



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: 69 PINE GROVE AVE
Block(s) 3102 Lot(s) 15 Zone(s) R15
How the property is used (one-family, offices, etc.): ONE - FAMILY
Property Owner: PETER + Jill RASKIN Phone 646-345-5789
Email: jillraskin@gmail.com
Owner Address: 69 PINE GROVE AVE
Applicant: Jill RASKIN Phone: 646-345-5789
Email: jillraskin@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: Appeal Interpretation C - Bulk variance
D - Use variance Conditional use D - Floor area ratio (FAR)
Minor subdivision Major subdivision Site plan
Other
3 CONCEPT PLAN PRELIMINARY FINAL
4 Number of lots: 1 Existing 1 Proposed
Number of dwelling units: 1 Existing 1 Proposed
5 Building area: 2802 Existing 948 Proposed new *
3750 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 5/31/22

Application to Zoning Board of Adjustment
of Summit, New Jersey

Summit, N. J. 7/14 2023

In the matter of the petition of JILL AND PETER RASKIN REVISION TO ORIGINAL APPLICATION for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner JILL AND PETER RASKIN
residing at 69 PINE GROVE AVENUE says:

1. Petitioner is the OWNER of property located at 69 PINE GROVE AVENUE.

Block 3102, Lot(s) 15 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:

TO ENLARGE THE FRONT-FACING GARAGE BY 6'-3", RESULTING IN AN EXACERBATION OF THE RIGHT SIDE NONCONFORMITY. FRONT FACING GARAGE ALSO REQUIRES VARIANCE DUE TO LOT & WIDTH BEING OVER 90' AT 100'. APPLICANT ALSO PROPOSES A SECOND STORY ADDITION ABOVE THE GARAGE WHICH DOES CONFORM TO THE ORDINANCE. HOME IS SINGLE FAMILY HOME.

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

- 1) RIGHT SIDE YARD SETBACK EXACERBATED
- 2) TOTAL SIDE YARD SETBACK EXACERBATED
- 3) FRONT FACING GARAGE ON 100' WIDE LOT.

3. The premises affected are more particularly described as follows:
- Area of Plot 15,000 square feet
- Area of existing structures which will remain F.A.R. = 2,808 square feet (INCLUDES 2ND FLOOR)
- Total area of plot to be occupied by structures 2,508 square feet BLDG. COVERAGE
- Percentage of lot to be occupied by structures 16.72 percent
- Proposed set-back, front line 72'-6" PORTICO feet;
- Proposed sidelines (specify if corner) 68'-7" GARAGE feet;
- Proposed rear yard 10' (L) / 17.75' (R) feet.
- Year house built 1961

Other pertinent characteristics BRICK FACADE, FRONT BAY WINDOWS
W/ METAL ROOFING, DENTIL MOULDING, ASPHALT ROOFING.

4. There has been no previous petition for relief involving these premises except: REAR DECK - APPROVED.

5. The reasons which support petitioner's claim of the right to relief are as follows:
THE EXISTING GARAGE DEPTH IS ONLY 15'-0 1/2". IT IS IMPOSSIBLE TO FIT AN SUV IN THE GARAGE, PARKING IN THE DRIVEWAY IS UNDESIRABLE DUE TO STEEP SLOPE. PINE GROVE IS A BUSY STREET, STREET PARKING IS UNDESIRABLE. APPLICANT CANNOT EXTEND GARAGE ANY OTHER WAY BUT FORWARD TO ACCOMMODATE VEHICLES. EXISTING GARAGE IS CURRENTLY OVER RIGHT SIDE SETBACK.

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: ALREADY DROPPED OFF
- (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. ALREADY DROPPED OFF

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.



Petitioner

Petitioner's Phone Number 646-345-5789

Petitioner's Email jillraskin@gmail.com

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.

JILL RASKIN

Petitioner's printed name



Petitioner's signature

Sworn and subscribed before me this

31 day of May 2022

Notary Public



RASHEEDAH SUBER
Notary Public, State of New Jersey
Commission # 50140356
My Commission Expires October 13, 2025

Check here if additional pages are attached.

RESOLUTION OF APPROVAL

APPLICATION OF PETER AND JILL RASKIN

IN THE MATTER OF : ZONING BOARD OF ADJUSTMENT
PETER AND JILL RASKIN : CITY OF SUMMIT
: APPLICATION NO. ZB-17-1880
: BLOCK 3102, LOT 15
: 69 PINE GROVE AVENUE

WHEREAS, Peter and Jill Raskin, have requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to construct a covered deck in the rear yard of the property located at Block 3102 , Lot 15 on the tax map of the City of Summit, being commonly known as 69 Pine Grove Avenue, New Jersey, and said premises being in the R-15 Zone; and

WHEREAS, the Board held a public hearing on said application on July 17, 2017; and

WHEREAS, the applicant provided adequate notice of the hearing in accordance with N.J.S.A. 40:55D-12; and

WHEREAS, the applicant was not represented by Counsel; and

WHEREAS, the Board heard the testimony and evidence presented by the applicant, and received no comments from the public.

NOW, THEREFORE BE IT RESOLVED, that the Board of Adjustment of the City of Summit, County of Union and State of New Jersey, made the following findings of fact:

1. The Board found the application complete.
2. **According to the application, the applicant is seeking the following variances:**
 - A. For proposed rear yard setback of 30.5 feet whereas 45 feet is required.
 - B. For proposed right side yard setback of 10 feet whereas 15 feet is required.
3. Based upon the sworn testimony of the applicant Jill Raskin, the Board made the following findings of fact:

69 Pine Grove Ave.

- A. The applicant is proposing to construct a covered deck in the rear yard.
 - B. The proposed deck will cover the same footprint on the property as the existing deck.
 - C. The proposal will extend the existing roof line over the deck with no difference in height.
4. Based upon the sworn and qualified testimony of the applicant's witness, Ed Fulmer, the Board made the following findings of fact:
- A. The applicant is proposing to reconstruct the existing deck on the property.
 - B. The material of the new deck will be composite.
 - C. The applicant will install gutters and leaders to address runoff from the proposed roof.
5. The Board concluded that the reconstruction of the deck will be an aesthetically pleasing upgrade to the property.
6. The Board found the proposed project will be consistent with the character of the surrounding homes.
7. There are no substantial negative impacts arising from the proposal and will not impinge on the light, air, or privacy of the surrounding property owners.
8. The benefits of this proposal outweigh its detriments.

CONCLUSIONS OF LAW:

WHEREAS, after careful deliberation, the Board determined that this application has met the requirements of N.J.S.A. 40:55D-70 (c)(2) because the proposed reconstruction of the deck will have a minimal impact on surrounding properties, and is a visually attractive improvement to the property as described in N.J.S.A. 40:55D-2 (i) "To promote a desirable visual environment through creative development techniques and good civic design and arrangement;"

WHEREAS, the Board has determined that the relief sought can be granted without a substantial negative impact, provided all conditions of approval are satisfied or met; and

WHEREAS, the Board has determined that the relief sought does not impair the intent and purpose of the Master Plan or Zoning Ordinance of the City of Summit.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Summit, in the County of Union and State of New Jersey, on the 17th day of July, 2017, upon a motion made by Michael Lisowski and seconded by Michael Lardieri that the application of Peter & Jill Raskin, be granted, subject to the following terms and conditions:

1. The applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of July 17, 2017.
2. The applicant shall provide all required Site Performance Bond and Inspection Fees in accordance with the Municipal Ordinance.
3. The applicant will have one (1) year from the date of this Resolution to obtain a building permit.
4. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
5. The applicant must comply with the Development Fee Ordinance of the City of Summit, if applicable, which Ordinance is intended to generate revenue to facilitate the provision of affordable housing.
6. This approval is subject to the applicant's continuing obligation to ensure that the fees generated on this application by the Board's Planner, Engineer, and Attorney are fully paid prior to the issuance of a building permit and/or the issuance of the Certificate of Occupancy.
7. The area under the deck is to remain permeable.
8. The applicant must tie the roof drains for the new deck roofing into the existing drainage system.

9. Publication of a notice of this decision will be published in one of the City's officially designated newspapers, at the cost of the applicant.

VOTE ON ROLL CALL:

IN FAVOR: Dennis McGuire; Joseph Steiner; Michael Lardieri; Micheal Lisowski; Jesse Butler; Mark Hurrell; Thomas Ucko

OPPOSED: None.

CERTIFICATION

It is hereby certified the attached is a true copy of the Resolution for Application #ZB-17-1880, approved July 17, 2017 and duly adopted as to form by the Zoning Board and memorialized at its regular meeting on August 21, 2017.



THOMAS UCKO
Chairman
City of Summit
Zoning Board of Adjustment



DENNIS M. GALVIN, ESQ.
Secretary and Counsel
City of Summit
Zoning Board of Adjustment

RESOLUTION

APPLICATION OF THOMAS W. FERGUSON FOR PROPERTY LOCATED AT 69 PINE GROVE AVENUE, SUMMIT, NEW JERSEY, BLOCK 3102, LOT 15 IN THE R-15 ZONE.

This matter was heard and decided by the Board of Adjustment of the City of Summit on July 12, 1993, and the following Resolution of Memorialization is being rendered this 2nd day of August, 1993:

FINDINGS OF FACT:

1. The Applicant is the owner of 69 Pine Grove Avenue, in the R-15 Zone who proposes to construct a deck and a hot tub, requiring the following variances:

- (a) The rear yard proposed is 29 feet, whereas 35 feet is required.
- (b) The side yard proposed is 7 feet, whereas 12 feet is required.
- (c) Total side yard percentage proposed is 20.5%, whereas 33% is required.

2. Currently there is no easy access from the house to the back yard. This proposal would provide for access through the main house to the rear.

3. There were no questions nor comments from the audience.

CONCLUSIONS OF LAW:

After hearing the testimony and statements of the Applicant, the Board finds that the relief sought may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan of the City of Summit.

THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the City of Summit, that the application of Thomas W. Ferguson for the relief sought is hereby granted, subject to all safety regulations of covering and alarm requirements that pertain to swimming pools.

VOTE ON ROLL CALL:

In Favor:

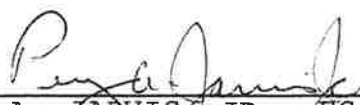
Vice Chairman Pechter, Mr. Franklin, Mr. Spohn, Mr. Fiore, Mr. Everling, Mrs. Pincus, Mr. Waters

Opposed:


None



PETER H. SCHULT
Chairman



PERCY A. JARVIS, JR., ESQ.
Secretary



69 PINE GROVE AVENUE

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: 69 PINE GROVE AVE DATE: 5/27/22
OWNER(S): PETER & JILL RASKIN

BLOCK: 3102 LOT(S): 15

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: _____