



**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: 8 Club Drive
 Block(s) 5607 Lot(s) 5 Zone(s) R-15
 How the property is used (one-family, offices, etc.): one-family residential
 Property Owner Debbie Rybka Howard & Wm Bruce Howard Phone (908) 591-4886
 Email: drybka.h@gmail.com
 Owner Address: 8 Club Drive, Summit, NJ
 Applicant: Debbie Rybka Howard & Wm Bruce Howard Phone: (908) 591-4886
 Email: drybka.h@gmail.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 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 Number of dwelling units 1 Existing
1 Proposed 1 Proposed
- 4 Building area 2,586.6 sf Existing less 190.8 sf to be removed = 2,395.8 sf
378.7 sf Proposed new *
2,774.5 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

5 Comments: The proposed covered deck and stairs replace the existing covered deck and stairs resulting in a net increase of 187.9 sf

6 Signature Debbie Rybka Howard Date 04/09/2022 5/1/2022
Wm Bruce Howard 5/1/2022

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. April 9, 2022

In the matter of the petition of 8 Club Drive for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Debbie Rybka Howard & Wm Bruce Howard
residing at 8 Club Drive, Summit, New Jersey says:

I. Petitioner is the Owner of property located at 8 Club Drive

Block 5607, Lot(s) 5 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: _____

See attached narrative.

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

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

Area of Plot 15,150 square feet
Area of existing structures which will remain 2,395.8 square feet
Total area of plot to be occupied by structures 2,774.5 square feet
Percentage of lot to be occupied by structures 18.3 percent
Proposed set-back, front line 35.7 feet;
Proposed sidelines (specify if corner 18.2' / 29.6' feet;
Proposed rear yard 21.8' to addition feet.
Year house built 1957.

Other pertinent characteristics The property is an irregularly shaped lot which creates the need for the rear yard setback variances.

4. There has been no previous petition for relief involving these premises except: None to our knowledge.

5. The reasons which support petitioner's claim of the right to relief are as follows: See attached narrative.

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.

Debbie Rybka Howard & Wm. Bruce Howard

Petitioner

Petitioner's Phone Number (908) 591-4886

Petitioner's Email drybka.h@gmail.com

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

State of New Jersey
County of Union

Debbie Rybka Howard 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.

Debbie Rybka Howard
Petitioner's printed name

Debbie Rybka Howard
Petitioner's signature

Sworn and subscribed before me this

1st day of May, 2022

Susan Schachman

Notary Public
SUSAN R. SCHACHMAN
NOTARY PUBLIC

Check here if additional pages are attached.
MY COMMISSION EXPIRES DEC 21 2023

April 14, 2022

Applicants:
 Debbie Rybka-Howard and William Bruce Howard
 8 Club Drive
 Summit, New Jersey 07901

Project Narrative

The existing dwelling at 8 Club Drive is a ranch home constructed in 1957 located in the R-15 Zone. The Lot Area is 15,150 square feet.

The proposed work includes:

Removing an existing covered porch with an open carport below to be replaced with a new covered porch with an enclosed storage garage below.

Removing and infilling an existing sunken patio to be replaced with a new on grade bluestone patio. The existing basement doors to the sunken patio will be replaced with an egress window well.

Enclosing an existing side entry porch to become part of a new kitchen and removing the existing side entry porch stairs.

A new addition at the rear to enlarge the existing primary bathroom.

We are seeking the following Variances:

	<u>Allowable/ Required</u>	<u>Existing</u>	<u>Proposed</u>
Building Coverage	18% 2,727.0 sq. ft.	17.1% 2,586.6 sq. ft.	18.3% 2,774.5 sq. ft.
Rear Yard Setback	45.0'	25.8' to house	21.8' to bath addition 26.5' to cov'd porch
Rear Yard Setback to Window well	43.0'	n/a	31.0'

Building Coverage

The increase in building coverage will be **187.9** square feet. The proposed building coverage exceeds the allowable statistic by **47.5** square feet. The proposed covered patio and primary bathroom addition are located at the rear of the house and are not visible from the street.

Rear Yard Setback

The lot is an irregular shape and the rear lot line tapers closer to the house on the rear left side of the property. The rear yard setback variances to the addition and window well are caused by the location of the existing house on the lot and the irregular shape of the lot.

Positive Criteria

This is an overall enhancement for the house. The existing masonry walls that support the existing covered porch are damaged and in need of repair/replacement. The new on grade patio improves the grading on the site and eliminates the potential drainage issues caused by the existing sunken patio.

The proposed exterior building materials and rooflines will blend with the mass, scale, and architectural style of this building.

No trees are affected by the proposed modifications at the rear of the house.

All of the proposed changes enhance the value and the function of this home.

Satisfaction of the Negative Criteria

The Variances can be granted (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance.

The proposed design of the rear addition, covered porch, and patio has no adverse effect on the adjoining properties, the neighborhood, or the City of Summit. There is no change to the Use of the property, and no damage to the character of the neighborhood as to constitute “substantial detriment to the public good”. There is no detriment to the neighborhood character, utility or value.

The granting of these Variances causes no impairment of the Zone Plan and the Ordinance. The proposed modifications and structures do not significantly change the perception of the overall size of the house, or of the density of the neighborhood.

The addition will not cause any undesirable noise, light, glare, or odors, or any other burdens on the adjoining neighbors or on the neighborhood.

We feel the Board can grant this Variance without detriment.

DEPT. OF COMMUNITY AFFAIRS
 SUMMIT, NJ 07901
RECEIVED
 APR 12 2022
 By: *dB*
 Approved: _____

**The City of Summit
 New Jersey**

#630

Date: 04/09/2022 **PLEASE PRINT** **FEE: \$11.00¹**

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

Property address: 8 Club Drive

Block 5607 and Lot(s) 5

Owner: Debbie Rybka Howard & Wm Bruce Howard Address: ~~2 Woodmere Drive~~, Summit, NJ

8 Club Drive

Applicant: Debbie Rybka Howard & Wm Bruce Howard Telephone: (908) 591-4866

Email Address: drybka.h@gmail.com and kjtone@gmail.com

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
5601	8-13				
5602	36-41				
5607	3-4, 6-9				

Notes: _____

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

Timothy O'Connor 4-14-22 #630
 Timothy O'Connor, Tax Assessor

¹ Includes map. Fee is \$10 without map

TOWNSHIP OF BERKELEY HEIGHTS
UNION COUNTY



The City of Summit
New Jersey

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 N.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.

Donna Short
GIS Supervisor
New Jersey-American Water Company, Inc.
1025 Laurel Oak Road
Voorhees, NJ 08043

Public Service Electric and Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

OWNER & ADDRESS REPORT

04/14/22 Page 1 of 1

SUMMIT

D.R & WB HOWARD 2 WOODMERE DR
SAME

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5601	8		2	KUSKIN, JUDITH RUTBERG 23 DRUM HILL DR SUMMIT, N J 07901	23 DRUM HILL DRIVE	
5601	9		2	TOBON, RAFAEL & DAVILA, MARIA A 7 CLUB DR SUMMIT, NJ 07901	7 CLUB DR	
5601	10		2	ACHARYA, SWARUP & CHAKRABARTI, O 11 CLUB DR SUMMIT, NJ 07901	11 CLUB DR	
5601	11		2	KLYASHTORNY, DANIEL & ALYSSA 15 CLUB DR SUMMIT, NJ 07901	15 CLUB DR	
5601	12		2	HUMMEL, CHAD CHRISTOPHER & CLAUDIA 17 CLUB DR SUMMIT, NJ 07901	17 CLUB DR	
5601	13		2	SHIN, LEONARD D & JESSICA P 23 CLUB DR SUMMIT, NJ 07901	23 CLUB DR	
5602	36		2	GOPAL, ARUN & SHALINI 48 DRUM HILL DRIVE SUMMIT, NJ 07901	48 DRUM HILL DR	
5602	37		2	WOLDAR, DANIEL S & ARIEL BROOKE 44 DRUM HILL DR SUMMIT, NJ 07901	44 DRUM HILL DR	
5602	38		2	WELTON, GRIFFITH & CYNTHIA 38 DRUM HILL DR SUMMIT, N J 07901	38 DRUM HILL DR	
5602	39		2	SALLAHIAN, LEONARD & DANEILLE 34 DRUM HILL DR SUMMIT, NJ 07901	34 DRUM HILL DR	
5602	40		2	SINKLER, FRAZIER B & LINDA M 32 DRUM HILL DR SUMMIT, NJ 07901	32 DRUM HILL DR	
5602	41		2	SILBERSTEIN, ANDREW & DEBORAH 28 DRUM HILL DRIVE SUMMIT, NEW JERSEY 07901	28 DRUM HILL DR	
5607	3		2	CHAPMAN, GLYNE A & ANNA M 20 CLUB DR SUMMIT, NJ 07901	20 CLUB DR	
5607	4		2	MC KEGNEY, KEVIN M & MCKEGNEY, C 16 CLUB DR SUMMIT, NJ 07901	16 CLUB DR	
5607	6		2	PATEL, TARUN & PAYAL 4 CLUB DR SUMMIT, N J 07901	4 CLUB DRIVE	
5607	7		2	KHULLAR, VIKRAM & SHIVANI 41 DRUM HILL DRIVE SUMMIT, N. J. 07901	41 DRUM HILL DR	
5607	8		2	MANG, ROBERT CODY 45 DRUM HILL DR SUMMIT, NJ 07901	45 DRUM HILL DR	
5607	9		2	MINNEAR, NORMAN & KU, RITA 49 DRUM HILL DR SUMMIT, NJ 07901	49 DRUM HILL DR	

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall

512 Springfield Avenue

Summit NJ 07901

Patricia R. Dougherty
Collector of Taxes

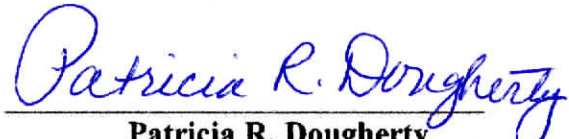
Telephone (908) 273-6403
Fax (908) 608-1214


ADDRESS: 8 Club Drive, Summit, NJ **DATE:** 04/09/2022

OWNER(S): Debbie Rybka Howard & Wm Bruce Howard

BLOCK: 5607 **LOT(S):** 5

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: _____

NOTICE OF HEARING

DATE _____

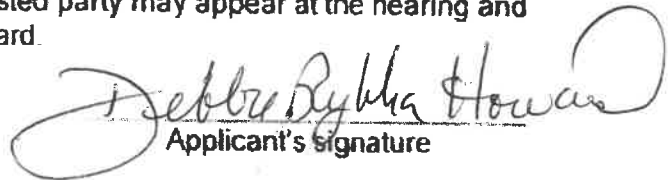
TO _____

YOU ARE HEREBY NOTIFIED, as provided in the Municipal Land Use Law, that the Zoning Board Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 20__ at 7:30 p.m. in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 8 Club Drive

The conditions affecting this property and the reasons for the application being heard are as follows To permit the construction of an addition requiring variances for rear yard setback and building coverage and a new window well requiring a variance for rear yard setback.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

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


Applicant's signature

Debbie Rybka Howard
Applicant's printed name

NOTICE OF HEARING FOR PUBLICATION

The Union County Local Source
1291 Stuyvesant Avenue
Union, NJ 07083

Tel: 908-686-7700

TAKE NOTICE THAT the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 20____ at 7:30 p.m. in the City Hall Council Chambers, 512 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as
8 Club Drive, Block 5607, Lot 5.

The conditions affecting this property and the reason for the application being heard are as follows: To permit the construction of an addition requiring variances for rear yard setback and building coverage and a new window well requiring a variance for rear yard setback.

Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected on any workday during business hours, 8:30 a.m. to 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Debbie Rybka Howard & Wm Bruce Howard
Applicant's printed name



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



Name of applicant Debbie Rybka Howard & Wm Bruce Howard Date 04/09/2022

Address of property 8 Club Drive Block 5607 Lot 5

Approval requested: [] Appeal zoning officer decision [] Interpret Ordinance or Map
[X] 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.

Table with 3 columns: Item description, Applicant, City. Contains 16 numbered items and sub-items (a-e) with 'X' or 'n/a' in the Applicant column and blank lines in the City column.

Applicant - Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____

Administrative Office