

SUMMIT ZONING REVIEW FORM

DATE FILED: 07/14/2025

APPLICANT: JORDAN & MRUDULA GLASSBERG TELEPHONE: 765-610-5597

ADDRESS: 190 KENT PLACE BLVD BLOCK: 1402 LOT: 7

PROJECT: GLASSBERG RESIDENCE ZONE: R-15

ZONING DETAIL INSTRUCTIONS AND NOTES: Complete the table below; some entries require both a number and percent. Attach a copy of the current survey, showing the location of the proposed construction.
ON AN ATTACHED PAGE, SHOW ALL CALCULATIONS USED TO DERIVE YOUR FIGURES

- Building area is the area of all covered or roofed areas on the lot including decks, cantilevered areas, bay or bow windows and similar projections, but not including roof eaves or chimneys projecting a maximum of 24 inches from the structure.
- Lot coverage is the area of all buildings on the lot plus the area covered by all other impervious surfaces such as driveways, swimming pools, patios, paddle tennis courts, tennis courts, and similar structures, divided by the lot area, expressed as a percentage.
- Floor area ratio for single family and two family dwellings is the sum of the gross floor areas of each floor measured from the exterior face of exterior walls including areas in the attic with headroom above 7 feet, but not including the area of the required garage, divided by the lot area, expressed as a percentage.
- Floor area ratio for multi-family or commercial structures, please see DRO Article 4, Definitions.
- Garage attached or part of house? ☒ YES ☐ NO ^a Doors face street? ☒ YES ☐ NO ^a
- Accessory structure located in rear yard or buildable area? YES ☐ NO ☒ YES ☐ NO ^a, and a minimum of four feet from side and rear property lines? YES ☐ NO ☒ YES ☐ NO ^a

TABLE ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS	VAR?
Lot Area (in square feet)	15,000 SF	20,779 SF	UNCHANGED		
Lot Width in Feet (at building line)	90 FT	60 FT	UNCHANGED	EX-NON CONFORM	NO
Front Yard (minimum in feet)	35 FT	52.1 FT	50.3 FT		
Rear Yard (minimum in feet)	45 FT	243.6 FT	233.3 FT		
Side Yard (minimum in feet)	15 FT	8.2 FT L 7.3 FT R	8.2 FT L UNCHANGED	EX-NON CONFORM	YES
Total Side Yard % (total lot width)	35% / 21 FT	25.8% / 15.5 FT	25.8% / 15.5 FT	EX-NON CONFORM	YES
Lot Coverage & % (see note 2)	35% / 7,272.7 SF	16.0% / 3,325.5 SF	17.9% / 3,728.9 SF		
Bldg. Coverage & % (see note 1)	18% / 3,740.2 SF	9.9% / 2,067.9 SF	11.1% / 2,297.1 SF		
Building Height (feet/stories)	35 FT / 2 STORIES	31.3 FT / 2 STORIES	31.3 FT / 2 STORIES	UNCHANGED	
Floor Area Ratio (see note 3)	25% / 5,194.8 SF	14.2% / 2,946.2 SF	17.1% / 3,544.3 SF	INCLUDES GROUND LEVEL & ATTIC LEVEL	
*** FOR OFFICE USE ONLY *** DO NOT WRITE BELOW THIS LINE ***					
ZONING OFFICER COMMENTS:					
APPLICATION APPROVED / DENIED			FURTHER APPLICATION(S) REQUIRED:		
			☐ Site Plan (major/minor)		
			☐ Subdivision (major/minor)		
			☐ Variance (see VAR column above)		
Zoning Officer _____ Date _____					

6.8' VIOLATION
9.2% VIOLATION
5.5' VIOLATION

ZONE: R-15
USE GROUP: R-5 SINGLE FAMILY
CONST. CLASS: 5B

AREA OF 1ST FLR ADDITION: 38 SQ.FT.
AREA OF ATTIC ADDITION: 492 SQ.FT.

VOLUME OF ADDITION: 4,240 CU.FT

1 ZONING CHART
V-1 N.T.S.

2 BUILDING DEPARTMENT DATA
V-1 N.T.S.

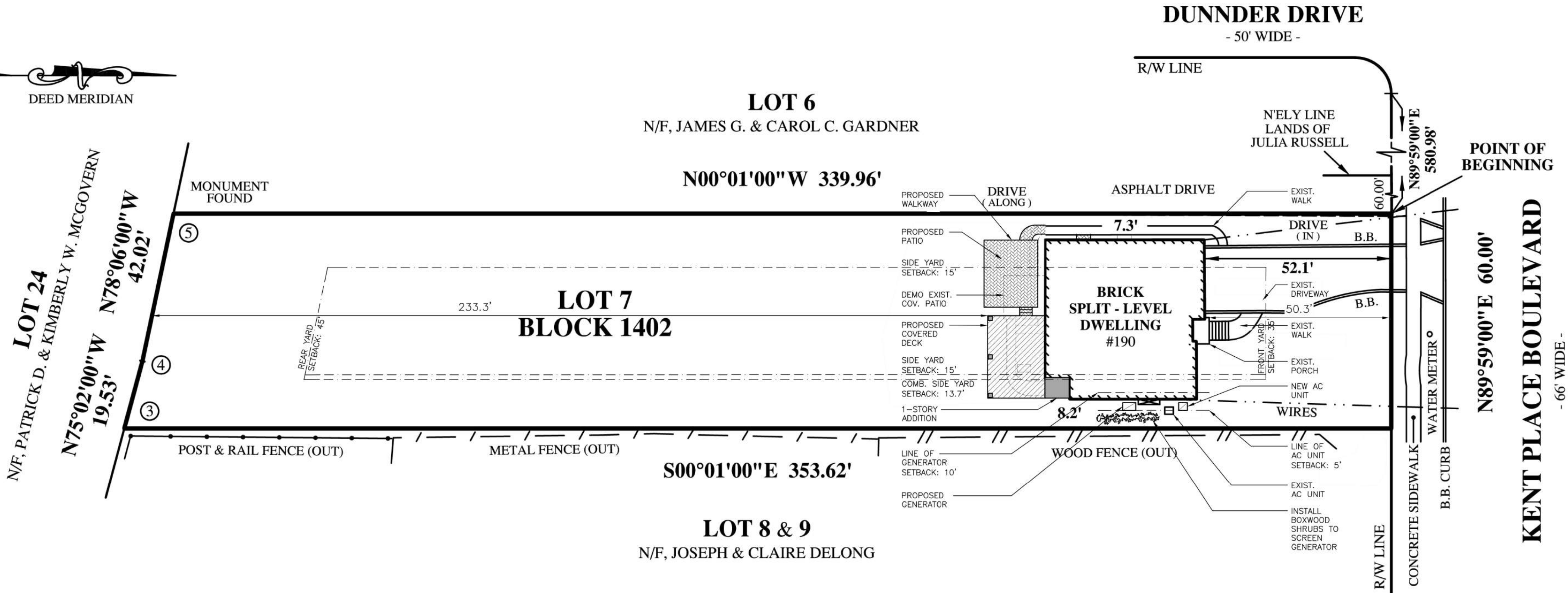
LOCATION SURVEY
PREPARED FOR
JORDAN B. & MRUDULA B. GLASSBERG, H/W
LOT 7, BLOCK 1402
CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

MICHAEL A. CATALANO
LAND SURVEYING --- PLANNING
P.O. BOX 252, 17 HIGH STREET, NEWTON, NEW JERSEY 07860
TEL: (973) 383-7102 FAX: (973) 383-3740
EMAIL: mikecatalano@embarqmail.com

MICHAEL A. CATALANO, PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 17778

SCALE: 1" = 20'

AUGUST 22, 2023



3 SITE PLAN
V-1 SCALE 1" = 20'-0"

NOTES:

- "A WRITTEN, 'WAIVER AND DIRECTION NOT TO SET CORNER MARKERS', HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c14(C45:8-36.3) AND N.J.A.C. 13:40-5.1(d) AND 5.2"
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TOGETHER WITH EVIDENCE FOUND ON THE GROUND AND IS SUBJECT TO ALL EASEMENTS OR RESTRICTIONS OF RECORD, UNDERGROUND UTILITIES, SHOULD ANY EXIST, AND TO SUCH STATE OF FACT THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
- OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY AND NOT TO BE USED TO DETERMINE BOUNDARIES FOR CONSTRUCTION PURPOSES.

REFERENCE:

- LOT 7, BLOCK 1402, CITY OF SUMMIT TAX MAP.
- RECORD DEED: MARGARET H. LINDBERG, WIDOW, TO JOSEPH H. CONDON AND CAROL M. CONDON, HIS WIFE, DATED DECEMBER 29, 1969 AND RECORDED IN THE UNION COUNTY CLERK'S OFFICE ON JANUARY 8, 1970 IN BOOK 2880 OF DEEDS, PAGE 159.

CERTIFIED TO:

JORDAN B. GLASSBERG AND MRUDULA M. GLASSBERG, H/W;
CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
WEICHERT TITLE AGENCY, #W545633;
EDWARD P. PAPALIA, JR., ESQ.;
MATTHEW VAN NATTEN. ESO.

Dubinett
Architects LLC
28 FARLEY PLACE
SHORT HILLS, NJ 07078
TEL: (973) 467 4477
EMAIL: DANIAL@DUBINETT.NET

PROJECT: PROPOSED ADDITION & RENOVATION FOR:
GLASSBERG RESIDENCE
TEL: 765-610-5597 Mrudula
EMAIL: mrdulaborse@gmail.com
BLOCK: 1402
LOT: 7
SUMMIT, NJ 07901

SIGNATURES:

ZONING OFFICER

BOARD CHAIRMAN

BOARD SECRETARY

DRAWN BY: DD

DATE: 7/18/2025

FOR VARIANCE:

FOR BID:

FOR PERMIT:

FOR CONST:

REVISIONS: DATE:

1

2

AA

DANIAL DUBINETT
NJ #15374

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V-1

SHEET #:

1 OF 6

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TEL: 765-610-5597 Mrudula
EMAIL: mrudulaborse@gmail.com
BLOCK: 1402
LOT: 7
190 KENT PL BLVD
SUMMIT, NJ 07901

SIGNATURES:

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BOARD CHAIRMAN

BOARD SECRETARY

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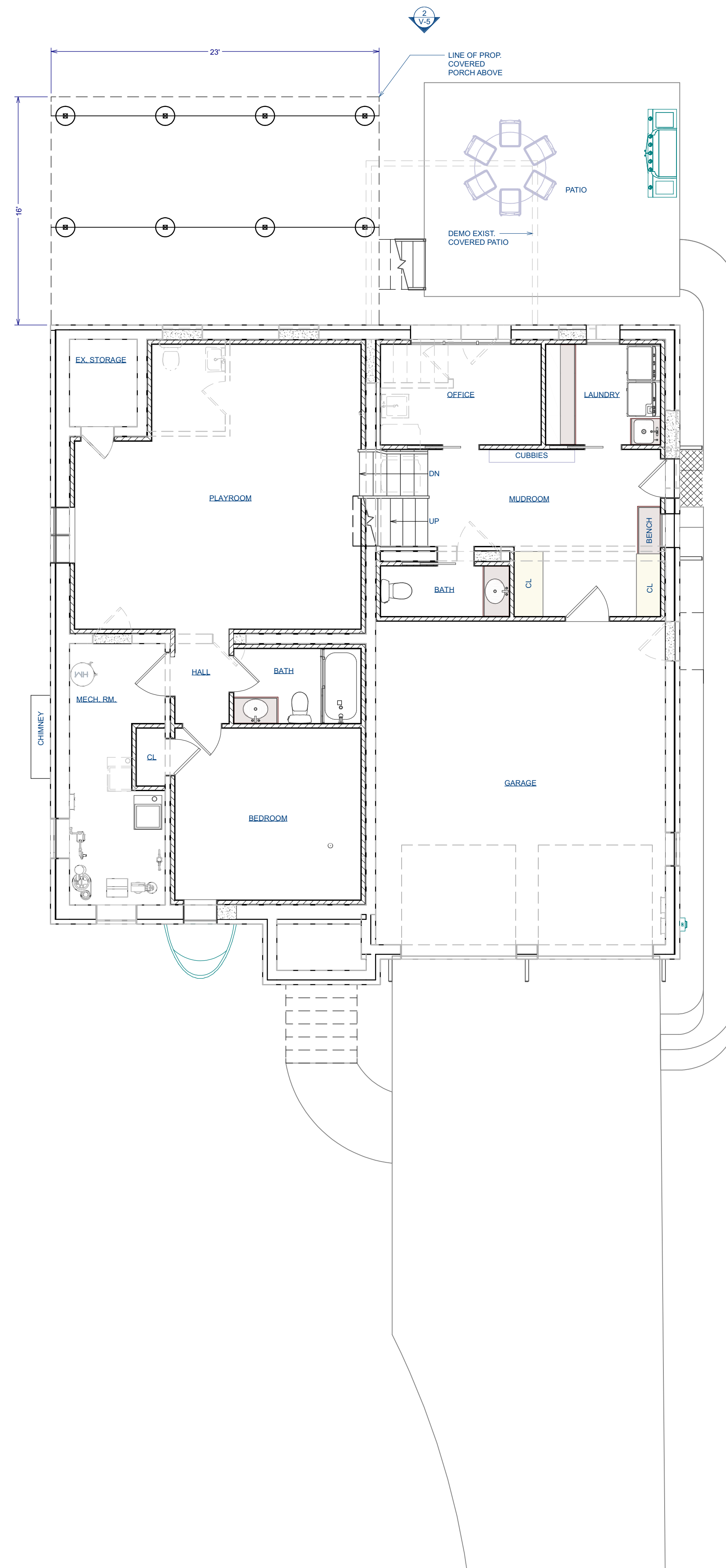
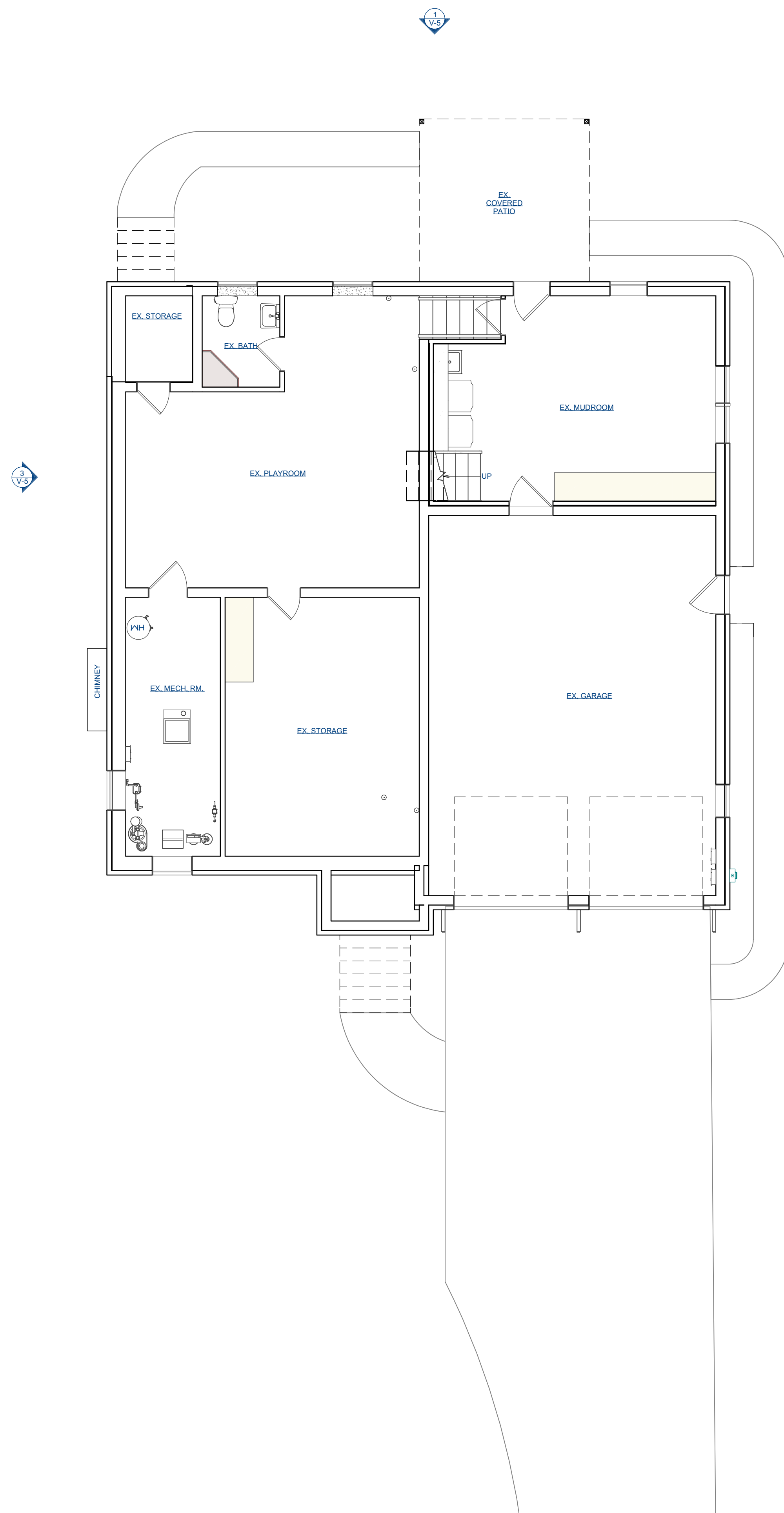
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2 OF 6



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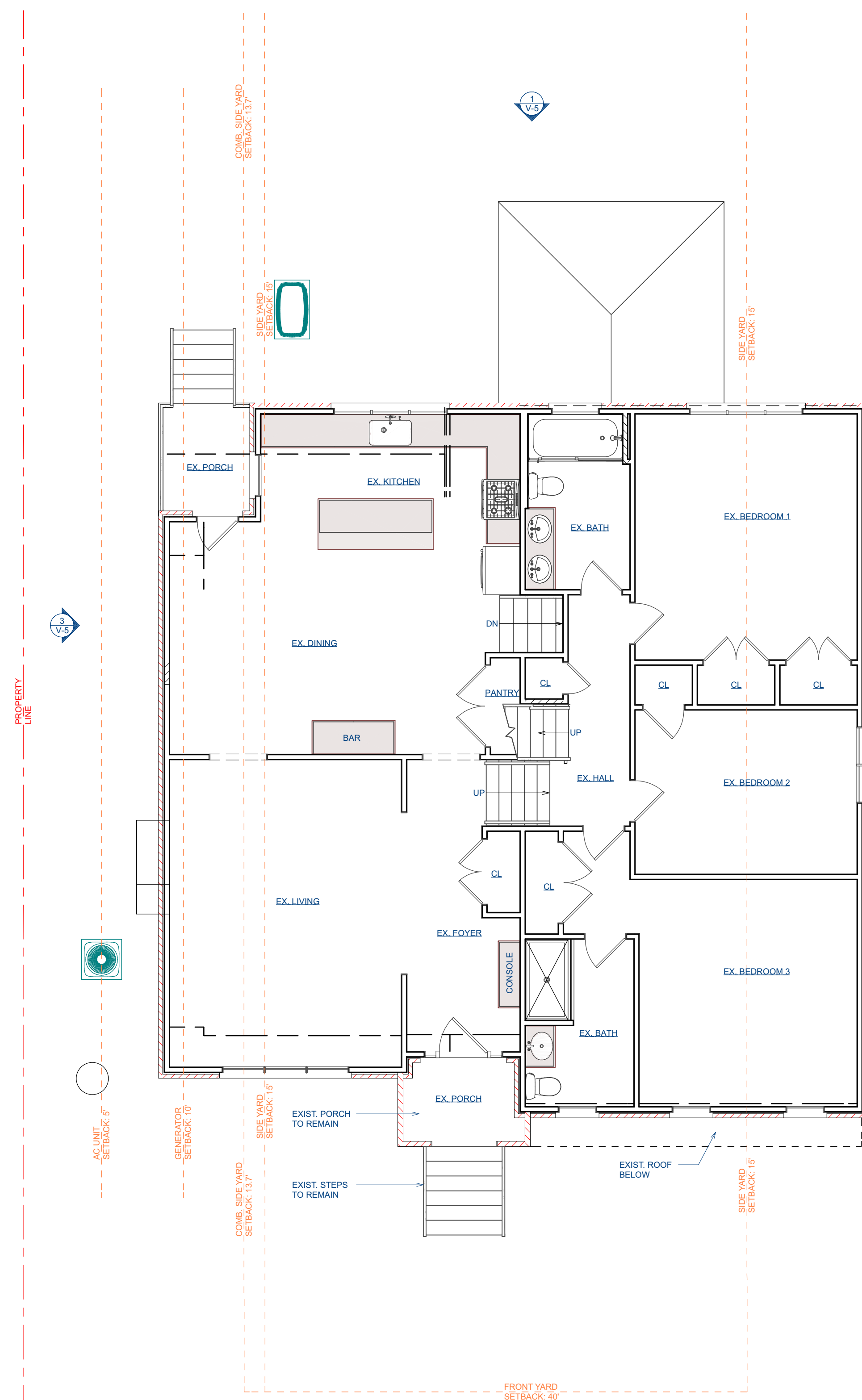
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V-3

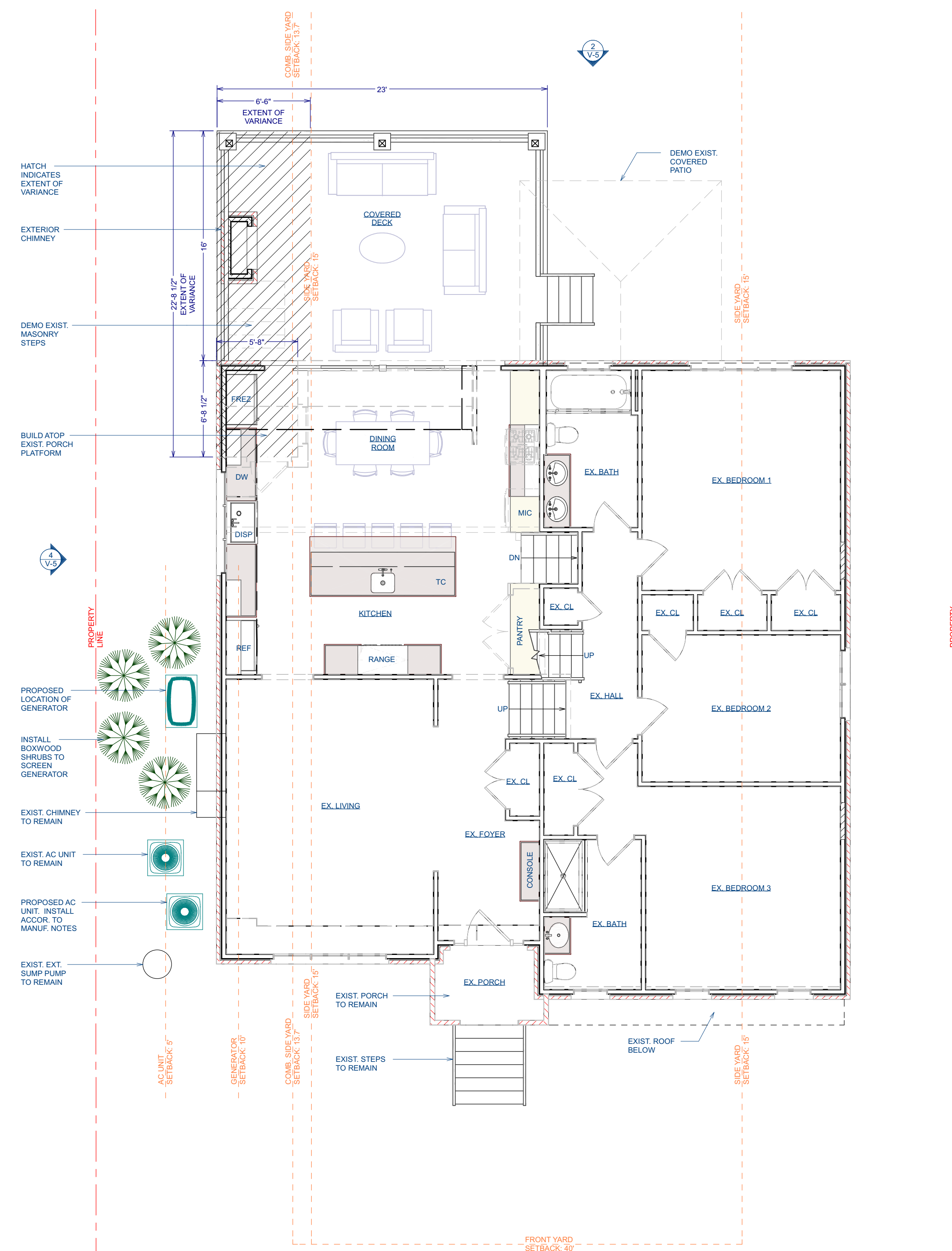
SHEET #:

3 OF 6



1
V-3
EXISTING FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

1ST FLR FAR: 874.32 SF
1.5 FLR FAR: 947.09 SF



2
V-3
PROPOSED FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

1ST FLR FAR: 912.34 SF
1.5 FLR FAR: 947.09 SF

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TEL: 765-610-5597 Mrudula
EMAIL: mrudulaborse@gmail.com
BLOCK: 1402
LOT: 7
SUMMIT, NJ 07901

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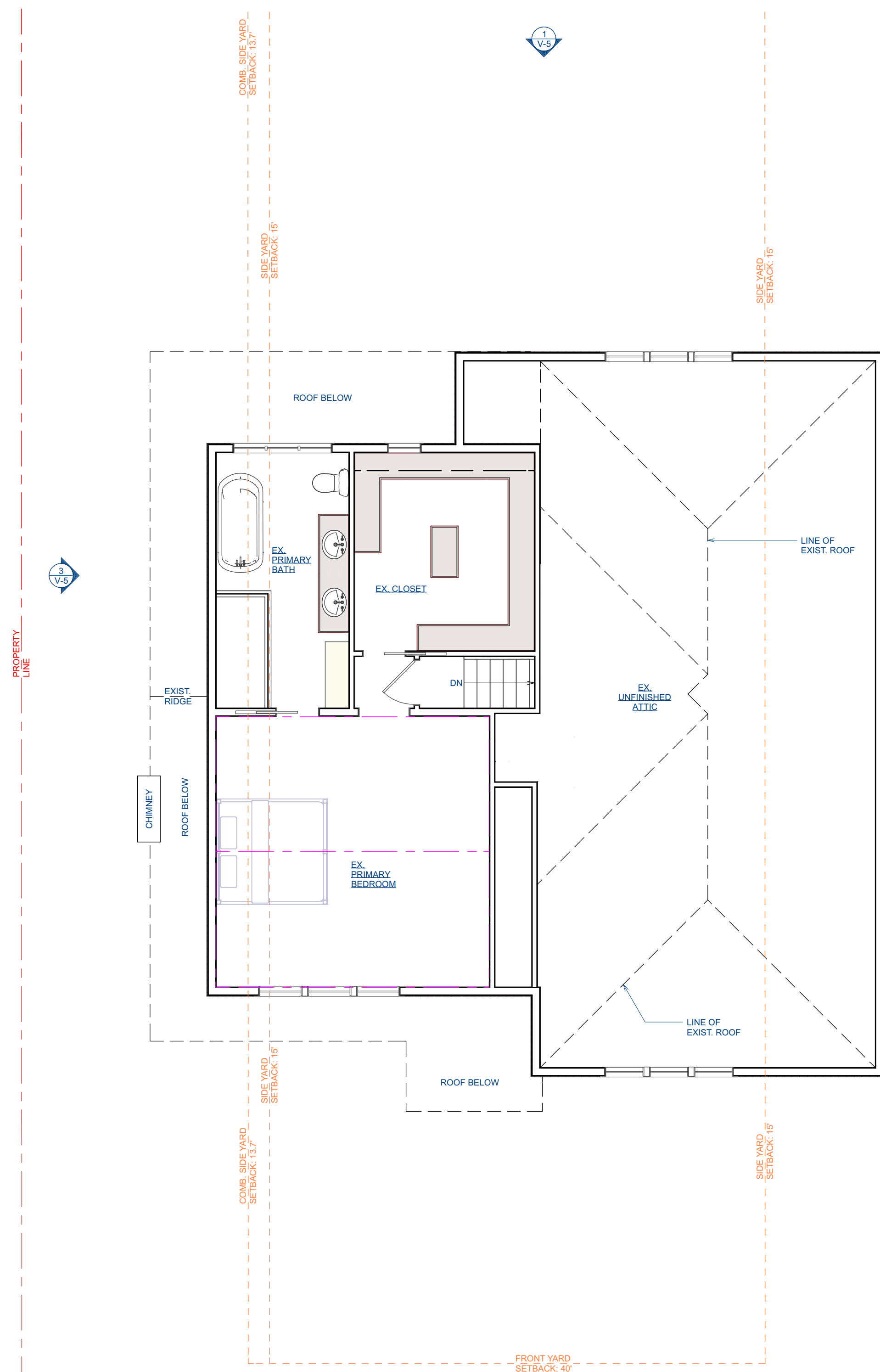
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V-4

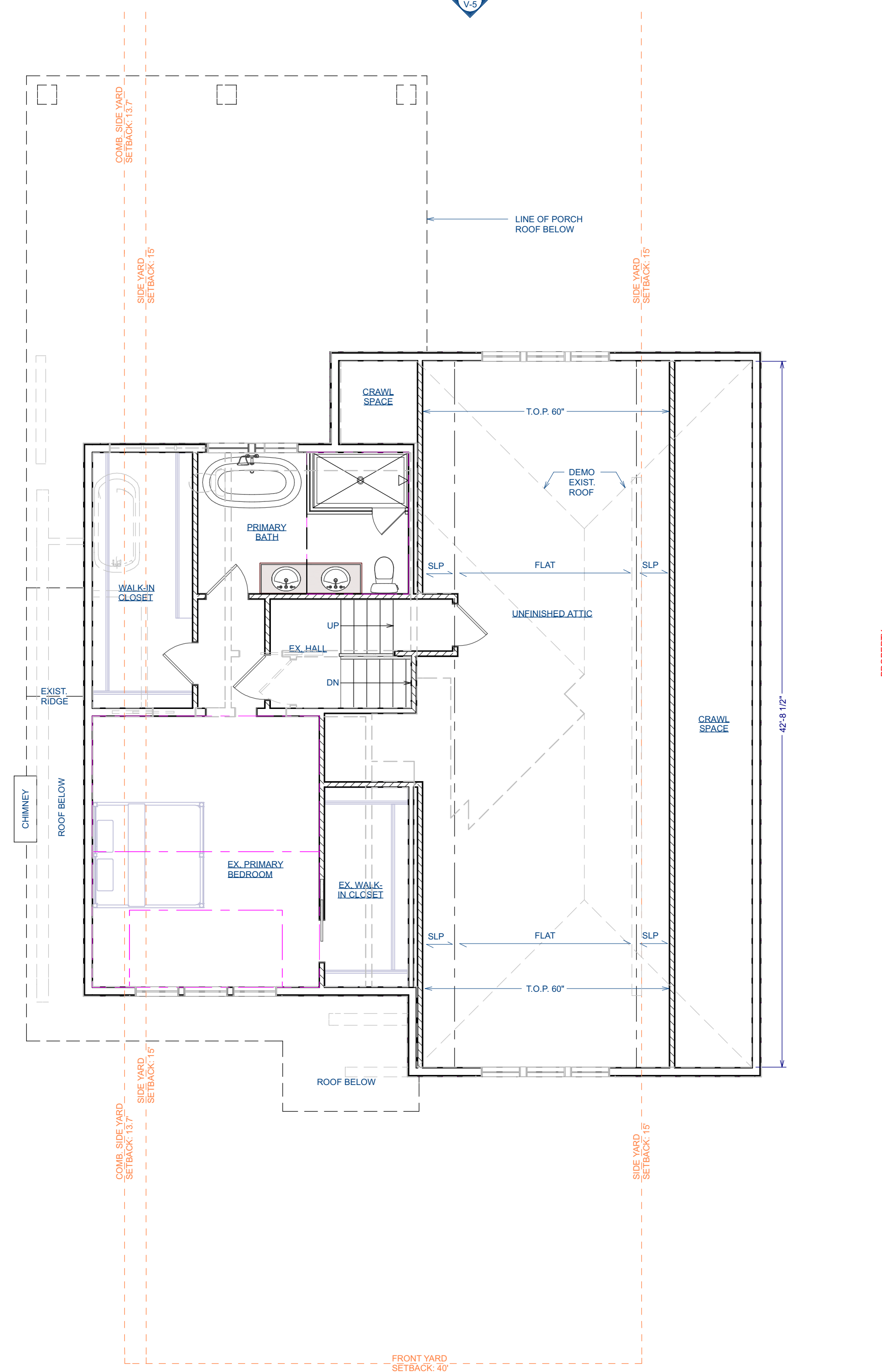
SHEET #:

4 OF 6



1
V-4
EXISTING SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

2ND FLR FAR: 749.43 SF



2
V-4
PROPOSED SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

2ND FLR FAR: 749.43 SF
ATTIC FLR FAR: 491.78 SF

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190 KENT PL BLVD SUMMIT, NJ 07901

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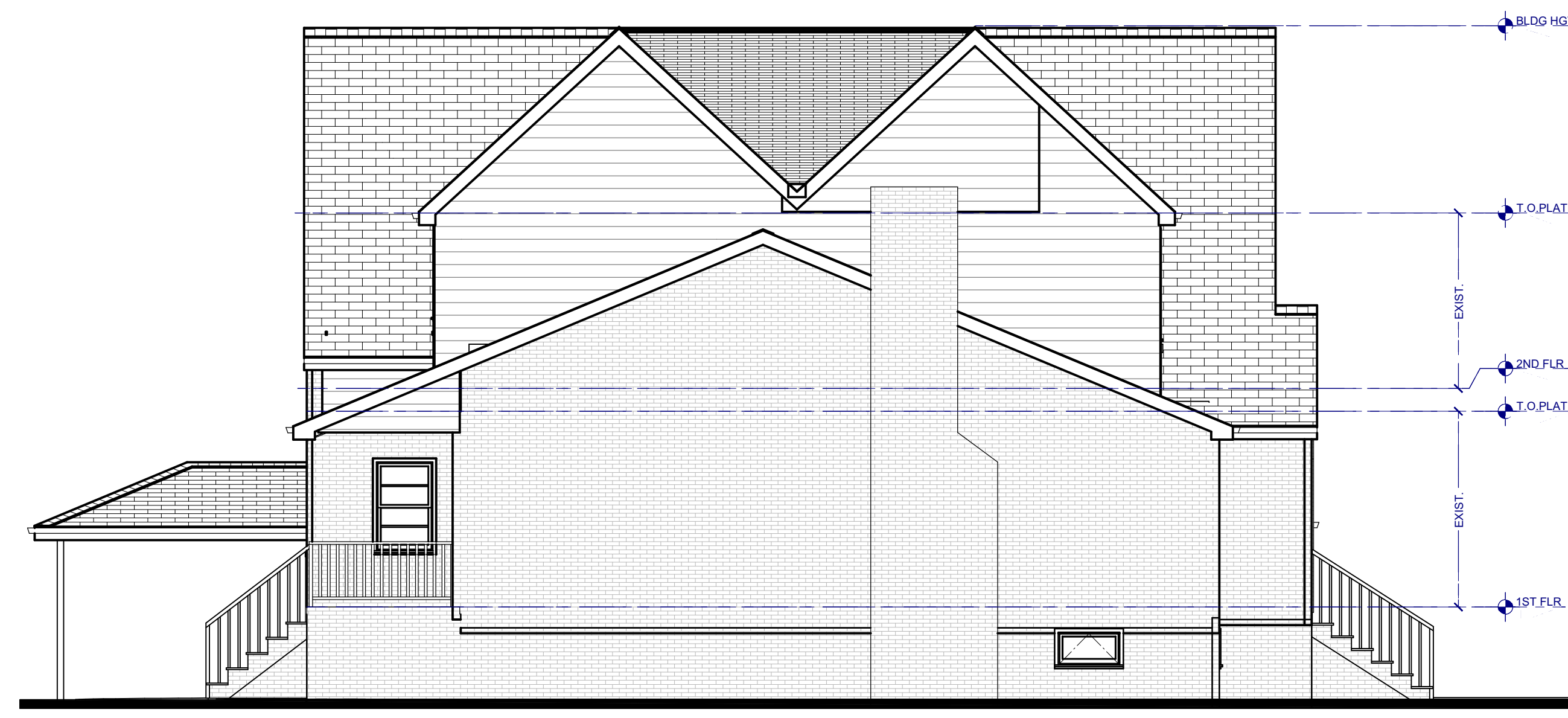
V-5

SHEET #:

5 OF 6



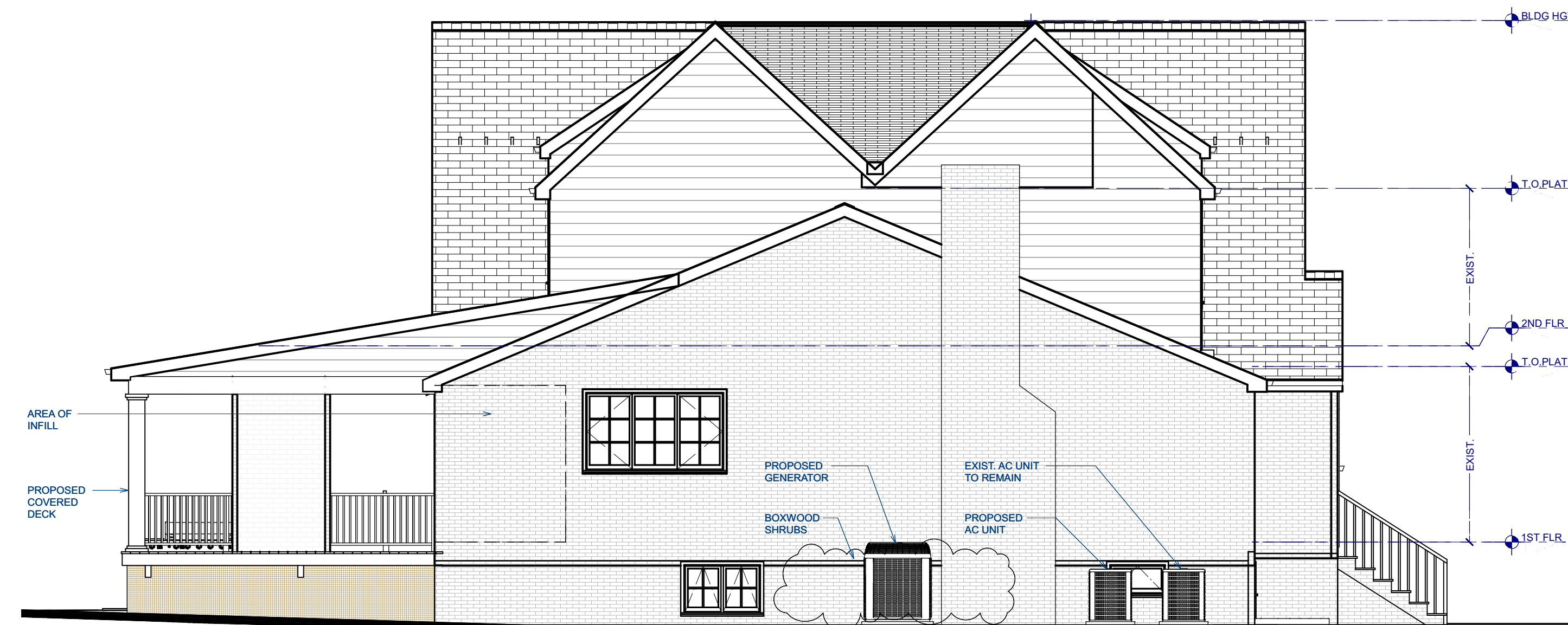
1
V-5
EXISTING REAR ELEVATION
SCALE 3/16" = 1'-0"



3
V-5
EXISTING LEFT ELEVATION
SCALE 3/16" = 1'-0"



2
V-5
PROPOSED REAR ELEVATION
SCALE 3/16" = 1'-0"



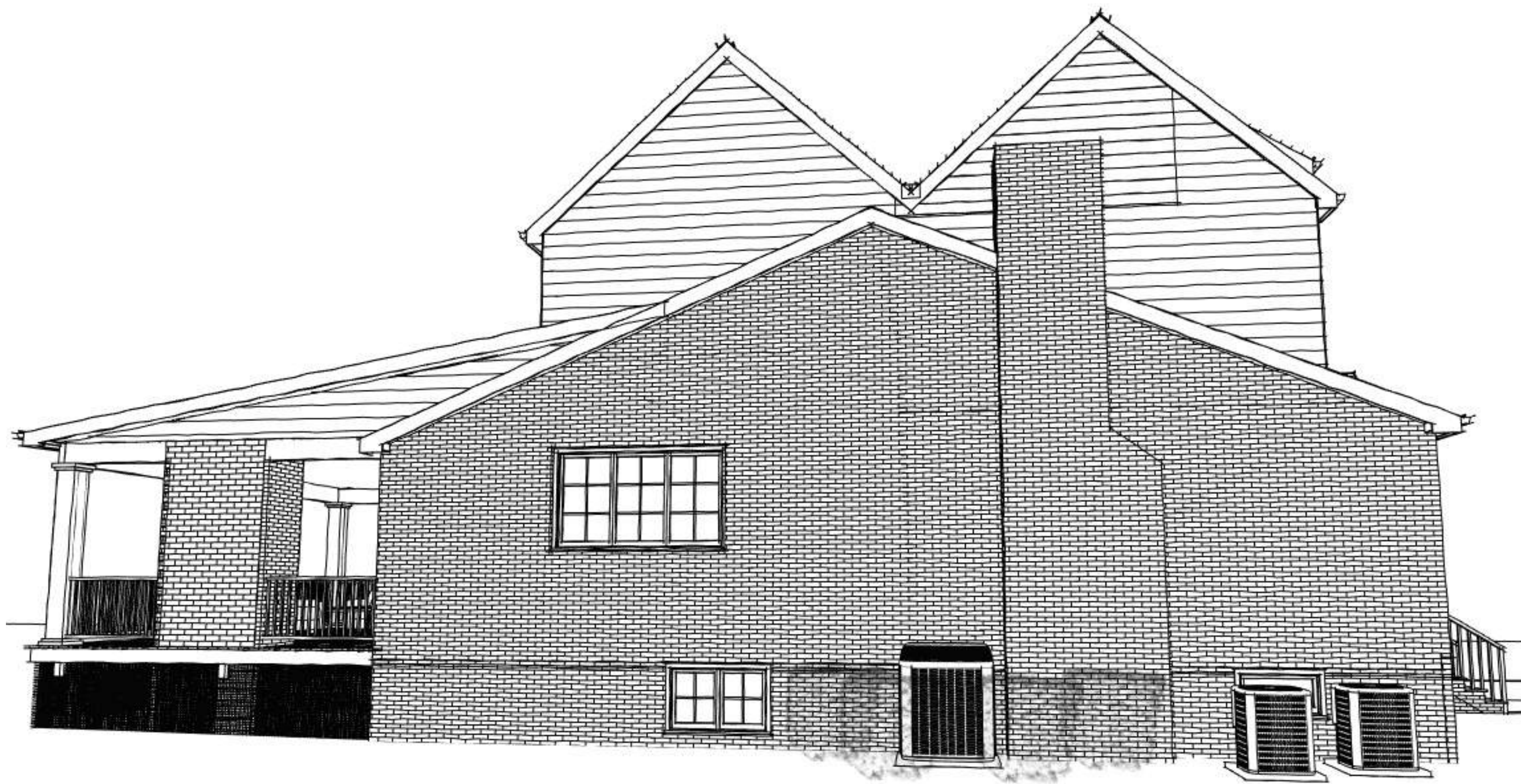
4
V-5
PROPOSED LEFT ELEVATION
SCALE 3/16" = 1'-0"



1
V-6

EXISTING PERSPECTIVES

N.T.S.



2
V-6

PROPOSED PERSPECTIVES

N.T.S.

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6 OF 6