



**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: 2 Woodmere Drive
 Block(s) 2103 Lot(s) 18 Zone(s) R-25
 How the property is used (one-family, offices, etc.): one- family residential
 Property Owner: Thomas & Gretchen Oatman Phone (973) 701-6172
 Email: toatman@selkirkpartners.com
 Owner Address: 2 Woodmere Drive, Summit, NJ
 Applicant: Thomas & Gretchen Oatman Phone: (973) 701-6172
 Email: toatman@selkirkpartners.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 3,779.1sf Existing less 442.2 sf existing front and rear patios to be
316.8 sf Proposed new * removed = 3,336.9 sf
3,653.7 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 addition, covered entry, and rear steps replace existing front and rear patios, resulting in a net reduction of building coverage.
- 6 Signature: _____ Date: 04/09/2022

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. April 9, 2022

In the matter of the petition of 2 Woodmere Drive for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Thomas & Gretchen Oatman
residing at 2 Woodmere Drive, Summit, New Jersey says:

I. Petitioner is the Owner of property located at 2 Woodmere Drive

Block 2103, Lot(s) 18 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: _____

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 24,957 square feet
Area of existing structures which will remain 3,336.9 square feet
Total area of plot to be occupied by structures 3,653.7 square feet
Percentage of lot to be occupied by structures 14.64 percent
Proposed set-back, front line 30.03' / 48.46' feet;
Proposed sidelines (specify if corner 15.12' / 69.95' feet;
Proposed rear yard n/a feet.
Year house built 1936.

Other pertinent characteristics _____

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.

Thomas & Gretchen Oatman

Petitioner

Petitioner's Phone Number (973) 701-6172

Petitioner's Email toatman@selkirkpartners.com

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

State of New Jersey
County of Union

Thomas Oatman, 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.

Thomas Oatman
Petitioner's printed name

Petitioner's signature

Sworn and subscribed before me this

_____ day of _____, 20__

Notary Public

Check here if additional pages are attached.

April 14, 2022

Applicants:

Tom and Gretchen Oatman
2 Woodmere Drive
Summit, New Jersey 07901

Project Narrative

The existing dwelling at 2 Woodmere Drive is a stucco, colonial revival style home constructed in 1936 located in the R-25 Zone. The Lot Area is 25,957 square feet and the house is located on a corner lot.

The proposed work includes:

Removal of an existing above grade masonry patio at the kitchen.

Construction of a new addition to the kitchen, breakfast room and mudroom.

Removal of an existing raised patio at the rear of the house to be replaced with a new pea gravel patio at grade.

Removal of a portion of the existing driveway to reduce lot coverage.

Construction of a new second floor addition above an existing 2-car garage. The existing garage door faces the street, as part of the renovation we will be installing a wider and taller garage door and it will still face Woodmere Drive.

The existing garage foundation needs to be repaired. If upon excavation, we find that the foundation of the garage needs to be rebuilt entirely we are proposing to rebuild the garage structure in the current location shown on the variance drawings.

We are seeking the following Variances:

	<u>Allowable</u>	<u>Existing</u>	<u>Proposed</u>
Building Coverage	14% 3,493.98 sq. ft.	15.14% 3,779.1 sq. ft.	14.64% 3,653.7 sq. ft.
Side Yard Setback	17'	15.12'	15.12' to garage and new second fl. addition

Building Coverage

The existing building coverage exceeds the allowable statistic by **285.12** square feet. The proposed changes to building coverage include an addition for the kitchen breakfast room, mud room and covered entry and the removal of two raised patios resulting in a net decrease

in lot coverage of **125.4** square feet. The proposed changes bring the building coverage closer to conformance. The new addition at the front of the house includes a new covered entry way which will improve the safety at the primary entry to the home.

Side Yard Setback

The position of the house on the lot is consistent with the neighborhood. The side yard setback to the existing garage is 15.12'. The new second floor addition above the garage will align with the existing garage.

Positive Criteria

This is an overall enhancement for the house and provides improved safety at the primary entrance to the home, as well as resolves structural and water damage at the existing garage.

The proposed exterior building materials and rooflines will blend with the mass, scale, and architectural style of this building. The new addition at the front and masonry landing and steps at the rear will replace the existing above grade masonry patios with a net reduction in building coverage of 125.4 square feet.

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

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

Satisfaction of the Negative Criteria

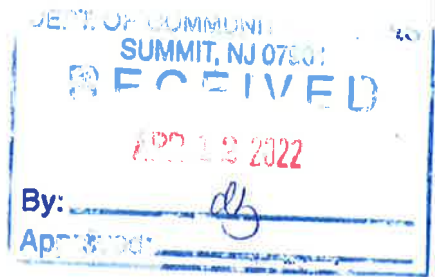
The Variances can be granted (1) without substantial detriment to the public good, and (2) without substantially impairing the intent and purpose of the Zone Plan and the Zoning Ordinance.

The proposed design has no adverse effects 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.



The City of Summit
New Jersey

#1631

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: 2 Woodmere Drive

Block 2103 and Lot(s) 18

Owner: Thomas & Gretchen Oatman Address: 2 Woodmere Drive, Summit, NJ

Applicant: Thomas & Gretchen Oatman telephone: (973) 701-6172

Email Address: toatman@selkirkpartners.com and kjtone@gmail.com

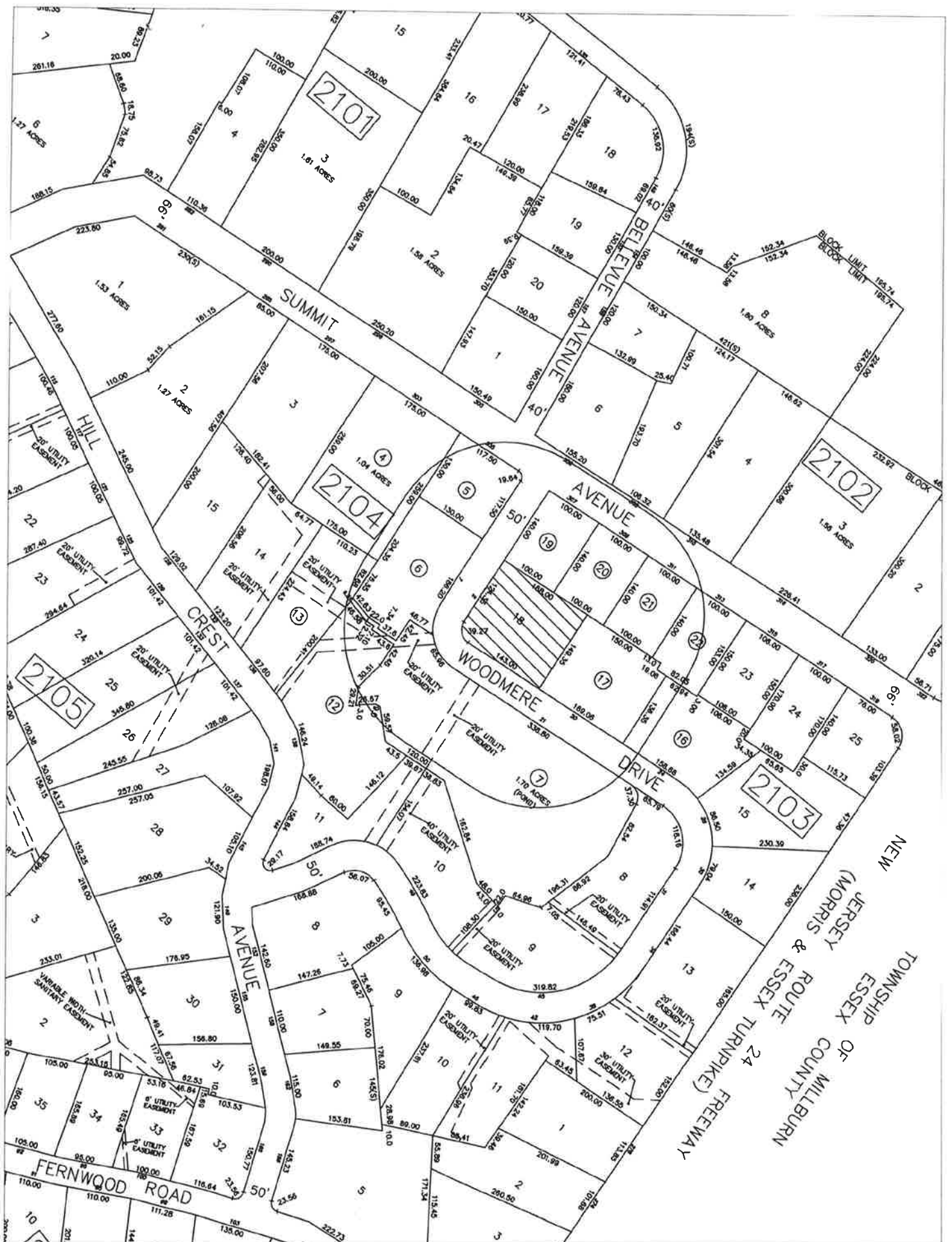
Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
2103	16-17, 19-22				
2104	4-7, 12-13				

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 #1631
Timothy O'Connor, Tax Assessor

¹ Includes map. Fee is \$10 without map



NEW
TOWNSHIP OF MILLBURN
ESSEX COUNTY
JERSEY ROUTE 24
(MORRIS & ESSEX TURNPIKE) FREEMWAY

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

O W N E R & A D D R E S S R E P O R T

SUMMIT

2103-18 OATMAN 2 WOODMARE DR
SAME

04/14/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2103	16		2	KHANI, GHASSAN & NADIA 24 WOODMERE DR SUMMIT, N J 07901	24 WOODMERE DR	
2103	17		2	ROSE, HOWARD 20 WOODMERE DR SUMMIT, NJ 07901	20 WOODMERE DR	
2103	19		2	RAPPEYE, ANN 307 SUMMIT AVE SUMMIT, NJ 07901	307 SUMMIT AVE	
2103	20		2	TALIAN, JOHN & KAYE, TRACY 309 SUMMIT AVE SUMMIT, N J 07901	309 SUMMIT AVE	
2103	21		2	DUGGER, ROBERT & KATHERINE 311 SUMMIT AVE SUMMIT, NJ 07901	311 SUMMIT AVE	
2103	22		2	BARBIETO, RALPH & JANIS WHITE 313 SUMMIT AVE SUMMIT, N J 07901	313 SUMMIT AVE	
2104	4		2	SCHREIER, GARY & DANIELA BILOTTA 303 SUMMIT AVE SUMMIT, NJ 07901	303 SUMMIT AVE	
2104	5		2	BONINI, CARLO & MANELLI, ELENA 305 SUMMIT AVE SUMMIT, NJ 07901	305 SUMMIT AVE	
2104	6		2	LEBLANC, ANDREW J & MARIAH S 7 WOODMERE DR SUMMIT, NJ 07901	7 WOODMERE DR	
2104	7		1	WONG, RAYMOND L.M. & NORA W. 138 HILLCREST AVE SUMMIT, NJ 07901	21 WOODMERE DRIVE	
2104	12		2	WONG, RAYMOND L.M. & NORA W. 138 HILL CREST AVE SUMMIT, NJ 07901	138 HILL CREST AVE	
2104	13		2	LEWIS, COREY J & GUTTMANN, ALLISON 136 HILL CREST AVE SUMMIT, NJ 07901	136 HILL CREST AVE	

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: 2 Woodmere Drive, Summit, NJ **DATE:** 04/09/2022

OWNER(S): Thomas & Gretchen Oatman

BLOCK: 2103 **LOT(S):** 18

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 2 Woodmere 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 building coverage, side yard setback and garage doors facing the street.

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

Thomas & Gretchen Oatman

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 2 Woodmere Drive, Block 2103, Lot 18.

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 building coverage, side yard setback and garage doors facing the street.

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.

Thomas & Gretchen Oatman
Applicant's printed name



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



Name of applicant Thomas & Gretchen Oatman Date 04/09/2022

Address of property 2 Woodmere Drive Block 2103 Lot 18

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	<u>X</u>	_____
2. Original and 12 copies of narrative description of project	<u>X</u>	_____
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	<u>X</u>	_____
4. Original and 12 copies of proposed structure, including interiors	<u>X</u>	_____
5. Grading plan	<u>X</u>	_____
6. Thirteen copies of the zoning officer's decision (If applicable)	<u>n/a</u>	_____
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>	<u>X</u>	_____
8. Original and 12 copies of the certified list of owners of property within 200 feet.	<u>X</u>	_____
9. Original copy of evidence of paid property taxes	<u>X</u>	_____
10. Original copy of the proposed notice to owners within 200'	<u>X</u>	_____
11. Original copy of the proposed advertisement	<u>X</u>	_____
12. Subdivision submittal (If applicable)	<u>n/a</u>	_____
13. Site plan submittal (If applicable)	<u>X</u>	_____
14. Original copy of this completed checklist	<u>X</u>	_____
15. Application fee and escrow deposit	<u>X</u>	_____
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.	<u>X</u>	_____

Applicant - Please do not write below this line

On _____, this submittal was deemed complete _____ incomplete _____.

Administrative Office