



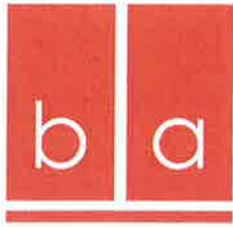
ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	112 Essex Road
Application #:	ZB-25-2292
Description/Variations:	(c) - variance for side yard combo
Sent to Staff for Comments:	June 11, 2025
Due Date:	July 2, 2025

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>
Eric Evers, Director Fire Chief	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Ryan Peters Police Chief	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Engineering: Colliers	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Ralph Maritato Construction Official	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
John Linson City Forester	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Board of Health: Westfield	<input type="checkbox"/> Paper <input type="checkbox"/> Email		✓		
Historic Preservation Commission	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Environmental Commission (if required)	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			
Board Planner Burgis Associates	<input type="checkbox"/> Paper <input type="checkbox"/> Email	✓			

AT DUE DATE / UPON RECEIPT FROM ALL STAFF:

Sent to Applicant:	____/____/____
Sent to Attorney:	____/____/____



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: City of Summit Zoning Board of Adjustment
From: Ed Snieckus, Jr. PP, LLA and Tom Behrens, PP, AICP
Subject: Ramanathan & Viswanathan Residence (ZB-25-2292)
112 Essex Road
Block 2306 Lot 10
'c' Bulk Variance Requests
Date: July 2, 2025
BA#: 4269.27

I. INTRODUCTION

The Applicants, Anand Ramanathan and Shilpa Viswanathan, are requesting 'c' variance relief for additions to the existing dwelling located at the above referenced property. Proposed improvements include a second floor addition above the existing building footprint, front 1-story addition and portico, rear 1-story addition and rear patio reconfiguration. The property is located in the R-15 Zone wherein the existing detached single-family dwelling is permitted. Planning comments related to the proposed improvements and required variance relief are detailed herein.

II. DOCUMENTS SUBMITTED

Our office has received and reviewed the following application documents:

1. Application forms and accompanying materials.
2. Property survey prepared by Schmidt Surveying dated June 26, 2020.
3. Architectural plans prepared by Rosen Kelly Conway Architecture & Design dated March 18, 2025.
4. Site photographs prepared by Rosen Kelly Conway Architecture & Design dated March 18, 2025.

III. PROPERTY DESCRIPTION

The site, identified as Block 2306 Lot 10 in City tax records, is a 0.33-acre parcel with frontage on Essex Road developed with a 2-story single-family dwelling and associated site improvements, including paved driveway providing access to the existing front facing garage, stone front walkway, rear paver patio and shed in the rear yard. Development surrounding the site primarily consists of detached single-family development. The following aerial image provides an overview of the subject site and surrounding development pattern.

IMAGE 1 – SITE AERIAL PHOTOGRAPH



Source: NJ Parcel Explorer, Rowan University.

IV. REQUIRED VARIANCE RELIEF

The development application requires the following variance relief:

1. 'c' Minimum Combined Side Yard Setback. The R-15 Zone requires a minimum combined side yard setback of 35% where the existing dwelling has an existing and proposed nonconforming combined side yard setback of 33.4%. This represents a deviation of 1.7 feet.

V. GENERAL COMMENTS

1. We defer the review of stormwater management to the Board Engineer.
2. The a/c units located in the side yard area must be screened with dense landscaping or fencing.

*Should the application be approved, the Applicant are hereby noticed to read the Zoning Board resolution of approval making note of all required conditions. It is the applicant's responsibility to take action necessary to meet the stated conditions prior to submitting a construction permit. Failure on the part of the applicant to meet the conditions will result in unnecessary delay in processing the construction and grading permit applications, as applicable.

VI. STATUTORY CRITERIA

The following is a summary of 'c' variance criteria required to be addressed by the Applicant:

'c'(1)'/c'(2) Variance Relief

The statute provides two approaches to 'c' variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test as described below. The Applicant may apply one or both of these tests in providing justifications for their 'c' variance requests.

- A. Physical Features Test: An applicant may be granted 'c'(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- B. Public Benefits Test: An applicant may be granted 'c'(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the MLUL; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition, the Applicant must address the Negative Criteria of the statute. Specifically, the Applicant must demonstrate: 1) the variance can be granted without substantial detriment to the public good; and 2) that granting the relief will not substantially impair the intent and purpose of the master plan and zoning ordinance.



STAFF COMMENTS REPORT

DATE: June 11, 2025

FROM: Land Use Assistant/ Board Secretary

TO:

☐ **FLOOD ZONE**

<input type="checkbox"/>	Eric Evers	Fire Chief
<input type="checkbox"/>	Ryan Peters	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"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
<input type="checkbox"/>	Donna Patel	Environmental Commission

Property Address	112 Essex Road	Block: 2306	Lot: 10
Application #:	ZB-25-2292	Applicants Names: Anand Ramanathan	
Description/Variances:	(c) - variance for side yard combo		

Comments Due Date:	June 16, 2025	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: Build to code

Print Name:	Eric Evers	Print Title:	Chief SFD	Date:	6/18/25
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STAFF COMMENTS REPORT

DATE: June 11, 2025

FROM: Land Use Assistant / Board Secretary

☐ FLOOD ZONE

TO:

	Name	Title / Committee
<input type="checkbox"/>	Eric Evers	Fire Chief
<input type="checkbox"/>	Ryan Peters	Police Chief
<input type="checkbox"/>	Engineering	Colliers
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COMMENTS: No objection
L. E. CLARK

Print Name:		Print Title:		Date:	
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COMMENTS: _____

The proposed improvements do not increase the impervious coverage more than 300 square feet. Additionally, there will be no significant alteration to the grading. We take no exception to the improvements from an engineering standpoint. _____

Print Name:	Marie Raffay, PE	Print Title:	Board Engineer	Date:	7/2/25
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DATE: June 11, 2025

FROM: Land Use Assistant / Board Secretary

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	Name	Title / Committee
<input type="checkbox"/>	Eric Evers	Fire Chief
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COMMENTS: _____

In accordance with NJAC 5:23-6.32, the following requirements must be met for smoke detectors:

At least one AC-powered, interconnected smoke detector with battery backup is required on each level of the building, including the basement.

Smoke detectors must be installed in all sleeping areas and a Smoke/Carbon Monoxide detector within 10 feet of all bedroom doors.

The garage area must comply with the fire rating specified in FTO-13.

If the variance is granted, ensure that the compliance with these smoke detector provisions is clearly indicated on the construction plans submitted for permit approval.

All plans must adhere to current building codes.

Print Name:	Ralph Maritato	Print Title:	Construction Official	Date:	6-12-25
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STAFF COMMENTS REPORT

DATE: June 11, 2025

FROM: Land Use Assistant / Board Secretary

☐ FLOOD ZONE

TO:

	Name	Title / Committee
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COMMENTS: The existing screening appears to be adequate.
No objection.

Print Name:	John Linson	Print Title:	Forester	Date:	6/13/25
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DATE: June 11, 2025

FROM: Land Use Assistant / Board Secretary

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COMMENTS:

So Comments

Print Name:	George Karsias	Print Title:	HEHS	Date:	6/12/25
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STAFF COMMENTS REPORT

DATE: June 11, 2025

FROM: Land Use Assistant / Board Secretary

TO:

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COMMENTS: _____

112 Essex Road, a c1953 home, is not listed in the Summit Survey of Historic Resources. The proposed addition is consistent with the City of Summit's design guidelines and the Development Regulations Ordinance (DRO).

Print Name:	Caroline King	Print Title:	Chair, HPC	Date:	06.26.2025
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FROM: Land Use Assistant / Board Secretary

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TO:

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<input type="checkbox"/>	Eric Evers	Fire Chief
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<input type="checkbox"/>	Health Dept.	Westfield
<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Planner	Burgis Assoc.
X	Francie Cho	Environmental Commission

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COMMENTS: _____

This application is for variances necessary to construct a 2nd story addition, a small rear addition and a new patio. These additions/alterations will greatly increase the functionality of the house, particularly by making the existing partial second floor full height. While there was no landscape plan included, it appears that no trees will be removed as part of this construction.

For alterations of this nature, the Environmental Commission encourages the homeowners and their architect to: minimize the size of paved surfaces and use green infrastructure for patios and parking areas, such as permeable paving and rain gardens, to assist with drainage, mitigate heat island effects, decrease VOC (Volatile organic compounds) emissions from asphalt paving and markings, and reduce pollution from runoff. We also encourage the use of solar panels on appropriately oriented roof areas.

In addition, we would encourage planting native shade trees and shrubs on the open spaces of the property to assist with site hydrology. We will note that native species are beautiful and cost effective. They require far fewer inputs (water, fertilizer, and pesticide), protect our soil and waterways, and provide habitat for native birds and butterflies. This [Guide to Landscaping with Native Plants](#) and searchable [database](#) can be helpful in finding native replacements, as well as the Rutgers list of native plants (<https://njaes.rutgers.edu/fs1140/>).

On behalf of the Summit Environmental Commission, I recommend approval of the requested variances.

Print Name:	Francie Cho	Print Title:	Environmental Comm. Alt.	Date:	6/23/2025
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