



ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	17 Stockton
Application #:	ZB-22-2169
Description/Variations:	C variance for side yard (left) set back
Sent to Staff for Comments:	January 6, 2023
Due Date:	January 23, 2023

Staff / Commission / Consultant	<u>Delivery Method</u>	<u>Report Attached with Comments</u>	<u>Report Attached with No Objections</u>	<u>Not Submitted</u>	<u>Not Required</u>
Christa Anderson Zoning Officer	<input checked="" type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Eric Evers, Director Fire Chief	<input checked="" type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Steven Zagorski Police Chief	<input checked="" type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Engineering: Colliers	<input type="checkbox"/> Paper <input checked="" type="checkbox"/> Email	✓			
Ralph Maritato Construction Official	<input checked="" type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
John Linson City Forester	<input checked="" type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Board of Health: Westfield	<input checked="" type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Historic Preservation Commission	<input type="checkbox"/> Paper <input checked="" type="checkbox"/> Email	✓			
Environmental Commission <i>(if required)</i>	<input type="checkbox"/> Paper <input checked="" type="checkbox"/> Email	✓			
City Planner: Burgis <i>(if required)</i>	<input type="checkbox"/> Paper <input type="checkbox"/> Email				X

AT DUE DATE / UPON RECEIPT FROM ALL STAFF:

Sent to Applicant:	1 / 24 / 23
Sent to Attorney:	____ / ____ / ____

COMMUNITY SERVICES

TO : Zoning Board members
FROM : Christa Anderson, Zoning Officer CA
DATE : January 20, 2023
SUBJECT : Zoning Board application #ZB-22-2169
17 Stockton Road; Johann and Theresa Panlilio
Variance for side yard setback to construct a deck in the rear yard
COPY TO: File

The application is filed as a direct application having no prior zoning review. The applicant wishes to construct a new deck in the rear yard. The applicant has provided a current property survey prepared by Robert L. Vallee, PLS of Vallee Surveying, Inc., dated February 7, 2017, and an annotated copy of the survey prepared by Heyrich Architects. The applicant has also provided two sheets of architectural plans prepared by Heyrich Architects dated 20 September 2022. The name of the architect is not legible on the plans.

Based on the plans submitted and the requirements of the R-10 Zone wherein the property is located, I find that **variances are required as follows:**

- 1. For side yard setback proposed of either 6.75 feet or 8 feet** whereas 12 feet is required. The applicant must clarify which left side yard setback is proposed as the architectural plans show the deck inset from the left sideline of the house by 1'2" whereas the annotated survey shows the deck being proposed at the same left side yard setback as the existing house.

The property contains an existing shed in the rear left corner. The shed location does not comply with the required side and rear setbacks of 4 feet. The applicant should address comments as to their intention to move or keep the shed or to remove it altogether and construct a new, larger, shed. The building coverage, including the proposed deck, is conforming at 14.28%, leaving 621 square feet of building coverage remaining for a larger deck, a larger shed or some combination.

Should the application be approved, the applicant is hereby directed to read the Zoning Board resolution of approval making note of all conditions to be met. It is the applicant's responsibility to take action necessary to meet the stated conditions prior to submitting a construction permit application. Failure on the part of the applicant in meeting all of the memorialized conditions of approval will unnecessarily delay approval of the construction permit application.



STAFF COMMENTS REPORT

DATE: January 6, 2023
FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
TO:

<input type="checkbox"/>	Christa Anderson	Zoning Officer
<input checked="" type="checkbox"/>	Eric Evers	Fire Chief
<input type="checkbox"/>	Steven Zagorski	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"/>	Brandon Prighi	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	TBD	Environmental Commission

Property Address:	17 Stockton	Block: 4403	Lot: 22
Application #:	ZB-22-2169	Applicant Names: Johann and Theresa Panililio	
Description/Variances:	C variance for side yard (left) set back		

Comments Due Date:	January 23, 2023	Please email landuse@cityofsummit.org if you are unable to meet this date.
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No comment (JM) 1/11/23 _____

Print Name:	Eric P. Evers	Print Title:	Fire Chief	Date:	1-24-23
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<input type="checkbox"/>	Christa Anderson	Zoning Officer
<input type="checkbox"/>	Eric Evers	Fire Chief
<input checked="" type="checkbox"/>	Steven Zagorski	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"/>	Brandon Prighi	HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	TBD	Environmental Commission

Property Address:	17 Stockton	Block: 4403	Lot: 22
Application #:	ZB-22-2169	Applicant Names: Johann and Theresa Panlilio	
Description/Variances:	C variance for side yard (left) set back		

Comments Due Date:	January 23, 2023	Please email landuse@cityofsummit.org if you are unable to meet this date.
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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: No objections *[Signature]*

Print Name:		Print Title:		Date:	
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Memorandum

To: Zoning Board
From: Dipti Sheth, PE
Date: January 23, 2023
Subject: 17 Stockton Road
Block 4403, Lot 22
Summit, Union County, NJ
Summit No.: ZB-22-2169

We have reviewed the application and associated submissions prepared by Johann and Theresa Panlilio, Applicants, for the subject property as referenced below:

- a. Application to Zoning Board of Adjustment, signed, dated November 4, 2022;
- b. Variance Request Narrative prepared by Applicants, signed, dated November 3, 2022;
- c. Property Owners List w/in 200 Ft, dated 11/01/22;
- d. Architectural Existing and Proposed Plans, consisting of two (2) sheets, prepared by Heyrich Architects, signed, dated 20 September 2022 utilizing Plan of Survey, prepared by Robert L. Vallee, PLS of Vallee Surveying, Inc., signed, dated February 7, 2017; and
- e. Architectural Plan entitled, "Panlilio Residence, Deck Addition, Block 4403, Lot 22, 17 Stockton Rd, Summit, NJ 07901", consisting of two (2) sheets, prepared by Heyrich Architects, signed, dated 20 September 2022.

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

1. The 10,853-square foot (0.25-acre) property is located on the east side of Stockton Road along the curve, about 400-feet northwest of the intersection with Ascot Way.
2. The property is in the R-10 Zone, with surrounding properties in the same Zone. To the west is Union County Open Space and Recreation Park.
3. The Applicant has not provided any topographic information, but the property appears to be relatively flat. The Applicant has not noted the presence of any steep slopes, but the proposed construction would be in a relatively level area in the backyard.
4. The property is improved with a 2-story single-family home, driveway, front facing one-car garage, landscaping, shed and related site improvements.

5. The property is rectangular in shape, with a frontage of approximately 75-feet along Stockton Road, a depth of about 145-feet deep and 75-feet wide along the rear property line.
6. The Applicant is proposing to add a deck in the back of the house connecting to the dining room. There will also be steps leading to the backyard. Per the architectural plans, the deck dimensions are 15-feet 6-inches by 15-feet 2-inches. The proposed footprint of the deck would not extend beyond the existing home. The Applicant to provide testimony on the height of the deck above the ground.
7. The Applicant does not note a Limit of Disturbance but is assumed to be limited to approximately 250-square foot for the addition of the deck and stairs.
8. The Applicant does not provide a table or any other information for Space Regulations as part of the submittal. Based on our review of the plans, the Applicant is proposing an increase of about 250-square feet of Building Coverage. The maximum permitted in the R-10 Zone is 18-percent. The Applicant is to provide testimony.
9. The Applicant does not provide a table or any other information for Space Regulations as part of the submittal. Based on our review of the plans, the Applicant is proposing an increase of about 250-square feet for Lot Coverage. The maximum permitted in the R-10 Zone is 35-percent. The Applicant is to provide testimony.
10. The Applicant has not proposed any stormwater improvements and we take no exception. The Applicant is to provide testimony.
11. The Survey does not note the location of the AC units or generators. All mechanical equipment shall comply with the Ordinance for setbacks and screening.
12. The Applicant has not noted if they are proposing to remove any trees, and we defer to the City Forester for review and approval of the proposed improvements.
13. 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.
14. The Applicant has noted that they will maintain a silt fence for the entire duration of construction.
15. The Applicant shall remove all excavated and excess soil from the site and shall not use excess soils elsewhere on site.
16. 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.

17. 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.

The referenced application and plans provided, satisfy the engineering requirements for this variance application. **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.

DS/lb



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DATE: January 6, 2023
FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
TO:

<input type="checkbox"/>	Christa Anderson	Zoning Officer
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<input type="checkbox"/>	Steven Zagorski	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
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<input type="checkbox"/>	Planner	Burgis Assoc.
<input checked="" type="checkbox"/>	Lara Mendenhall	Environmental Commission

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COMMENTS: The application concerns the addition of a deck.

On behalf of the Environmental Commission (EC), I do not object to the requested variance. The EC recommends that the applicants consider the following to reduce their home's environmental impact:

1. **Stormwater management** - permeable pavers (see: [Rutgers](#)) and/or a rain garden (see [Rutgers](#)),
2. **Landscaping** - native plants and trees (see: [Rutgers](#) and [Jersey Yards](#)),
3. **Energy efficiency** - Energy Star building techniques (see: [NJ Clean Energy](#)), and
4. **Electricity** - roof-top solar (see: [US Department of Energy](#)).

Print Name:	Lara Mendenhall	Print Title:	Environmental Comm	Date:	Jan 20, 2023
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