✓	
2.	✓	
3.	✓	
4.	✓	
5.	✓	
6.	na	
7.		
a.	✓	
b.	✓	
c.	✓	
d.	✓	
e.	✓	
8.	✓	
9.	✓	
10.	✓	
11.	✓	
12.	✓	
13.	na	
14.	na	
15.	✓	
16.	✓	

Applicant - Please do not write below this line

On _____, this submittal was deemed complete incomplete

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. May 29th 2025

In the matter of the petition of Christie & Eric Toback for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Christie & Eric Toback

residing at 175 Oak Ridge Avenue

says:

I Petitioner is the Owner of property located at 175 Oak Ridge Avenue.

Block 4801, Lot(s) 5 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: To allow for a new detached garage to consolidate & reduce excessive existing paved area in the rear yard.

(1) Relief from 35-9.4 - Building coverage of 19.1% where maximum is 18%
(2) Relief from 35-9.4 - Lot coverage of 35.6% where maximum is 35%
Lot coverage is a reduction from an existing of 36.1%

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

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

Area of Plot 14,940.3 square feet

Area of existing structures which will remain 2,289 (15.3%) square feet

Total area of plot to be occupied by structures 2,852 square feet

Percentage of lot to be occupied by structures 19.1 percent

Proposed set-back, front line 50.4 feet; (dwelling, no change)

Proposed sidelines (specify if corner) 4.1 feet; (proposed detached garage)

Proposed rear yard 4.1 feet. (proposed detached garage)

Year house built 1928.

Other pertinent characteristics

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

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

Granting of the variances will not create any substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Ordinance. The proposed garage is consistent with normal residential uses and is located at the rear of the property and will be barely visible from the street. The garage will conform to and blend in with the character of the main dwelling and with the neighboring surroundings and maintain the existing neighborhood character. The garage will create a more efficient driveway layout than the existing rear entry garage allowing a more usable green space in the rear yard. The proposed plan is a net reduction from the existing non-conforming lot coverage.

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.

Christie & Eric Toback

Petitioner

Petitioner's Phone Number

Petitioner's Email

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

na

State of New Jersey
County of Union

Christie & Eric Toback

Christie & Eric Toback, 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. *2/18*

herein are true.
Christie Toback

Eric Toback

Petitioner's printed name

that art in the waters and things

Petitioner's signature

Sworn and subscribed before me this

29 day of May, 2025

Notary Public

Check here if additional pages are attached



May 30, 2025



Applicants:
Christie & Eric Toback
175 Oak Ridge Avenue
Summit, NJ 07901

Project Narrative

The residence at 175 Oak Ridge Avenue is a classic Tudor house constructed in 1928. The house is located in the R-15 Zone within the City of Summit. The owners of the house, Christie & Eric Toback, wish to construct a new detached garage of 563 sf in the rear yard and modify the existing driveway. The existing rear entry garage will be converted to finished basement space.

Variances

Variance relief is requested for the following:

1. Ordinance 35-9.4 Schedule of space regulations-residential zones (Appendix C)
 - Maximum permitted building coverage = 18% lot area (2,689 sf)
 - Proposed building coverage = 19.1% (2,852 sf)

2. Ordinance 35-9.4 Schedule of space regulations-residential zones (Appendix C)
 - Maximum permitted lot coverage = 35% lot area (5,229 sf)
 - Proposed lot coverage = 35.6% (5,324 sf)



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 175 Oak Ridge Avenue	Date: 5.27.2025
City, State, Zip Code: Summit, NJ 07901	Block: 4801 Lot: 5

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Christie & Eric Toback	
Address:	175 Oak Ridge Avenue	
Email: (required)		
Phone:		

PAYMENT INFO: **WITH** Map (\$11) **WITHOUT** Map (\$10) * Applicant must attach their own map if selected.

Fee Paid: YES NO

Date: 5/28/25 **Emp.:** JS

Check

Check #: 480

Cash

Josh Sands
Zoning/Planning Board Secretary

5/28/25

To Eng: 5/28/25

8:51 am/pm

Block	Lot(s)
4707	3,4
4801	2-4,6-8,16-21
4803	6-9,11

Block	Lot(s)

Block	Lot(s)

Notes:

NOTE: In addition to the owners on the above list, the following entities must also be notified if checked:

- UTILITY:** NJ American Water Co., Inc. Attn: Donna Short, GIS Supervisor ~ 1025 Laurel Oak Road - Vorhees, NJ 08043
- UTILITY:** PSE&G, Attn: Manager -Corporate Properties ~ 80 Park Plaza, T6B - Newark, NJ 07102
- OTHER MUNICIPALITY:** Property owner(s) in an adjacent municipality Clerk in an adjacent municipality
- COUNTY:** County Planning Board if the property is on a county road
- STATE:** Commissioner of Transportation if on/adjacent to state highway/property ~ P.O. Box 600 Trenton, NJ 08625-0600

Toback
Engineer/Assistant Engineer

5129125

Date

5-29-25

Date

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

Donna Short
Tax Assessor / Staff Assessor

OWNER & ADDRESS REPORT

SUMMIT

4801-5 175 OAK RIDGE AVE - TOBACK, ERIC & CHRISTIE
CHRISTIE & ERIC TOBACK

05/29/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4707	3		2	O'CONNOR, JEFFREY M & LISA N 19 DRUID HILL RD SUMMIT, NJ 07901	19 DRUID HILL RD	
4707	4		2	MURPHY, JOHN R & YASMIN S. 25 DRUID HILL RD SUMMIT, NJ 07901	25 DRUID HILL RD	
4801	2		2	PECHTER, RICHARD S. TRUSTEE 1 MAGNOLIA PLACE SUMMIT, NJ 07901	5 MAGNOLIA PLACE	
4801	3		2	CHIBANE, ZACHARIA M&CARMICHAEL, A P 165 OAK RIDGE AVE SUMMIT, NJ 07901	165 OAK RIDGE AVE	
4801	4		2	WELDON, ELISSA & POTHEIER, RICHARD 171 OAK RIDGE AVENUE SUMMIT, NJ 07901	171 OAK RIDGE AVE	
4801	6		2	SUO, YICONG & ANNA T 181 OAK RIDGE AVE SUMMIT, NJ 07901	181 OAK RIDGE AVE	
4801	7		2	LEE, MARK D & AMY 185 OAK RIDGE AVE SUMMIT, NJ 07901	185 OAK RIDGE AVE	
4801	8		2	FISHKOFF, ANDREW & LAUREN 189 OAK RIDGE AVE SUMMIT, NJ 07901	189 OAK RIDGE AVE	
4801	16		2	PETERSON, CLARK & HADLEY L. 32 DRUID HILL RD SUMMIT, NJ 07901	32 DRUID HILL RD	
4801	17		2	THOMPSON, STEPHEN & LAUBER, KAITLYN 28 DRUID HILL RD SUMMIT, NJ 07901	28 DRUID HILL RD	
4801	18		2	MAXWELL, ROBERT & MARUKEL N. 18 DRUID HILL RD SUMMIT, NJ 07901	18 DRUID HILL RD	
4801	19		2	RAINERO, STEVEN J. & RENEE E. 14 DRUID HILL RD SUMMIT, NJ 07901	14 DRUID HILL RD	
4801	20		2	FINKLER, LYLE & ALANNA 10 DRUID HILL RD SUMMIT, NJ 07901	10 DRUID HILL RD	
4801	21		2	MCGIFFIN, GAIL E. 6 DRUID HILL RD SUMMIT, NJ 07901	6 DRUID HILL RD	
4803	6		2	WENTWORTH, GRANT & MEGHAN 186 OAK RIDGE AVE SUMMIT, NJ 07901	186 OAK RIDGE AVE	
4803	7		2	DOHERTY, JOHN & BRENDA 182 OAK RIDGE AVE SUMMIT, NJ 07901	182 OAK RIDGE AVE	
4803	8		2	REISEN, DANIEL E. & AMY WEISS 178 OAK RIDGE AVE SUMMIT, NJ 07901	178 OAK RIDGE AVE	
4803	9		2	STEVENSON, ANDREW P & LAVELL, SARA 166 OAK RIDGE AVE SUMMIT, NJ 07901	166 OAK RIDGE AVE	
4803	11		15C	DIVISION OF PARKS & RECREATION ADMIN. BLDG. E'TOWN PLAZA ELIZABETH, NJ 07207	201 GLENDALE AVE	



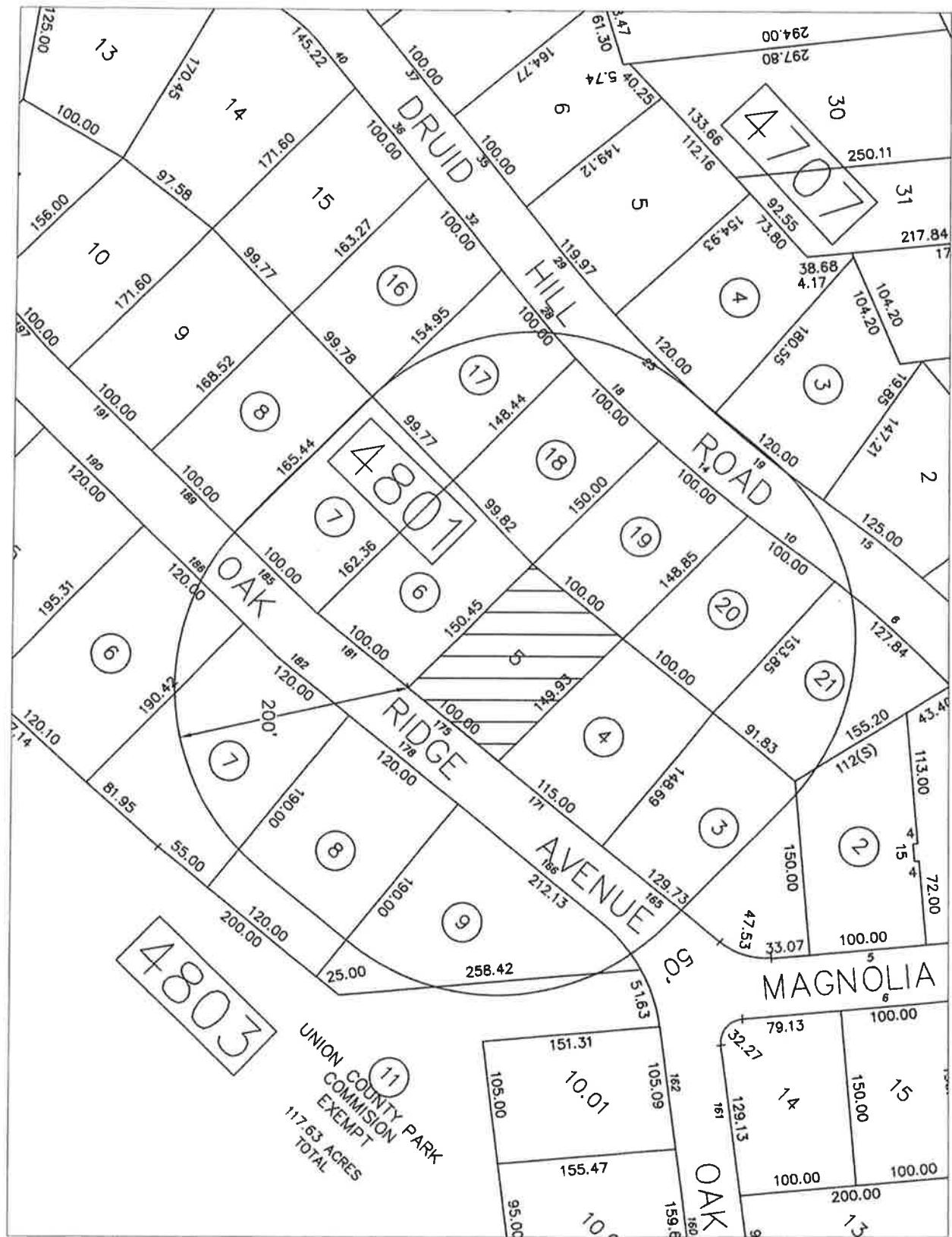
Public Utility Registration List Request for Notice of Hearings



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



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

175 Oak Ridge Avenue, Block 4801, Lot 5

The conditions affecting this property and the reason for the application being heard are as follows: Construction of a proposed detached garage will require 2 variances

(1) Relief from 35-9.4 - Building coverage of 19.1% where maximum is 18%
(2) Relief from 35-9.4 - Lot coverage of 35.6% where maximum is 35%
Lot coverage is a reduction from an existing of 36.1%

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.

Christie & Eric Toback

Applicant's printed name

NOTICE OF HEARING

DATE: _____

TO Property Owners w/in 200'
of 175 Oak Ridge Avenue

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 25 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 175 Oak Ridge Avenue

The conditions affecting this property and the reasons for the application being heard are as follows: Construction of a proposed detached garage will require 2 variances

- (1) Relief from 35-9.4 - Building coverage of 19.1% where maximum is 18%
- (2) Relief from 35-9.4 - Lot coverage of 35.6% where maximum is 35%
Lot coverage is a reduction from an existing of 36.1%

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

Christie & Eric Toback

Applicant's printed name

THE CITY OF SUMMIT

NEW JERSEY

City Hall 512 Springfield Avenue Summit NJ 07901

Patricia R. Dougherty
Collector of Taxes

Telephone (908) 273-6403
Fax (908) 608-1214

ADDRESS: 175 Oak Ridge Avenue **DATE:** 5.27.2025
OWNER(S): Christie & Eric Toback

BLOCK: 4801 **LOT(S):** 5

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
Collector of Taxes

For Office Use Only:

Department of Community Services
Date filed: _____
File ZB/PB# _____
Received by: _____