



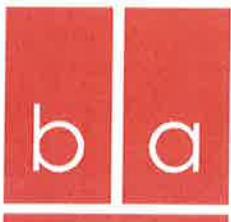
ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	30 Ridgedale Avenue
Application #:	ZB-25-2306
Description/Variances:	(c) - variance for side yard setback and side yard combined to construct a garage
Sent to Staff for Comments:	August 7, 2025
Due Date:	August 28, 2025

Staff / Commission / Consultant	Delivery Method	Report Attached with Comments	Report Attached with No Objections	Not Submitted	Not Required
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 <i>(if required)</i>	<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

BURGIS
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 & Tom Behrens, PP, AICP
Subject: Yang & Xu Residence (ZB-25-2306)
30 Ridgedale Avenue
Block 4204 Lot 35
'c' Bulk Variance Request
Date: August 26, 2025
BA#: 4269.42

I. INTRODUCTION

The Applicants, Guang Yang and Danhui Xu, are requesting 'c' variance relief to construct a new 11.5 foot by 22 foot one-car garage attached to the existing dwelling at the above-referenced property where there is no existing garage. A new front vestibule and steps are also proposed. The Applicant received prior permit approval for the ongoing construction of the main parts of the dwelling. The property is located in the R-6 Zone wherein the existing/proposed detached single-family dwelling is a permitted use. The extent of 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 Morgan Engineering & Surveying dated November 20, 2023.
3. Architectural plans (3 sheets) prepared by Lester Katz last revised June 5, 2025.

III. PROPERTY DESCRIPTION

The site, identified as Block 4204 Lot 35 in City tax records, is a 0.23-acre rectangular parcel being developed with a two-story dwelling and associated site improvements including a paved driveway, walkways, rear patio and shed. Development surrounding the property consists of detached single-family dwellings. The following aerial image provides a general overview of the existing site conditions and surrounding development pattern.

IMAGE 1 - SITE AERIAL PHOTOGRAPH



Source: NJ Parcel Explorer, Rowan University. Accessed August 26, 2025.

IV. REQUIRED VARIANCE RELIEF

The development application requires the following variance relief:

1. 'c' Minimum Side Yard Setback. The R-6 Zone requires a minimum side yard setback of 8 feet where the proposed attached garage will reduce the side yard setback from 14.5 feet to a nonconforming 3 feet.
2. 'c' Minimum Combined Side Yard Setback. The R-6 Zone requires a minimum combined side yard setback of 33% where the proposed garage will result in a nonconforming combined side yard setback of 29.16%.

V. GENERAL COMMENTS

1. The Applicant shall confirm the extent of all proposed improvements.
2. The existing nonconforming shed will be removed.
3. The driveway has an existing nonconforming setback of 0 feet where a minimum setback of 2 feet is required.

4. The application narrative indicates that the asphalt driveway behind the proposed garage will likely be removed. This should be confirmed as it impacts the site's lot coverage calculation though the coverage as proposed is conforming.
5. The plan should show the proposed a/c locations to demonstrate compliance, which require screening if located in the front or side yard areas.
6. We defer the review of stormwater management to the Board Engineer.

***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: August 7, 2025

FROM: Land Use Assistant / Board Secretary

TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
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:	30 Ridgedale Avenue	Block: 4204	Lot: 35
Application #:	ZB-25-2306	Applicant Names: Guang Yang and Danhui Xu	
Description/Variances:	(c) – variance for side yard combined to construct a garage.		

Comments Due Date:	August 28, 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 (LM) _____

Print Name:	Eric Evers	Print Title:	Chief SFD	Date:	9/9/25
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STAFF COMMENTS REPORT

DATE: August 7, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
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Ryan Peters	Police Chief
Engineering	Colliers
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<input type="checkbox"/>	Planner	Burgis Assoc.
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COMMENTS: No objections
LECH/AD

Print Name:		Print Title:		Date:	
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Memorandum

To: Zoning Board
From: Marie Raffay, P.E.
Date: August 28, 2025
Subject: 30 Ridgedale Avenue
Block 4204, Lot 35
Summit, Union County, NJ
Summit No.: ZB-25-2306

We have reviewed the application and associated submissions prepared by the Applicants, Guang Yang and Danhui Xu, of the subject property as referenced below:

- a. Application to Zoning Board of Adjustment, signed, dated June 17, 2025;
- b. Transmittal from Demsey, Dempsey & Sheehan, dated, June 17, 2025;
- c. Zoning Board Application Checklist, dated June 17, 2025;
- d. Narrative of Proposed Project for a Variance prepared for Guang Yang and Danhui Xu;
- e. Certified List of Property Owners within 200 feet, with map;
- f. Topographic Survey, entitled "Survey of Property, Lot 35, Block 4204, City of Summit, County of Union, New Jersey" prepared by David J. Von Steenburg, PLS., of Morgan Engineering & Surveying, LLC consisting of one (1) sheet, dated 11/20/23;
- g. Variance Plan, entitled "Survey of Property, Lot 35, Block 4204, City of Summit, County of Union, New Jersey", prepared by David J. Von Steenburg, PLS., of Morgan Engineering & Surveying, LLC consisting of three (3) sheets, dated 11/20/23, revised 6/5/25;

Based on our review of the above-referenced documents, this office offers the following comments:

1. The 9,911.98-square foot (0.228-acre) property is located on the east side of Ridgedale Avenue, approximately 690 feet south of the intersection of Pearl Street and Ridgedale Avenue.
2. The property is in the R-6 Single-Family Residential Zone, with surrounding properties in the same zone.
3. The property is mostly rectangular in shape with 60 feet of frontage along Ridgedale Avenue and an average depth of 165 feet.

4. No topography has been provided. A wall is located along the front property line and adjacent to the driveway for the full length of the driveway indicating a change in topography. It is unclear the height of the wall or the rear yard topography.
5. The property is currently improved with a 1- ½ story dwelling, paver patio, shed, paver walkways, asphalt driveway, and related site improvements.
6. The Applicant is proposing to construct a one car garage measuring 11.5 feet by 22 feet on the southern side of the existing dwelling, along with a new vestibule and front steps. The Applicant should confirm the improvements in testimony.
7. The Applicant is seeking variances for minimum allowed side yard setback and combined side yard setback. The proposed side yard setback is 3 feet, whereas the required side yard setback is 8 feet. The proposed combined side yard setback is 17.5 feet (29.16%), whereas the required setback is 19.8 feet (33%). The Applicant should confirm in testimony.
8. The Applicant should provide lot coverage calculations for both existing and proposed conditions to determine lot coverage changes. The plans should be updated to indicate the changes in the driveway configuration, relocation of walls, additional landings or decks for the rear first floor doors and proposed removal of driveway. It is unclear if stormwater mitigation is required.
9. The Applicant shall revise the grading plan to ensure that positive drainage patterns are provided around the garage structure. Finished grades must be designed to direct runoff away from the building foundation and toward designated drainage conveyance features, such as swales or inlets, to prevent ponding or potential water intrusion.
10. The Applicant should provide testimony on the location of roof leaders and where runoff will be directed for the proposed garage and the additions.
11. There appears to be an inconsistency between the rear elevation and the side elevations depicted on Sheet A-3 for the second-floor addition. The inconsistency should be eliminated.
12. The first-floor plan shows a door from the guest room and a sliding door from the breakfast room. The site plan should be updated to indicate the means of egress from the first-floor doors to the rear stairs.
13. The location of the proposed garage, front and rear steps and the man door from the rear of the garage conflict with the existing masonry and stone walls on site. The Applicant should clarify access to the garage, the relocation of the driveway, and the proposed front and rear steps to the dwelling. Any changes to the site should be reflected in the coverage calculations.
14. The driveway is currently located on the property line. The Applicant should testify if the driveway reconfiguration will allow for a 2-foot separation from the side property line.

15. The Applicant shall provide the height of all masonry walls, measured from the lowest adjacent grade to the top of the wall, to verify compliance with the City of Summit zoning ordinances. Clarification should also be provided as to whether any walls exceed the maximum allowable height or require stepped construction to conform to code.
16. The Applicant shall ensure that any proposed site lighting is designed and positioned to prevent any adverse impact on adjacent properties.
17. No trees appear to be removed for the proposed project. We defer to the City forester for review and comment.
18. The Applicant shall be aware of their responsibility to repair any damage to improvements within the City right-of-way including, but not limited to, curb and asphalt caused by construction activities associated with the installation of the improvements on the subject lot.
19. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties because of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.
20. As a condition of approval, signed digital plans shall be transferred to the City of Summit for use in updating the GIS database for the property. Coordination with the City's Engineering Department shall be the responsibility of the Applicant after the application is approved by the City and prior to the issuance of a Certificate of Occupancy.

If you have any questions or require anything further, please contact me.

MKR/gd

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STAFF COMMENTS REPORT

DATE: August 7, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
<input type="checkbox"/> Engineering	Colliers
<input checked="" 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:	30 Ridgedale Avenue	Block: 4204	Lot: 35
Application #:	ZB-25-2306	Applicant Names: Guang Yang and Danhui Xu	
Description/Variances:	(c) – variance for side yard setback and side yard combined to construct a garage.		

Comments Due Date:	August 28, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
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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.

According to the 2021 IRC, the applicant and design professional must ensure that the exterior walls of the structure meet fire-resistance rating requirements based on the fire separation distance to the lot line. Additionally, exterior wall openings and eaves of the building must also comply with the fire separation distance regulations.

Print Name:	Ralph Maritato	Print Title:	Construction Official	Date:	8-12-25
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STAFF COMMENTS REPORT

DATE: August 7, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

<input type="checkbox"/>	John Linson	City Forester
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COMMENTS: *That is the best location for the garage.
To place it further back on the property would damage
the root system of the neighbor's Norway maple.*

Print Name:	John Linson	Print Title:	Forester	Date:	8/14/25
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STAFF COMMENTS REPORT

DATE: August 7, 2025
FROM: Land Use Assistant / Board Secretary
TO:

❑ FLOOD ZONE

	Name	Title / Committee
<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

❑	John Linson	City Forester
❑	Health Dept.	Westfield
❑	Caroline King	Chair, HPC
❑	Planner	Burgis Assoc.
❑	Donna Patel	Environmental Commission

Property Address:	30 Ridgedale Avenue	Block: 4204	Lot: 35
Application #:	ZB-25-2306	Applicant Names: Guang Yang and Danhui Xu	
Description/Variances:	(c) – variance for side yard setback and side yard combined to construct a garage.		

Comments Due Date: August 28, 2025 Please email landuse@cityofsummit.org if you are unable to meet this date.

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COMMENTS: No comments

Print Name:

George Rossius

Print Title:

REHS

Data1

8/10/25



STAFF COMMENTS REPORT

DATE: August 7, 2025
FROM: Land Use Assistant / Board Secretary
TO:

FLOOD ZONE

Name	Title / Committee
<input type="checkbox"/> Eric Evers	Fire Chief
<input type="checkbox"/> Ryan Peters	Police Chief
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<input type="checkbox"/> Ralph Maritato	Construction Official

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COMMENTS: _____

The HPC recommends the proposed shed roof over the vestibule be revised to a gable roof which would blend in with the existing architecture. The exterior siding and roof materials are not listed on the elevations. The HPC recommends that the exterior materials match the existing house, as stated in the Design Guidelines.

Print Name:	James Burgmeyer	Print Title:	Date:	8/22/25
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STAFF COMMENTS REPORT

DATE: August 7, 2025

FROM: Land Use Assistant / Board Secretary

TO:

Name	Title / Committee
Eric Evers	Fire Chief
Ryan Peters	Police Chief
Engineering	Colliers
Ralph Maritato	Construction Official

FLOOD ZONE

<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 checked="" type="checkbox"/>	Francie Cho	Environmental Commission

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COMMENTS: _____

The application is for variances for side yard setback and side yard combined and any others necessary for a new attached garage, plus new vestibule and front steps. The property currently has no garage and this addition will bring the property into compliance as a minimum of one enclosed garage space is required for this zone. The proposed garage will be placed on the side of the house where the driveway currently is located, so no trees will be removed for this addition. An existing shed will be removed.

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:	8/21/2025
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