



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 ██████████

Email: ██████████

Owner Address: 47 Hillcrest Avenue, Summit, NJ 07901

Applicant: Same Phone: ██████████

Email: ██████████

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 Number of dwelling units 1 Existing
1 Proposed 1 Proposed

④ 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

⑤ Comments: Refer to Variance Narrative (enclosed)

⑥ 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	✓
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>	✓
	b. <u>date and graphic scale</u>	✓
	c. <u>north arrow</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. _____ June 26, 2025

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 [REDACTED]

Petitioner's Email [REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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.

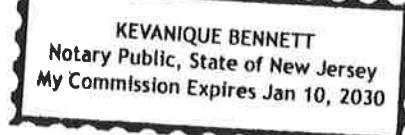
Zareh Anthony Ekmekjian
Petitioner's printed name


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

2009-07-25 00:22:18

Address 47 Hull Lane, Alvechurch, B9 5HE

8 UQ11948

Work Construction Category III

multiple levels, court, garage

Use Single Family Residential

Design Details

Design Comments 12' x 20' in residential corner no accessibility building or structure shall have a single or double story area in excess of 500 square feet or shall be 10' or greater in height than the adjacent 500 square feet or shall be 10' or greater than the adjacent 500 square feet.

The proposed permit would include demolition and removal of the proposed structure.

Permittee the option to remove the existing structure and replace with a new structure and/or construct a new structure at the same location to meet Building Board of Adjustment requirements. The proposed structure is 4' x 20' court. B9 5HE address can be found on the 1000 meter

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 Bellerue 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 MUL 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 #33LI00612200
New Jersey Registered Architect License #21AI02208200



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: 7/11/25	Emp.: car	Check #: 103

To Eng: / /

Zoning/Planning Board Secretary

Date

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 - 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

7/17/25

Engineer/Assistant Engineer

Date

Tax Assessor / Staff Assessor

Date

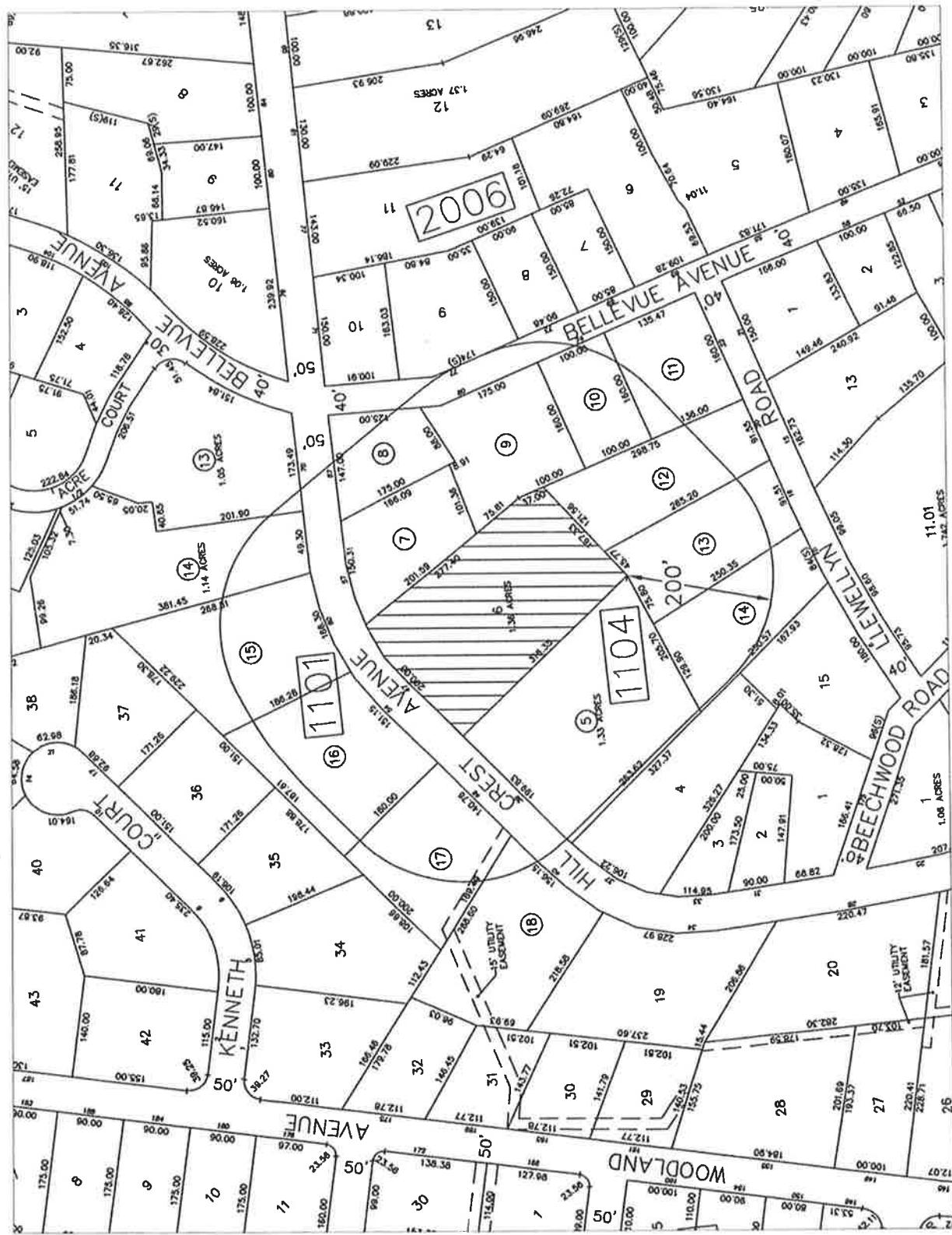
OWNER & ADDRESS REPORT

SUMMIT

07/17/25 Page 1 of 1

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

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	70 HILL CREST AVE 07901	
1101	14		2	ROBERT METROS 2013 TRUST 1/2 CREST ACRE CT SUMMIT, NJ	1/2 CREST ACRE CT 07901	
1101	15		2	JOHNS, RK & BA C/O R.K. JOHNS & ASSO 226 CHESTNUT STREET ROSELLE PARK, NJ	60 HILL CREST AVE 07204	
1101	16		2	FRICKE, ARTHUR T & PATRICIA 54 HILL CREST AVE SUMMIT, NJ	54 HILL CREST AVE 07901	
1101	17		2	IGEL, JOHANNA 46 HILL CREST AVE SUMMIT, NJ	46 HILL CREST AVE 07901	
1101	18		2	TAGGART, ELAINE M. 40 HILL CREST AVE SUMMIT, NJ	40 HILL CREST AVE 07901	
1104	5		2	LOWENSTEIN, JASON E & ADRIENNE H	39 HILL CREST AVE 07901	
1104	7		2	RECUPERO, DARREN & LISA	57 HILL CREST AVE 07901	
1104	8		2	SHAFFER, STEFAN & AMY	67 HILL CREST AVE 07901	
1104	9		2	APPELBAUM, MICHAEL R & KRISTIN R	80 BELLEVUE AVE 07901	
1104	10		2	KATHERINE SIEGFRIED 2024TRUST	74 BELLEVUE AVE 07901	
1104	11		2	280 WOODLAND AVE SUMMIT, NJ	22 LLEWELLYN RD 07901	
1104	12		2	BOGDEN, KENNETH M & SUSAN H	20 LLEWELLYN RD 07901	
1104	13		2	REED, DANIEL & COURTNEY	16 LLEWELLYN RD 07901	
1104	14		2	SCHAFER, PATRICK G & KATHERINE G	16 LLEWELLYN RD 07901	
				BARBER, ROBERT C. & BRIDGET A.	10 LLEWELLYN RD 07901	





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: _____