



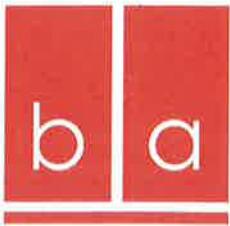
## ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

|                                    |   |
|------------------------------------|---|
| <b>Address:</b>                    | 19 Ridge Road   |
| <b>Application #:</b>              | ZB-25-2286  |
| <b>Description/Variances:</b>      | (c) – variance for building coverage, building height, lot coverage, steep slope disturbance, driveway width, and pool. |
| <b>Sent to Staff for Comments:</b> | October 15, 2025  |
| <b>Due Date:</b>                   | November 5, 2025  |

| <b>Staff / Commission / Consultant</b>              | <b>Delivery Method</b>   | <b>Report Attached with Comments</b> | <b>Report Attached with No Objections</b> | <b>Not Submitted</b> | <b>Not Required</b> |
|---|--|--------------------------------------|---|----------------------|---------------------|
| Eric Evers, Director<br>Fire Chief                  | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |
| Ryan Peters<br>Police Chief                         | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email |                                      | ✓   |                      |                     |
| Engineering: Colliers                               | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |
| Ralph Maritato<br>Construction Official             | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |
| John Linson<br>City Forester                        | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |
| Board of Health:<br>Westfield                       | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email |                                      | ✓   |                      |                     |
| Historic Preservation<br>Commission                 | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |
| Environmental<br>Commission<br><i>(if required)</i> | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |
| Board Planner<br>Burgis Associates                  | <input type="checkbox"/> Paper<br><input type="checkbox"/> Email | ✓                                    |   |                      |                     |

### AT DUE DATE / UPON RECEIPT FROM ALL STAFF:

|                           |                   |
|---------------------------|-------------------|
| <b>Sent to Applicant:</b> | _____/_____/_____ |
| <b>Sent to Attorney:</b>  | _____/_____/_____ |



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

B U R G I S  
A S S O C I A T E S , I N C .

PRINCIPALS:  
Joseph H. Burgis PP, AICP  
Edward Snieckus, Jr. PP, LLA, ASLA  
David Novak PP, AICP

## MEMORANDUM

To: City of Summit Zoning Board of Adjustment  
From: Ed Snieckus, Jr. PP, LLA and Tom Behrens, PP, AICP  
Subject: The Keshava 2012 Trust & the Panduranga 2012 Trust (ZB-25-2286)  
19 Ridge Road  
Block 2202 Lot 4  
'c' Bulk Variance Requests  
Date: November 7, 2025  
BA#: 4269.21

### I. INTRODUCTION

The applicants are requesting 'c' variance relief to expand the existing single-family dwelling with associated site improvements at the above-referenced property. Proposed improvements include the removal of the existing driveway connecting to Fernwood Road, reconfiguration of the existing circular driveway on Ridge Road, retaining walls to facilitate site grading, landscaping, inground pool and greenhouse. The property is located in the R-43 zone wherein the existing/proposed detached single-family dwelling is a permitted principal use. The extent of proposed improvements and required variance relief are detailed herein.

### II. DOCUMENTS SUBMITTED

Our office has received and reviewed the following application documents:

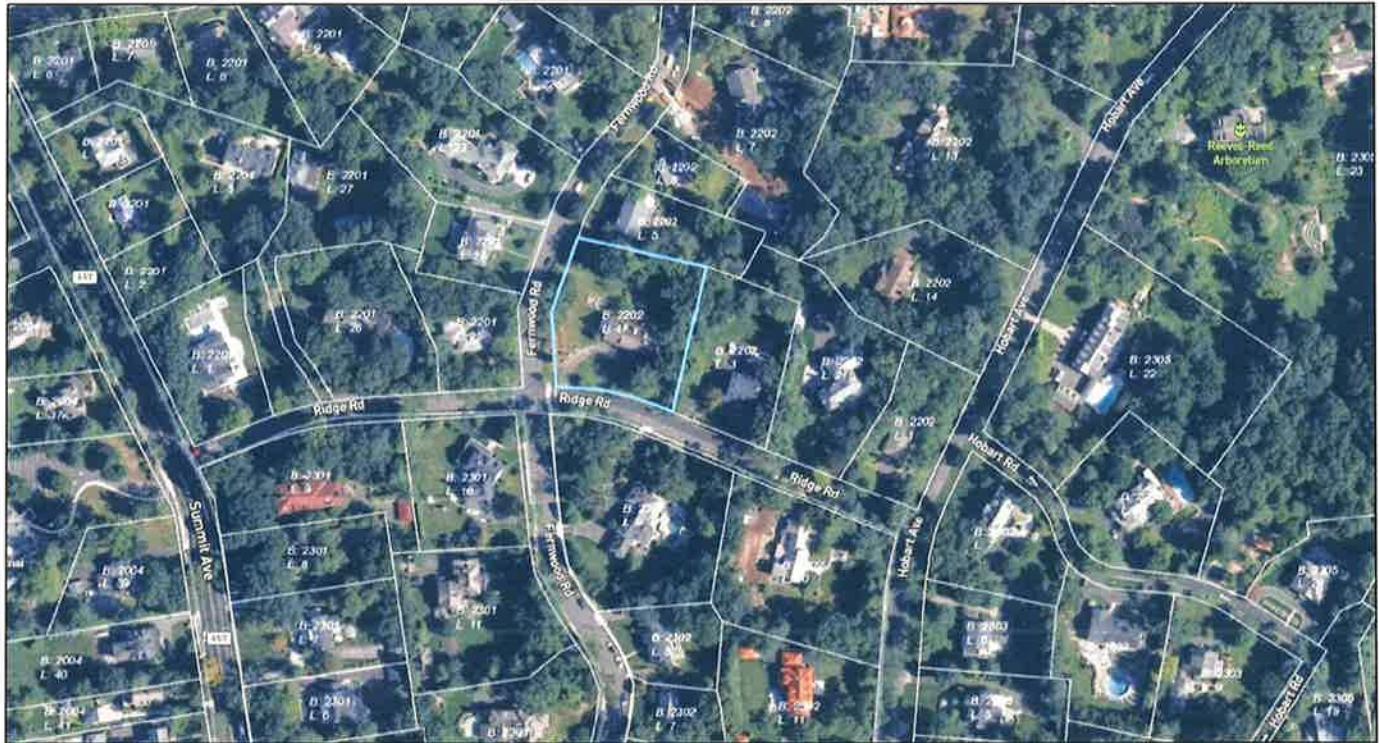
1. Application forms and accompanying materials.
2. Topographic survey prepared by ABC Surveys, LLC dated October 14, 2023.
3. Steep slope disturbance plan prepared by ABC Surveys, LLC dated February 13, 2025.
4. Lot grading plan prepared by ABC Surveys, LLC last revised June 26, 2025.
5. Architectural plans (13 sheets) prepared by Rosen Kelly Conway last revised June 26, 2025.

### III. PROPERTY DESCRIPTION

The site, identified as Block 2202 Lot 4 in City tax records, is a 1.05-acre corner lot with frontages on Ridge Road and Fernwood Road. Lot 4 is developed with a detached 2 story single-family dwelling and associates site improvements, including a detached garage in the northeast corner of the site with driveway access from Fernwood Road, circular driveway accessing Ridge Road and paved patios and walkways. The northern area of the site is impacted by steep

slope conditions (>15%). Development surrounding the site consists solely of detached single-family dwellings. The aerial image below provides a general overview of the existing site conditions and surrounding development pattern.

IMAGE 1 - SITE AERIAL PHOTOGRAPH



Source: NJ Parcel Explorer, Rowan university. Accessed November 7, 2025.

#### IV. REQUIRED VARIANCE RELIEF

The development application requires the following variance relief:

1. 'c' Maximum Principal Building Height. The R-43 Zone permits a maximum building height of 35 feet where the existing dwelling has a nonconforming height of 39 feet and the proposed height is 41 feet. Footnote f in the schedule of spaces regulations permits *"new construction with a minimum roof pitch of 8/12 shall be permitted a bonus height increase not to exceed 38 feet in accordance with Section 35-1.1."* Footnote g provides *"additions to existing dwellings greater than 35 feet shall be permitted to match the existing roofline not to exceed 38 feet where the minimum existing and proposed setbacks are conforming in accordance with Section 35-1.1."* The applicant shall confirm compliance with these requirements to demonstrate that 'c' and not 'd'(6) variance relief is required for the proposed height deviation. 'd'(6) height variance relief is required when the maximum permitted principal building height is exceeded by more than 10 feet or 10%, whichever is less.

In addition, the dwelling exceeds the maximum permitted vertical dimension of 43 feet as measured from the lowest to the highest part of the dwelling where 41.3 feet is existing and 45.1 feet is proposed.

2. 'c' Maximum Accessory Building Height. The proposed greenhouse will have a height of 17.5 feet where a maximum accessory building height of 15 feet is permitted.

3. 'c' Accessory Structures in the Front Yard. The proposed inground pool and greenhouse are located in the front yard area along Fernwood Road where prohibited. These features will have setbacks of 60 feet and 57 feet, respectively, where such features may be permitted in front yard areas on corner lots at twice the minimum required front yard setback (minimum of 100 feet in this case).
4. 'c' Maximum Lot Coverage. The R-43 Zone permits a maximum lot coverage of 30% where the property has an existing lot coverage of 28.6% that will be increased to a nonconforming 37.9%.
5. 'c' Maximum Building Coverage. The R-43 Zone permits a maximum building coverage of 12% where the property has an existing building coverage of 9.4% that will be increased to a nonconforming 14.4%.
6. 'c' Maximum Driveway Width. A maximum driveway width of 12 feet is permitted in the front yard area where the proposed circular driveway will have a width of 18 feet.
7. 'c' Maximum Steep Slope Disturbance. A total steep slope (>15%) disturbance of 7,500 square feet of the property's 10,500 square feet of steep slopes is proposed where a maximum steep slope disturbance of 1,000 square feet is permitted.
8. 'c' Maximum Retaining Wall Height in Front Yard. The proposed retaining wall in the front yard has a height of 6 feet where the maximum permitted wall height in front yards is 4 feet. The applicant shall confirm if the proposed wall height will be exacerbated by fencing on top. The applicant is requesting an interpretation from this requirement.

## V. GENERAL COMMENTS

1. The lot grading plan depicts the removal of 4 trees with calipers of 6 inches or greater. This should be confirmed in light of the extensive regrading.
2. We question if fencing will be installed above the retaining walls which exceed 6 feet in some locations. The maximum permitted combined fence and wall height is 10 feet.
3. The applicant shall confirm the extent of utilities proposed to service the greenhouse.
4. The applicant shall confirm the proposed exterior building materials and colors and address consistency with the City's development design guidelines contained in Chapter 35.
5. We defer the review of stormwater management to the Board Engineer.

\*Should the application be approved, the Applicant are hereby noticed to read the Zoning Board resolution of approval making note of all required conditions. It is the applicant's responsibility to take action necessary to meet the stated conditions prior to submitting a construction permit. Failure on the part of the applicant to meet the conditions will result in unnecessary delay in processing the construction and grading permit applications, as applicable.

## VI. STATUTORY CRITERIA

The following is a summary of 'c' variance criteria required to be addressed by the Applicant:

### 'c'(1)/'c'(2) Variance Relief

The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test as described below. The Applicant may apply one or both of these tests in providing justifications for their 'c' variance requests.

- A. Physical Features Test: An applicant may be granted 'c'(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- B. Public Benefits Test: An applicant may be granted 'c'(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the MLUL; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition, the Applicant must address the Negative Criteria of the statute. Specifically, the Applicant must demonstrate: 1) the variance can be granted without substantial detriment to the public good; and 2) that granting the relief will not substantially impair the intent and purpose of the master plan and zoning ordinance.



## STAFF COMMENTS REPORT

**DATE:** October 15, 2025  
**FROM:** Land Use Assistant / Board Secretary  
**TO:**

**□ FLOOD ZONE**

|                          | Name           | Title / Committee     |
|--------------------------|----------------|-----------------------|
| <input type="checkbox"/> | Eric Evers     | Fire Chief            |
| <input type="checkbox"/> | Ryan Peters    | Police Chief          |
| <input type="checkbox"/> | Engineering    | Colliers              |
| <input type="checkbox"/> | Ralph Maritato | Construction Official |

|                          |               |                          |
|--------------------------|---------------|--------------------------|
| <input type="checkbox"/> | John Linson   | City Forester            |
| <input type="checkbox"/> | Health Dept.  | Westfield                |
| <input type="checkbox"/> | Caroline King | Chair, HPC               |
| <input type="checkbox"/> | Planner       | Burgis Assoc.            |
| <input type="checkbox"/> | Donna Patel   | Environmental Commission |

|                               |  |  |               |
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| <b>Property Address:</b>      | 19 Ridge Road  | <b>Block:</b> 2202   | <b>Lot:</b> 4 |
| <b>Application #:</b>         | ZB-25-2286   | <b>Applicant Names:</b> The Keshava 2012 Trust and the Panduranga 2012 Trust |               |
| <b>Description/Variances:</b> | (c) – variances for building coverage, building height, lot coverage, steep slope disturbance, driveway width, and pool. |  |               |

|                           |                  |  |
|---------------------------|------------------|--|
| <b>Comments Due Date:</b> | November 5, 2025 | Please email <a href="mailto:landuse@cityofsummit.org">landuse@cityofsummit.org</a> if you are unable to meet this date. |
|---------------------------|------------------|--|

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: Build to code (ML)

|             |            |              |           |       |         |
|-------------|------------|--------------|-----------|-------|---------|
| Print Name: | Eric Evers | Print Title: | Chief SFD | Date: | 11/5/25 |
|-------------|------------|--------------|-----------|-------|---------|

Print Name: Eric Evers  Print Title: Chief SFD Date: 11/5/25

ers



## STAFF COMMENTS REPORT

DATE: October 15, 2025

FROM: Land Use Assistant / Board Secretary

TO:

FLOOD ZONE

| Name           | Title / Committee     |
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| Eric Evers     | Fire Chief            |
| Ryan Peters    | Police Chief          |
| Engineering    | Colliers              |
| Ralph Maritato | Construction Official |

|                          |               |                          |
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|                        |   |   |        |
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|--------------------|------------------|--|

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COMMENTS:

*No objections*

*LCH/MS*

|             |  |              |  |       |  |
|-------------|--|--------------|--|-------|--|
| Print Name: |  | Print Title: |  | Date: |  |
|-------------|--|--------------|--|-------|--|

## Memorandum

To: Zoning Board  
From: Marie Raffay, P.E.  
Date: November 6, 2025  
Subject: 19 Ridge Road  
Block 2202, Lot 4  
Summit, Union County, NJ  
  
Summit No.: ZB-25-2286

We have reviewed the application and associated submissions prepared by the Applicants, The Keshava 2012 Trust and the Panduranga 2012 Trust of the subject property as referenced below:

- a. Application to Zoning Board of Adjustment, dated February 25, 2025;
- b. Dept of Community Services Application for Development Worksheet dated February 25, 2025;
- c. Zoning Board Application Checklist, undated;
- d. Submission letters from Alfonso & Webber, dated February 25, 2025, and August 21, 2025;
- e. Memorandum in Support of Application for Development, prepared by Samantha Alfonso Esq., of Alfonso & Webber, LLC, undated;
- f. Property Owners List with map, dated June 10, 2025;
- g. Tax Payment Certification dated January 27, 2025;
- h. Topographic Survey, consisting of one (1) sheet, prepared by Andrew Clarke, PLS, PE of ABC Surveys, LLC, dated October 14, 2023;
- i. Lot Grading Plan, entitled "Prepared for The Keshava 2012 Trust, 19 Ridge Road, Tax Lot 4 in Block 2202, City of Summit, Union County, New Jersey", consisting of one (1) sheet, dated February 13, 2025;
- j. Steep Slope Disturbance Plan, entitled "Prepared for The Keshava 2012 Trust, 19 Ridge Road, Tax Lot 4 in Block 2202, City of Summit, Union County, New Jersey", consisting of one (1) sheet, dated February 13, 2025;
- k. Architectural Plans, entitled "Additions and Alterations for the Keshava 2012 Trust, 19 Ridge Road, Summit, NJ", prepared by Rosen, Kelly & Conway Architecture & Design, consisting of thirteen (13) sheets, dated June 26, 2024, last revised June 26, 2025.

Based on our review of the above-referenced documents, this office offers the following comments:

1. The 45,621 square foot (1.05-acre) property is at the northeast corner of Fernwood Road and Ridge Road.
2. The property is in the R-43 Single-Family Residential Zone, with properties to the south and east in the same zone and properties to the north and east in the R-25 Single-Family Residential Zone.
3. The property is irregular in shape with 200 feet of frontage along Ridge Road, 230 feet of frontage along Fernwood Avenue, and side yard property lengths of approximately 223 feet on the east and 199 feet on the north.
4. The property slopes down from the southwest corner at elevation 200 to the northeast corner at elevation 170. The north portion of the lot has steep slopes along the rear side of the dwelling.
5. The property is currently improved with a 2-1/2 story dwelling, 1-1/2 story detached garage, slate patio and walkway, brick patio, asphalt driveway, stone driveway and related site improvements. The Applicant should provide testimony on the existing conditions on the property and whether any improvements have been made since the date of the survey.
6. The Applicant is proposing to construct an addition at the sides and rear of the home, construct patios, elevated gardens, greenhouse, pool, relocated asphalt driveway, walkways, retaining walls, and six (6) drywells for stormwater mitigation. The Applicant proposes to remove the 1-1/2 story detached garage and vegetate the existing stone driveway. The Applicant should confirm the improvements in testimony.
7. The Applicant shall provide testimony regarding any previous site improvements, particularly identifying the cumulative amount of impervious coverage increase that has occurred on the property.
8. The Applicant is requesting a variance for exceeding the maximum permitted building coverage. The Applicant is proposing a building coverage of 14.4 percent (6,579 square feet), whereas 12 percent (5,474 square feet) is permitted. The Applicant shall provide testimony in support of the requested variance, including justification for exceeding the maximum building coverage and why any other features cannot be relocated or modified to reduce these impacts.
9. The Applicant is requesting a variance for exceeding the maximum permitted lot coverage. The Applicant is proposing a lot coverage of 37.9 percent (17,278 square feet), whereas 30 percent (13,686 square feet) is permitted. The Applicant shall provide testimony in support of the requested variance, including justification for exceeding the maximum lot coverage and why any other features cannot be relocated or modified to reduce these impacts.
10. The Applicant is proposing an increase in lot coverage of 4,213 square feet. The Applicant has proposed three dry wells and a cistern to mitigate the additional impervious coverage. The dry wells are appropriately sized for the increase in impervious coverage. The Applicant shall provide

calculations demonstrating that each dry well system has adequate capacity to store stormwater runoff from the area that is being collected and conveyed to the system. The calculations should be based on the area being collected, not the net increase in impervious coverage. This should include providing calculations for each dry well individually and in total.

11. The Applicant shall provide testimony regarding the proposed cistern located in the front yard, including its intended use, capacity, and how it will function as part of the overall site improvements.
12. A soil test shall be provided prior to the installation of the proposed seepage pit. Soil test shall include information regarding the location of the seasonal high-water table (SHWT) and permeability rating of the soil. Per New Jersey's Stormwater Best Management Practices Manual, it shall be confirmed that the bottom of the proposed dry well is at least 2 feet above the SHWT.
13. The Applicant shall be aware that a variance for disturbance of slopes greater than 15 percent will be required. The Applicant is proposing to disturb 7,500 square feet of steep slopes where a maximum of 1,000 square feet is allowed. The Applicant shall provide testimony in support of the required variance, including justification for exceeding the steep slope disturbance limit and why the proposed improvements cannot be relocated or modified to reduce these impacts.
14. Multiple locations of retaining walls exceed four feet. Will there be fall protection? The Applicant shall be aware that walls in excess of four feet require design by a licensed professional engineer and are subject to building department review.
15. The tiered retaining walls along the east property line appear to have a combined height in excess of 10 feet. The Applicant should provide testimony on the visual impact of the walls to the neighboring properties. Details of the walls should be provided for review. The Applicant should demonstrate that during construction of the proposed walls, construction activities will not encroach onto the neighboring properties.
16. The Applicant shall provide testimony regarding the proposed emergency generator, including the intended time of day, frequency, and duration of testing. The Applicant shall provide proper screening for the generator.
17. The Applicant should indicate the location of the pool equipment. The Applicant shall provide proper screening for the pool equipment.
18. The Applicant should indicate the location of the required pool compliant fencing for the proposed pool.
19. The Applicant is proposing to remove the stone driveway access at Fernwood Road. The Applicant should provide a detail of the roadway curb replacement. The Applicant should obtain a road opening permit for the replacement of the drop curb with a full height curb.

20. The Applicant should provide testimony on the landscaping proposed on the property as well as the removal of the stone driveway. The removal of the stone driveway and proposed landscaping should be delineated and noted on the Lot Grading Plan.
21. It appears that the Applicant is proposing to remove multiple trees for the proposed project. We defer to the City Forester for review and approval.
22. The Applicant shall be aware of their responsibility to repair any damage to improvements within the City right-of-way including, but not limited to, curb and asphalt caused by construction activities associated with the installation of the improvements on the subject lot.
23. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties because of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.
24. As a condition of approval, signed digital plans shall be transferred to the City of Summit for use in updating the GIS database for the property. Coordination with the City's Engineering Department shall be the responsibility of the Applicant after the application is approved by the City and prior to the issuance of a Certificate of Occupancy.

**Should the Board approve the project, the approval may be subject to the issuance of a grading permit (Chapter 35, Article 15) and any required Board conditions.** The Applicant shall verify the need for a grading permit with the City which will not be issued until all conditions of the resolution of approval are satisfied.

If you have any questions or require anything further, please contact me.

MKR/gcd

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## STAFF COMMENTS REPORT

**DATE:** October 15, 2025  
**FROM:** Land Use Assistant / Board Secretary  
**TO:**

**FLOOD ZONE**

| Name   | Title / Committee     |
|--|-----------------------|
| <input type="checkbox"/> Eric Evers                | Fire Chief            |
| <input type="checkbox"/> Ryan Peters               | Police Chief          |
| <input type="checkbox"/> Engineering               | Colliers              |
| <input checked="" type="checkbox"/> Ralph Maritato | Construction Official |

|                          |               |                          |
|--------------------------|---------------|--------------------------|
| <input type="checkbox"/> | John Linson   | City Forester            |
| <input type="checkbox"/> | Health Dept.  | Westfield                |
| <input type="checkbox"/> | Caroline King | Chair, HPC               |
| <input type="checkbox"/> | Planner       | Burgis Assoc.            |
| <input type="checkbox"/> | Donna Patel   | Environmental Commission |

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|---------------------------|------------------|---|

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COMMENTS: \_\_\_\_\_

In accordance with NJAC 5:23-6.32, the following requirements must be met for smoke detectors:

At least one AC-powered, interconnected smoke detector with battery backup is required on each level of the building, including the basement.

Smoke detectors must be installed in all sleeping areas and a Smoke/Carbon Monoxide detector within 10 feet of all bedroom doors.

The garage area must comply with the fire rating specified in FTO-13.

If the variance is granted, ensure that the compliance with these smoke detector provisions is clearly indicated on the construction plans submitted for permit approval.

All plans must adhere to current building codes

- Please note that if any part of the proposed retaining wall exceeds 4 feet in height, building permits will be required. These permits must be accompanied by signed and sealed plans from a licensed Architect or Engineer.

- According to N.J.A.C. 5:23-2.14 (g), walls are measured from the bottom of the footing to the top of the wall. Ensure that all measurements are accurately documented to comply with this regulation.

- Site conditions may necessitate the installation of a guard on the retaining wall for safety.

- If the project includes steps, please be aware that handrails and/or guardrails may be required for safety compliance.

A pool-compliant fence and gates are required. The gates must be self-latching, self-closing, and must swing outward. Plans must include all details for the inground pool type and barrier requirements.

|             |                |              |                       |       |          |
|-------------|----------------|--------------|-----------------------|-------|----------|
| Print Name: | Ralph Maritato | Print Title: | Construction Official | Date: | 10/16/25 |
|-------------|----------------|--------------|-----------------------|-------|----------|



## STAFF COMMENTS REPORT

DATE: October 15, 2025

FROM: Land Use Assistant / Board Secretary

TO:

### FLOOD ZONE

| Name           | Title / Committee     |
|----------------|-----------------------|
| Eric Evers     | Fire Chief            |
| Ryan Peters    | Police Chief          |
| Engineering    | Colliers              |
| Ralph Maritato | Construction Official |

|                          |               |                          |
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COMMENTS: *While the applicant should be commended on going to such great lengths to preserve a 119 yearold structure, I have to waive a scolding finger at the proposed removal of equally as old a Beech Tree specimen on the front lawn, a ginkgo specimen tree off of the Southeast corner of the house and a white oak specimen tree that will be too close to the proposed dry well #2. The Memorandum in Support of the Application mentions the yard to be "restored and beautifully landscaped", but no landscape plan was attached to the application documents.*

|             |             |              |          |       |         |
|-------------|-------------|--------------|----------|-------|---------|
| Print Name: | John Linson | Print Title: | Forester | Date: | 11/4/25 |
|-------------|-------------|--------------|----------|-------|---------|



## STAFF COMMENTS REPORT

DATE: October 15, 2025

FROM: Land Use Assistant / Board Secretary

TO:

### FLOOD ZONE

| Name           | Title / Committee     |
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COMMENTS: No Comments

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| Print Name: | George Kouris | Print Title: | REHS | Date: | 10/14/2025 |
|-------------|---------------|--------------|------|-------|------------|



## STAFF COMMENTS REPORT

**DATE:** October 15, 2025

**FROM:** Land Use Assistant / Board Secretary

**TO:**

**FLOOD ZONE**

| Name                                    | Title / Committee     |
|---|-----------------------|
| <input type="checkbox"/> Eric Evers     | Fire Chief            |
| <input type="checkbox"/> Ryan Peters    | Police Chief          |
| <input type="checkbox"/> Engineering    | Colliers              |
| <input type="checkbox"/> Ralph Maritato | Construction Official |

|  |                          |
|--|--------------------------|
| <input type="checkbox"/> John Linson   | City Forester            |
| <input type="checkbox"/> Health Dept.  | Westfield                |
| <input type="checkbox"/> Caroline King | Chair, HPC               |
| <input type="checkbox"/> Planner       | Burgis Assoc.            |
| <input type="checkbox"/> Donna Patel   | Environmental Commission |

|                               |   |  |               |
|-------------------------------|---|--|---------------|
| <b>Property Address:</b>      | 19 Ridge Road   | <b>Block:</b> 2202   | <b>Lot:</b> 4 |
| <b>Application #:</b>         | ZB-25-2286  | <b>Applicant Names:</b> The Keshava 2012 Trust and the Panduranga 2012 Trust |               |
| <b>Description/Variances:</b> | (c) - variance for building coverage, building height, lot coverage, steep slope disturbance, driveway width, and pool. |  |               |

|                           |                  |  |
|---------------------------|------------------|--|
| <b>Comments Due Date:</b> | November 5, 2025 | Please email <a href="mailto:landuse@cityofsummit.org">landuse@cityofsummit.org</a> if you are unable to meet this date. |
|---------------------------|------------------|--|

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

19 Ridge Road, a circa 1910 Colonial Revival home contributes to the North Side Historic District. The architect, Benjamin V. White, was a City of Summit resident, who also designed the landmark horse trough at the corner of Summit Avenue and Union Place and a number of homes in town, on Ox Bow Lane, Hobart Road, Ridge Road and other streets. [https://www.nj.com/independentpress/2008/09/1920s\\_downtown\\_summit.html](https://www.nj.com/independentpress/2008/09/1920s_downtown_summit.html).

Benjamin White, per the Smithsonian Institution, Smithsonian Online Virtual Archives, [https://sova.si.edu/record/aag.ecw/ref19?s=0&n=10&t=K&q=\\*&i=0](https://sova.si.edu/record/aag.ecw/ref19?s=0&n=10&t=K&q=*&i=0) also designed 208 Summit Avenue, was owned by Mr. and Mrs. John R. Todd. Mrs. Todd was also a founding member of the Summit Garden Club in 1916. The house was later converted to Temple Sinai with a large auditorium addition in the

rear. Noted for its boxwood, the garden no longer exists. Mr. Todd was an engineer for Rockefeller Center. Governor Christine Todd Whitman is a granddaughter.

The proposed addition and renovations are contextual to a house of that period. The siting, fenestration and roof materials match the existing structure.

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| Print Name: | Caroline King | Print Title: | Chair | Date: | 10/30/2025 |
|-------------|---------------|--------------|-------|-------|------------|



## STAFF COMMENTS REPORT

**DATE:** October 15, 2025

**FROM:** Land Use Assistant / Board Secretary

**TO:**

**FLOOD ZONE**

| Name                                    | Title / Committee     |
|---|-----------------------|
| <input type="checkbox"/> Eric Evers     | Fire Chief            |
| <input type="checkbox"/> Ryan Peters    | Police Chief          |
| <input type="checkbox"/> Engineering    | Colliers              |
| <input type="checkbox"/> Ralph Maritato | Construction Official |

|   |               |                          |
|---|---------------|--------------------------|
| <input type="checkbox"/>                        | John Linson   | City Forester            |
| <input type="checkbox"/>                        | Health Dept.  | Westfield                |
| <input type="checkbox"/>                        | Caroline King | Chair, HPC               |
| <input type="checkbox"/>                        | Planner       | Burgis Assoc.            |
| <input checked="" type="checkbox"/> Francie Cho |               | Environmental Commission |

|                               |   |  |               |
|-------------------------------|---|--|---------------|
| <b>Property Address:</b>      | 19 Ridge Road   | <b>Block:</b> 2202   | <b>Lot:</b> 4 |
| <b>Application #:</b>         | ZB-25-2286  | <b>Applicant Names:</b> The Keshava 2012 Trust and the Panduranga 2012 Trust |               |
| <b>Description/Variances:</b> | (c) – variance for building coverage, building height, lot coverage, steep slope disturbance, driveway width, and pool. |  |               |

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| <b>Comments Due Date:</b> | November 5, 2025 | Please email <a href="mailto:landuse@cityofsummit.org">landuse@cityofsummit.org</a> if you are unable to meet this date. |
|---------------------------|------------------|--|

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

The application is for variances for building coverage (14.4% vs 12% permitted, vs 9.4% existing), lot coverage (37.9% vs 30% permitted, vs 28.6% existing), a very large steep slope disturbance of 7,500 square feet, and others necessary for a complete renovation with two large additions, new inground pool, greenhouse and expanded patio areas. The building coverage will be increased by 2,307 square ft and the lot coverage by 4,213 square ft. Four significant trees (36", 2-24" and 18") are indicated for removal, which are required to be replaced with approved trees.

We appreciate that the original, historic home will be retained, and also that an existing rear gravel driveway and detached garage will be removed and replaced with landscaping. However, due to the extremely large scope of these disturbances, we would have greatly appreciated the inclusion of a landscape plan.

For alterations of this nature, the Environmental Commission strongly encourages that the homeowners and their architect: **minimize the size of paved surfaces and use green infrastructure for patios and parking areas**, such as permeable paving and rain gardens, to assist with drainage, mitigate heat island effects, decrease VOC (Volatile organic compounds) emissions from asphalt paving and markings, and reduce pollution from runoff. **We also strongly encourage the use of solar panels on appropriately oriented roof areas.**

We would also strongly encourage planting native shade trees and shrubs on the open spaces of the property to assist with site hydrology, especially given the extremely large steep slope disturbance. 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 (<https://njaes.rutgers.edu/fs1140/>).

On behalf of the Summit Environmental Commission, I recommend deferring consideration of this application. We would urge a reduction in lot coverage, reduction in steep slope disturbances, as well as reconsideration of tree removal. A detailed landscape plan must be provided, including, among other things, native shade tree replacements for the significant trees slated for removal that are acceptable to the City Forester.

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| Print Name: | Francie Cho | Print Title: | Environmental Comm. Alt | Date: | 11/1/2025 |
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