

**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: 47 Hillcrest Avenue, Summit, NJ 07901

Block(s) 1104 Lot(s) 6 Zone(s) R-25

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

Property Owner Anthony Ekmekjian & Jessica Roy Phone [REDACTED]

Email: [REDACTED]

Owner Address: 47 Hillcrest Avenue, Summit, NJ 07901

Applicant: Same 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:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Appeal            | <input type="checkbox"/> Interpretation    | <input checked="" type="checkbox"/> C - Bulk variance |
| <input type="checkbox"/> D - Use variance  | <input type="checkbox"/> Conditional use   | <input type="checkbox"/> D - Floor area ratio (FAR)   |
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Major subdivision | <input type="checkbox"/> Site plan                    |
| <input type="checkbox"/> Other             |  |   |

☐ CONCEPT PLAN

☐ PRELIMINARY

☐ FINAL

3 Number of lots : 1 Existing 4 Number of dwelling units 1 Existing  
1 Proposed 1 Proposed

5 Building area 5,688 sf Existing  
1,800 sf (new), Proposed new \* -571 sf (removed)  
6,917 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 : Refer to Variance Narrative (enclosed)

7 Signature \_\_\_\_\_ Date \_\_\_\_\_



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



Name of applicant Anthony Ekmekjian Date 6/25/25

Address of property 47 Hillcrest Avenue Block 1104 Lot 6

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Original and 12 copies of narrative description of project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Original and 12 copies of proposed structure, including interiors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Thirteen copies of the zoning officer's decision (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Original and 12 copies of the certified list of owners of property within 200 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Original copy of evidence of paid property taxes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Original copy of the proposed notice to owners within 200'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Original copy of the proposed advertisement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Subdivision submittal (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Site plan submittal (If applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Original copy of this completed checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Application fee and escrow deposit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Applicant - Please do not write below this line*

On \_\_\_\_\_, this submittal was deemed complete \_\_\_\_\_ incomplete \_\_\_\_\_.

\_\_\_\_\_  
Administrative Office

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

Summit, N. J. \_\_\_\_\_ June 26 , 20 25 \_\_\_\_\_

In the matter of the petition of 47 Hillcrest Avenue for relief from the  
strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Anthony Ekmekjian & Jessica Roy  
residing at 47 Hillcrest Avenue, Summit, NJ 07901 says:

I Petitioner is the Owner of property  
located at 47 Hillcrest Avenue

Block 1104 , Lot(s) 6 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: \_\_\_\_\_

New Accessory Structure - Tennis Court

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

C Variance for the Min. Required Size of an Accessory Structure

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

Area of Plot 59,938 square feet

Area of existing structures which will remain 5,117 square feet

Total area of plot to be occupied by structures 6,917 square feet

Percentage of lot to be occupied by structures 11.5 percent

Proposed set-back, front line 66.5 feet;

Proposed sidelines (specify if corner 30.2 & 69.9 feet;

Proposed rear yard 162.0 feet.

Year house built 1890.

Other pertinent characteristics Please refer to Variance Narrative (enclosed)

4. There has been no previous petition for relief involving these premises except: \_\_\_\_\_

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

Please refer to Variance Narrative (enclosed)

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.

Anthony Ekmekjian

Petitioner

Petitioner's Phone Number

Petitioner's Email

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


State of New Jersey  
County of Union

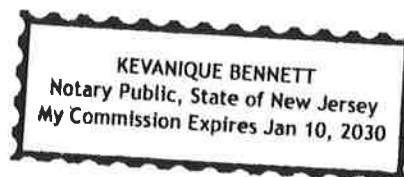
Zareh A. Ekmekjian, being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Zareh Anthony Ekmekjian  
Petitioner's printed name

  
Petitioner's signature

Sworn and subscribed before me this

25 day of July, 2025  
  
Notary Public



☐ Check here if additional pages are attached.



## SDL PORTAL

zoning Application: 24-05-00238

Address: 47 Hillcrest Ave

BLQ 11046

Neighborhood Category: III  
residential, single-unit garage  
Use: Single-Family Residential

Decision: Denied

Decision Comments: 15-0-0 32' in residential zones, no accessory building or structure shall have a floor or ground area in excess of five hundred (500) square feet nor shall any extension be longer than twenty-four (24) feet.

The proposed permit does not meet the provision and cannot be approved for zoning compliance.

You have the option to reject the plan to comply with the above referenced ordinance or you may still file an application to the Zoning Board of Adjustment for the required variance relief. Forms and applications can be found on the City website.

July 29, 2025

### Variance Narrative

47 Hillcrest Avenue, Summit, NJ  
Block 1104, Lot 6

This variance application seeks relief from the City of Summit's Development Regulations Ordinance (DRO) for improvements to the lot located at 47 Hillcrest Avenue in the R-25 Zoning District. The Applicant is the current property owner. The proposed improvements include new attached garage and mudroom, a new wraparound porch with portions screened, and a new tennis court with retaining walls and landscaping in the rear of the property.

The application is seeking a C-Variance as defined in the New Jersey Municipal Land Use Law (MLUL) for ***size of an accessory structure***, as it relates to the proposed tennis court. The Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing.



### Existing Conditions

The property is located on the southeast side of Hillcrest Avenue in the R-25 District. The principal structure at 47 Hillcrest Avenue is a Shingle style single-family home built in 1890. (Image 1.1) It was designed by noted Summit architect John N. Cady, who is credited with many of the homes built during this period in the North Side Historic District. The applicants are the current owners and the occupants of the home. The house in 2022 was awarded a Stewardship Award by the Summit Historical Preservation Commission for its longstanding maintenance of the original historical nature of the home and property.

The home is 2 ½ stories with a front-facing gambrel roof. Character-defining details include a decorative frieze, dentil moulding in the cornice, elliptical windows, gambrel-roofed dormers and flared shingles, all predominate in Shingle style homes. The decorative frieze features rope swag details on the front porch beams, around the side sunroom, and on attic window heads. Several additions have been made to the home and property over the years including a kitchen with glass-enclosed conservatory space.

The original barn (Image 1.2) was added to the property in the 1890's. It has been sensitively renovated as a pool house while retaining the charm and character of the historic structure. A two-car detached garage with attic storage (Image 1.3) is a more recent addition to the property (circa 2008-2010). The structure is not historic and it is proposed to be removed as part of this application.

The house sits with a deep front yard from the street similar to the other homes on the south side of Hillcrest Avenue. (Image 1.1) All yard setbacks, coverages, and the Floor Area Ratio (FAR) for the structures and lot are all conforming.

While the roads curve and the lot shapes vary, the lot widths and setbacks are fairly consistent along both Hillcrest Avenue and the surrounding blocks. There are some properties on the street that have had significant additions/ renovations in recent years. 80 Bellevue Avenue, for example, has a rear pavilion and outdoor kitchen that was recently approved and backs directly up to the property.

There is mature landscaping in the sides and rear yard. Hardscapes on the property include stone landscape walls, a terrace, and pool. (Images 1.2 and 1.4). Fences wrap the pool and portions of the rear yard.

The rear yard behind the barn (Image 1.6 and 1.7) rises approximately 9 ft to the two neighboring properties (20 and 16 Llewellyn). This section of yard is cut off from the rest of the property. It is a secluded area framed by the barn to the north, neighboring properties' accessory structures to both the east and west, and deep neighboring backyards, and small rise in grade to the south.

The neighboring properties have deep backyards and some have detached accessory structures in their rear yards. The homes adjacent to 47 Hillcrest's rear yard include:

*20 Llewellyn Road* which has a large rear yard at an elevation ~9ft higher than the barn and has tall evergreen trees and a fence along the shared property line.

*16 Llewellyn Road* which has extensive landscape screening along its perimeter, similar to 20 Llewellyn Road

*80 Bellevue Avenue* which has a rear pavilion and outdoor kitchen that backs directly up to the property and provides a barrier in between its principal dwelling and the proposed tennis court location

*39 Hillcrest Ave:* which has a rear detached garage that backs directly up to the property and provides a barrier in between its principal dwelling and the proposed tennis court location

#### **Nature of proposed changes and variance considerations**

The proposed improvements include new attached garage and mudroom, a new wraparound porch with portions screened, and a new tennis court with retaining walls and landscaping in the rear of the property. (Refer to the site concept 1.9 and architectural set). The applicants intend to make some improvements while complying with lot coverage as well as maintaining the historical nature of the house and barn.

The existing 2-car detached garage is proposed to be removed along with approximately 90 ft of driveway. A new 3-car garage (855 sf total, 279 sf of FAR) will be built as an addition to the principal structure along with a new mudroom (279 sf) and side entry. Character-defining details from the historic home (Image 1.5) have been incorporated into the proposed improvements, including a decorative frieze, dentil moulding, elliptical windows, and gambrel roofs.

A new porch is proposed to wraparound the front to the western side, designed to balance the massing of the home. The side portion of the porch will be screened to overlook the shady side yard. A portion of the existing terrace will be covered and screened as part of this proposal. All screened areas (668 sf) are considered as floor area as defined by the DRO and illustrated in the FAR calculations and diagrams provided on Sheet V-03.

A reduced-sized tennis court is proposed to be located between the garage and the rear property line in a secluded portion of the yard. The court will be sunken into the landscape with a retaining wall and 3' tall fence wrapping the sides and rear. (Rendering 1.10) Continuous evergreen plantings will be planted behind the wall and fence consistent with the City's requirements for replacement trees (for evergreens 7-8' in height at the time of planting). A total of ten (10) trees of caliper of 12" or greater are proposed be removed and replaced with the required ten (10)



Green Giant arborvitae replacement trees and seven (7) additional meeting the same replacement tree size requirements. Additional screening will be relocated to the area along the property line near the new garage. The court area and buffering were developed in consultation with the neighboring property owners in order to minimize any impact.

With the sunken court, the intensive landscape screen, and the back walls of the surrounding accessory structures, the proposed improvement will not be visible. Only the existing wall mounted building lights on the barn and some low landscape lighting along the interior of the retaining wall (facing away from and completely shielded from the neighboring properties) are proposed. There will be no pole-mounted or taller lighting proposed on the property and the tennis court is planned to be used during daylight hours only. Dry wells have been provided to accommodate the additional coverage on the lot.


All setbacks, coverages and FAR are all conforming to the R-25 District standards. The variance request is for the size of an accessory structure where the proposed court is 5,900 sf and 118 feet in length, where 576 sf and 24 feet are permitted respectively. It should be noted that while tennis courts, swimming pools, and other surface recreation facilities fit the DRO definition of a Structure these features have no floor area or enclosed space. The dimensional requirements of an accessory structure in the DRO is more consistent with that of a 2-car garage.

While no relief from the Ordinance is required for the new porches and garage addition they do contribute positively to the neighborhood by creating a more attractive streetscape. They were designed in keeping with the Development Design Guidelines in the DRO.

The proposed landscape screening, fencing and site walls have been designed to be sensitive the neighboring properties. The proposed improvements contribute positively to the neighborhood and streetscape; serves the purposes of zoning in the MIUL by promoting a desirable visual environment; and is consistent with the City's Master Plan.

Since all setbacks and coverages are conforming; the rear yard is proposed to be heavily screened; and the proposed court will be sunken into the landscape, the proposed improvements will have a minimal effect. The benefits of the improvements outweigh any detriments. Both the tennis court and garage addition are located in the rear and the overall character and massing of the home with the new porch remains consistent with the existing homes in the neighborhood.

Respectfully Submitted,



Michael S. DiGeronimo, AIA, NCARB, AICP, PP  
Principal - In-TOWN Design Studio LLC

New Jersey Professional Planner License #33LJ00612200  
New Jersey Registered Architect License #21A102208200



## PROPERTY OWNERS LIST / 200 FOOT LIST

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



### PROPERTY INFO:

Address: 47 Hillcrest Avenue	Date: 07/11/25
City, State, Zip Code: Summit, NJ 07901	Block: 1104 Lot: 6

### APPLICANT INFO:

Applicant		Owner (if different)
Name:	Anthony Ekmekjian & Jessica Roy	
Address:	47 Hillcrest Avenue, Summit, NJ 07901	
Email: (required)		
Phone:		

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: 7/14/25 Emp.: <u>ca</u>	Check #: 103	

Zoning/Planning Board Secretary

Date

To Eng: / /  
: am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
1101	13-18				
1104	5, 7-14				

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 - Voorhees, 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

Engineer/Assistant Engineer

Date

7/17/25

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

Tax Assessor / Staff Assessor

Date

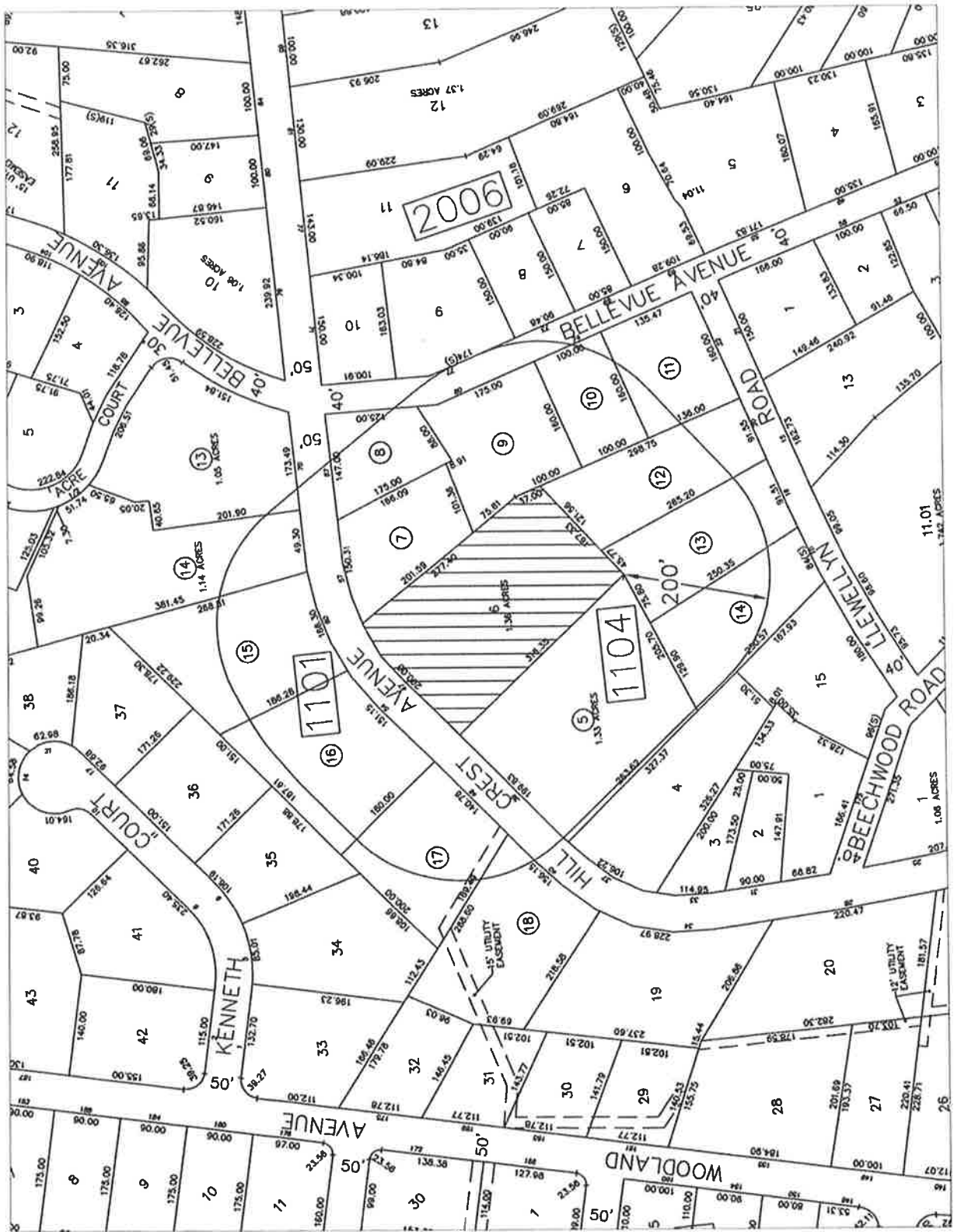
## OWNER &amp; ADDRESS REPORT

SUMMIT

1104-6 47 HILL CREST AVE - 47 HILLCREST LLC  
ANTHONY EKMEKJIAN & JESSICA ROY

07/17/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1101	13		2	REDDY FAMILY QUALIFIED PERSONAL RES 70 HILL CREST AVE SUMMIT, NJ 07901	70 HILL CREST AVE	
1101	14		2	ROBERT METROS 2013 TRUST 1/2 CREST ACRE CT SUMMIT, NJ 07901	1/2 CREST ACRE CT	
1101	15		2	JOHNS, RK & BA C/O R.K. JOHNS & ASSO 226 CHESTNUT STREET ROSELLE PARK, NJ 07204	60 HILL CREST AVE	
1101	16		2	FRICKE, ARTHUR T & PATRICIA 54 HILL CREST AVE SUMMIT, NJ 07901	54 HILL CREST AVE	
1101	17		2	IGEL, JOHANNA 46 HILL CREST AVE SUMMIT, NJ 07901	46 HILL CREST AVE	
1101	18		2	TAGGART, ELAINE M. 40 HILL CREST AVE SUMMIT, NJ 07901	40 HILL CREST AVE	
1104	5		2	LOWENSTEIN, JASON E & ADRIENNE H 39 HILL CREST AVE SUMMIT, NJ 07901	39 HILL CREST AVE	
1104	7		2	RECUPERO, DARREN & LISA 57 HILL CREST AVE SUMMIT, NJ 07901	57 HILL CREST AVE	
1104	8		2	SHAFFER, STEFAN & AMY 67 HILL CREST AVE SUMMIT, NJ 07901	67 HILL CREST AVE	
1104	9		2	APPELBAUM, MICHAEL R & KRISTIN R 80 BELLEVUE AVE SUMMIT, NJ 07901	80 BELLEVUE AVE	
1104	10		2	KATHERINE SIEGFRIED 2024TRUST 280 WOODLAND AVE SUMMIT, NJ 07901	74 BELLEVUE AVE	
1104	11		2	BOGDEN, KENNETH M & SUSAN H 22 LLEWELLYN SUMMIT, NJ 07901	22 LLEWELLYN RD	
1104	12		2	REED, DANIEL & COURTNEY 20 LLEWELLYN RD SUMMIT, NJ 07901	20 LLEWELLYN RD	
1104	13		2	SCHAFER, PATRICK G & KATHERINE G 16 LLEWELLYN RD SUMMIT, NJ 07901	16 LLEWELLYN RD	
1104	14		2	BARBER, ROBERT C. & BRIDGET A. 10 LLEWELLYN ROAD SUMMIT, NJ 07901	10 LLEWELLYN RD	





## **Public Utility Registration List Request for Notice of 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**

**NOTICE OF HEARING FOR PUBLICATION**

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

Tel: 908-686-7700

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  
47 Hillcrest Avenue, Block 1104, Lot 6.

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

C Variance for the Min. Required Size of an Accessory Structure

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.

Anthony Ekmekjian

Applicant's printed name

## 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 \_\_\_\_\_ 47 Hillcrest Avenue, Summit, NJ 07901

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\_\_\_\_\_  
Applicant's signature

Anthony Ekmekjian

\_\_\_\_\_  
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:** 47 Hillcrest Avenue, Summit, NJ 07901 **DATE:** 7/11/25

**OWNER(S):** Anthony Ekmekjian & Jessica Roy  
47 Hillcrest LLC

**BLOCK:** 1104 **LOT(S):** 6

**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:** \_\_\_\_\_