



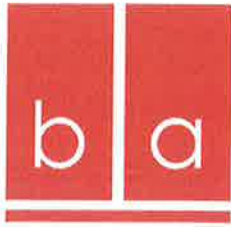
ZB / PB ~ STAFF COMMENTS TRACKING WORKSHEET

Address:	190 Kent Place Boulevard
Application #:	ZB-25-2309
Description/Variations:	(c) - variance for side yard setback, combined side yard setback, and generator setback to build on top of existing covered porch, install covered deck in rear, and install generator.
Sent to Staff for Comments:	September 16, 2025
Due Date:	October 7, 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 & Tom Behrens, PP, AICP
Subject: Glassberg Residence (ZB-25-2309)
190 Kent Place Boulevard
Block 1402 Lot 7
'c' Bulk Variance Requests
Date: October 8, 2025
BA#: 4269.52

I. INTRODUCTION

The Applicants, Mrudula and Jordan Glassberg, are requesting 'c' variance relief to enclose the existing rear covered porch to expand the kitchen area, construct a new covered deck, replace the existing covered patio with a new paved patio and install a generator at the above-referenced property. The property is located in the R-15 Zone wherein the existing detached single-family dwelling is a permitted use. The extent of proposed improvements and required variance relief are detailed herein.

II. DOCUMENTS SUBMITTED

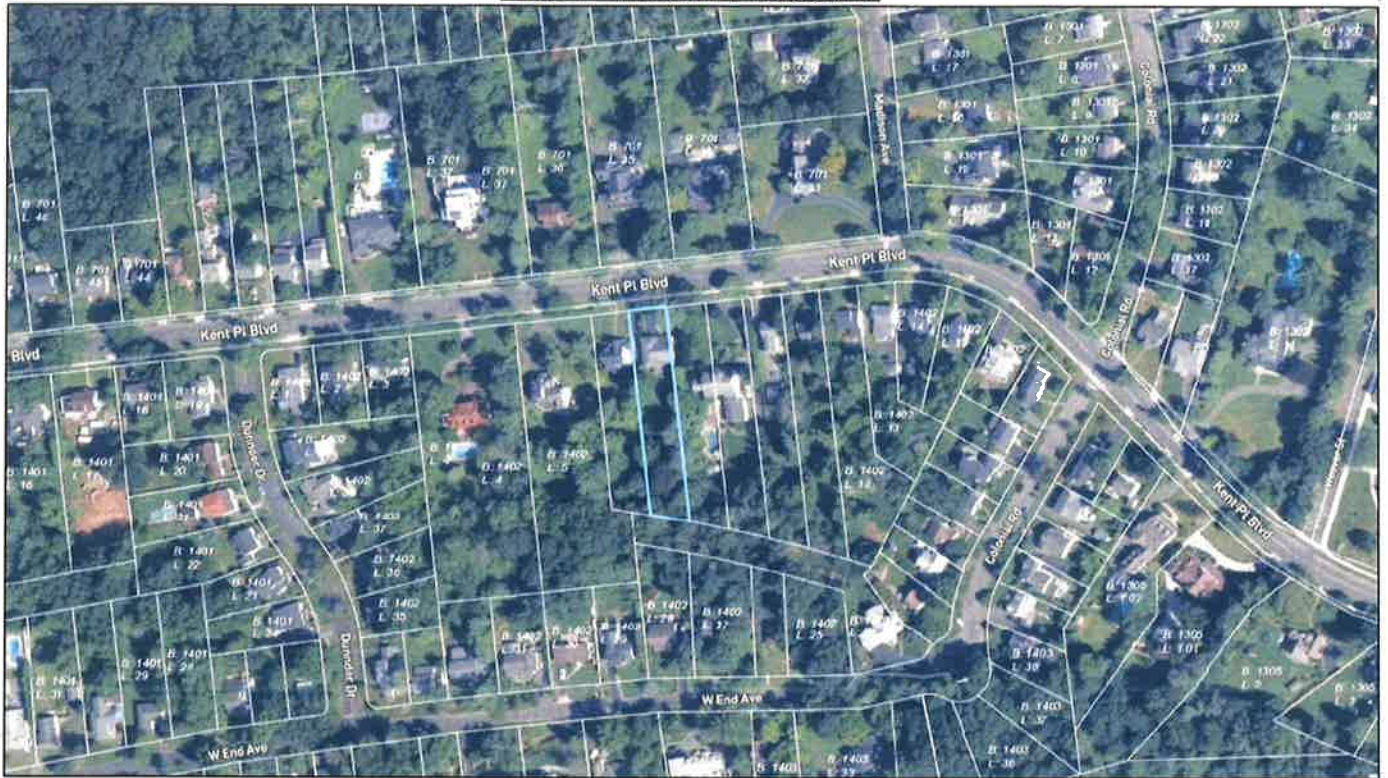
Our office has received and reviewed the following application documents:

1. Application forms and accompanying materials.
2. Property survey prepared by Michael Catalano dated August 22, 2023.
3. Grading plan prepared by Blue Line Stone Home & Engineering last revised March 13, 2025.

III. PROPERTY DESCRIPTION

The site, identified as Block 1402 Lot 7 in City tax records, is a long, narrow lot with 60 feet of frontage on Kent Place Boulevard and average depth of approximately 347 feet. Lot 7 is developed with a split-level dwelling and associated site improvements including a paved driveway providing access to a front facing garage and paved walkways and rear patio. Development surrounding the site generally consists of detached single-family uses. The following aerial image provides a general overview of the existing site conditions and surrounding development pattern.

IMAGE 1 – SITE AERIAL PHOTOGRAPH



Source: Parcel Explorer, Rowan University. Accessed October 8, 2025.

IV. REQUIRED VARIANCE RELIEF

The development application requires the following variance relief:

1. 'c' Minimum Side Yard Setback. The R-15 Zone requires a minimum side yard setback of 15 feet where the existing dwelling has nonconforming side yard setbacks of 8.2 feet and 7.3 feet. The proposed one-story addition/enclosure and covered deck will have nonconforming side yard setbacks of 8.2 feet from the eastern side lot line.
2. 'c' Minimum Combined Side Yard Setback. The R-15 Zone requires a minimum combined side yard setback of 35% where the existing and proposed combined side yard setback is 25.8%. This condition is being exacerbated by the small one-story addition/enclosure and covered deck at the rear of the dwelling.
3. 'c' Minimum Generator Setback. The proposed relocation of the existing generator will have a nonconforming side yard setback of 5 feet where a minimum setback of 10 feet is required. The generator must be screened with dense landscaping or fencing.

V. GENERAL COMMENTS

1. The Applicant shall confirm the extent of all proposed improvements.
2. The grading plan depicts the location of an "addition approved by Resolution No. ZB-24-2242" which differs from the proposed patio shown on the plot plan. The Applicant shall discuss the status of and impact to the prior approval should this application be approved.
3. It is noted that the property has an existing nonconforming lot width of 60 feet where the R-15 Zone requires a minimum lot width of 90 feet.
4. The Applicant shall confirm the extent to which any tree removal is proposed.
5. The Applicant shall confirm the extent of any proposed exterior lighting improvements.
6. We defer the review of stormwater management requirements 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: September 16, 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

<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:	190 Kent Place Boulevard	Block: 1402	Lot: 7
Application #:	ZB-25-2309	Applicant Names: Mrudula and Jordan Glassberg	
Description/Variances:	(c) - variance for side yard setback, combined side yard setback, and generator setback to build on top of existing covered porch, install covered deck in rear, and install generator.		

Comments Due Date:	October 7, 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:	9/17/25
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COMMENTS: No objections
LT CTHA

Print Name:		Print Title:		Date:	
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Memorandum

To: Zoning Board

From: Marie Raffay, P.E.

Date: October 7, 2025

Subject: 190 Kent Place Boulevard
Block 1402, Lot 7
Summit, Union County, NJ

Summit No.: ZB-25-2309

We have reviewed the application and associated submissions prepared by the Applicants, Mrudula and Jordan Glassberg of the subject property as referenced below:

- a. Application to Zoning Board of Adjustment, signed, dated July 8, 2025;
- b. Dept of Community Services Application for Development Worksheet, dated July 18, 2025;
- c. Zoning Board Application Checklist, dated July 18, 2025;
- d. Project Narrative prepared by Danial Dubinett, RA, dated July 18, 2025;
- e. Resolution of Approval, dated August 5, 2024;
- f. Property Owners List with map;
- g. Tax Payment Certification, dated July 8, 2025;
- h. Summit Zoning Review Form, dated July 14, 2025;
- i. Location Survey, entitled "Location Survey prepared for Jordan B. and Mrudula B. Glassberg, H/W, Lot 7, Block 1402, City of Summit, Union County, New Jersey" consisting of one (1) sheet, prepared by Michael A. Catalano, PLS, dated August 22, 2023;
- j. Existing Survey, prepared by Michael Catalano, consisting of one (1) sheet, dated August 22, 2023;
- k. Proposed Survey, prepared by Michael Catalano, consisting of one (1) sheet, dated August 22, 2023;
- l. Grading Plans, entitled "Grading Plan, 190 Kent Place Boulevard, Summit, NJ, 07901", consisting of one (1) sheet, prepared by Richard Vollmar, P.E., of Blue Line Stone Home & Engineering, dated February 8, 2025, last revised March 13, 2025; and
- m. Architectural Plans, entitled "Proposed Addition & Renovation for Glassberg Residence, Block 1402, Lot 7, 190 Kent Pl Blvd, Summit, NJ 07901", prepared by Danial Dubinett, AIA., of Dubinett Architects LLC, consisting of six (6) sheets, dated of July 18, 2025.

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

1. The 20,779 square foot (0.477-acre) property is located on the south side of Kent Place Boulevard, approximately 325 feet west of Madison Avenue.
2. The property is in the R-15 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 Kent Place Boulevard, an average depth of 346 feet and a rear yard width of 61 feet.
4. The property is mostly level, featuring a predominantly flat terrain.
5. The property is currently improved with a brick split level dwelling, masonry patio, concrete walkways, asphalt driveway, and related site improvements.
6. The Applicant should provide testimony on the existing conditions on the property.
7. The Applicant is proposing to construct a one-story addition at the southeast corner of the dwelling, a new covered deck, and new covered patio. The Applicant should confirm the improvements in testimony.
8. The Applicant is seeking variances for a generator setback, pre-existing non-conforming side yard setback, and pre-existing non-conforming total side yard. The side yard setback is required to be a minimum of 15 feet, whereas the existing and proposed side yard setback is 8.2 feet. The total side yard setback is required to be a minimum of 35 percent where 25.8 percent is existing and is proposed. The Applicant should confirm in testimony.
9. The Applicant shall provide testimony regarding the pre-existing nonconforming side yard setback and how the proposed improvements will exacerbate this condition. Testimony should address the resulting visual and spatial impact on adjacent properties.
10. The proposed generator location does not comply with the required zoning setbacks. Testimony shall also be provided as to why the generator cannot be relocated to a conforming location on the property.
11. The Applicant is proposing stormwater collection both in the rear and front yards. It appears that portions of the roof will discharge to a Cultec chamber, the driveway surface and a rear yard perforated pipe system. It is unclear what volumes are being directed to each area and if the proposed systems can manage the proposed runoff. Stormwater calculations and tributary drainage areas should be provided for review.
12. A soil test shall be provided to include information regarding the location of the seasonal high-water table (SHWT) and permeability rating of the soil.

13. Per New Jersey's Stormwater Best Management Practices Manual, it shall be confirmed that the bottom of the proposed seepage pit is at least 2 feet above the SHWT.
14. Cleanouts shall be provided for all underground drainage pipes and drainage system runs to allow for proper inspection and maintenance access.
15. The Applicant should be aware that if the limit of disturbance exceeds 5,000 square feet, a permit is required from the Somerset-Union Soil Conservation District.
16. The Applicant should provide testimony on the proposed rear yard berm including if any changes to runoff are anticipated from the change in elevation. Elevations should be provided for the raised berm.
17. An existing sump pit is located on the northeast corner of the house. The Applicant is proposing to remove any discharges currently connected to the pit and remove the pit. The Applicant should provide testimony on any further information that has been determined regarding possible connection to an adjacent property.
18. The Applicant is proposing to connect a sump pump to a roof leader extension at the northeast corner of the house. The Applicant should be aware that no sump pump discharge is permitted to the street or directed to adjacent properties.
19. No trees appear to be removed for the proposed project. We defer to the City forester for review and comment.
20. 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.
21. 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.
22. 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.

Should the Board approve the project, the approval may be subject to the issuance of a grading permit (Chapter 35, Article 15) and any required Board conditions. The Applicant shall verify the need for a grading permit with the City which will not be issued until all conditions of the resolution of approval are satisfied.

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

MKR/mt

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STAFF COMMENTS REPORT

DATE: September 16, 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:	190 Kent Place Boulevard	Block: 1402	Lot: 7
Application #:	ZB-25-2309	Applicant Names: Mrudula and Jordan Glassberg	
Description/Variances:	(c) - variance for side yard setback, combined side yard setback, and generator setback to build on top of existing covered porch, install covered deck in rear, and install generator.		

Comments Due Date:	October 7, 2025	Please email landuse@cityofsummit.org if you are unable to meet this date.
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COMMENTS: _____

All plans must adhere to current building codes. _____

If a variance is granted, the generator must be installed according to the manufacturer's specifications, must meet all required clearances, and a permit is required.

Print Name:	Ralph Maritato	Print Title:	Construction Official	Date:	9-16-25
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COMMENTS:

The rear yard is well screened.

No tree removal is necessary.

No objection.

Print Name:	John Linson	Print Title:	Forester	Date:	10/3/25
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COMMENTS: Do Comments

Print Name:	George Hanlon	Print Title:	REHS	Date:	9/16/25
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<input type="checkbox"/>	Engineering	Colliers	<input type="checkbox"/>	Caroline King	Chair, HPC
<input type="checkbox"/>	Ralph Maritato	Construction Official	<input type="checkbox"/>	Planner	Burgis Assoc.
			<input type="checkbox"/>	Donna Patel	Environmental Commission

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COMMENTS: _____

The 1950s property is not historic. The proposed improvements, to build on top of an existing covered porch, install a covered deck in the rear of the property, and install a generator on the side of the property, are not visible from the public right of way.

Print Name:	Caroline King	Print Title:	Chair, HPC	Date:	09.23.2025
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STAFF COMMENTS REPORT

DATE: September 16, 2025
FROM: Land Use Assistant / Board Secretary
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<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 checked="" type="checkbox"/>	Francie Cho	Environmental Commission

Property Address:	190 Kent Place Boulevard	Block: 1402	Lot: 7
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COMMENTS: _____

The application is for variances for side yard and side yard combined setbacks necessary to construct a modest one-story addition on the rear side of a house, and to remove an existing covered porch to create a patio, and to build a new rear covered deck, plus installing a generator on the side. No trees will be removed for this project.

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.

The plans indicate that boxwoods will be planted to screen the new generator. We note that boxwoods are subject to several pests and boxwood blight, and would suggest the following native alternatives: Inkberry holly, Bayberry and Plum Yew. We also 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/fsl140/>).

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

Print Name:	Francie Cho	Print Title:	Environmental Comm. Alt	Date:	9/30/2025
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