

DEPT. OF COMMUNITY SERVICES
RECEIVED

NOV 24 2022

By JS
Approved _____



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: 64 CANDLE BROOK PIKWAY
 Block(s) 105 Lot(s) 5 Zone(s) R-6
 How the property is used (one-family, offices, etc.). One-family
 Property Owner JAMAL A. JUMANI Phone 646-455-8897
 Email: JASUMANI@GMAIL.COM
 Owner Address: Same as above
 Applicant: Self Phone: _____
 Email: _____

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 _____

CONCEPT PLAN PRELIMINARY FINAL

- 3 Number of lots : 1 Existing 4 Number of dwelling units 1 Existing
1 Proposed 1 Proposed
- 5 Building area _____ Existing
SEP Drawings _____ Proposed new *
 _____ 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 11/28/22

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. November 28, 2022

In the matter of the petition of 64 Canoe Brook Pkwy for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner SAMAR A. JUMANI
residing at 64 Canoe Brook Pkwy says:

1. Petitioner is the owned of property located at 64 Canoe Brook Pkwy

Block 10B, Lot(s) 5 on the Tax Map located in the R-6 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:

1950's split-level style single-family residence
Requesting addition of second floor

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

A Total side yard percentage of 26.88% whereas 33% is required

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

Area of Plot 8400 square feet

Area of existing structures which will remain 1,769 square feet

Total area of plot to be occupied by structures 3,092 square feet

Percentage of lot to be occupied by structures 36.81 percent

Proposed set-back, front line 29.64 (E) 30.92 (W) feet;

Proposed sidelines (specify if corner) 4.49 (E) 8.02 (W) feet;

Proposed rear yard 37 feet.

Year house built 1952.

Other pertinent characteristics _____

4. There has been no previous petition for relief involving these premises except: _____

In 2001 for construction of a new deck 20ft x 12 ft which resulted in building coverage of 21.81%.

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

The side yard is already extended, so not encroaching on neighbor, only adding second story. This home addition architecturally and from a design aesthetic perspective conforms to what others have done in this neighborhood. Additionally, this will make the home more energy efficient given better insulation.

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.

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 646-455-8897

Petitioner's Email JAJUMANI@GMAIL.COM

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

State of New Jersey
County of Union

Jamal Sumani, 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.

Jamal Sumani
Petitioner's printed name


Petitioner's signature

Sworn and subscribed before me this

28th day of Nov, 2022
Alexia Gailliot
Notary Public

ALEXSIA GAILLIOT
Notary Public, State of New Jersey
Commission # 50171361
My Commission Expires 9/15/2026

Check here if additional pages are attached

Dated: November 28, 2022

Jamal Jumani
64 Canoe Brook Parkway
Summit, NJ 07901

The residence at 64 Canoe Brook Parkway is a 1950's split-level style single-family residence. We are looking to add a second story to meet the growing needs of our family.

Our plan with the second story addition is for 3 bedrooms, 2 bathrooms, a laundry room, and a habitable attic as a play area for our growing boys. We also plan to reconfigure and remodel the existing structure for more space for my wife and I, as well as better designed family spaces such as kitchen, dining and living rooms.

The existing home is constructed wide on a narrow lot, however, not encroaching on neighbor. We are just adding a second story which reduces the required total side yard set-back to 26.88% whereas 33% is required and therefore requesting a variance from the Zoning Board.

All other zoning requirements have been met. Granting the variance will ensure the home addition aligns architecturally with the general aesthetics of the neighborhood. These improvements will also allow for more energy efficiency.

Thanks in advance for your consideration!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jamal Jumani', with a long horizontal flourish extending to the right.

Jamal Jumani



①
 124.42 ACRES
 TOTAL

901

105

103



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

| | |
|--|---------------------------------|
| Address: <u>64 Laurel Brook Pkwy</u> | Date: <u>10/17/22</u> |
| City, State, Zip Code: <u>Summit, NJ 07901</u> | Block: <u>105</u> Lot: <u>5</u> |

APPLICANT INFO:

| Applicant | | Owner (if different) |
|-------------------|---|----------------------|
| Name: | <u>JAMAL A. JUMANI</u> | |
| Address: | <u>64 Laurel Brook Pkwy, Summit, NJ</u> | |
| Email: (required) | <u>JAJUMANI@gmail.com</u> | |
| Phone: | <u>646-455-8897</u> | |

PAYMENT INFO: WITH Map (\$11) WITHOUT Map (\$10) * Applicant must attach their own map if selected.

| | | |
|---|---|-------------------------------|
| Fee Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input checked="" type="checkbox"/> Check | <input type="checkbox"/> Cash |
| Date: <u>10/17/22</u> Emp.: _____ | Check #: <u>640</u> | |

Zoning/Planning Board Secretary _____

Date _____

To Eng: / / : _____ am/pm

| Block | Lot(s) | Block | Lot(s) | Block | Lot(s) |
|------------|-----------------|-------|--------|-------|--------|
| <u>103</u> | <u>16-18</u> | | | | |
| <u>105</u> | <u>1-4, 6-8</u> | | | | |
| | <u>23-27</u> | | | | |
| <u>106</u> | <u>11-16</u> | | | | |
| <u>901</u> | <u>1</u> | | | | |

Notes:

NOTE: In addition to the owners on the above list, the following entities must also be notified if checked:

- UTILITY: NJ American Water Co., Inc. Attn: Donna Short, GIS Supervisor ~ 1025 Laurel Oak Road - Vorhees, NJ 08043
- UTILITY: PSE&G, Attn: Manager -Corporate Properties ~ 80 Park Plaza, T6B - Newark, NJ 07102
- OTHER MUNICIPALITY: Property owner(s) in an adjacent municipality Clerk in an adjacent municipality
- COUNTY: County Planning Board if the property is on a county road
- STATE: Commissioner of Transportation if on/adjacent to state highway/property ~ P.O. Box 600 Trenton, NJ 08625-0600

[Signature]
Engineer/Assistant Engineer

10/18/22
Date

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

[Signature]
Tax Assessor / Staff Assessor

10-18-22
Date

OWNER & ADDRESS REPORT

SUMMIT

105-5 - 64 CANOE BROOK PKWY - JUMAL A JUMANI
JAMAL A JUMANI

10/18/22 Page 1 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|--|---------------------|------------|
| 103 | 16 | | 2 | DEVARIS, JEANNETTE 55 CANOE BROOK PKWY SUMMIT, NJ 07901 | 55 CANOE BROOK PKWY | |
| 103 | 17 | | 2 | FAN, XU SUE & HONG WEI WANG 59 CANOE BROOK PARKWAY SUMMIT, NJ 07901 | 59 CANOE BROOK PKWY | |
| 103 | 18 | | 2 | WILLKENS, WALTER J & LILLIAN M 1 IRIS ROAD SUMMIT, N J 07901 | 1 IRIS RD | |
| 105 | 1 | | 2 | BAYKIR, SELCUK & ANDREA K. 72 CANOE BROOK PARKWAY SUMMIT, NJ 07901 | 72 CANOE BROOK PKWY | |
| 105 | 2 | | 2 | PAUL, WILLIAM & MEGAN 70 CANOE BROOK PKWY SUMMIT, NJ 07901 | 70 CANOE BROOK PKWY | |
| 105 | 3 | | 2 | GARIBALDI, JEFFREY & TYLER, LYNDSEY 68 CANOE BROOK PKWY SUMMIT, NJ 07901 | 68 CANOE BROOK PKWY | |
| 105 | 4 | | 2 | REILLY, GREGORY & ALLISON 66 CANOE BROOK PKWY SUMMIT, NJ 07901 | 66 CANOE BROOK PKWY | |
| 105 | 6 | | 2 | SEGEAR, ROBERT & LAINEY 60 CANOE BROOK PKWY SUMMIT, NJ 07901 | 60 CANOE BROOK PKWY | |
| 105 | 7 | | 2 | FUSCO, SAMUEL C & CAROL ANN 58 CANOE BROOK PKWY SUMMIT, NJ 07901 | 58 CANOE BROOK PKWY | |
| 105 | 8 | | 2 | SMITH, LAUREN & ZUBIA, MICHAEL 56 CANOE BROOK PKWY SUMMIT, NJ 07901 | 56 CANOE BROOK PKWY | |
| 105 | 23 | | 2 | OWREN, GILBERT E & FRANCES S 45 WALLACE RD SUMMIT, NJ 07901 | 45 WALLACE RD | |
| 105 | 24 | | 2 | GIGANTINO, LOUISE A, TRUST B 49 WALLACE ROAD SUMMIT, N. J. 07901 | 49 WALLACE RD | |
| 105 | 25 | | 2 | CHANG, TAI YUAN 5701 TEMPLIN WAY PLANO, TX 75093 | 53 WALLACE RD | |
| 105 | 26 | | 2 | SCHAFHAUSER, FRANZ & MARGARET 57 WALLACE ROAD SUMMIT, N J 07901 | 57 WALLACE RD | |
| 105 | 27 | | 2 | DEEHAN, PAUL G. & KIM E. 61 WALLACE ROAD SUMMIT, N. J. 07901 | 61 WALLACE RD | |
| 106 | 11 | | 2 | CANNONE, NICHOLAS & MARY JO 303 4TH AVE BRADLEY BEACH, NJ 07720 | 4 IRIS RD | |
| 106 | 12 | | 2 | MALLOY, PETER & MARY 61 CANOE BROOK PARKWAY SUMMIT, N J 07901 | 61 CANOE BROOK PKWY | |
| 106 | 13 | | 2 | PETERSON, SUSAN M & STEVEN L 63 CANOE BROOK PKWY SUMMIT, NJ 07901 | 63 CANOE BROOK PKWY | |
| 106 | 14 | | 2 | EMEFIEH, JOHN & EFESONYE 67 CANOE BROOK PARKWAY SUMMIT, N J 07901 | 67 CANOE BROOK PKWY | |

OWNER & ADDRESS REPORT

SUMMIT

105-5 - 64 CANOE BROOK PKWY - JUMAL A JUMANI
 JAMAL A JUMANI

10/18/22 Page 2 of 2

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|--|-------------------|------------|
| 106 | 15 | | 2 | ARCHER, WILLIAMS, SMITH, SIRNA 259 WOODLAND AVE SUMMIT, NJ 07901 | 259 WOODLAND AVE | |
| 106 | 16 | | 2 | MC CULLOCH, EDWARD & CAITLIN 261 WOODLAND AVE SUMMIT, NJ 07901 | 261 WOODLAND AVE | |
| 901 | 1 | | 4A | CANOE BROOK COUNTRY CLUB 1108 MORRIS TPKE SUMMIT NJ 07901 | 30 WALLACE ROAD | |

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall 702½ North Avenue Summit, NJ 07901


City of Summit
100 North Avenue

Telephone: 908-273-1100
Fax: 908-546-1214

ADDRESS: 64 Lander Brook Pkwy DATE: 10-21-2022
OWNER(S): JAMAL A. JUMANI

BLOCK: 105 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 64 CANOE BROOK PKWY, SUMMIT, NJ 07901

The conditions affecting this property and the reasons for the application being heard are as follows: Adding second story to a 1950's split-level style single-family dwelling. This requires a variance as proposed total side yard percentage is 26-88% whereas 33% is required.

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
JAMAL A. JUMANI
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

64 CANOE BROOK PKWY, SUMMIT, NJ 07901, Block 105, Lot 5

The conditions affecting this property and the reason for the application being heard are as follows:

Adding second story to a 1950's split-level style single-family dwelling. This requires a variance as proposed total side yard percentage is 26.88% whereas 33% is required.

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.

JAMAL A. JUMANI

Applicant's printed name