

**Alfonso  
& Webber**



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

September 2, 2025

Jessica Sands  
Land Use Assistant/Board Secretary  
Planning Board  
City of Summit  
512 Springfield Avenue  
Summit, NJ 07901

**Re: 268-270 Ashland Road  
Block 5303, Lot 2  
Summit, NJ 07901**

Dear Ms. Sands:

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

- 1 original and 13 copies of the Application for Development forms with associated documents, including, but not limited to, the following;
- 1 original and 13 copies of the Architectural Plans prepared by Hayk Ekshian, P.A.;
- 1 original and 13 copies of the Proposed Minor Subdivision Plan prepared by Andrew B. Clarke, PLS, PE;
- 1 original and 13 copies of the Topographic Survey;
- 1 original and 13 copies of the Use Plan;
- 1 original and 13 copies of the narrative description of the project;
- 13 copies of the Certified List of Property Owners within 200';
- 2 copies of the Tax Certification;
- 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 \$700, for the application fee; and
- 1 check in the amount of \$1,500, for the escrow fee.

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*  
Samantha T. Alfonso, Esq.

cc.: team



# 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: 270 Ashland Road

Block(s) 5303 Lot(s) 2 Zone(s) R-15

How the property is used (one-family, offices, etc.): one-family and professional office

Property Owner: Linden Place RTR LLC a New Jersey Limited Liability Company and Stephen J. Gianis Phone c/o Alfonso & Webber, LLC

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

Owner Address: 270 Ashland Road

Applicant: Linden Place RTR LLC a New Jersey Limited Liability Company and Stephen J. Gianis Phone: c/o Alfonso & Webber, LLC

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 checked="" 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 2 Proposed  
4 Number of dwelling units 1 Existing 2 Proposed

5 Building area 2,666 s.f. Existing  
3,338 s.f. Proposed new \*  
3,338 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 : FOR

Alfonso & Webber, LLC,  
Attorneys for Applicant

7 Signature: [Signature] Date: 9/2/2025

By: Samantha T. Alfonso, Esq.

# PLANNING BOARD APPLICATION CHECKLIST

City of Summit, Union County, NJ

Name of applicant Linden Place RTR LLC, a NJ Limited Liability Company,  
and Stephen J. Gianis. Date \_\_\_\_\_

Address of property 270 Ashland Road Block 5303 Lot 2

Approval requested: ☒ Subdivision ☒ Bulk Variance  
☐ Site Plan ☐ Other \_\_\_\_\_

**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 Planning Board* for instructions.

	Applicant	City
1. Original and 15 copies of application form	<u>✓</u>	<u>          </u>
2. Original and 15 copies of narrative description of project	<u>✓</u>	<u>          </u>
3. Original and 15 copies of plat/property survey, showing the existing and proposed building setbacks	<u>✓</u>	<u>          </u>
4. Original and 15 copies of proposed structure, including interiors	<u>✓</u>	<u>          </u>
5. Sixteen copies of the area map of properties within 200 feet, showing each of the following items: a. <u>street numbers</u> c. <u>north arrow</u> b. <u>date and graphic scale</u> d. <u>Zone district</u> e. <u>uses of each property within 200 ft.</u>	<u>✓</u>	<u>          </u>
6. Original and 15 copies of the certified list of owners of property within 200 feet.	<u>✓</u>	<u>          </u>
7. Original and 15 copies of the subdivision submittal, if needed	<u>✓</u>	<u>          </u>
8. Original and 15 copies of the site plan submittal, if needed	<u>N.A</u>	<u>          </u>
9. Original and one copy of evidence of paid property taxes	<u>✓</u>	<u>          </u>
10. Original and one copy of the proposed notice to owners within 200'	<u>✓</u>	<u>          </u>
11. Original and one copy of the proposed advertisement	<u>✓</u>	<u>          </u>
12. Original and 1 copy of this completed checklist	<u>✓</u>	<u>          </u>
13. Application fee and escrow deposit	<u>✓</u>	<u>          </u>

*Applicant - Please do not write below this line*

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

\_\_\_\_\_  
Administrative Officer

# MINOR SUBDIVISION – FINAL APPROVAL

## Submission Checklist

City of Summit, Union County, NJ

Name of applicant Linden Place RTR LLC, a NJ Limited Liability Company, and Stephen J. Gianis Date 9/2/2025

Address of property 270 Ashland Road Block 5303 Lot 2

Submittal Items – Section 6.8-1

		Applicant	City
1.	1 original and 13 copies of application form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	14 copies and (one mylar of plat tbs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	1 original and 13 copies of property owners list and area map showing the uses of each property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	1 original and 1 copy of completed checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	1 original and 1 copy of the proposed public notice	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	1 original and 1 copy of the proposed advertisement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	2 copies of the completed County planning board application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8.	2 copies of protective covenants, deed restrictions and easements	N/A	<input type="checkbox"/>
9.	1 original and 1 copy of drainage calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10.	1 original and 1 copy of certification of paid property taxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	Application fee and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	Soil Conservation District certification	Simultaneous application	
13.	Letters from utility companies approving proposed utility service and stating who will construct the utility facility	tbs	<input type="checkbox"/>

Plat Design Standards – Section 6.9-4

14.	Scale 1" = 50' or larger	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15.	Based on certified boundary survey by NJ-licensed land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16.	Design and improvements by NJ-licensed professional engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17.	Sheet sizes 30" x 42"; 24" x 36"; 17" x 22"; 11" x 17"; or 8.5" x 11"	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18.	Signature blocks for the approving authority, City Engineer, and other endorsements required by law	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
19.	Tract boundary lines; municipal boundary lines if within 200 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20.	Street names	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.	Lot lines and other site lines and chord bearings, with the distances of all curves	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22.	Minimum building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23.	Area of each lot to nearest 1.0 square foot	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24.	Dimensions (both linear and angular) of exterior tract boundaries based on and calculated from surveyed traversing which has an apparent error of field course of 1:10,000 or better, corrected by accepted balancing methods to final errorless closure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25.	Block and lot numbers in conformance with city standards and in accord with city Tax Assessor	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# MINOR SUBDIVISION – FINAL APPROVAL

## Submission Checklist

City of Summit, Union County, NJ

Name of applicant John T. Gianis, Jr., and Thomas Gianis, members, Linden Place RTR LLC. Date \_\_\_\_\_

Address of property a NJ Limited Liability Company, and Stephen J. Gianis  
270 Ashland Road Block 5303 Lot 2

Submittal Items – Section 6.8-1

		Applicant	City
1.	1 original and 13 copies of application form	<input checked="" type="checkbox"/>	_____
2.	14 copies and (one mylar of plat tbs)	<input checked="" type="checkbox"/>	_____
3.	1 original and 13 copies of property owners list and area map showing the uses of each property	<input checked="" type="checkbox"/>	_____
4.	1 original and 1 copy of completed checklist	<input checked="" type="checkbox"/>	_____
5.	1 original and 1 copy of the proposed public notice	<input checked="" type="checkbox"/>	_____
6.	1 original and 1 copy of the proposed advertisement	<input checked="" type="checkbox"/>	_____
7.	2 copies of the completed County planning board application	<input checked="" type="checkbox"/>	<u>0</u>
8.	2 copies of protective covenants, deed restrictions and easements	N/A	_____
9.	1 original and 1 copy of drainage calculations	<input checked="" type="checkbox"/>	_____
10.	1 original and 1 copy of certification of paid property taxes	<input checked="" type="checkbox"/>	_____
11.	Application fee and escrow deposit	<input checked="" type="checkbox"/>	_____
12.	Soil Conservation District certification	Simultaneous application	
13.	Letters from utility companies approving proposed utility service and stating who will construct the utility facility	tbs	_____

Plat Design Standards – Section 6.9-4

14.	Scale 1" = 50' or larger	<input checked="" type="checkbox"/>	_____
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18.	Signature blocks for the approving authority, City Engineer, and other endorsements required by law	<input checked="" type="checkbox"/>	<u>0</u>
19.	Tract boundary lines; municipal boundary lines if within 200 feet	<input checked="" type="checkbox"/>	_____
20.	Street names	<input checked="" type="checkbox"/>	_____
21.	Lot lines and other site lines and chord bearings, with the distances of all curves	<input checked="" type="checkbox"/>	_____
22.	Minimum building setback lines	<input checked="" type="checkbox"/>	_____
23.	Area of each lot to nearest 1.0 square foot	<input checked="" type="checkbox"/>	_____
24.	Dimensions (both linear and angular) of exterior tract boundaries based on and calculated from surveyed traversing which has an apparent error of field course of 1:10,000 or better, corrected by accepted balancing methods to final errorless closure	<input checked="" type="checkbox"/>	_____
25.	Block and lot numbers in conformance with city standards and in accord with city Tax Assessor	<input checked="" type="checkbox"/>	_____

26. Street numbers as assigned by the Tax Assessor
27. Certification that the applicant is the agent or owner of the land, or that the owner has given consent to the development
28. Local, county and state approvals
29. One copy of the preliminary plat revised to show all conditions and changes required by the approving authority

Applicant City

tbs \_\_\_\_\_

\_\_\_\_\_

✓

Simultaneous application

Upon approval

Applicant - Please do not write below this line

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

Administrative Officer

To be completed by Technical Review Committee / other staff:

REVIEW COMMENTS:

Submitted by: \_\_\_\_\_

# Application to Planning Board of Summit, New Jersey

Summit, N. J. September 2, 2025

In the matter of the petition of Linden Place RTR LLC a New Jersey Limited Liability Company  
and Stephen Gianis for relief from the  
strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner s Linden Place RTR LLC, a NJ Limited Liability Company and Stephen J. Gianis

Located at:  
residing at 61 Linden Place, Summit says:

1. Petitioner is the Owner of property  
located at 270 Ashland Road.

Block 5303, Lot(s) 2 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: \_\_\_\_\_

\_\_\_\_\_  
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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Linden Place RTR, LLC  
270 Ashland Road  
Lot 2, Block 5303  
Summit, N.J. 07901

### **Memorandum in support of the Application for Development**

The applicant Linden Place RTR, LLC requests the approval of the Planning Board of the City of Summit of their application for minor subdivision approval of the 22,078 s.f. lot of the late John Gianis, M.D. and Jenny Gianis.

By way of background, the premises at 270 Ashland Road contain Dr. Gianis' medical office and the family residence, combined into one building. It is a preexisting vestige of an earlier time and type of practice. The existing lot is actually a combination of 2 lots: when Dr. and Mrs. Gianis purchased their doctor's office and residence in 1960 from Louis Barba, Barcon Associates.

In 1956, the City approved the creation of 10 lots, 6 of which were along Ashland. Of those 6 lots, Dr. and Mrs. Gianis purchased lots 4 and 5 and merged them into the Doctor's office and residence. That is the property before this Board.

The application proposes to eliminate the preexisting nonconforming combined professional office and residence and replace it with 2 single family detached dwellings, each on their own lot. A permitted use, of course. The 2 lots will each be comparable in size and shape to the other 4 lots on Ashland approved in 1956 by the City.

Toward this end, the following relief is requested:

1. Minor Subdivision Approval to create lots 2.01 and 2.02 as detailed in the proposed plans;
2. Variance relief pursuant to N.J.S.A. §40:55D-70(c)(1) and (2) for the lot area and rear yard setback; and
3. 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.

#### **Minor subdivision approval.**

Where the R-15 Zone District requires a lot area of 15,000 s.f., the application proposes 2 lots: 1) the 2.01 –with a lot area of 11,078 s.f. and 2) lot 2.02 – with a lot area of 11,000 s.f. These lots are, as mentioned, substantially consistent with the 2 lots approved in 1956 and with the other 4 lots along Ashland.

#### **Front yard setbacks.**

The application proposes front yard setbacks of 33' to the main home and about 28 feet to the small 7' wide front portico, while the schedule calls for 35' and the average of lots on both sides of Ashland envisions 38.1'.

However, the average of the other 4 lots alongside the Gianis properties on the same side of Ashland comes to 31.25. (The curbline to Ashland is another 10'). Accordingly, technically, a variance is required.

The plan also preserves the rear yard setback of 45' while honoring the adjoining front setbacks.

Lot area.

The application proposes lot areas of about 11,000 s.f. each. The Zone calls for 15,000 s.f., and the average, including those lots across Ashland, envisions 15,948 s.f.

The average of the 4 adjoining lots on Ashland comes to 10,877.75 s.f. The elimination of the nonconforming professional office and attached residence combined with the creation of 2 detached single family dwellings on commensurate lot sizes to the original approved design would support a finding that the benefits of the application substantially outweigh any detriment.

Negative Criteria.

The proposal will neither cause a substantial detriment to the public good nor a substantial impairment of the intent and purpose of the zone plan and zoning ordinance:

- The single-family uses are permitted;
- The proposal calls for the elimination of a preexisting, nonconforming professional office and residence combination;
- The proposal is aesthetically pleasing;
- The lot areas and setbacks are consistent with the adjoining properties;
- The site is well engineered; and
- Property values will be unaffected.

Conclusion.

As a result, it is requested that application for minor subdivision to divide the existing Lot 2 to create proposed Lot 2.01 and Lot 2.02, be approved.

Alfonso & Webber  
Attorneys for Applicant

By: Samantha T. Alfonso  
Samantha T. Alfonso, Esq.

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

Area of Plot 22,015 square feet

Area of existing structures which will remain N/A square feet

Total area of plot to be occupied by structures Lot 2.01, 3,823 s.f.; Lot 2.02: 3,795 square feet

Percentage of lot to be occupied by structures 15.1% each lot percent

Proposed set-back, front line Lot 2.01, 28.3'; Lot 2.02, 28.5 feet;

Proposed sidelines (specify if corner feet; Lot 2.01: left 15', right 28.6'  
Lot 2.02: left 28.3', right 15'

Proposed rear yard 45.5 feet.

Year house built approx. 1960, +/-

Other pertinent characteristics preexisting nonconforming combined medical office and residence

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.

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.

By: Stephen J. Gianis Linden Place RTR LLC  
Stephen Gianis Samantha T. Alfonso, Attorney for Petitioner

Petitioner's Phone Number c/o AW 609-807-8643/  
cell: 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

James G. Webber, Esq., and Samantha T. Alfonso, Esq.  
350 Springfield Ave, Summit, New Jersey 07901

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

Email: james@alfonsoandwebber.com,  
samantha@alfonsoandwebber.com

Fax: 908-685-2310

\*\*\*\*\*

State of New Jersey  
County of Union

JAMES G. WEBBER, 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.

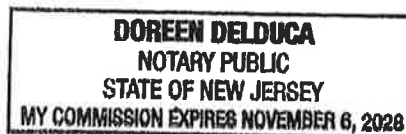
\_\_\_\_\_  
Petitioner's printed name

Sworn and subscribed before me this

25 day of AUGUST, 2025

Doreen DeDuca  
Notary Public

Linden Place RTR LLC  
By: [Signature]  
Petitioner's signature Samantha T. Alfonso, Esq.  
James G. Webber, Esq.  
By: [Signature]  
Stephen Gianis



✓ Check here if additional pages are attached.

MUST BE FILED WITH THE SECRETARY OF THE PLANNING BOARD THIRTY (30) DAYS PRIOR TO THE REGULAR PLANNING BOARD MEETING.

FORM SUBDIVISION - CITY OF SUMMIT PLANNING BOARD  
APPLICATION NO. \_\_\_\_\_ FILED \_\_\_\_\_

APPLICATION FOR CLASSIFICATION OF SKETCH OR PRELIMINARY SUBDIVISION PLAT.

TO: City of Summit Planning Board

Application is hereby made for the classification of a Sketch Plat of a proposed subdivision of land hereinafter more particularly described.

Linden Place RTR LLC, a NJ Limited Liability Company, and

1. Applicant's name: and Stephen J. Gianis

Address: 270 Ashland Road

c/o Alfonso & Webber, LLC, c/o Alfonso & Webber, LLC  
350 Springfield Ave #2, Summit, NJ 07901 Phone 609-807-8643

2. Name and address of present owner (if other than #1 above)

Linden Place RTR LLC, a NJ Limited Liability Company, and

Name: Stephen J. Gianis

Address: 61 Linden Place, Summit,

c/o Alfonso & Webber, LLC, c/o Alfonso & Webber, LLC  
350 Springfield Ave #2, Summit, NJ 07901 Phone 609-807-8643/862-812-2169

3. Interest of applicant if other than owner \_\_\_\_\_

4. Location of Subdivision 270 Ashland Road

Block. 5303 Lots 2 Street Zoning District R-15

5. Number of existing lots 1 Number of proposed lots 2

6. Area of Entire Tract 22,015 s.f. Minimum Lot Area 15,948 s.f.

7. Proposed Improvements:

A. Road \_\_\_\_\_ Lin.ft.

B. Sanitary sewer mains \_\_\_\_\_ Lin.ft.

C. Storm sewer mains \_\_\_\_\_ Lin.ft.

D. Sidewalks \_\_\_\_\_ Lin.ft.

E. Curb \_\_\_\_\_ Lin.ft.

8. Development Plans

A. Sell lots only (Yes or ☒ No)

B. Other 2 single family homes

Linden Place RTR, LLC  
270 Ashland Road  
Lot 2, Block 5303  
Summit, N.J. 07901

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The application proposes to eliminate the preexisting nonconforming combined professional office and residence and replace it with 2 single family detached dwellings, each on their own lot. A permitted use, of course. The 2 lots will each be comparable in size and shape to the other 4 lots on Ashland approved in 1956 by the City.

Toward this end, the following relief is requested:

1. Minor Subdivision Approval to create lots 2.01 and 2.02 as detailed in the proposed plans;
2. Variance relief pursuant to N.J.S.A. §40:55D-70(c)(1) and (2) for the lot area and rear yard setback; and
3. 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.

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Negative Criteria.

The proposal will neither cause a substantial detriment to the public good nor a substantial impairment of the intent and purpose of the zone plan and zoning ordinance:

- The single-family uses are permitted;
- The proposal calls for the elimination of a preexisting, nonconforming professional office and residence combination;
- The proposal is aesthetically pleasing;
- The lot areas and setbacks are consistent with the adjoining properties;
- The site is well engineered; and
- Property values will be unaffected.

Conclusion.

As a result, it is requested that application for minor subdivision to divide the existing Lot 2 to create proposed Lot 2.01 and Lot 2.02, be approved.

Alfonso & Webber  
Attorneys for Applicant

By: Samantha T. Alfonso  
Samantha T. Alfonso, Esq.





# Alfonso & Webber



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

September 26, 2025

Via FedEx

Mr. Kamal Saleh, Planning Board Secretary  
Union County Bureau of Planning & Economic Development  
Department of Economic Development  
Administration Building  
Elizabethtown Plaza  
Elizabeth, NJ 07207

Re: 268-270 Ashland Road  
Block 1803, Lot 2  
Summit, NJ 07901

Dear Mr. Saleh:

Enclosed please receive the following documents in connection with the above referenced Application for Development:

- 1 original Minor Subdivision Application and Checklist;
- 1 original signed and sealed Subdivision Plan prepared by Andrew B. Clarke, PLS, PE;
- 1 original signed and sealed Topographic Survey prepared by Andrew B. Clarke, PLS, PE;
- 1 original signed and sealed Architectural Plans (Lot 2.01 and Lot 2.02) prepared by Hayk Ekshian, AIA;
- 1 check in the amount of \$300.00 made payable to "County of Union;
- 1 W-9 Form; and
- USB containing the revised plans;

It is respectfully requested that the within application for development be filed with your office as appropriate and the matter considered, at your earliest convenience.

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

Sincerely,  
Alfonso & Webber, LLC

By: Samantha T. Alfonso  
Samantha Alfonso, Esq.

Enclosures

Cc: Linden Place RTR, LLC  
Stephen J. Gianis  
Andrew B. Clarke, PLS, PE  
Hayk Ekshian, AIA  
Jessica Sands, Planning Board Secretary

Union County, New Jersey  
Department of Economic Development – Land Development Application

**DEVELOPMENT REVIEW APPLICATION FORM**

**COUNTY OF UNION, NEW JERSEY**

**NOTICE TO APPLICANT:** Please forward by mail (no hand delivery is accepted unless by appointment) one paper copy of the plan, supporting documentation and this application form & checklist along with one electronic (PDF) copy of the plans and associated reports on a compact disk /USB drive to the Union County Bureau of Planning & Economic Development, Department of Engineering, Public Works, & Facilities Management, 2325 South Avenue, Scotch Plains NJ, 07076; Telephone: (908) 527-4268.

**1. TYPE OF DEVELOPMENT:** (check one)

A. Subdivision: \_\_\_\_\_

\_\_\_\_\_ Minor Exempt Subdivision

☒ Minor Subdivision

\_\_\_\_\_ Major Subdivision

B. Site Plan: \_\_\_\_\_

Is this a revised plan/plat? Yes ( ) or No ( ) Circle One: Plan or Plat

**2. LOCATION OF DEVELOPMENT:** Municipality: Summit

Street or Road: 268-270 Ashland Road

Tax Map: Block # 5303 Lot # 2

**3. APPLICANT:** Linden Place RTR LLC, a NJ Limited Liability Company, and Stephen J. Gianis

Address: 61 Linden Place, Summit

Telephone # c/o Alfonso & Webber, LLC 609-807-8643 Email Address: c/o Alfonso & Webber, LLC: samantha@alfonsoandwebber.com; james@alfonsoandwebber.com

**4. PROPERTY OWNER:** Owners are the applicants

Address: \_\_\_\_\_

Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**5. ATTORNEY:** James G. Webber, Esq., and Samantha T. Alfonso, Esq., Alfonso & Webber, LLC

Address: 350 Springfield Ave, Summit, NJ 07901

Telephone # 609-807-8643 Email Address samantha@alfonsoandwebber.com;

Land Surveyor and james@alfonsoandwebber.com

**6. ENGINEER:** Andrew B. Clarke, PLS, PE

Address: 466 Southern Blvd., Chatham, NJ 07928

Telephone # 973-377-2174 Email Address andew@abc-surveys.com

**7. ARCHITECT:** Hayk Ekshian, AIA

Address: 42 Maple Street, 2nd Floor, Summit, NJ 07901

Telephone # 908-830-0005 Email Address hekshian@spaceandmark.com

**8. LAND SURVEYOR:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

**9. DEVELOPMENT INFORMATION:**

a. Project Name (if any): \_\_\_\_\_

b. No. of existing lots\* 1 No. of proposed lots\* 2

c. Area of entire tract 22,078 s.f

d. Area conveyed by present owner or other \* present owner

e. Area of Impervious surface (sq. ft.) 7,618 s.f.

f. No. of parking spaces N/A

g. Zoning district R-15

h. Existing use Mixed office and residential

i. Proposed use Residential: 2, single family lots

j. No. of housing lots for sale\* 2

h. No. of multi-family residential units 0

i. Sq. ft. of building area for commercial use 0

j. Sq. ft. of building area for Industrial use 0

k. Sq. ft. of building area of other use Residential:

l. When did you apply to the municipality for this development? Filed September 3, 2025

m. Status of Municipal Review: Approved\_\_\_\_ ; Pending ☒ ; Denied \_\_\_\_

n. Municipal Site Plan/Subdivision Approval (Resolution) Date: \_\_\_\_\_

o. Has the Applicant or Developer previously applied to the Union County Planning Board for approval of the proposed development? Yes ( ) or No ( ☒ ) If so, when \_\_\_\_\_ and what was the County Application# \_\_\_\_\_

Union County, New Jersey  
Department of Economic Development – Land Development Application

**10. Signatures**

Alfonso & Webber, LLC  
Attorneys for Applicant

APPLICANT SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

By: Samantha T. Alfonso, Esq.

OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

By: Samantha T. Alfonso, Esq.

Any additional information, which the applicant may wish to note may be provided on a separate sheet.

NOTE: Submission of this application to Union County does not exclude the possibility for the need of any technical studies or reports to support or substantiate the proposed development identified in this application. Any application information requested would be provided by the applicant. Our acknowledgement of the application as complete does not exclude the possibility of a need for any future technical studies.

**\*Subdivision applications only.**

Please call the Union County Bureaus of Planning & Economic Development at (908) 527-4268 or (908) 789-3685.

## UNION COUNTY LAND DEVELOPMENT STANDARDS FEE SCHEDULE

Application fees (\*) shall be charged for the review of all land subdivisions and site plans submitted to the County's Bureau of Planning and Economic Development in accordance with the following: [Underscore notes 2020 amendment to fee schedule]

### Subdivisions

A minor subdivision which does not abut a county road or affect a county drainage facility	\$200
A minor subdivision which abuts a county road or affects a county drainage facility	\$300
A major subdivision which does not abut a county road or affect a county drainage facility	\$400
A major subdivision which abuts a county road or affects a county drainage facility	\$500 plus \$20 per lot

### Site Plans

A site plan which does not abut a county road or affect a county drainage facility and includes less than one acre of impervious surface	\$200
Site plan not abutting a county road or affecting a county drainage facility which contains one (1) or more acres of impervious surface	\$600
A site plan which abuts a county road or affects a county drainage facility	\$500 plus \$10 per parking space (Warehouse use: \$350.00 + \$5.00 per 1000 sq. ft. of floor area)

### Exemption

<u>An applicant seeking consideration of exemption from County Planning Board Application Development Review</u>	\$200 (see note #6)
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\* Note: The Land Development application fee schedule was revised according to the Union County Board of Chosen Freeholders Resolution #819-2020.

Union County, New Jersey  
Department of Economic Development – Land Development Application

**Fee Schedule - Continued**

**Notes:**

1. Plan Revisions (if submitted within one year from date of original action)
  - 1<sup>st</sup> revision: 25% of original fee
  - 2<sup>nd</sup> and each subsequent revision: 50% of original fee
2. A fee will not be charged for informal reviews and any comments shall be non-binding.
3. The applicant shall make payment by check or money order payable to the "County of Union, NJ". Application fees shall be non-refundable. However, the fee may be returned to the applicant upon written request if the application in question was not reviewed and provided that a formal request was not made by the County Bureau of Planning and Economic Development for a time extension to continue its review. Development review fees may only be collected by the associated county planning office.
4. Application fees shall not exceed \$20,000.
5. Fees shall not be charged for the review of plans submitted by state, county, municipal governments and public agencies. Churches, hospitals and non-profit institutions exempt from the local application fee will be exempt from any county review fee.
6. An applicant seeking exemption from review shall submit a site plan or subdivision plan, completed application, checklist, and one digital copy of the plans and associated documents as per general development application submission requirements. The applicant shall provide a description of the proposed and reasons believed an exemption is required. If determined exempt a notification letter will be provided and fee retained by the County. If the exemption request is denied the exemption review fee will be credited to the required application review fee that is due.
7. Paper copies of the Land Development Standards and Design Standards will be available from the County for a fee of \$5.00. A digital copy of the land development standards and design standards are available on the County's website: [www.UCNJ.org](http://www.UCNJ.org) - free of charge.
8. Submitted applications should be accompanied by one hard/paper copy of the plans, plats, drawings, application, checklist, and any associated reports including but not limited to drainage calculations, stormwater reports, and traffic reports. A digital copy of the plans and associated documents in Adobe PDF format should also be provided. Any subsequent revisions shall provide the same.

## COUNTY OF UNION, NEW JERSEY

### DEVELOPMENT REVIEW CHECKLIST FOR SUBDIVISIONS

Applicant's Name & Address Linden Place RTR LLC and Stephen Glanis  
61 Linden Place, Summit  
c/o Alfonso & Webber, LLC  
Phone #: 609-807-8643 Fax #: 908-685-2310 Assigned File #:  
Name of Subdivision: \_\_\_\_\_ Location (Municipality): City of Summit  
Address: 270 Ashland Road Date of Plans: 7/07/2025  
Block/Lot #s: 5303/2

### The Land Development Standards of the County of Union

#### Subdivision Checklist

The Applicant's engineer shall complete each item on the Check List as follows:  
Yes (Y), No (N) or Not Applicable (N/A) under the corresponding applicant column.

#### Section 402. Sketch Plat Details

(Scale not less than 1 in. = 200 ft.)

<u>Applicant</u>	<u>County</u> <u>Verification</u>
------------------	--------------------------------------

- |       |     |  |
|-------|-----|--|
| ( Y ) | ( ) | A) Proper sheet size as permitted by the New Jersey Map Filing Act                           |
| ( Y ) | ( ) | B) Key Map – Subdivided area, proposed street pattern & entire tract relative to entire area |
| ( Y ) | ( ) | C) Location Map – proposed subdivision relative to entire tract                              |
| ( Y ) | ( ) | D) Existing structures – to remain/ to be demolished   |
| ( Y ) | ( ) | E) Name & address of owner, developer and applicant  |
| ( Y ) | ( ) | F) Name & address of adjoining property owners within 200 ft.                                |
| ( Y ) | ( ) | G) Tax map sheet, block and lot numbers  |
| (N/A) | ( ) | H) Existing/proposed streets within/adjoining the proposed subdivision                       |
| ( Y ) | ( ) | I) Proposed lot lines and lot lines to be eliminated   |

Union County, New Jersey  
Department of Economic Development – Land Development Application

(N/A) ( ) J) Existing & proposed utilities easements

*County*  
Applicant Verification

( Y ) ( ) K) Location, size & direction of flow of all waterways & drainage structures in the area to be subdivided or within 200 ft. of the subdivision

( Y ) ( ) L) North arrow with reference meridian

( Y ) ( ) M) Acreage of entire tract & area being subdivided

( Y ) ( ) N) Plat scale with Graphic Scale

( Y ) ( ) O) Date of plan and revision(s)

**Section 404. Preliminary Plat Details**

(Scale not less than 1 in. = 200ft.)

N/A - Minor Subdivision

*County*  
Applicant Verification

( ) ( ) A) Proper sheet size

( ) ( ) B) Key Map of entire subdivision, proposed streets, surrounding areas

( ) ( ) C) Name of subdivision, tax map sheet, block & lot numbers, date revision date, north arrow with reference meridian & graphic scale

( ) ( ) D) Name & address of owner, developer & preparer of plat, maps & reports

( ) ( ) E) Acreage of the subdivided tract

( ) ( ) F) Location of existing & proposed: property lines; bldg. setback lines; structures; identification of structures to be demolished & retained and location & extent of wooded areas

( ) ( ) G) Profile & cross-sections of proposed roadways & existing roadways within the subdivision and abutting the subdivision within 200 ft.

( ) ( ) H) Existing & proposed contours at 2 foot intervals

( ) ( ) I) Metes & bounds of entire tract & proposed subdivision line(s) and street frontage in feet

( ) ( ) J) Existing water courses accompanied with:

1) NJDEP permit application if alteration, relocation or improvement is proposed or when a drainage structure is proposed on a stream

2) Cross-sections of water courses & extent of flood plain, mean water level and elevations at following locations:

a) 50 ft. intervals 300 ft. upstream & downstream of proposed culvert or bridge

b) At any point where water courses cross subdivision boundary

c) Immediately upstream/downstream of any stream confluences

3) Method of slope stabilization, siltation & erosion



control with sections and profiles if water courses are altered, improved or relocated.

4) Boundary of flood plain within and adjacent to the subdivision

5) Identification of Wetlands

6) Total acreage of drainage basin for all water courses running through or adjacent to the subdivision in the area upstream of the subdivision

7) Total acreage of the drainage basin to the nearest downstream drainage structure and subdivision acreage which drains to the structure

8) Drainage & conservation easements and stream encroachment lines

9) Existing & proposed lakes & ponds with water level elevations

- ( ) ( ) K) Existing and proposed drainage system plans, profiles, computations and direction of flow within 200 ft. of the subdivision
- ( ) ( ) L) Existing & proposed sanitary sewer facilities
- ( ) ( ) M) Existing & proposed water mains
- ( ) ( ) N) Identification of lands to be dedicated or reserved for public use
- ( ) ( ) O) Other underground utilities and related easements

## **Section 500. Design Standards**

### **Section 501. Design Standards - General**

#### **500.1 Dedication of Road Right-Of-Way**

*County*  
Applicant Verification

(N/A) ( ) R.O.W. dedication to the Municipality for required County road width

#### **500.2 Streets N/A**

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

- ( ) ( ) A) Minimum direct access to County road from interior roads
- ( ) ( ) B) Proposed road in direct alignment with County road or 150 ft. offset
- ( ) ( ) C) Proposed road intersects County road at 90 degrees, but not less than 60 degrees
- ( ) ( ) D) Minimum radius of 25 ft. between County and Municipal R.O.W.s
- ( ) ( ) E) Maximum grade of 2% at intersection of proposed road with County road for a minimum of 100 ft. from centerline of County road

Union County, New Jersey  
Department of Economic Development – Land Development Application

(N/A) ( ) F) Sufficient highway pavement shoulder width provided along County road where curb required abutting proposed subdivision

### 501.3 Sidewalks N/A

May be required at the discretion of the County Planning Board.

*County*

Applicant Verification

- ( ) ( ) A) Sidewalks – 4000psi Portland cement concrete, 6% air-entrained  
Class B, 4" thick, 6" thick at residential driveways,  
12" thick at commercial/industrial driveways  
( ) ( ) B) Sidewalks – minimum 4 ft. width and located within R.O.W.,  
placed 1 foot from the property line, except in  
commercial areas where can extend from bldg.  
( ) ( ) line to curb line  
( ) ( ) C) Sidewalks-Minimum cross slope 1/4" per foot rising from top of  
curb

### 501.4 Curbs

- ( Y ) ( ) Each site plan shall install curbs in conformance with County standards  
along  
( Y ) ( ) the entire frontage of the County road.

### 501.5 Driveways

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

- ( Y ) ( ) A) Openings with depressed curb design; radius curbing prohibited  
( Y ) ( ) B) Openings as nearly as possible to 90 degrees at County road  
( Y ) ( ) C) Driveways designed to prevent necessity of vehicles backing out onto  
County road  
( Y ) ( ) D) Single lane driveways- 10 feet minimum width  
Double lane driveways – 24 feet minimum width  
( Y ) ( ) E) Driveway gradients within County R.O.W. - 5% maximum;  
maximum gradient change-7%; Grades greater than 7% designed  
with vehicle templates  
N/A ( ) F) Non-residential driveways in conformance with County Design Standards  
Specific to Site Plans section of the Land Developments ordinance

Union County, New Jersey  
Department of Economic Development – Land Development Application

- ( ) ( ) G) Driveway intersecting County road requires County Road Opening Permit 1) Number of Driveways- frontage less than 300 ft. – Two (2) frontage 300 ft. & greater – by County Engineer
- 2) Location of Driveways- as per Section 501.5(G) of the County Land Development Standards. **Sight Triangle** required with minimum sight distance as per Section 501.5(G)2(b) of County Land Development Standards 3) Driveway Angle - a) two way operation- 90 degrees, minimum 60 degrees b) one way operation- right turn only, minimum 45 deg. 4) Driveway Dimensions as per Section 501.5(G)4 5) Driveway Surfacing as per Section 501.5(G)5

**Section 502. Design of Off Street Parking Areas 502.1 Off**

**Street Parking**

- (X) ( ) Off Street Parking located behind the existing or proposed County R.O.W. including sidewalk areas.
- (X) ( ) Off street parking areas designed to prevent the necessity of vehicles backing into County Road

**502.2 Off Street Loading Spaces and Areas**

- ( ) ( ) Off Street Loading Spaces and Areas located behind the existing or proposed County R.O.W. including the sidewalk area. Graphic proof furnished demonstrating truck movement compliance.  
N/A

**502.3 Customer Service Areas**

- ( ) ( ) Customer Service Areas located behind the existing or proposed County R.O.W.  
N/A

**502.4 Curbing**

*Curbing is required along the entire property frontage of the county road.*

- (X) ( ) A) Alignment and grade
- (X) ( ) B) Depressed Curbs 1) Existing curbs 2) New depressed curb 3) Height above pavement – 1 in.
- (X) ( ) C) Horizontal Transition

**502.5 Shoulder Paving**

- (X) ( ) Proposed paving for area between existing edge of pavement and new curb

**502.6 Right Of Way Encroachment**

( ) ( ) County R.O.W. clear of all private purpose uses.

**502.8 Dumpsters**

( ) ( ) Dumpsters located behind County R.O.W.  
N/A

**502.9 Signs**

N/A( ) ( ) A) Directional, Regulatory and Advisory Signs

N/A( ) ( ) B) Advertising Signs

**502.10 Clear Sight Areas (at roadway intersections) N/A**

*At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.*

N/A ( ) ( ) Established on the Subdivision Plan

N/A ( ) ( ) Sight Triangle Easement

**Section 600. Drainage Requirements**

( ) ( ) Submission of Design calculations

**Section 601. Drainage Runoff Requirements**

( ) ( ) Submission of Stormwater Management Plan

**Section 700. Traffic Impact Analysis 701. Criteria Governing the Need  
for Traffic Impact**

N/A ( ) ( ) Submission of Traffic Impact Study

N/A ( ) ( ) Completion of Check List

SIGNATURE OF ENGINEER PREPARING CHECKLIST WITH DATE  
By:  09/25/25

Andrew B. Clarke, PLS, PE



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

<b>Address:</b> 270 Ashland Road	<b>Date:</b> July 14, 2025
<b>City, State, Zip Code:</b> Summit, NJ 07901	<b>Block:</b> 5303 <b>Lot:</b> 2

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

<b>Fee Paid:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Date:</b> <u>7</u> / <u>14</u> / <u>25</u> <b>Emp.:</b> <u>JS</u>	<input checked="" type="checkbox"/> <b>Check</b> <b>Check #:</b> <u>1293</u>	<input type="checkbox"/> <b>Cash</b>
--	---	--------------------------------------

Date: 7/14/25 To Eng: 7/14/25  
1:26 am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
5204	4-11				
5301	6-8				
5302	1-3				
5303	1,3-5,32-35				

**Notes:**

- ✓ **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

7/17/25  
Date

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

Date \_\_\_\_\_

# OWNER & ADDRESS REPORT

SUMMIT

5303-2 268 ASHLAND RD - LINDEN PLACE-RTR LLC  
JOHN GIANIS

07/17/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5204	4		2	MOLINARI, JUSTIN & XIAO, MENG YING 259 ASHLAND RD SUMMIT, NJ 07901	259 ASHLAND RD	
5204	5		2	WILSON, CHRISTOPHER B. 263 ASHLAND ROAD SUMMIT, NJ 07901	263 ASHLAND RD	
5204	6		2	THOMPSON, CHRISTOPHER W 265 ASHLAND RD SUMMIT, NJ 07901	265 ASHLAND RD	
5204	7		2	DILLON, F HENRY IV & CAMPBELL, JODI 269 ASHLAND RD SUMMIT, NJ 07901	269 ASHLAND RD	
5204	8		2	MALEH, AYMAN & MALAK 271 ASHLAND RD SUMMIT, N J 07901	271 ASHLAND RD	
5204	9		2	GRAFF-SKRILLOFF FAMILY TRUST 273 ASHLAND RD SUMMIT, NJ 07901	273 ASHLAND RD	
5204	10		2	LOPEZ, FRANCIS & KRISTEN 275 ASHLAND RD SUMMIT, NJ 07901	275 ASHLAND RD	
5204	12		2	HAGEMAN, ROBERT A. & LOIS D. 112 COLT ROAD SUMMIT, N J 07901	283 ASHLAND RD	11
5301	6		2	DEL ROSSO, LOUIS & SANDRA 19 KINGS HILL COURT SUMMIT, NJ 07901	3 ROTARY DR	
5301	7		2	ZERWECK, KATHLEEN S. 7 ROTARY DR SUMMIT, N J 07901	7 ROTARY DR	
5301	8		2	BECKMAN, LIZA N & CORREIA, CHANCE D 11 ROTARY DR SUMMIT, NJ 07901	11 ROTARY DR	
5302	1		2	VEHAP, ILIRJAN PHIL & SARAH 17 ROTARY DR SUMMIT, NJ 07901	17 ROTARY DR	
5302	2		2	ZAHTILA, ANTHONY & JENNIFER R 21 ROTARY DR SUMMIT, NJ 07901	21 ROTARY DR	
5302	3		2	WESTDYK, THOMAS & CATHERINE 27 ROTARY DR SUMMIT, N J 07901	27 ROTARY DR	
5303	1		2	KARAPETIAN, ALEX L & AZARIAN, LESLI 8 ROTARY DR SUMMIT, NJ 07901	8 ROTARY DR	
5303	3		2	MONLINA, JORGE NIEVES & SIMONELLI, N 264 ASHLAND RD SUMMIT, NJ 07901	264 ASHLAND RD	
5303	4		2	NAHAS, BASILE A JR 260 ASHLAND RD SUMMIT, NJ 07901	260 ASHLAND RD	
5303	5		2	FRANCIS, JEREMY B & DEBROSSE, M 256 ASHLAND RD SUMMIT, NJ 07901	256 ASHLAND RD	
5303	32		2	MORRISON, BONNIE L & ANDREASSEN, K 24 ROTARY DR SUMMIT, NJ 07901	24 ROTARY DR	

## OWNER &amp; ADDRESS REPORT

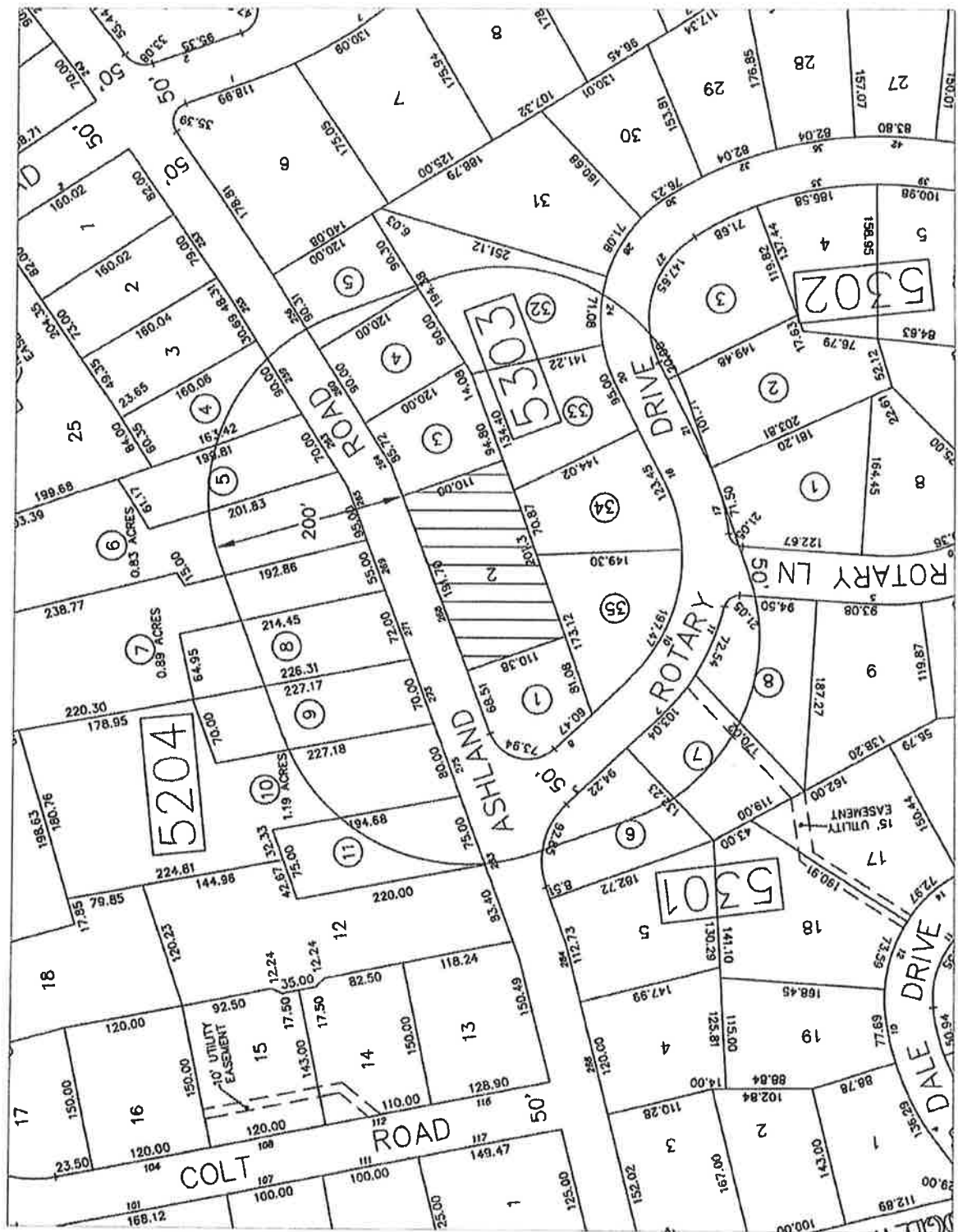
SUMMIT

5303-2 268 ASHLAND RD - LINDEN PLACE-RTR LLC  
JOHN GIANIS

07/17/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5303	33		2	CONLON, LAURIE A. 20 ROTARY DR SUMMIT, N J 07901	20 ROTARY DR	
5303	34		2	LEVINS, RICHARD & MICHELLE 16 ROTARY DR SUMMIT, NJ 07901	16 ROTARY DR	
5303	35		2	WARD, RYAN S. & KIMBERLY 10 ROTARY DR SUMMIT, N J 07901	10 ROTARY DR	







## **Public Utility Registration List Request for Notice Hearings**

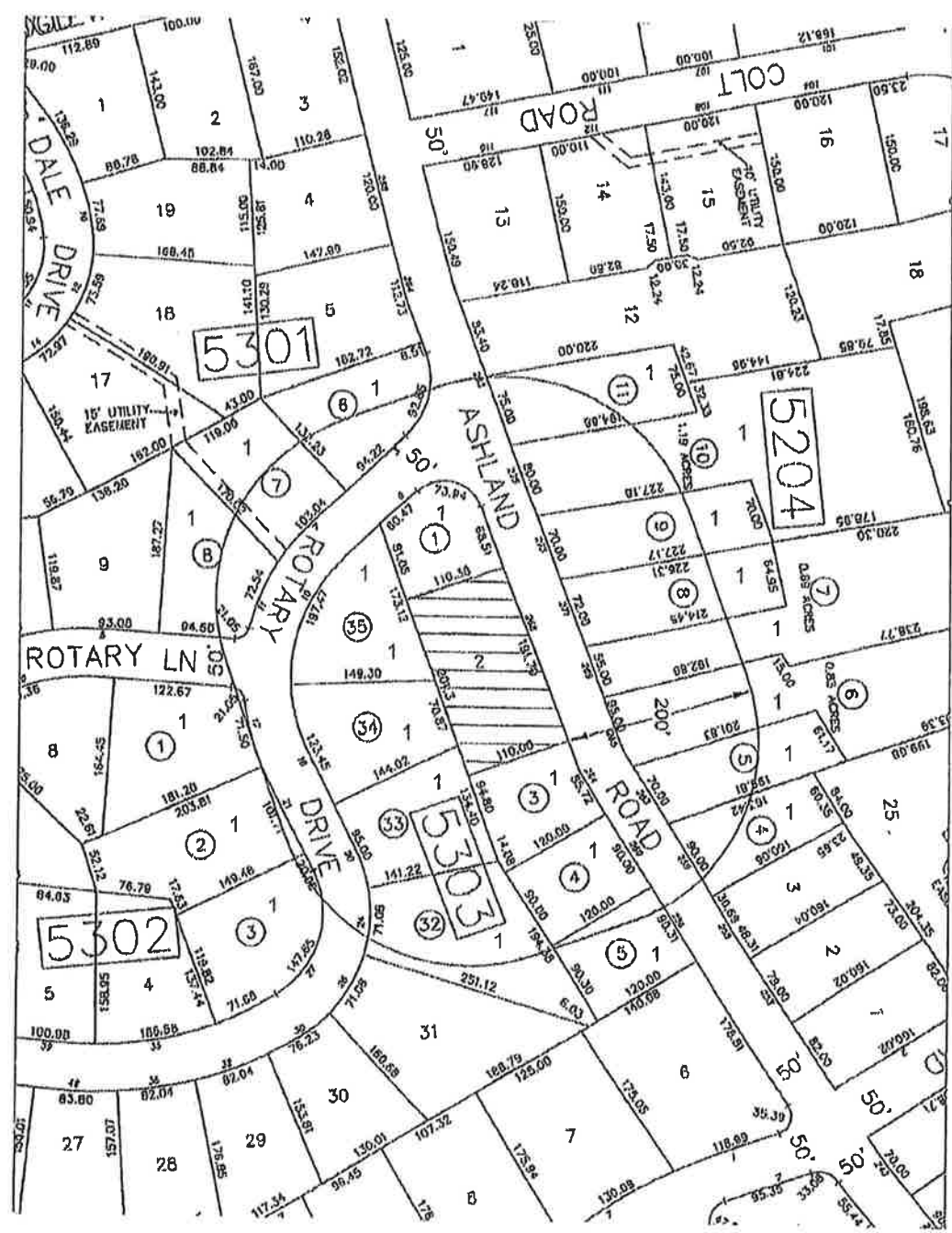
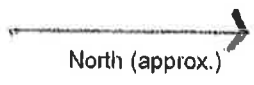


**Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.J.S.A 40:55D-12, et seq., provided the utility has an easement or other form of right-of-way.**

**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**

Area Map  
268-270 Ashland Road  
R-15  
1" = 160' +/-  
8/27/2025



*For Publication*

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

Take notice that the Planning Board of the City of Summit will conduct a public hearing at the Summit 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 Planning Board to complete the hearings and deliberations on an application for development by Linden Place RTR LLC, and Stephen J. Gianis, regarding permission to improve their property located at 270 Ashland Road, and designated as Block 5303, Lot 2 on the Tax Maps of the City of Summit in the R-15 Zone District. The applicants seek approval to subdivide the existing oversized lot to create two lots, two single family homes.

The applicants request minor subdivision approval and variance relief from the strict application of the Development Regulations Ordinance standards regulating lot area, and front yard setbacks, 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. 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 the Department of Community Services at City Hall, 512 Springfield Avenue, Summit, NJ 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 and Article 35-5.3 of the Development Regulations Ordinance of the City of Summit.

ALFONSO & WEBBER, LLC  
Attorneys for Applicants

By: \_\_\_\_\_  
Samantha T. Alfonso, Esq.

Dated: \_\_\_\_\_, 2025

*For Distribution*

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

Take notice that the Planning Board of the City of Summit will conduct a public hearing at the Summit 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 Planning Board to complete the hearings and deliberations on an application for development by Linden Place RTR LLC, and Stephen J. Gianis, regarding permission to improve their property located at 270 Ashland Road, and designated as Block 5303, Lot 2 on the Tax Maps of the City of Summit in the R-15 Zone District. The applicants seek approval to subdivide the existing oversized lot to create two lots, two single family homes.

The applicants request minor subdivision approval and variance relief from the strict application of the Development Regulations Ordinance standards regulating lot area, and front yard setbacks, 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. 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 the Department of Community Services at City Hall, 512 Springfield Avenue, Summit, NJ 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 and Article 35-5.3 of the Development Regulations Ordinance of the City of Summit.

ALFONSO & WEBBER, LLC  
Attorneys for Applicants

By: \_\_\_\_\_  
Samantha T. Alfonso, Esq.

Dated: \_\_\_\_\_, 2025

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


**ADDRESS:** 270 Ashland Road

**DATE:** August 21, 2025

**OWNER(S):** Linden Place RTR LLC

**BLOCK:** 5303 **LOT(S):** 2

**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:** \_\_\_\_\_