



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: 80 Elm St Summit NJ 07901

Block(s) 3204 Lot(s) 3 Zone(s) R-5

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

Property Owner Jackie Serbu and Jay Coates Phone [REDACTED]

Email: [REDACTED]

Owner Address: 80 Elm St Summit NJ 07901

Applicant: Jackie Serbu and Jay Coates Phone: [REDACTED]

Email: [REDACTED]

FILL IN ITEMS 1 THROUGH 5 - MARK EACH BOX ☒ OR CIRCLE ☐ AS APPROPRIATE FOR YOUR APPLICATION.

1 TYPE PROPERTY: ☒ RESIDENTIAL ☐ OTHER

2 Type application:

- | | | |
|--------------------------------------------|--------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Interpretation | <input checked="" type="checkbox"/> C - Bulk variance |
| <input type="checkbox"/> D - Use variance | <input type="checkbox"/> Conditional use | <input type="checkbox"/> D - Floor area ratio (FAR) |
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Major subdivision | <input type="checkbox"/> Site plan |
| <input type="checkbox"/> 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
Proposed new * See attached lot grading plan
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 1/30/25



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



Name of applicant Jackie Serbu and Jay Coates Date 01/01/25

Address of property 80 Elm St Summit NJ 07901 Block 3204 Lot 3

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

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. January 20, 20 2025

In the matter of the petition of Jackie Serbu and Jay Coates for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Jackie Serbu and Jay Coates

residing at 80 Elm St Summit NJ 07901 says:

I Petitioner is the owner of property located at 80 Elm St Summit NJ 07901

Block 3204, Lot(s) 3 on the Tax Map located in the R-5 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 demolish and rebuild an existing detached garage at the rear of the property.

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

Building Coverage, Lot Coverage

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

Area of Plot _____ square feet

*See attached lot grading plan

Area of existing structures which will remain _____ square feet

Total area of plot to be occupied by structures _____ square feet

Percentage of lot to be occupied by structures _____ percent

Proposed set-back, front line _____ feet;

Proposed sidelines (specify if corner _____ feet;

Proposed rear yard _____ feet

Year house built _____

Other pertinent characteristics _____

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

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

There is an existing detached two-car garage located at the rear right of the property. The structure is in disrepair and floods easily and frequently in most rain events. We are proposing to remove the structure and rebuild in a similar location with a slightly larger footprint.

In an effort to offset any additional coverage, it is proposed to reduce the size of the existing deck, improve drainage at the rear yard, and reduce impervious coverage.

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.

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.

Jackie Serbu and Jay Coates
Petitioner

Petitioner's Phone Number

Petitioner's Email

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

State of New Jersey
County of Union

Jacqueline Serbu, 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.

Jacqueline Serbu
Petitioner's printed name

[Signature]
Petitioner's signature

Sworn and subscribed before me this

30 day of January 2025

Abigail Brady
Notary Public

ABIGAIL H BRADY
Notary Public, State of New Jersey
Comm. # 50207567
My Commission Expires 3/3/2028

☒ Check here if additional pages are attached.



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 80 ELM STREET	Date: FEB 2 2025
City, State, Zip Code: SUMMIT NJ 07901	Block: 3204 Lot: 3

APPLICANT INFO:

Applicant		Owner (if different)
Name:	JACQUE & JAY COATES	
Address:	80 ELM ST SUMMIT NJ 07901	
Email: (required)		
Phone:		

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 type="checkbox"/> Check	<input checked="" type="checkbox"/> Cash
Date: 2 / 3 / 25 Emp.: SS	Check #:	

Stephanie Soulier
Zoning/Planning Board Secretary

2/3/25
Date To Eng: 2/3/25
10:00 am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
3204	1-2, 4-6, 17-21				
3205	10-11				
3210	8-11				
3212	13, 02, 14-23,				
	(24) 34				

Notes: additional lot to lot 30

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

2/3/25
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 / Deputy Tax Assessor

2/3/25
Date

OWNER & ADDRESS REPORT

SUMMIT

3204-3 80 ELM ST - COATES, HENRY D & SERBU, JACQUELI
JACKIE & JAY COATES

02/03/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3204	1		2	WHITE, THOMAS D. & MARGOT LISA 84 ELM ST SUMMIT, N J 07901	84 ELM ST	
3204	2		2	POHL, MIRIAM & BYERS, SIMON 30 MOUNTAIN AVENUE SUMMIT, NJ 07901	82 ELM ST	
3204	4		2	PISARRA, SCOTT R & MICHELE 76 ELM ST SUMMIT, NJ 07901	76 ELM ST	
3204	5		2	BULL, TOWNSEND & CRONIN, JENNIFER 74 ELM ST SUMMIT, NJ 07901	74 ELM ST	
3204	6		15D	VISUAL ARTS CENTER OF NEW JERSEY 68 ELM ST SUMMIT, NJ 07901	68 ELM ST	
3204	17		2	BRENNAN, RICHARD A. 13 SAYRE STREET SUMMIT, NJ 07901	13 SAYRE ST	
3204	18		2	SOOD, HARINDER P 17 SAYRE ST SUMMIT, NJ 07901	17 SAYRE ST	
3204	19		4C	GODLESKY, DOMENICA & DAVID 19 SAYRE ST SUMMIT, NJ 07901	19 SAYRE ST	
3204	20		2	HAINES, EMERSON JR & BARBARA J 23 SAYRE ST SUMMIT, N J 07901	23 SAYRE ST	
3204	21		2	PRIEST, MARIA 25 SAYRE STREET SUMMIT, NJ 07901	25 SAYRE ST	
3205	10		2	HUCKABEE, JODI M 69 ELM ST SUMMIT, NJ 07901	69 ELM ST	
3205	11		2	KRISTOL, DAVID & BRANDRISS, MARJORIE 3 LINDEN PLACE SUMMIT, N J 07901	3 LINDEN PL	
3210	8		2	BARR, THOMAS B. & CHERYL A. EVERT 6 LINDEN PLACE SUMMIT, N J 07901	6 LINDEN PL	
3210	9		2	SINUNU, MICHAEL E. & KAREN J. 4 LINDEN PLACE SUMMIT, N J 07901	4 LINDEN PL	
3210	10		2	HILL, CHARLES 75 ELM ST SUMMIT, NJ 07901	75 ELM ST	
3210	11		2	DUNLOP, EDWARD & CAROL 81 ELM ST SUMMIT, N J 07901	81 ELM ST	
3212	13.02		2	NADIPURAM, SRIKER & JOYCE 9 DOREMUS ST SUMMIT, NJ 07901	9 DOREMUS ST	
3212	19		2	BAMFORD, ROBERT & ANITA 86 ELM STREET SUMMIT, NEW JERSEY 07901	86 ELM ST	
3212	20		2	LESTER, ARTHUR 5 DOREMUS ST SUMMIT, NJ 07901	5 DOREMUS ST	

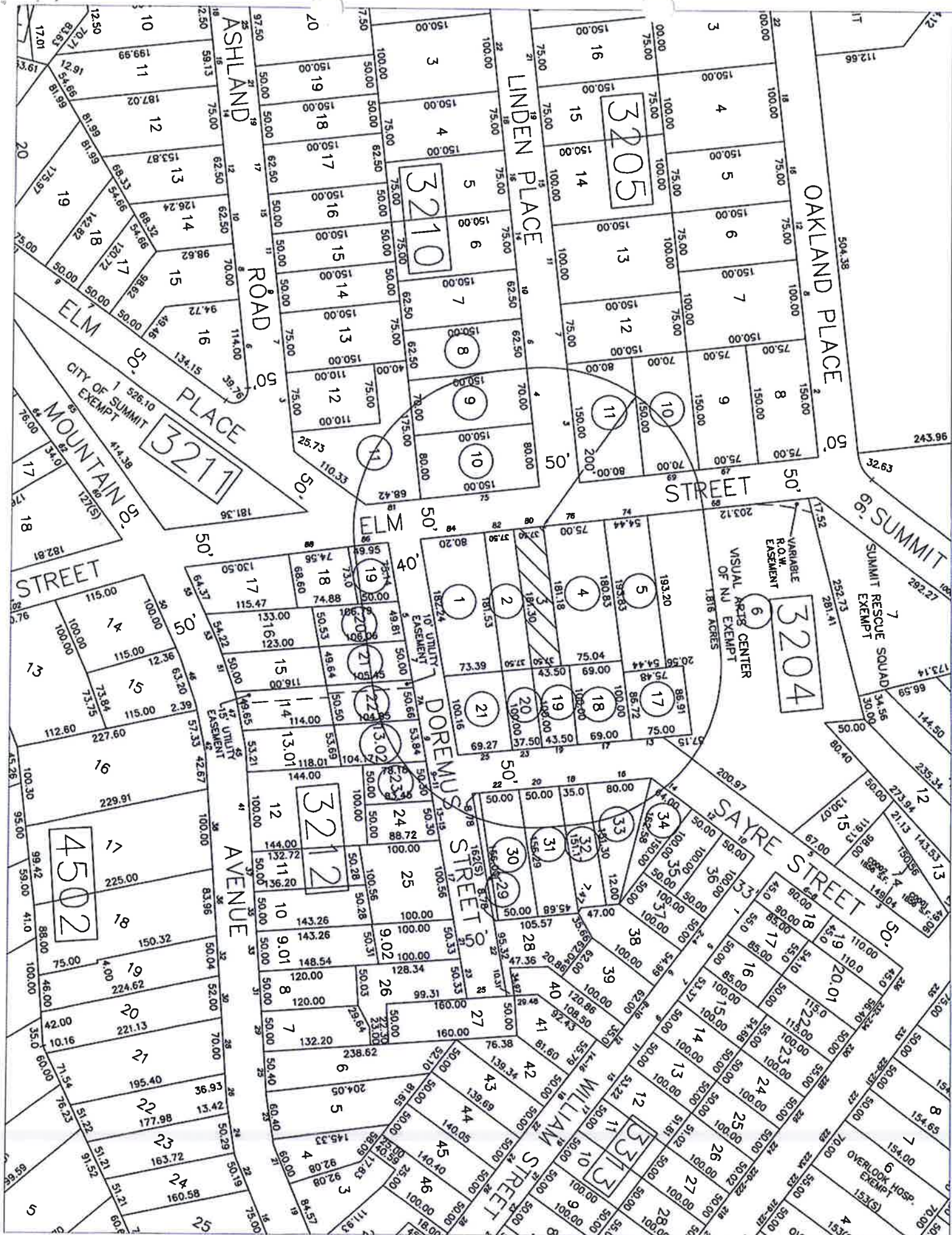
OWNER & ADDRESS REPORT

SUMMIT

02/03/25 Page 2 of 2

3204-3 80 ELM ST - COATES, HENRY D & SERBU, JACQUELI
JACKIE & JAY COATES

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3212	21		2	CASTRO, JOSE I. & MARTA A. 7 DOREMUS STREET SUMMIT, NJ 07901	7 DOREMUS ST	
3212	22		2	MASARKY, BRETT J & SMULL, RACHEL R 7A DOREMUS ST SUMMIT, NJ 07901	7A DOREMUS ST	
3212	23		2	LOELOFF, MICHAEL & CAREY ELIAS 11 DOREMUS STREET SUMMIT, N J 07901	11 DOREMUS ST	
3212	30		2	DEMCSAK, MAXWELL & KATE 22 SAYRE ST SUMMIT, NJ 07901	22 SAYRE ST	29
3212	31		2	POPERSON, SPENSER & ANGELHARDT, A 20 SAYRE ST SUMMIT, NJ 07901	20 SAYRE ST	
3212	32		4C	18 SAYRE STREET, LLC %F. TRUNCALE 6 SAMUEL WAY CHATHAM, NJ 07928	18 SAYRE ST	
3212	33		2	AMAC REALTY INVESTMENTS LLC 108 BAKER ST #201 MAPLEWOOD, NJ 07040	16 SAYRE ST	
3212	34		2	RUSH, CHARLES III & ELIZABETH 14 SAYRE STREET SUMMIT, NJ 07901	14 SAYRE ST	



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: 80 Elm St, Summit NJ

DATE: January 20, 2025

OWNER(S): Jackie Serbu and Jay Coates

BLOCK: 3204 LOT(S): 3

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 _____ 80 Elm St, Summit NJ 07901


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

There is an existing detached two-car garage located at the rear right of the property. The structure is in disrepair and floods easily and frequently in most rain events. We are proposing to remove the structure and rebuild in a similar location with a slightly larger footprint.

In an effort to offset any additional coverage, it is proposed to reduce the size of the existing deck.

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

Jacqueline Serbu

Applicant's printed name

NOTICE OF HEARING FOR PUBLICATION

The Union County Local Source
1291 Stuyvesant Avenue
Union, NJ 07083

Tel: 908-686-7700

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80 Elm St, Summit NJ 07901, Block 3204, Lot 3.

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

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Jackie Serbu and Jay Coates

Applicant's printed name