



RECEIVED
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**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: 90 Tulip Street, Summit, NJ

Block(s) 4602 Lot(s) 22 Zone(s) R-6

How the property is used (one-family, offices, etc.): One-Family House

Property Owner: Emil J. and Laura H. Rufolo Phone [REDACTED]

Email: [REDACTED]

Owner Address: 90 Tulip Street, Summit, NJ

Applicant: Emil J. and Laura H. Rufolo Phone: [REDACTED]

Email: [REDACTED]

FILL IN ITEMS 1 THROUGH 6 - 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 Number of dwelling units 1 Existing
1 Proposed 1 Proposed

4 Building area 1,608 S.F. Existing
0 S.F. Proposed new *
1,608 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

5 Comments: _____

6 Signature Emil J. Rufolo Date: 8/8/25



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



Name of applicant Emil J. and Laura H. Rufolo Date _____

Address of property 90 Tulip Street Block 4602 Lot 22

Approval requested: Appeal zoning officer decision Interpret Ordinance or Map
 Bulk variance Use variance

NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.
NOTE: You must collate many of the items on this checklist into separate packages – please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

	Applicant	City
1. Original and 12 copies of application form	<u>X</u>	_____
2. Original and 12 copies of narrative description of project	<u>X</u>	_____
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	<u>X</u>	_____
4. Original and 12 copies of proposed structure, including interiors	<u>X</u>	_____
5. Grading plan	<u>NA</u>	_____
6. Thirteen copies of the zoning officer's decision (If applicable)	<u>NA</u>	_____
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>	<u>X</u>	_____
8. Original and 12 copies of the certified list of owners of property within 200 feet.	<u>X</u>	_____
9. Original copy of evidence of paid property taxes	<u>X</u>	_____
10. Original copy of the proposed notice to owners within 200'	<u>X</u>	_____
11. Original copy of the proposed advertisement	<u>X</u>	_____
12. Subdivision submittal (If applicable)	<u>NA</u>	_____
13. Site plan submittal (If applicable)	<u>NA</u>	_____
14. Original copy of this completed checklist	<u>X</u>	_____
15. Application fee and escrow deposit	<u>X</u>	_____
16. Electronic copies of all submissions shall be submitted by CD, USB drive or other means acceptable to the Summit Department of Community Services staff.	<u>X</u>	_____

Applicant - Please do not write below this line

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

Administrative Office

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. _____, 20____

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 Emil J. and Laura H. Rufolo

residing at 90 Tulip Street, Summit, NJ _____ says:

1. Petitioner is the Owner of property
located at 90 Tulip Street, Summit, NJ 07901

Block 4602, Lot(s) 22 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: _____

construct a second floor additions over the existing kitchen and study

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

Building Coverage, Side Yard Setback (Section 35-9.4)

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

Area of Plot 6,000 square feet
Area of existing structures which will remain 1,608 square feet
Total area of plot to be occupied by structures 1,608 square feet
Percentage of lot to be occupied by structures 26.8 percent
Proposed set-back, front line 28.99 feet;
Proposed sidelines (specify if corner 12.12'/5.61' feet;
Proposed rear yard 50.3 feet.
Year house built _____.

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: _____

The additions will be constructed over the existing first floor with the exception of a cantilever at the rear of the house over the existing deck, therefore there is no change to the building coverage and lot coverage. The lot width is nonconforming that creates part of the addition a vertical instenification of a non-conforming side yard setback, which will not encroach any further than the existing first floor.

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.

Emil J. and Laura H. Rufolo
Petitioner

Petitioner's Phone Number [REDACTED]

Petitioner's Email [REDACTED]

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

State of New Jersey
County of Union

Emil J. and Laura H. Rufolo, 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.

Emil J. and Laura H. Rufolo
Petitioner's printed name

Emil J. and Laura H. Rufolo
Petitioner's signature

Sworn and subscribed before me this
8th day of August, 2025
[Signature]
Notary Public

DORCIA D HEATH
Notary Public
State of New Jersey
My Commission Expires Sept. 08, 2029
I.D.# 50225574

Check here if additional pages are attached.



STEVEN C. HOCKSTEIN, AIA
NJ RA 14360
DOUGLAS E. MILLER, AIA
NJ RA 15550

PHONE: 973-258-0800
FAX: 973-258-1333

281 MAIN STREET, MILLBURN, NJ 07041

AHMARCHITECTS.COM

August 11, 2025

Zoning Board of Adjustment
City of Summit
512 Springfield Avenue
Summit, NJ 07901

RE: Variance Application for:
Emil J. and Laura H. Rufolo
90 Tulip Street
Summit, NJ 07901

Dear Members of the Board:

Please accept this letter to explain the variances that are requested for the proposed changes to the house at 90 Tulip Street, Block 4602, Lot 22, in the City of Summit. The lot is in the R-6 Zone.

This is a single family, two-story home with 3 bedrooms and one bathroom on the second floor, which doesn't meet the needs of a modern family. The goal is to create 3 children's bedrooms, a hall bathroom, and primary suite for their growing family. The first-floor layout will remain. All of the changes will be on the second floor and parts of the attic to accommodate the new roof lines of the additions.

We are requesting the following variances:

- A Side Yard Setback on the right side of the house for the vertical intensification of 5.61' (Section 35-9.4). There is no change in the side yard setback
- An increase in Floor Area from 33% (1,983 SF) to 38.8% (2,330 S.F) (Section 35-9-4)

A few reasons why we believe the change should be approved:

- The narrow lot and siting of the house limits the additions to the rear and right side of the house.
- The rear addition will be constructed within the buildable area.
- The addition on the right side is a vertical intensification of a pre-existing non-conforming side yard setback and will not encroach any further than the existing setback.
- Both additions will be constructed over the existing first floor, therefore, there will be no change to the building coverage and lot coverage.
- The additions will not change the building height.
- The addition will compliment and integrate with the existing house using matching siding, windows, details and colors.
- We have worked hard to conform to all other requirements for the zone. Granting the variances will not be a detriment to the neighborhood or to the City of Summit.

Thank you for taking the time to review our application.

Very truly yours,

Douglas E. Miller

Douglas E. Miller, AIA
AHM Architects, LLC



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: Emil J and Laura H. Rufolo	Date: 7/31/25
City, State, Zip Code: 90 Tulip Street, Summit, NJ	Block: 4602 Lot: 22

APPLICANT INFO:

Applicant		Owner (if different)
Name:	Emil J and Laura H. Rufolo	
Address:	90 Tulip Street, Summit, NJ	
Email: (required)	[REDACTED]	
Phone:	[REDACTED]	

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: 7/31/25 Emp.: JS	Check #: 4578	

Jessica Sands

7/31/25

To Eng: 7/31/25 10:08 am/pm

Zoning/Planning Board Secretary

Date

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
4601	1				
4602	1-10, 17-21, 23-27				
4603	1, 20-25 (4603/24 → 25)				

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

8/6/25
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

8-7-25
Date

OWNER & ADDRESS REPORT

SUMMIT

08/07/25 Page 1 of 2

4602-22 90 TULIP ST - RUFOLO, EMIL J & LAURA H
EMIL J & LAURA H RUFOLO

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4601	1		15A	BOARD OF EDUCATION 90 MAPLE STREET SUMMIT N J 07901	89 TULIP STREET	
4602	1		2	SMITH, JENNER JOHN & KELLY BRODERICK 46 ASHLAND RD SUMMIT, NJ 07901	46 ASHLAND RD	
4602	2		2	GOLDBERG, ADAM & COCCHIARO, A 5 LAUREL AVENUE SUMMIT, NJ 07901	5 LAUREL AVENUE	
4602	3		2	LOGOTHETIS, JULIE A. 7 LAUREL AVE SUMMIT, N J 07901	7 LAUREL AVE	
4602	4		2	SILK, DAVID R & COLEEN P 9 LAUREL AVE SUMMIT, NJ 07901	9 LAUREL AVE	
4602	5		2	PENNUCCI, LEONARD & ANGELA 11 LAUREL AVE SUMMIT, N J 07901	11 LAUREL AVE	
4602	6		2	NEILAN, JOHN & SUSANNE 15 LAUREL AVENUE SUMMIT, NJ 07901	15 LAUREL AVE	
4602	7		2	FEELEY, JOHN J. & AIMEE M. 17 LAUREL AVENUE SUMMIT, N J 07901	17 LAUREL AVE	
4602	8		2	RAAB, JACOB L & SUPATRA THONGCHAI 19 LAUREL AVE SUMMIT, N J 07901	19 LAUREL AVE	
4602	9		2	RUANE, THOMAS P. & JO-ANN M. 21 LAUREL AVENUE SUMMIT, NJ 07901	21 LAUREL AVE	
4602	10		2	LINES, STEPHEN P. & HANNAH W. PAYNE 23 LAUREL AVE SUMMIT, N J 07901	23 LAUREL AVE	
4602	17		2	WOLFER, ELIZABETH L. 100 TULIP STREET SUMMIT, NJ 07901	100 TULIP ST	
4602	18		2	ROBERT AND MARLENE LIPPMAN IRREVOCA 98 TULIP ST SUMMIT, NJ 07901	98 TULIP ST	
4602	19		2	CARRASCOZA, GUILHERME S & CINARA N 96 TULIP ST SUMMIT, NJ 07901	96 TULIP ST	
4602	20		2	MOCKUS, AUDRIS & MOCKIENE, BIRUTE 94 TULIP ST SUMMIT, N J 07901	94 TULIP ST	
4602	21		2	FALLON, DAVID & CARRIE 92 TULIP STREET SUMMIT, NJ 07901	92 TULIP ST	
4602	23		2	DORAN, MICHAEL & KARYN 88 TULIP STREET SUMMIT, N J 07901	88 TULIP ST	
4602	24		2	BHATI, PAWAN 539 W. COMMERCE ST. #1521 DALLAS, TX 75208	86 TULIP ST	
4602	25		2	BOWYER, ALBERT PAUL & LORRAINE C. 52 ASHLAND RD SUMMIT, N J 07901	52 ASHLAND RD	

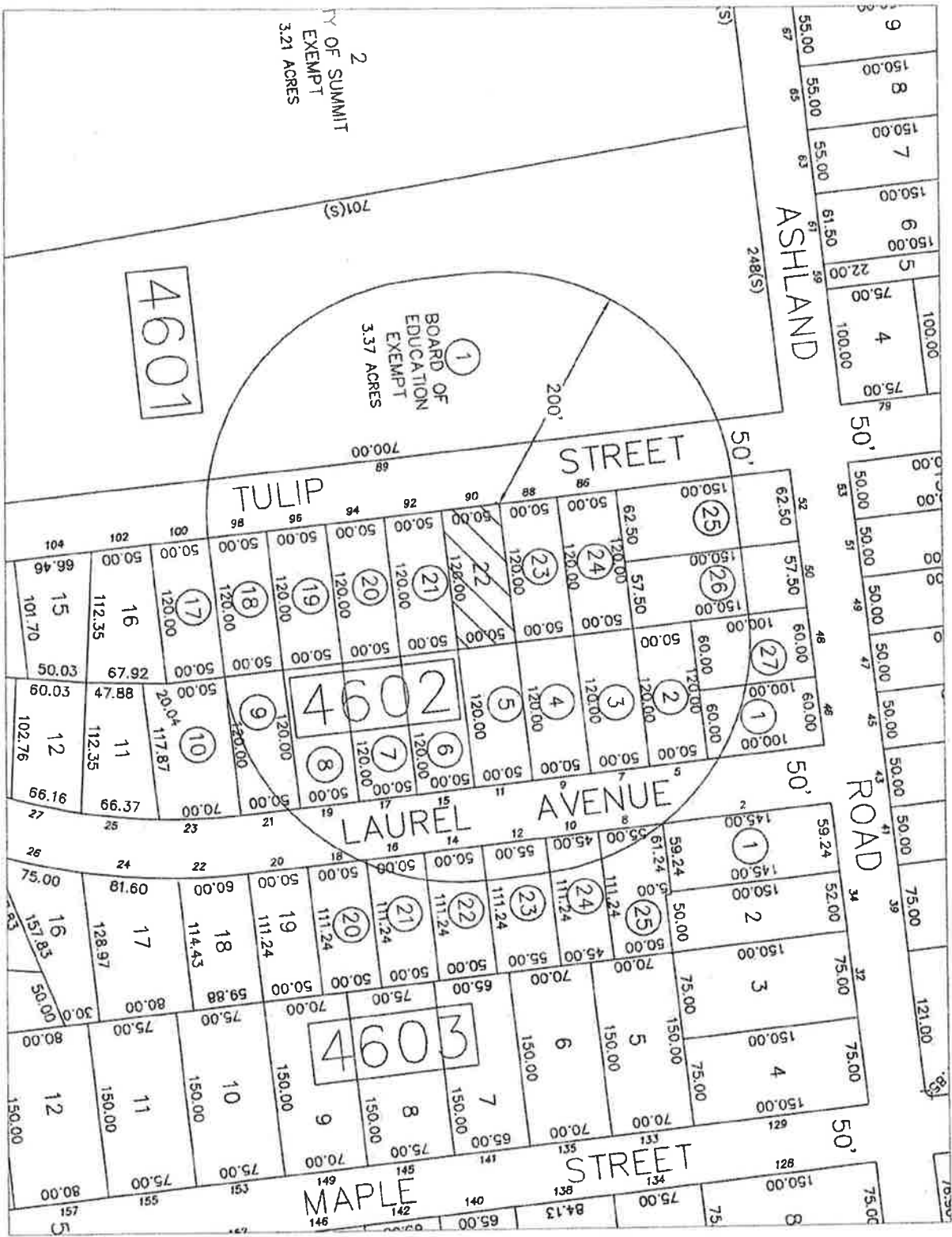
OWNER & ADDRESS REPORT

SUMMIT

4602-22 90 TULIP ST - RUFOLO, EMIL J & LAURA H
EMIL J & LAURA H RUFOLO

08/07/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4602	26		2	HUMPHREYS, JOHN P & RACHEL E 50 ASHLAND RD SUMMIT, NJ 07901	50 ASHLAND RD	
4602	27		2	CLARK, MATTHEW T & VICTORIA 48 ASHLAND ROAD SUMMIT, NJ 07901	48 ASHLAND ROAD	
4603	1		2	CHONG, DAVID T. & ELAINE E. 2 LAUREL AVE SUMMIT, N J 07901	2 LAUREL AVE	
4603	20		2	BROWN, NICHOLAS & JOANNA 18 LAUREL AVE SUMMIT, NJ 07901	18 LAUREL AVE	
4603	21		2	DOLAN, MATTHEW F & EMILY C 16 LAUREL AVE SUMMIT, NJ 07901	16 LAUREL AVE	
4603	22		2	YOUNG, WILLIAM P & LINDA S 14 LAUREL AVE SUMMIT, N J 07901	14 LAUREL AVE	
4603	23		1	FALLOWES, KAREN ELIZABETH 8 LAUREL AVE SUMMIT, NJ 07901	12 LAUREL AVE	
4603	25		2	FALLOWES, KAREN 8-10 LAUREL AVENUE SUMMIT, NJ 07901	8-10 LAUREL AVENUE	24





217(S)

248(S)

701(S)

206(S)

2
CITY OF SUMMIT
EXEMPT
3.21 ACRES

1
BOARD OF
EDUCATION
EXEMPT
3.37 ACRES

TAX MAP
CITY OF SUMMIT
UNION COUNTY, NEW JERSEY
SCALE: 1"= 100'
APRIL 2012
PAMELA L. MATHEWS, P.E., L.S.
HATCH MOTT MACDONALD
53 FRONTAGE ROAD, SUITE 170, HAMPTON, NJ 08827
TO SHOW CONDITIONS AS OF MAY 2013

225(S)

206(S)



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

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 90 Tulip Street, Summit, NJ

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

The applicant requests "c" bulk variance relief for a side yard setback on the right side of the house and "d"(4) floor area ratio variance for the construction of second floor additions over the existing first floor and part of the deck.

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

Emil J. and Laura H. Rufolo

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 **XXXXXXX, XXXXXX, 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 **90 Tulip Street, Block 4602, Lot 2**.

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

The applicant requests "c" bulk variance relief for a side yard setback on the right side of the house and "d"(4) floor area ratio variance for the construction of second floor additions over the existing first floor and part of the deck.

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.

Emil J. and Laura H. Rufolo

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: 90 Tulip Street, Summit, NJ DATE: 7-31-25

OWNER(S): Emil J. and Laura H. Rufolo

BLOCK: 4602 LOT(S): 22

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 Leke
Dep. Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____