



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: 28 Druid Hill Road

Block(s) 4801 Lot(s) 17 Zone(s) R-15

How the property is used (one-family, offices, etc.): one-family

Property Owner: Stephen Thompson and Kaitlyn Lauber Phone 908-591-2014 (Kaitlyn cell)
Email: kaitlyn.lauber@gmail.com / thomst04@gmail.com

Owner Address: 28 Druid Hill Road

Applicant: Steven Thompson and Kaitlyn Lauber Phone: 908-591-2014 (Kaitlyn cell)
Email: kaitlyn.lauber@gmail.com / thomst04@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

CONCEPT PLAN PRELIMINARY FINAL

3 Number of lots: 1 Existing 1 Proposed 4 Number of dwelling units 1 Existing 1 Proposed

5 Building area 2,463 SF Existing 220 SF Proposed new *
2,683 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

6 Comments:

7 Signature Date



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



Name of applicant Stephen Thompson and Kaitlyn Lauber Date December 9, 2022

Address of property 28 Druid Hill Road Block 4801 Lot 17

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

Applicant - Please do not write below this line

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

 Administrative Office

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. _____ December 9 , 20 22 _____

In the matter of the petition of 28 Druid Hill Road for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Stephen Thompson and Kaitlyn Lauber
residing at 28 Druid Hill Road says:

I Petitioner is the Owner of property located at 28 Druid Hill Road.

Block 4801 , Lot(s) 17 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:

Proposed rear addition and second floor addition require Variances for:
Side Yard Combined, and Floor Area Ratio and any other variances determined by the
City of Summit Zoning Officer.

2b.) The proposed use described above requires the following variance(s):
The Variances required are for Side Yard Combined and Floor Area Ratio and
any other variances determined by the City of Summit Zoning Officer.

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

Area of Plot 15,086 square feet
Area of existing structures which will remain 2,463 square feet
Total area of plot to be occupied by structures 2,683 square feet
Percentage of lot to be occupied by structures 17.8 percent
Proposed set-back, front line 38.0 feet;
Proposed sidelines (specify if corner 20.3 / 13.0 feet;
Proposed rear yard 78.6 feet.
Year house built 1928.

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.

By signing this action, the petitioner hereby gives consent for City Officers and Enact. Members to enter upon this property for the purpose of reasonable inspections to investigate representations made herein.

Stephen Thompson and Kaitlyn Lauber

Petitioner

Petitioner's Phone Number 908-591-2014 Kaitlyn cell

Petitioner's Email kaitlyn.lauber@gmail.com / thomst04@gmail.com

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

N/A

State of New Jersey
County of Union

Stephen Thompson and Kaitlyn Lauber, being duly sworn, says that s/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.

Stephen Thompson and Kaitlyn Lauber

Petitioner's printed name



Petitioner's signature

Sworn and subscribed before me this

9 day of 12, 2022
Cheryl A. Micewicz
Notary Public

Check here if additional pages are attached

CHERYL A. MICEWICZ
NOTARY PUBLIC OF NEW JERSEY
Commission # 50031471
My Commission Expires 2/1/2026

December 7, 2022

Thompson-Lauber Residence
28 Druid Hill Road
Summit, New Jersey 07901

Project Narrative
Reasons in Support of the Variances

Scope of the Project

The Thompson-Lauber Residence is an existing two-story Colonial Revival style house originally constructed in 1928. The house is located in the R-15 Zone and the Lot Area is **15,086** square feet. The project consists of a two-story addition at the back of the house for a new family room, kitchen, breakfast area, and mudroom, and a second story addition (above the existing first floor) for an additional bedroom and laundry room.

Variances

The project will require Variances for Minimum Side Yard Combined and Floor Area Ratio.

Side Yard Combined

Existing	33.3%	33.3 ft. (20.3 ft. / 13.0 ft. side yards)
Proposed	33.3%	33.3 ft. (20.3 ft. / 13.0 ft. side yards)
Minimum	35%	35.0 ft. Variance: 1.7% / 1.7 ft.

Note: The existing/proposed side yards remain the same. The second story addition on the left side of the house matches the existing 20.3 ft. side yard setback of the existing first story. On the right side of the house, no new addition is proposed.

Floor Area Ratio

Existing	24.0%	3,624 sq. ft.
Proposed	27.8%	4,195 sq. ft.
Allowable	25.0%	3,772 sq. ft. Variance: 2.8% / 423 sq. ft.

Side Yard Combined

The proposed second story addition requires a Variance for minimum side yard combined. The existing side yard combined percentage is non-conforming by 1.7%, and the proposed second story addition on the left side of the house does not intensify the nonconformity. The individual side yard setback for the proposed second story addition is conforming (20.3 ft. proposed, 15 ft. required).

Floor Area Ratio

The proposed addition(s) require a Variance for maximum floor area ratio. The increased floor area is primarily due to the existing awkward configuration of the second floor. Currently, one of the bedrooms and bathrooms on the second floor is only accessible through another bedroom (rather than through a hallway), and there is an awkward door and step down to get to these rooms. Furthermore, the bedroom ceiling is low, with a lot of sloped areas and low plate heights, making the room difficult to furnish properly.

By creating additional floor area on the second floor, the configuration is greatly improved, with all bedrooms and bathrooms accessible from a common hallway and on the same floor level, and an additional laundry room to reduce trips up and down the stairs to the basement laundry room.

Positive Criteria

The proposed exterior building materials and rooflines of the additions will blend with the mass, scale, and architectural style of this home. The appearance of the house will be enhanced with the proposed additions.

Energy efficiency will be greatly improved through the use of high-efficiency heating and cooling equipment, modern windows, and proper insulation.

All other bulk standards comply.

Satisfaction of the Negative Criteria

The Variances for the proposed addition 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 of the addition has no adverse affect 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 addition does 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.

Rosen Kelly Conway | 16 Maple Street | Summit | New Jersey



PROPERTY OWNERS LIST / 200 FOOT LIST

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



RECEIVED

PROPERTY INFO:

Address: 28 Druid Hill Road	Date: November 15, 2022
City, State, Zip Code: Summit, New Jersey 07901	Block: 4801 Lot: 17

NOV 18 2022

By: [Signature]
Approved

APPLICANT INFO:

Applicant		Owner (if different)
Name:	Stephen Thompson and Kaitlyn Lauber	
Address:	28 Druid Hill Road	
Email: <i>(required)</i>	kaitlyn.lauber@gmail.com / thomst04@gmail.com	
Phone:	908-591-2014 (Kaitlyn cell)	

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

Fee Paid: <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Check	<input type="checkbox"/> Cash
Date: ____/____/____ Emp.: _____	Check #: _____	

To Eng: 11/21/22
9:48 am/pm

Zoning/Planning Board Secretary

Date

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
4707	3-7				
4801	4-10, 14-16, 18-20				

Notes:
Please email property owners list to: cmicewicz@rkcad.com

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 - Voorhees, 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

11/21/22
Date

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

[Signature] #1722
Tax Assessor / Staff Assessor

11-22-22
Date

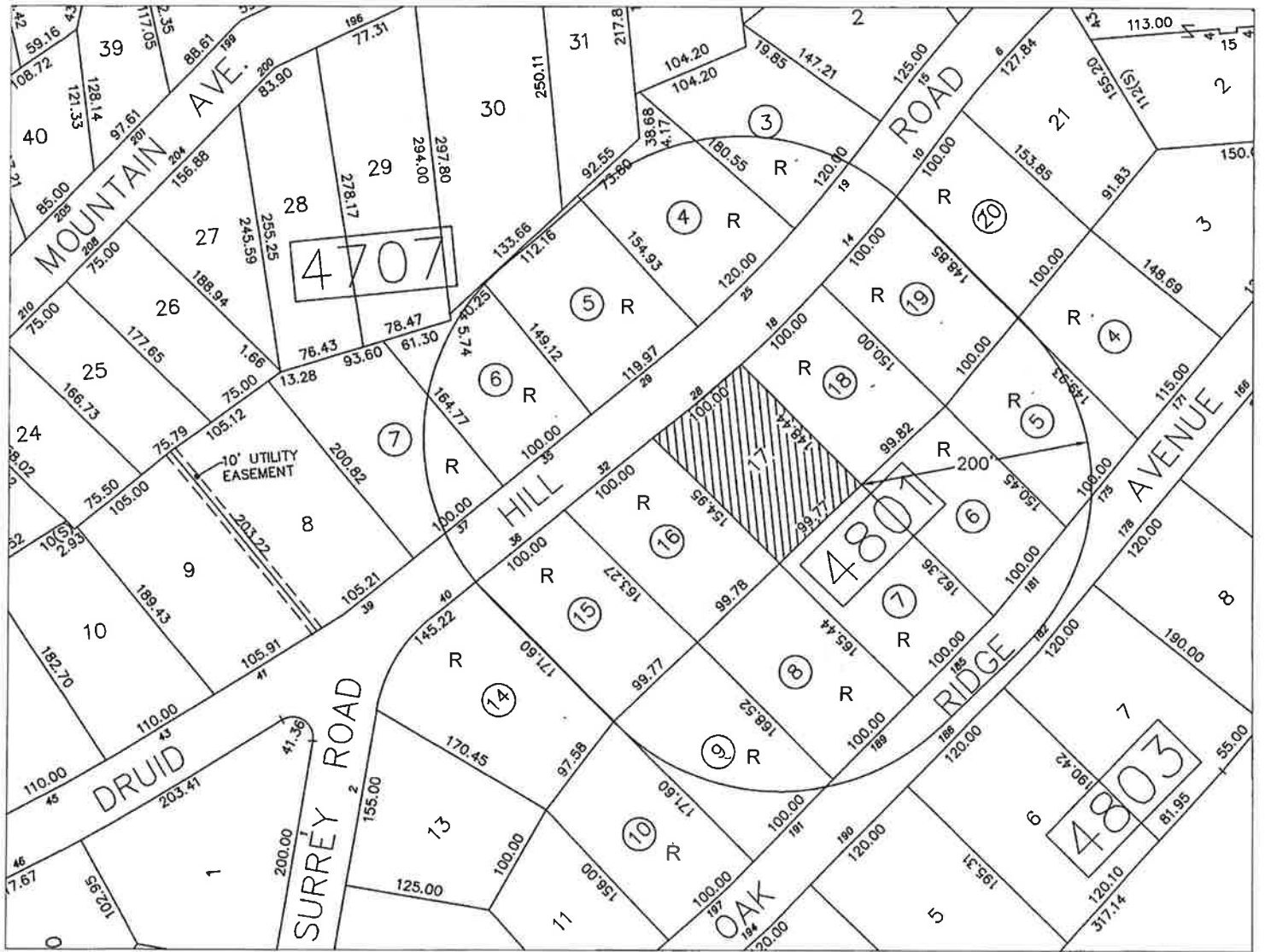
OWNER & ADDRESS REPORT

SUMMIT

STEPHEN THOMPSON&KAITLYN LAUBER 4801-17 28 DRUID HILL RD
SAME

11/22/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4707	3		2	O'CONNOR, JEFFREY M & LISA N 19 DRUID HILL RD SUMMIT, NJ 07901	19 DRUID HILL RD	
4707	4		2	MURPHY, JOHN R & YASMIN S. 25 DRUID HILL RD SUMMIT, N J 07901	25 DRUID HILL RD	
4707	5		2	SUSARCHICK, SAMUEL 29 DRUID HILL RD SUMMIT, NJ 07901	29 DRUID HILL RD	
4707	6		2	MATTHEWS, JENNIFER & ELMER 35 DRUID HILL ROAD SUMMIT, NJ 07901	35 DRUID HILL RD	
4707	7		2	REILLY, CHRISTOPHER M & HILLARY E 37 DRUID HILL RD SUMMIT, NJ 07901	37 DRUID HILL RD	
4801	4		2	WELDON, ELISSA & POTHIER, RICHARD 171 OAK RIDGE AVENUE SUMMIT, N J 07901	171 OAK RIDGE AVE	
4801	5		2	TOBACK, ERIC & CHRISTIE 175 OAK RIDGE AVE SUMMIT, NJ 07901	175 OAK RIDGE AVE	
4801	6		2	DEMAKOS, TODD A. & LISA F. 181 OAK RIDGE AVENUE SUMMIT, N J 07901	181 OAK RIDGE AVE	
4801	7		2	LEE, MARK D & AMY 185 OAK RIDGE AVE SUMMIT, NJ 07901	185 OAK RIDGE AVE	
4801	8		2	FISHKOPF, ANDREW & LAUREN 189 OAK RIDGE AVE SUMMIT, NJ 07901	189 OAK RIDGE AVE	
4801	9		2	DANGLER, DEVIN W & HALLEE B 191 OAK RIDGE AVE. SUMMIT, NJ 07901	191 OAK RIDGE AVE	
4801	10		2	CASSIN THOMAS D, & PATRICIA A 197 OAK RIDGE AVE SUMMIT, N J 07901	197 OAK RIDGE AVE	
4801	14		2	MAHONY, KELSEY & KEVIN 40 DRUID HILL RD SUMMIT, NJ 07901	40 DRUID HILL RD	
4801	15		2	JOHNSON, M.DEL & SARAH 36 DRUID HILL ROAD SUMMIT, N J 07901	36 DRUID HILL RD	
4801	16		2	PETERSON, CLARK & HADLEY L. 32 DRUID HILL RD SUMMIT, NJ 07901	32 DRUID HILL RD	
4801	18		2	MAXWELL, ROBERT & MARUKEL N. 18 DRUID HILL RD SUMMIT, N J 07901	18 DRUID HILL RD	
4801	19		2	RAINERO, STEVEN J. & RENEE E. 14 DRUID HILL RD SUMMIT, N J 07901	14 DRUID HILL RD	
4801	20		2	HOFFMAN, JOHN S. & GLORY B.DESIMONE 10 DRUID HILL RD SUMMIT, N J 07901	10 DRUID HILL RD	





Public Utility Registration List Request for Notice Hearings



Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.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.

- **NJ American Water Company, Inc.
Donna Short
GIS Supervisor
1025 Laurel Oak Road
Vorhees, NJ 08043**
- **PSE&G
Manager, Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102**

THE CITY OF SUMMIT

N E W J E R S E Y

City Hall 512 Springfield Avenue Summit, NJ 07990

Patricia R. Dougherty
Collector of Taxes

Telephone (908) 273-6403
Fax (908) 273-1214

ADDRESS: 28 Druid Hill Road **DATE:** November 15, 2022
OWNER(S): Stephen Thompson and Kaitlyn Lauber

BLOCK: 4801 **LOT(S):** 17

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 _____, 2023 at 7:30 p.m. in the City Hall Council Chambers, 517 Springfield Avenue, Summit, New Jersey, to consider an application affecting the property whose street address is known as 28 Druid Hill Road.

The conditions affecting this property and the reasons for the application being heard are as follows: Proposed rear addition and second floor addition require Variances for Side Yard Combined, and Floor Area Ratio and and any other Variances determined by the Summit Zoning Officer.

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

Stephen Thompson and Kaitlyn Lauber
Applicant's printed name

From: Anderson, Christa
To: Nicholas Giuliano
Subject: RE: Variance application - grading plan question
Date: Thursday, August 18, 2022 9:04:09 AM

Good morning, Nick,

You will see on the Zoning Board application checklist that a grading plan is required; however, feel free to enter "E" or "Waiver Requested" for the reasons you stated. In an abundance of caution, I suggest that you highlight the "Area of Disturbance" on the plans somewhere and quantify the total area disturbed in square feet.

Warmest regards,

Christa Anderson
Zoning Officer

City of Summit ~ Department of Community Services (DCS)

512 Springfield Avenue, 2nd Floor

Summit, NJ 07901

P: (908) 273-6407

F: (908) 608-1214

E: canderson@cityofsummit.org

Check the status of your permit/application online at <http://sdi.town/sdiSummit>
Report concerns directly online at <https://www.cityofsummit.org/139/Report-a-Concern>

City correspondence is subject to OPRA (Open Public Records Act).

Please consider the environment before printing this e-mail.

From: Nicholas Giuliano <NGiuliano@rkcad.com>
Sent: Wednesday, August 17, 2022 1:00 PM
To: Anderson, Christa <CAnderson@cityofsummit.org>
Subject: Variance application - grading plan question

CAUTION: This email has originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Christa,

I have a project that will require variances for side yard setback, side yard combined, and floor area ratio.

The project includes a second floor addition (above an existing portion of the first floor), which necessitates the three variances.

There is also a rear addition, but it is fully-conforming. The rear addition is 220 square feet, and the addition will be in a patio area that's already counted towards lot coverage. Existing and proposed lot and building coverage are/will be conforming, and because the addition area is well below the 600 square feet threshold, we've assumed that we do not need a civil engineer's grading plan for the variance application or building permit. Can you confirm this is correct?

Thanks,
Nick

Nicholas Giuliano AIA
Project Manager

ROSEN KELLY CONWAY
ARCHITECTURE & DESIGN

16 Maple Street | Summit New Jersey 07901 | 908 273 8565

www.rkcad.com

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_23_ 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 28 Druid Hill Road, Block 4801, Lot 17.

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StephenThompson and Kaitlyn Lauber
Applicant's printed name