



## 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: 45 Edgewood Road

Block(s) 3401 Lot(s) 44 Zone(s) R-25

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

Property Owner Jeffrey + Rachel Behm Phone: [REDACTED]

Email: [REDACTED]

Owner Address: 45 Edgewood Road, Summit

Applicant: Merleyn Colon-Reiman 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:

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  Number of dwelling units 1 Existing  
Proposed

⑤ Building area 1735 sf Existing  
0 Proposed new \*

1735 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: [REDACTED]

⑦ Signature M Date 5/12/2025



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



Name of applicant Meredith Colon-Roman Date 5/27/2025

Address of property 45 Everwood Road Block 3401 Lot 44

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	✓	—
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	✓	—
4. Original and 12 copies of proposed structure, including interiors	✓	—
5. Grading plan	✓	—
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>	c. <u>north arrow</u>	—
b. <u>date and graphic scale</u>	d. <u>Zone district</u>	—
e. <u>uses of each property within 200 ft.</u>		—
8. Original and 12 copies of the certified list of owners of property within 200 feet.	✓	—
9. Original copy of evidence of paid property taxes	✓	—
10. Original copy of the proposed notice to owners within 200'	✓	—
11. Original copy of the proposed advertisement	✓	—
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 \_\_\_\_\_

# Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. May 27, 2025

In the matter of the petition of \_\_\_\_\_ for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Jeffrey + Rachel Behm  
residing at 45 Edgewood Road says:

I Petitioner is the Owner of property located at 45 Edgewood Road.

Block 3401, Lot(s) 44 on the Tax Map located in the R-25 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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2b.) The proposed use described above requires the following variance(s):  
Number of Stories  
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Area of Plot 21,126 square feet  
Area of existing structures which will remain 9517 square feet  
Total area of plot to be occupied by structures 1335 square feet  
Percentage of lot to be occupied by structures 8.2 percent  
Proposed set-back, front line 50.3 feet;  
Proposed sidelines (specify if corner) 19' 26" feet;  
Proposed rear yard 92.4 feet.  
Year house built 1934.

Other pertinent characteristics \_\_\_\_\_

4. There has been no previous petition for relief involving these premises except: n/a

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

- A majority of the existing basement is above grade in the rear due to the existing topography. The property slopes down along the entire back which creates the current basement to be exposed and then constitutes a "Story Above Grade" condition.

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.

**RACHEL BEHM**  
Petitioner

Petitioner's Phone Number [REDACTED]

Petitioner's Email [REDACTED]

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

Florida <sup>JAM</sup>  
State of New Jersey  
County of Union--Miami-Dade  
<sup>JAM</sup>

Rachel Behm, 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.

Rachel Behm  
Petitioner's printed name

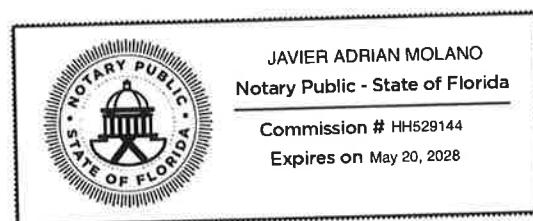
*Rachel Behm*

Petitioner's signature

Sworn and subscribed before me this

28 day of May, 2025

*Javier Adrian Molano*  
Notary Public



Check here if additional pages are attached

Notarized remotely online using communication technology via Proof.



May 27, 2025

Behm Residence  
45 Edgewood Road  
Summit, New Jersey 07901

### Project Narrative

The Behm Residence is a two-story classic colonial home constructed around 1934, with a walk-out basement to the backyard.

We propose to add an addition on the left side of the house above the existing kitchen to create a new primary suite on the second floor which will take advantage of the beautiful views of the Manhattan skyline. A majority of the existing basement is above grade in the rear due to the existing topography. The property slopes down along the entire back which creates the current basement to be exposed and then constitutes a "Story Above Grade" condition.



## **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



## PROPERTY OWNERS LIST / 200 FOOT LIST

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



### PROPERTY INFO:

Address: <u>45 Edgewood Rd</u>	Date: <u>5/12/2025</u>
City, State, Zip Code: <u>Summit, NJ 07901</u>	Block: <u>3401</u> Lot: <u>44</u>

### APPLICANT INFO:

	Applicant	Owner (if different)
Name: <u>Meredith Colon - Reiman</u>		<u>Rachel + Jeffrey Behm</u>
Address: <u>24 Burnet Hill Rd, L.W. 07039</u>		<u>45 Edgewood Rd, Summit</u>
Email: <u>(required)</u>		
Phone: <u></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>05 / 12 / 25</u> Emp.: <u>JS</u>	Check #: <u>1907</u>	

Jeff Sanders  
Zoning/Planning Board Secretary

05/12/25  
Date

To Eng: 05/12/25  
\_\_\_\_\_  
\_\_\_\_\_  
am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
603	9 Lot 9 is a sublot to lot	6			
3401	41-43, 45, 46				
3403	4-7				
4002	22-27, 27.01-27.06, 28, 28.01-28.06, 29, 30, 30.01-30.04, 31, 31.01-31.35				

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

Eric  
Engineer/Assistant Engineer

5/16/25  
Date

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

D. Short  
Tax Assessor / Staff Assessor

5/19/25  
Date

## OWNER &amp; ADDRESS REPORT

SUMMIT

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3401-44 45 EDGEWOOD RD - BEHM, JEFFREY C & RACHEL M  
MEREDITH COLON-REIMAN

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
603	6		5A	CONRAIL-PROP. TAX DEPT. STE. 6E 2 COMMERCE SQ-2001 MARKET PHILADELPHIA, PA. 19101	MAIN STEM	7,8,01,9,10
3401	41	2		HEAD, KATHRYN S & DELMA, LINDA A 39 EDGEWOOD RD SUMMIT, NJ 07901	39 EDGEWOOD RD	
3401	42	2		EROLES, JUAN M & TERAN, KARINA V 41 EDGEWOOD RD SUMMIT, NJ 07901	41 EDGEWOOD RD	
3401	43	2		EISENSTODT, H M & A E 43 EDGEWOOD RD SUMMIT, NJ 07901	43 EDGEWOOD RD	
3401	45	2		MA, MICHAEL & HARTMAN, LISA 53 EDGEWOOD ROAD SUMMIT, NJ 07901	53 EDGEWOOD RD	
3401	46	2		KHEHAR, ARVINDER S & HARMITA 57 EDGEWOOD ROAD SUMMIT, NJ 07901	57 EDGEWOOD RD	
3403	4	2		EISNER, SAMUEL AVI & ARIEL R 15 EDGEWOOD DR SUMMIT, NJ 07901	15 EDGEWOOD DR	
3403	5	2		SHAFFER, JOHN C. & MARTA J. 60 EDGEWOOD ROAD SUMMIT, NJ 07901	60 EDGEWOOD RD	
3403	6	2		MAYER, JOHN W & KERRIE A 46 EDGEWOOD RD SUMMIT, NJ 07901	46 EDGEWOOD RD	
3403	7	2		SLAMA, ROBERT D. & SHARON L. P. 44 EDGEWOOD RD SUMMIT, N.J. 07901	42 EDGEWOOD RD	
4002	22	2		SALAZAR, JOSE & LILIA & GIRON, JOSE 34 ORCHARD STREET SUMMIT, NJ 07901	32 ORCHARD ST	
4002	23	2		DURKIN, MICHAEL 1072 PARKWAY AVENUE EWING, NJ 08628	30 ORCHARD ST	
4002	24	2		CRIMI, PERRY P. & PHIL 1001 MEADOW BROOK CT WHIPPANY NJ 07981	28 ORCHARD ST	
4002	25	2		CHIU, TIN HO & CHIU, EVELYN 754 RIDGEWOOD ROAD MILLBURN, NJ 07041	26 ORCHARD ST	
4002	26	2		BENNETT, DEBORAH 35 ORCHARD ST SUMMIT, N.J. 07901	24 ORCHARD ST	
4002	27	15F		ORCHARD TERRACE CONDO ASSOC. INC. 22 ORCHARD STREET SUMMIT, NJ 07901	22 ORCHARD STREET	
4002	27.01	2		ARCILA, JUAN 22 ORCHARD ST UNIT A SUMMIT, NJ 07901	22 ORCHARD ST UNIT A	
4002	27.02	2		GHATI-CHHETRY, REKHA 219 SPRINGFIELD AVENUE SUMMIT, NJ 07901	22 ORCHARD ST UNIT B	
4002	27.03	2		MCHUGH, JAMES A. & LOUISE P. 24C ORCHARD STREET SUMMIT, NJ 07901	22 ORCHARD ST UNIT C	

## OWNER &amp; ADDRESS REPORT

SUMMIT

3401-44 45 EDGEWOOD RD - BEHM, JEFFREY C & RACHEL M  
MEREDITH CCLON-REINAN

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4002	27.04		2	GUDZY, MICHAEL J & JAECKEL, DAWN J 43 PORTER ROAD WEST ORANGE, NJ	22 ORCHARD ST UNIT D 07052	
4002	27.05		2	YAN, YAN 22 ORCHARD ST UNIT E SUMMIT, NJ	22 ORCHARD ST UNIT E 07901	
4002	27.06		2	SELLERS, LOUIS R. 31 EDGAR ST SUMMIT NJ	22 ORCHARD ST UNIT F 07901	
4002	28		15F	JAMAR CONDO ASSOC.PATERSON RENAISSA PO BOX 927 BELAMR, NJ	20 ORCHARD STREET 07719	
4002	28.01		2	PATERSON RENAISSANCE LLC PO BOX 927 BELMAR, NJ	20 ORCHARD ST UNIT 1 07719	
4002	28.02		2	PATERSON RENAISSANCE LLC PO BOX 927 BELMAR, NJ	20 ORCHARD ST UNIT 2 07719	
4002	28.03		2	PATERSON RENAISSANCE LLC PO BOX 927 BELMAR, NJ	20 ORCHARD ST UNIT 3 07719	
4002	28.04		2	PATERSON RENAISSANCE LLC PO BOX 927 BELMAR, NJ	20 ORCHARD ST UNIT 4 07719	
4002	28.05		2	PATERSON RENAISSANCE LLC PO BOX 927 BELMAR, NJ	20 ORCHARD ST UNIT 5 07719	
4002	28.06		2	PATERSON RENAISSANCE LLC PO BOX 927 BELMAR, NJ	20 ORCHARD ST UNIT 6 07719	
4002	29		2	HANEL, ROEY & SHLOMIT 134 MOUNTAIN AVE SUMMIT, NJ	18 ORCHARD ST 07901	
4002	30		15F	ROOSEVELT COMMONS CONDO ASSOCIATION 10-16 ORCHARD STREET SUMMIT, NJ	10-16 ORCHARD STREET 07901	
4002	30.01		2	BEACON HILL APARTMENTS LLC P.O. BOX 202 KENILWORTH, NEW JERSEY	10 ORCHARD ST. 07033	
4002	30.02		2	BEACON HILL APARTMENTS LLC P.O. BOX 202 KENILWORTH, NEW JERSEY	12 ORCHARD ST. 07033	
4002	30.03		2	BEACON HILL APARTMENTS LLC P.O. BOX 202 KENILWORTH, NEW JERSEY	14 ORCHARD ST. 07033	
4002	30.04		2	BEACON HILL APARTMENTS,LLC P.O. BOX 202 KENILWORTH, NEW JERSEY	16 ORCHARD ST. 07033	
4002	31		15F	ROOSEVELT COMMONS CONDO ASSOCIATION 103 PARK AVENUE SUMMIT, NJ	103 PARK AVENUE 07901	
4002	31.01		2	ASCH, CATHY LEE 103 PARK AVENUE - UNIT A1 SUMMIT, NJ	103 PARK AVE - UNIT A1 07901	
4002	31.02		2	GONG, YIM C & RUSSICK, MICHAEL J 103 PARK AVE - UNIT A2 SUMMIT, NJ	103 PARK AVE - UNIT A2 07901	

## OWNER &amp; ADDRESS REPORT

SUMMIT

3401-44 45 EDGEWOOD RD - BEHM, JEFFREY C & RACHEL M  
MEREDITH COLON-REIMAN

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4002	31.03		2	LEIGHTON, PAULA S 103 PARK AVE - UNIT A3 SUMMIT, NJ 07901	103 PARK AVE - UNIT A3	
4002	31.04		2	PANDYA, CHINTAN & DAVE, MEGHAVI 103 PARK AVE - UNIT A4 SUMMIT, NJ 07901	103 PARK AVE - UNIT A4	
4002	31.05		2	CHEN, JIAN & JIANG, HUIMIAO 3 TROY DRIVE SHORT HILLS, NJ 07078	103 PARK AVE - UNIT A5	
4002	31.06		2	YU, YANG & LIANG, JIE 25 CHURCH ST. UNIT A MILLBURN, NJ 07041	103 PARK AVE - UNIT A6	
4002	31.07		2	MOTTO, MARY LOU 103 PARK AVE - UNIT A7 SUMMIT, NJ 07901	103 PARK AVE - UNIT A7	
4002	31.08		2	PRESTON, SHARON 103 PARK AVENUE - UNIT A8 SUMMIT, NJ 07901	103 PARK AVE - UNIT A8	
4002	31.09		2	DAVIS, CHRISTINA L 103 PARK AVENUE, UNIT B1 SUMMIT, NJ 07901	103 PARK AVE - UNIT B1	
4002	31.10		2	DIXON, DWIGHT H. 103 PARK AVE. UNIT B2 SUMMIT, NJ 07901	103 PARK AVE - UNIT B2	
4002	31.11		2	DIXIT, ARJUN & BHATT, SHRUTI 103 PARK AVE - UNIT B3 SUMMIT, NJ 07901	103 PARK AVE - UNIT B3	
4002	31.12		2	RAJENDRAN, R PAKALLIL & BHATTACHARYA 103 PARK AVE - UNIT B4 SUMMIT, NJ 07901	103 PARK AVE - UNIT B4	
4002	31.13		2	LU, SHAORONG & LU HAO JNTS 103 PARK AVE - UNIT B5 SUMMIT, NJ 07901	103 PARK AVE - UNIT B5	
4002	31.14		2	BOBROW, JONATHAN D & DING, TARA X 103 PARK AVE - UNIT B6 SUMMIT, NJ 07901	103 PARK AVE - UNIT B6	
4002	31.15		2	DAI, TONG & CHEN, TING 103 PARK AVE - UNIT B7 SUMMIT, NJ 07901	103 PARK AVE - UNIT B7	
4002	31.16		2	GNADE, GERARD & CYNTHIA S. 103 PARK AVE. - UNIT B8 SUMMIT, NJ 07901	103 PARK AVE - UNIT B8	
4002	31.17		2	SANGHAVI, KEVIN & MITTAL, VIBHA 103 PARK AVE - UNIT C5 SUMMIT, NJ 07901	103 PARK AVE - UNIT C5	
4002	31.18		2	NICHOLAS MANEVICH TESTAMENTARY TRUS 103 PARK AVE - UNIT C4 SUMMIT, NJ 07971	103 PARK AVE - UNIT C4	
4002	31.19		2	YAN, JUN & XU ZHUOYING 138 HIGH GAKS DRIVE WARREN, NJ 07059	103 PARK AVE - UNIT C3	
4002	31.20		2	KIM, MIN SU & SANTIAGO, CHRISTINA 103 PARK AVE - UNIT C2 SUMMIT, NJ 07901	103 PARK AVE - UNIT C2	
4002	31.21		2	WHIG, RITU 103 PARK AVE - UNIT C1 SUMMIT, NJ 07901	103 PARK AVE - UNIT C1	

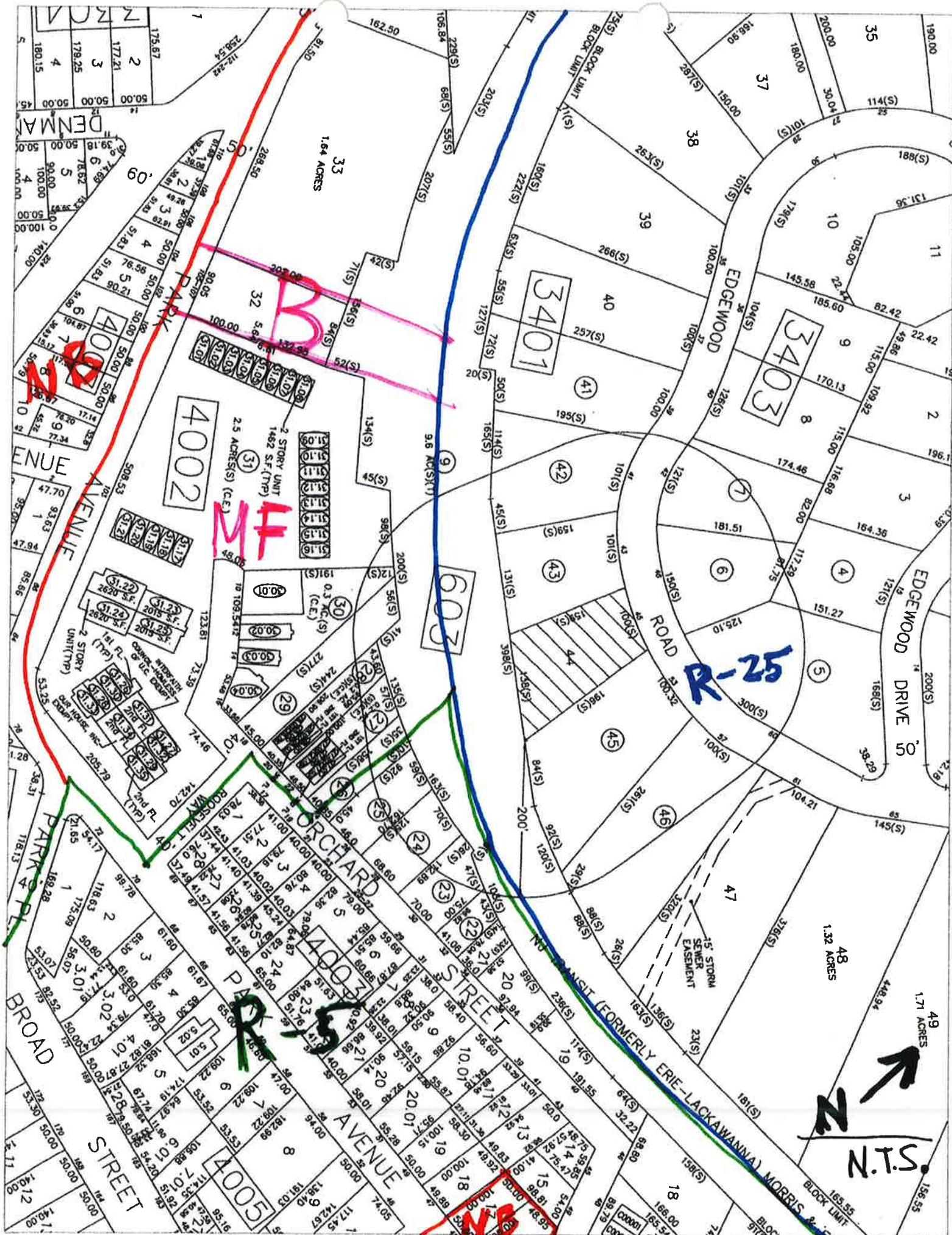
## OWNER &amp; ADDRESS REPORT

SUMMIT

3401-44 45 EDGEWOOD RD - BEHM, JEFFREY C & RACHEL M  
MEREDITH COLON-REIMAN

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4002	31.22		2	MATISAS MANAGEMENT LLC 103 PARK AVE - UNIT D1 SUMMIT, NJ	103 PARK AVE - UNIT D1 07901	
4002	31.23		2	JEN, TONY 103 PARK AVE - UNIT D2 SUMMIT, NJ	103 PARK AVE - UNIT D2 07901	
4002	31.24		2	LIAO, CHINGPING E. & MEI C. 36 MAIDENHEAD RD PRINCETON, NJ	103 PARK AVE - UNIT D3 08540	
4002	31.25		2	SMITH, MARTIN 703 NEVINS PL CARY, NC	103 PARK AVE - UNIT D4 27519	
4002	31.26		2	MIANO, JOHN M. 103 PARK AVE., UNIT E101 SUMMIT, NJ	103 PARK AVE - UNIT E101 07901	
4002	31.27		2	REINHARDT, CHATHERINE 103 PARK AVE - UNIT E102 SUMMIT, NJ	103 PARK AVE - UNIT E102 07901	
4002	31.28		2	RAVISHANKAR, POORNIMA LAKSHMI 103 PARK AVE - UNIT E103 SUMMIT, NJ	103 PARK AVE - UNIT E103 07901	
4002	31.29		2	LI, HAOFU & CHEN, YENAN 103 PARK AVE - UNIT E104 SUMMIT, NJ	103 PARK AVE - UNIT E104 07901	
4002	31.30		2	PHULL, AVTAR & RUPINDER 34 HORSESHOE ROAD BERKELEY HEIGHTS, NJ	103 PARK AVE - UNIT E201 07922	
4002	31.31		15D	CAPC SUPPORTIVE NEEDS HOUSING INC 108 CHURCH ST 3RD FL NEW BRUNSWICK, NJ	103 PARK AVE - UNIT E206 08903	
4002	31.32		2	FERRETTI, ANTONIO C & MILLIGAN, A 19 BRANTWOOD DR SUMMIT, NJ	103 PARK AVE - UNIT E202 07901	
4002	31.33		2	RAVISHANKAR, SREENIVASAN & INDIRA 4805 NE 143RD CIRCLE VANCOUVER, WA	103 PARK AVE - UNIT E203 98686	
4002	31.34		15D	OUR HOUSE, INC. 76 FLORAL AVENUE MURRAY HILL, NJ	103 PARK AVE - UNIT E205 07974	
4002	31.35		2	ANISTRANSKI, ELIZABETH 103 PARK AVE - UNIT E204 SUMMIT, NJ	103 PARK AVE - UNIT E204 07901	



## 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 45 Edgewood Rd.

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

The applicant requests variance relief for a three-story addition where two-stories is permitted. We propose to add an addition on the left side of the house above the existing kitchen to create a new primary suite on the second floor which will take advantage of the beautiful views of the Manhattan skyline. This is a two-story addition but due to the topography of the existing site, which peaks away at the rear, it becomes a three-story addition.

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

MEREDITH COLON - REIMAN  
Applicant's printed name

## NOTICE OF HEARING FOR PUBLICATION

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

Tel: 908-688-7700

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

45 Evergreen Road, Block 3401, Lot 44

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

The applicant requests variance relief for a three-story addition where two-stories is permitted. We propose to add an addition on the left side of the house above the existing kitchen to create a new primary suite on the second floor which will take advantage of the beautiful views of the Manhattan skyline. This is a two-story addition but due to the topography of the existing site, which peaks away at the rear, it becomes a three-story addition.

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.

Melinda Colon-Reinman  
Applicant's printed name

# 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: 45 Edgewood Road DATE: 5/12/2025  
OWNER(S): Jeffrey + Rachel Behm  
  
BLOCK: 3401 LOT(S): 44

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: \_\_\_\_\_



City of Summit  
DEPARTMENT OF COMMUNITY SERVICES (DCS)  
512 SPRINGFIELD AVENUE  
SUMMIT, NJ 07901  
(908) 273-6407  
ZONINGOFFICE@CITYOFSUMMIT.ORG

Application Date: 4/14/2025  
Application Number: ZA-25-00161  
Permit Number:  
Project Number:  
Fee: \$100

## Denial of Application

Date: 4/28/2025

To:

, NJ

RE: 45 EDGEWOOD RD  
BLOCK: 3401 LOT: 44 QUAL: ZONE: R-25

DEAR ,

Category III PRELIMINARY ONLY

A Preliminary Review has been conducted on plans prepared by MC Architecture+Design dated 4/9/2025. The application has been denied for the following reasons:

Plans do not indicate existing and proposed roof pitches.

All attic area greater than seven (7) feet or greater in height must be identified. Any space in an attic or in a story above grade where the floor to roof rafter height is at or more than seven (7) feet, whether finished or not, counts toward the total FAR.

All attic areas greater than five (5) in height must be identified. An attic having, within its space, possible floor area with headroom of five (5) feet or greater over sixty (60%) percent or more of the story directly beneath results in an Attic Story.

As noted on the plans, the expansion of the current non-conforming total side yard setback will require a variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Dornblerer".

Roger Dornblerer, Zoning Officer, City of Summit