



ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	26 Edgewood Road
Application #:	ZB-22-2171
Description/Variances:	Proposes to expand existing patio and install additional landscaping in rear yard. Rear yard patio setback, pre-existing lot area, pre-existing rear yard setback, pre-existing combined yard setback, pre-existing driveway setback
Sent to Staff for Comments:	1/20/23
Due Date:	2/8/23

Staff / Commission / Consultant	Delivery Method	Report Attached with Comments	Report Attached with No Objections	Not Submitted	Not Required
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 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:	____/____/____
Sent to Attorney:	____/____/____

COMMUNITY SERVICES

TO : Zoning Board members
FROM : Christa Anderson, Zoning Officer CA
DATE : January 31, 2023
SUBJECT : Zoning Board application #ZB-22-2171
26 Edgewood Road; Ruth Ann Blankenheim
Variance to reconstruct a rear yard patio

COPY TO: File

The application is filed following denial of a zoning permit application. The applicant has submitted a copy of the denial email message sent to the landscape designer and copied to Ms. Blankenheim on 7/27/2022. The applicant has also submitted a property survey prepared by John C. Ritt, PLS, of James P. Deady Surveyor, LLC, dated 8-26-22 and 2 sheets of proposed grading plans prepared by Catherine A. Mueller, PE, of Page-Mueller Engineering Consultants, PC, dated 10/27/22. The application documents also include a copy of the memorializing resolution granting variances for rear yard setback and total side yard percentage to construct a mudroom addition at the rear of the house. The addition is currently under construction.

The applicant proposes to reconstruct a patio in the rear yard of a slightly different configuration and increasing the proposed lot coverage by 273 square feet from the existing patio shown on the 8-26-22 survey. Based on the plans submitted and the requirements of the R-25 Zone wherein the property is located, I find that **variances are required as follows:**

- 1. For rear yard setback proposed of 14 feet** whereas 35 feet is required. As noted in the application, patios in the rear yard are permitted to encroach a maximum of 10 feet into the required rear yard setback. The required rear yard setback in the R-25 Zone is 45 feet.
- 2. For right side yard setback proposed of approximately 13 feet** whereas 17 feet is required

The prior approval included a variance for total side yard percentage for the mudroom addition. Total side yard percentage calculations are based on the setbacks to the building, not to a patio, so no variance for total side yard percentage is required for the proposed patio.

Should the application be approved, the applicant is advised to carefully review the memorializing resolution and all conditions of approval. It is the applicant's obligation to meet the conditions and any required construction permits or grading permits will not be approved and issued until all conditions are met.



STAFF COMMENTS REPORT

DATE: January 20, 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 Righi	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	TBD	Environmental Commission

Property Address:	26 Edgewood	Block: 3403	Lot: 11
Application #:	Zb-22-2171	Applicants Names: Ruth Ann Blankenheim	
Description/Variances:	Proposes to expand existing patio and install additional landscaping in rear yard. Rear yard patio setback, pre-existing lot area, pre-existing rear yard setback, pre-existing combined yard setback, pre-existing driveway setback.		

Comments Due Date:	February 8, 2023	Please email landuse@cityofsummit.org if you are unable to meet this date.
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Build to Code _____

Print Name:	Eric P. Evers	Print Title:	Fire Chief	Date:	1/30/23
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STAFF COMMENTS REPORT

DATE: January 20, 2023
FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
TO:

<input type="checkbox"/>	Christa Anderson	Zoning Officer
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<input checked="" type="checkbox"/>	Steven Zagorski	Police Chief
<input type="checkbox"/>	Engineering	Colliers
<input type="checkbox"/>	Ralph Maritato	Construction Official

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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]

Memorandum

To: Zoning Board

From: Dipti Sheth, P.E.

Date: February 7, 2023

Subject: 26 Edgewood Road
Block 3403, Lot 11
Summit, Union County, NJ

Summit No.: ZB-22-2171

We have reviewed the application and associated submissions prepared by Ruth Ann Blankenheim, Applicant, for the subject property as referenced below:

- a. Plan entitled, "Variance Plan, Block 3403: Lot 11, (Tax Map Sheet 34), City of Summit, Union County, New Jersey", consisting of two (2) sheets, prepared by Catherine A. Mueller, P.E. of Page-Mueller Engineering Consultants, PC, signed, dated 10/27/22;
- b. Partial Topographic Survey, prepared by John C. Ritt, N.J.P.L.S. of James P. Deady Surveyor, LLC, signed, dated 03/10/20, last revised 8/26/22;
- c. Application to Zoning Board of Adjustment, signed, dated November 21, 2022;
- d. Application Checklist;
- e. Certified List of Property Owners w/in 200 feet, signed, dated 8/2/22;
- f. Tax Payment Certification, signed, dated 08/01/22; and
- g. Zoning Board of Adjustment Resolution of Approval for Application ZB-21-2103, adopted and memorialized March 7, 2022.

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

1. The 24,891-square foot (0.571-acre) property is located on the south side of Edgewood Road, approximately 635-feet south of the intersection with Springfield Avenue. The property is located at the intersection of Edgewood Road and Edgewood Drive.
2. The property is located in the R-25, Single Family Residential Zone, with surrounding properties in the same zone.

3. The property is irregular in shape, having about 126-feet of frontage along Edgewood Road, an average depth of about 146-feet, and about 127-feet along the rear property line adjacent to Lot 10, about 63-feet along the rear property line adjacent to Lots 1 & 9.
4. The Applicant has provided a "Partial Topographic Survey", dated March 10, 2020, revised August 26, 2022. The plan shows the existing elevations to the rear of the property in the location of the proposed improvements. However, there is no information on existing landscaping and drainage features. The Applicant shall provide testimony that there have been no improvements or changes to the property since the date of this survey. The Applicant shall also provide testimony if existing steep slopes and trees/landscaping will be affected due to this application.
5. The property is improved with a 1 ½ story frame dwelling, attached side-facing, two-car garage, patio, paver walkways, macadam driveway, porch and related site improvements.
6. The Applicant is proposing "to expand the existing patio and install the additional landscaping in the rear yard".
7. The Applicant is requesting Variances for rear yard patio setback, lot area, rear yard setback, combined side yard setback, and driveway setback.
8. The Applicant is not proposing to increase the existing Building Coverage of 2,772-square feet (11.1-percent), where the maximum permitted in the R-25 Zone is 14-percent.
9. The Applicant is proposing to increase the Lot Coverage 273-square feet from 7,040-square feet (28.3-percent) to 7,313-square feet (29.4-percent), where the maximum permitted in the R-25 Zone is 30-percent.
10. The Applicant has not proposed any stormwater improvements since the lot coverage increase is less than 300-square feet. However, with the addition of the mudroom, which is under construction, we request that the Applicant capture the stormwater runoff from all the proposed improvements, which total an approximate lot coverage increase of 365-square feet. If accepted by the Applicant, we request revised plans and calculations for our review.
11. The Applicant is not proposing to remove trees as part of this application and has not provided a landscape plan. We defer to the City Forester for the review and approval.
12. The Applicant has provided some soil erosion and sediment control notes and details on the Patio Plan. The proposed Limit of Disturbance is 2,500-square feet. The Applicant shall maintain all erosion and sediment control measures for the entire duration of construction surrounding the limit of disturbance.
13. The Applicant has noted the location of the existing generator and AC units. All mechanical equipment shall comply with the Ordinance for setbacks and screening. The Applicant shall provide testimony.
14. The Applicant shall properly remove all construction and demolition (C&D) debris per the Ordinance requirements.

15. 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.
16. The Applicant shall remove all excavated and excess soil from the site and shall not use excavated soils elsewhere on site without written permission from the City.
17. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties as a result of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.
18. 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.

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



STAFF COMMENTS REPORT

DATE: January 20, 2023
FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
TO:

<input type="checkbox"/>	Christa Anderson	Zoning Officer
<input type="checkbox"/>	Eric Evers	Fire Chief
<input type="checkbox"/>	Steven Zagorski	Police Chief
<input type="checkbox"/>	Engineering	Colliers
<input checked="" type="checkbox"/>	Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Brandon Righi	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	TBD	Environmental Commission

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COMMENTS: No Objections

Print Name:	Ralph Maritato	Print Title:	Construction Official	Date:	1-23-23
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DATE: January 20, 2023
FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
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COMMENTS: No objection, but a copy of their planned landscape plan would be helpful.
Existing landscaping is deficient.

John Linson Forester 1/26/23



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FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
TO:

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<input type="checkbox"/>	Steven Zagorski	Police Chief
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COMMENTS: Do comments.

Print Name:	George Horvath	Print Title:	REHO	Date:	11/23/23
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DATE: January 20, 2023
FROM: Stephanie Soulios, Land Use Assistant / Board Secretary
TO:

<input type="checkbox"/>	Christa Anderson	Zoning Officer
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<input type="checkbox"/>	Brandon Righi	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input checked="" type="checkbox"/>	Chris Sprague	Environmental Commission

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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: This application seeks the variances summarized above in connection with the proposal to construct a one-story addition on the property. Among other things, the Applicant does not propose to remove any trees nor add any new air conditioning units or generators. Additional landscaping is proposed to be added in the rear yard. On behalf of the Summit Environmental Commission, I do not object to the requested variance. For site alterations of this nature, the Environmental Commission recommends that the homeowners and their architect consider the use of permeable paving for the driveway and adding native trees or shrubs on the remaining open space of the property to assist with site hydrology (see the Rutgers list of native plants at <https://njaes.rutgers.edu/fs1140/>). In addition, Applicant should consider managing stormwater with a rain garden. (https://water.rutgers.edu/Stormwater_Management/fs513.pdf).

Print Name:	Chris Sprague	Print Title:	Environmental Commission	Date:	01/20/23
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