

CITY OF SUMMIT - Department of Community Services (DCS)
Application for Development - Worksheet

- ORIGINAL FILING (checked)
RESUBMITTAL OF "INCOMPLETE"
MODIFICATION OF PRIOR APPROVAL
AMENDED PLAN(S)

Address: 32 Lenox Rd Summit, NJ 07901
Block(s) 2501 Lot(s) 22 Zone(s) R25

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

Property Owner: Andrew & Danielle Chizzik Phone: [redacted]

Email: [redacted]

Owner Address: 32 Lenox Rd. Summit, NJ 07901

Applicant: Andrew Chizzik Phone: [redacted]

Email: [redacted]

FILL IN ITEMS 1 THROUGH 5 - MARK EACH BOX OR CIRCLE AS APPROPRIATE FOR YOUR APPLICATION

- 1 TYPE PROPERTY: RESIDENTIAL (checked) OTHER
2 Type application: Appeal, Interpretation, C - Bulk variance (checked), D - Use variance, Conditional use, D - Floor area ratio (FAR), Minor subdivision, Major subdivision, Site plan, Other
CONCEPT PLAN, PRELIMINARY, FINAL

3 Number of lots: 1 Existing, 1 Proposed
4 Number of dwelling units: 1 Existing, 1 Proposed

5 Building area: 6,646 SF Existing, 576 SF Proposed new, 7,222 SF 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:

7 Signature: [Signature] Date: 7/17/25



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



Name of applicant Andrew Crizzik Date 7/22/25

Address of property 32 Lenox Rd Block 2501 Lot 22

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

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

		Applicant	City
1.	Original and 12 copies of application form	✓	—
2.	Original and 12 copies of narrative description of project	✓	—
3.	Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	✓	—
4.	Original and 12 copies of proposed structure, including interiors	✓	—
5.	Grading plan	✓	—
6.	Thirteen copies of the zoning officer's decision (If applicable)	N/A	—
7.	Thirteen copies of the area map of properties within 200 feet, showing each of the following items:		
	a. <u>street numbers</u>	✓	
	b. <u>date and graphic scale</u>		
	c. <u>north arrow</u>		
	d. <u>Zone district</u>		
	e. <u>uses of each property within 200 ft.</u>	✓	
8.	Original and 12 copies of the certified list of owners of property within 200 feet.	✓	—
9.	Original copy of evidence of paid property taxes	✓	—
10.	Original copy of the proposed notice to owners within 200'	✓	—
11.	Original copy of the proposed advertisement	✓	—
12.	Subdivision submittal (If applicable)	N/A	—
13.	Site plan submittal (If applicable)	N/A	—
14.	Original copy of this completed checklist	✓	—
15.	Application fee and escrow deposit	✓	—
16.	Electronic copies of all submissions shall be submitted by CD, USB drive or other means acceptable to the Summit Department of Community Services staff.	✓	—

Applicant - Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____

Administrative Office

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. _____, 20____

In the matter of the petition of _____ for relief from the
strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Andrew Chizzik
residing at 32 Lenox Rd Summit, NJ 07901 says:

1 Petitioner is the owner of property
located at 32 Lenox Rd

Block 250A, Lot(s) 22 on the Tax Map located in the R-25 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: Regrading backyard to
reduce steep slopes so that backyard
is more usable, as well as, to allow
for construction of an inground pool,
pergola and poolhouse.

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

Variance Required for:
1. max structure height for an accessory
structure (SEC. 35-9.8.B.3)
2. max height of fence/wall combination (SEC. 35-14.1.K.5.B)
3. maximum disturbance of steep slopes
(SEC. 35-16.1.H.1)

3 The premises affected are more particularly described as follows:

Area of Plot 45,369 square feet

Area of existing structures which will remain 6,646 square feet

Total area of plot to be occupied by structures 4,497 square feet

Percentage of lot to be occupied by structures 9.8 percent

Proposed set-back, front line 83.4 feet;

Proposed sidelines (specify if corner) 17.0 + 38.9 feet;

Proposed rear yard 118.3 feet.

Year house built 1923.

Other pertinent characteristics N/A

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

N/A

5. The reasons which support petitioner's claim of the right to relief are as follows: Existing steep slopes present a practical difficulty in using the backyard and associated accessory uses. If not for the hardship presented by the steep slopes, these accessory uses would be allowed as-of-right.

6. Attached hereto and made a part hereof are the following:

(a) Complete set of plans of any proposed building alteration or extension including schematic floor plans and elevations with sufficient notations to clearly establish the extent and character of the proposed structure:

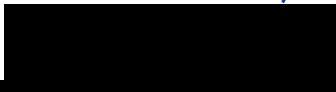
(b) Plot plan showing size of plot bounding streets: compass point, size, type and location of all existing buildings and improvements on the plot: size and location of proposed building and improvements: distance of all property lines from buildings and improvements including the proposed building or buildings.

By signing this section, the petitioner hereby gives consent for City Officers and Board Members to enter upon this property for the purpose of reasonable inspections to investigate representations made herein.

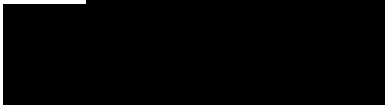
Andrew Chizzik

Petitioner

Petitioner's Phone Number



Petitioner's Email



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

N/A

State of New Jersey
County of Union

_____ 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.

Andrew Chizzik

Petitioner's printed name

Petitioner's signature

Sworn and subscribed before me this

17th day of July, 2025

Sally G. Sasso
Notary Public

Check here if additional pages are attached

SALLY G. SASSO
Notary Public, State of New York
No. 01SA6267564
Qualified in Nassau County
Commission Expires August 20, 2028

JOHN JAMES

ARCHITECTURE

Description of Project

Andrew Chizzik
32 Lenox Road Summit NJ 07901
Block: 2501
Lot: 22
Zone: R-25

The conditions affecting this property and the reasons for the application being heard are as follows, re-grading backyard to reduce steep slopes so that backyard is more usable, as well as, to allow for construction of an inground pool, pergola and pool house. The existing steep slopes present a practical difficulty in using the backyard and associated accessory uses. If not for the hardship presented by the steep slopes, these accessory uses would be allowed as-of-right.



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 32 Lenox Rd Date: 7/14/25
City, State, Zip Code: Summit, NJ 07961 Block: 2501 Lot: 22

APPLICANT INFO:

Applicant Name: Andrew Crizzik, Address: 32 Lenox Rd, Owner (if different):

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

Fee Paid: YES NO, Date: / / Emp.:, Check #:, Cash:

Zoning/Planning Board Secretary

Date

To Eng: / / : am/pm

Table with 3 columns: Block, Lot(s), and empty columns for signature and date.

Notes:

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

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

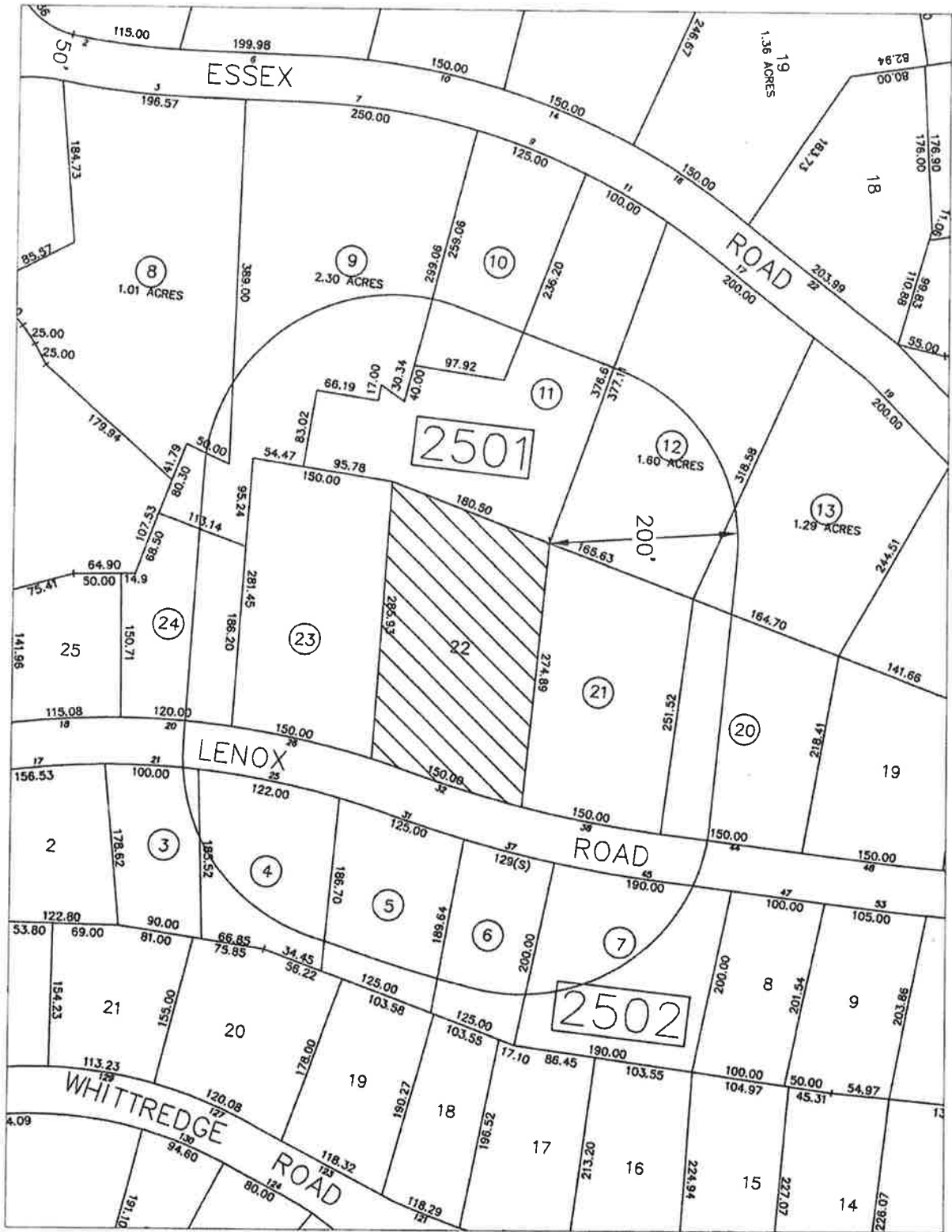
Signature of Engineer/Assistant Engineer

Date: 7/17/25

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

Tax Assessor / Staff Assessor

Date



OWNER & ADDRESS REPORT

SUMMIT

07/17/25 Page 1 of 1

2501-22 32 LENOX RD - CHIZZIK, ANDREW & DANIELLE
ANDREW CHIZZIK

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2501	8		2	GRRRT ESSEX HOUSE LLC%SHADE TREE 19 RAILROAD PL, STE 301 SARATOGA, NY 12866	3 ESSEX RD ✓	
2501	9		2	ALDRIDGE, STEVEN & JESSIE 5 JESSICA PLACE MONMOUTH BEACH, NJ 07750	7 ESSEX RD ✓	
2501	10		1	TJR 1999 TRUST 17 ESSEX ROAD SUMMIT, NJ 07901	9 ESSEX ROAD ✓	
2501	11		2	O'CONNOR, D. MADELINE & BRIAN J. 11 ESSEX ROAD SUMMIT, NJ 07901	11 ESSEX RD ✓	
2501	12		2	HE MOLE III, HE MOLE V, GLENMEDE TRUST 17 ESSEX RD SUMMIT, NJ 07901	17 ESSEX RD ✓	
2501	13		2	HUGIN, ROBERT J & KATHLEEN M 19 ESSEX RD SUMMIT, N J 07901	19 ESSEX RD ✓	
2501	20		2	ECKMANN, W LAWRENCE & CREMIEUX, EMILY 44 LENOX RD SUMMIT, NJ 07901	44 LENOX RD ✓	
2501	21		2	MCCARTHY, JOHN R & AMY C 38 LENOX RD SUMMIT, N J 07901	38 LENOX RD ✓	
2501	23		2	BRAUN, ELLIOT Y. & HEATHER L. 26 LENOX RD SUMMIT, N J 07901	26 LENOX RD ✓	
2501	24		2	COUNIHAN, KEVIN E & JENNIFER L 20 LENOX ROAD SUMMIT, NJ 07901	20 LENOX ROAD ✓	
2502	3		2	SMITH, JOSEPH R & MASCARENHAS, P 21 LENOX RD SUMMIT, NJ 07901	21 LENOX RD ✓	
2502	4		2	FOLEY, MICHAEL C & MONICA 25 LENOX RD SUMMIT, NJ 07901	25 LENOX RD ✓	
2502	5		2	MAC KENZIE, BRUCE & COURTNEY 31 LENOX RD SUMMIT, NJ 07901	31 LENOX RD ✓	
2502	6		2	KRIEGMAN, ANDREW M. & ELIZABETH L. 37 LENOX ROAD SUMMIT, N J 07901	37 LENOX RD ✓	
2502	7		2	LE DONNE, EUGENE & LISA PARLATO 45 LENOX RD SUMMIT, N J 07901	45 LENOX RD ✓	



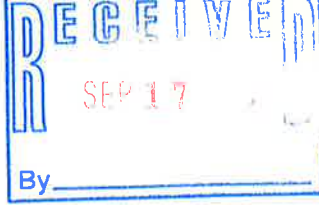
Public Utility Registration List Request for Notice of Hearings



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

The following listed utilities have registered to receive service of any notice of hearing for development in the City of Summit. Proof of service, as required by the Municipal Land Use Law shall include service to this utility.

- **NJ American Water Company, Inc.
Donna Short
GIS Supervisor
1025 Laurel Oak Road
Vorhees, NJ 08043**
- **PSE&G
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102**



STATEMENT OF FACTS IN SUPPORT OF VARIANCE RELIEF

Applicants: Andrew and Danielle Chizzik
32 Lenox Road
Summit, New Jersey 007901
Block: 2501 Lot: 22 Zone: R-25

The applicants, Andrew and Danielle Chizzik, request permission from the Board of Adjustment of the Township of Summit, New Jersey to build a new Pool and Pool House on their property located at 32 Lenox Road in Summit. In order to realize these improvements, the applicants request the following relief from the strict application of the requirements of the Zoning Ordinance:

1. Max Structure Height for an Accessory Structure (Sec. 35-9.8.B.3)
2. Fence Wall Regulations – Max Height of Fence/Wall Combination (Sec. 35-14.1.K.5.b)
3. Steep Slope Regulations – Maximum Disturbance of Steep Slopes (Sec. 35-16.1.H.1)

Hardships for this Property:

This property is a rectangular shaped interior lot with a slightly flared rear lot line. The House and the landscaped rear patio occupy the middle of the lot. The steep slope at the back of the property makes it difficult to fit a pool which would otherwise be allowed by zoning given the available lot coverage.

Mitigating Circumstances:

1. The Proposed Pool House is set back as far as possible to maximize the flat area dedicated for the Pool. The Pool House will straddle the steep slope, and its basement is dug into the steep slope so that only a one story structure is above the finished grade of the pool deck.
2. The design of the Pool and Pool House will be in keeping with the traditional style of the house and neighborhood.
3. The proposed changes are in keeping with the scale of the property and the neighborhood.
4. All of the requested variances are driven by the existing steep slope present at the property.

Minimum Structure Height for an Accessory Structure:

The proposed height of the Pool House as accessory structure is 18'-0' above finished grade, 3'-0" more than the allowed 15'. This increased height is a result of the existing grade which slopes quite significantly. The design of the Pool House Gable front with a half-circle transom window and the attached columns were derived from the features of the Main House Front Facade. In order to maintain the symmetry and scale of the Pool House in relation to the main house, it required the additional height of the roof.

Fence-Wall Regulations:

The Building Code requires a protective fence around the pool area. This fencing will be a black metal so that it can be visually hidden behind the new landscape plantings. The fence will also be set at the bottom of the proposed grade around the pool so that it can be easily concealed. This way it will become an invisible part of the landscape screening around the back yard. In some areas, the

fencing will sit on top of the retaining walls so that it will exceed the Max Height of Fence/Wall Combination.

To create level building sites, the sloping grounds were cut and filled, graded and contained within engineered retaining walls of varying heights in stepped fashion. The height differences of the retaining walls vary and exceed the allowable height. The retaining walls will be designed by a structural engineer upon approval of the variance.

Steep Slope Regulation:

The Total Building Areas of the Pool and Pool House fall within the Steep Slopes. Because of the steep topographic slope, the disturbed area required exceeds the maximum allowed. These areas include the retained soils within the proposed retaining walls, the overdig around the pool house, the pool and surrounding deck area. The resulting surface run-off from the roof area and the paved area will be collected by an underground drainage system connected to a series of drywells. See Plans for Details.

Conditions Which Support the Variance:

Since the proposed Pool House addition as 1-story structure with a walk-out basement that is mostly submerged, it will have little or no impact on the adjacent neighbors. This is a well landscaped property with mature screening along the side, rear and front property lines. There is a very large separation between the proposed pool and pool house and all of the immediate neighbors. We are planning on maintaining all of the mature plantings along the property lines.

Since the new accessory structure is being placed in the rear of a down slope, there will be very little impact on site grading, minimal impact on the existing trees and the required retaining walls and fencing can be easily concealed.

The Pool fencing remains at 4'-0" but the retaining walls will vary in height in stepped fashion to follow the design grades. The retaining walls will be built with random rectangular engineered blocks with a natural face.

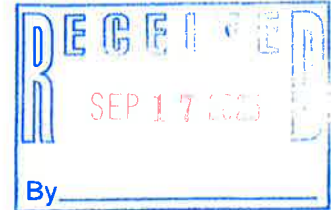
Summary:

The improvements we are proposing are consistent with the established character of the neighborhood, and the application will cause neither a substantial detriment to the public good nor a substantial impairment of the intent and purpose of the zone plan and zoning ordinance.

Our proposal would advance the purposes of the zoning plan and the benefits from the construction of the new additions in the proposed location will substantially outweigh any detriment.

For these reasons and based upon the drawings submitted, we are requesting approval for the proposed variances.

JOHN JAMES
ARCHITECTURE



NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED, as provided in the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing **on T.B.D., 2025 at 7:30 pm in the City Hall Council Chambers, 512 Springfield Avenue, Summit New Jersey**, to consider an application affecting the property whose street address is known as **32 Lenox Road**.

The conditions affecting this property and the reasons for the application being heard are as follows, regrading backyard to reduce steep slopes so that backyard is more usable, as well as, to allow for construction of an inground pool, pergola and pool house. The variances requested are as follows:

1. Max Structure Height for an Accessory Structure (Sec. 35-9.8.B.3)
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Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of hearing.

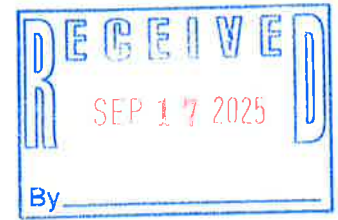
The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Ave., and may be inspected any workday between the hours of 8:30 am and 4:00pm. Any interested party may appear at the hearing and participate therein, Subject to the rules of the Board.

Applicant's Signature

Andrew Chizzik

Applicant's Printed Name

JOHN JAMES
ARCHITECTURE



NOTICE OF HEARING FOR PUBLICATION

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The conditions affecting this property and the reasons for the application being heard are as follows, regrading backyard to reduce steep slopes so that backyard is more usable, as well as, to allow for construction of an inground pool, pergola and pool house. The variances requested are as follows:

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Andrew Chizzik

Applicant's Printed Name

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue

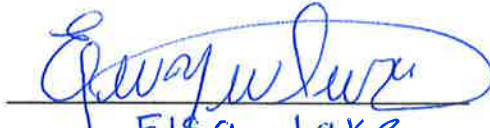
Summit, NJ 07901

Patricia R. Dougherty
Collector of Taxes

Telephone: 908-271-0403
Fax: 908-271-0211

ADDRESS: 32 Lenox Rd DATE: 7/14/25
OWNER(S): Andrew + Danielle Chizzik
32 Lenox Rd
Summit, NJ 07901
BLOCK: 2501 LOT(S): 22

PURSUANT TO THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET. SEQ. PERTAINING TO THE ZONING BOARD OF ADJUSTMENT AND/OR PLANNING BOARD APPLICATIONS. I, HEREBY CERTIFY THAT THE TAXES OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS, OR BOTH, ARE NOT DUE OR DELINQUENT ON THE ABOVE PARCEL(S), AND HAVE BEEN PAID TO DATE ACCORDING TO LAW.


EISA LAKE
Collector of Taxes
DEP

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____