



ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	71 Hill Crest Avenue
Application #:	ZB-25-2315
Description/Variations:	Landscape Plan submitted 11/21/25.
Sent to Staff for Comments:	November 21, 2025
Due Date:	December 5, 2025

Staff / Commission / Consultant	<u>Delivery Method</u>	<u>Report Attached with Comments</u>	<u>Report Attached with No Objections</u>	<u>Not Submitted</u>	<u>Not Required</u>
Engineering: Colliers	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
John Linson City Forester	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Environmental Commission (if required)	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			

AT DUE DATE / UPON RECEIPT FROM ALL STAFF:

Sent to Applicant:	____/____/____
Sent to Attorney:	____/____/____



STAFF COMMENTS REPORT

DATE: November 21, 2025
FROM: Land Use Assistant / Board Secretary
TO:

☐ FLOOD ZONE

	Name	Title / Committee
<input type="checkbox"/>	John Linson	City Forester
X	Engineering	Colliers
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	71 Hill Crest Avenue	Block: 2006	Lot: 10
Application #:	ZB-25-2315	Applicant Names: Tyler and Lindsey Rhoten (through their LLC: 71 Hillcrest Avenue LLC)	
Description/Variations:	Landscape Plan submitted 11/21/25.		

Comments Due Date:	December 5, 2025	Please email jsands@cityofsummit.org if you are unable to meet this date.
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Attached is a copy of the plans and application for the subject property. Please review this proposal and return a copy of this memo with your comments prior to the date indicated above. Attach additional pages or reports, if necessary.

COMMENTS:

Engineering has no additional comments based on the Landscape Plan by J. Kest & Co dated Oct 27, 2025. _____

Print Name:	Marie Raffay	Print Title:	Board Engineer	Date:	12/5/25
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STAFF COMMENTS REPORT

DATE: November 21, 2025
FROM: Land Use Assistant / Board Secretary
TO:

☐ **FLOOD ZONE**

	Name	Title / Committee
<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Engineering	Colliers
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address:	71 Hill Crest Avenue	Block: 2006	Lot: 10
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COMMENTS: The landscape plans are acceptable as written with one exception, protective exclusionary fencing shall be installed at the dripline of the two trees to be preserved and that fencing shall remain in place during the full course of construction.

Print Name:	John Linson	Print Title:	Forester	Date:	11/26/25
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STAFF COMMENTS REPORT

DATE: November 21, 2025
FROM: Land Use Assistant / Board Secretary
TO:

☐ FLOOD ZONE

	Name	Title / Committee
<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Engineering	Colliers
X	Francie Cho	Environmental Commission

Property Address:	71 Hill Crest Avenue	Block: 2006	Lot: 10
Application #:	ZB-25-2315	Applicant Names: Tyler and Lindsey Rhoten (through their LLC: 71 Hillcrest Avenue LLC)	
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COMMENTS: _____

This application is for revisions to a previously submitted application for variances for front yard setback, building coverage (17.3% vs 14% permitted, vs 13.8% existing), lot coverage (32.6% vs 30% permitted, vs 24.4% existing), steep slope disturbance of approximately 1,250 square feet and others for construction of a new house with significantly larger paved spaces and lot coverage than the previous home. The revised application now includes a landscape plan.

The original application was reviewed by the Environmental Commission (EC) on November 1, 2025 and those comments still stand, especially with regard to the large scale of impermeable surfaces.

The plant schedule provided by the landscape architects is quite rudimentary but the inclusion of some native plants is appreciated (notably the 2 swamp white oak replacement trees). The 125 boxwood sempervirens are susceptible to boxwood blight, and aren't native. We would offer the following native shrubs for consideration as replacements: Summersweet ([Clethra alnifolia](#)), New Jersey Tea ([Ceanothus americanus](#)), Sweetspire ([Itea virginica](#)), Steeplebush ([Spirea tomentosa](#)), Virginia Rose ([Rosa virginiana](#)), Inkberry Holly ([Ilex glabra](#)) and Viburnum ([Viburnum dentatum](#)).

While the landscape plan doesn't specify which additional perennials, shrubs and ground cover will be planted, we strongly suggest that native plants are chosen. We will note that native species are beautiful and cost effective. They require far fewer inputs (water, fertilizer, and pesticide), protect our soil and waterways, and provide habitat for native birds and butterflies. This [Guide to Landscaping with Native Plants](#) and searchable [database](#) can be helpful in finding native replacements, as well as the Rutgers list of native plants at <https://njaes.rutgers.edu/fs1140/>.

Print Name:	Francie Cho	Print Title:	Environmental Comm. Alt	Date:	12/1/2025
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