

Alfonso & Webber

Alfonso & Webber, LLC
Attorneys at Law
350 Springfield Avenue #201
Summit, New Jersey 07901
Office: (609) 807-8643
Fax: (908) 685-2310

February 25, 2025

Chris Nicola
Assistant Zoning Officer
Board of Adjustment
City of Summit
512 Springfield Avenue
Summit, NJ 07901

Re: 19 Ridge Road
Block 2202, Lot 4
Summit, NJ 07901



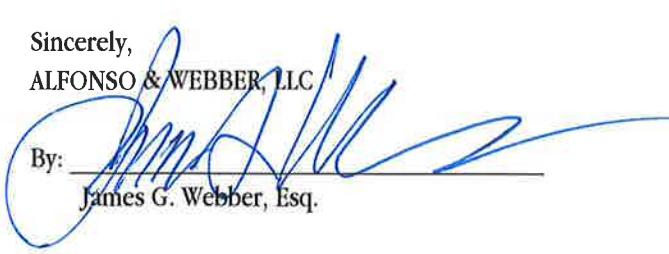
Dear Mr. Nicola:

Enclosed please receive the following documents associated with the above-referenced application for development:

- 1 original and 12 copies of the Application for Development forms with associated documents, including, but not limited to, the following:
- 1 original and 12 copies of the Architectural Plan;
- 1 original and 12 copies of the Lot Grading Plan;
- 1 original and 12 copies of the Steep Slope Disturbance Plan;
- 1 original and 12 copies of the Topographic Survey;
- 1 original and 12 copies of the narrative description of the project;
- 13 copies of the Certified List of Property Owners within 200';
- 2 copies of the Tax Certification;
- 1 copy of the proposed Notice of Hearing for distribution;
- 1 copy of the proposed Notice of Hearing for publication;
- 1 check in the amount of \$200, for the application fee; and
- 1 check in the amount of \$800, for the escrow fee.

It is respectfully requested that the within documents be processed with your office as appropriate and the within application for development be considered for completeness and scheduled for hearing, at the Board's earliest convenience.

Should you have any questions or comments regarding the above, it would be a pleasure to respond at your convenience.

Sincerely,
ALFONSO & WEBBER, LLC
By: 
James G. Webber, Esq.

Alfonso & Webber



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Attorneys at Law
350 Springfield Avenue #201
Summit, New Jersey 07901
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August 21, 2025

Jessica Sands
Land Use Assistant/Board Secretary
City of Summit
512 Springfield Avenue
Summit, NJ 07901

**Re: 19 Ridge Road
Block 2202, Lot 4
Summit, NJ 07901**

Dear Ms. Sands:

Enclosed, please receive the following documents in response to the "incompleteness" letter dated August 14, 2025, a copy of which is attached for ease of reference:

- 14 copies of the supplemental memorandum in support of the application for development, indicating the additional variances and relief engendered by the recent filing of the revised plans. Those variances include the front yard setback for the detached greenhouse, the height of the greenhouse, the request for interpretation that the retaining wall is not subject to the fence requirements or, in the alternative, a variance to permit such retaining wall; and
- 14 copies of the Notice of Hearing both for publication and service, including supplemental variances for the location of the greenhouse, the height of the greenhouse, the request for interpretation for the retaining wall or the alternative variance relief; and
- 14 copies of the Property Owners List are likewise included to supplement the application package, the Property Owners List is dated June 6, 2025.

It is understood (and appreciated) that the enclosed memorandum and notices will be collated into the existing application form and the existing memo and notices discarded. Please advise if our services in that regard could prove helpful.

It is requested that these supplemental materials be reviewed to confirm completeness with the instructions of your office so that this matter may be scheduled for hearing. Electronic copies of the enclosed will be submitted.

Should you have any questions, comments or require anything further, it would be a pleasure to respond at your direction.

Sincerely,
ALFONSO & WEBBER, LLC

By: Samantha T. Alfonso
Samantha T. Alfonso, Esq.

cc: Ravi Dattatreya
David Rosen, AIA, LEED AP
Andrew Clarke, PLS, PE
Jarrett Kest, C.L.A.

20-25-2286



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: 19 Ridge Road

Block(s) 2202 Lot(s) 4 Zone(s) R-43

How the property is used (one-family, offices, etc.), one-family
Property Owner The Keshava 2012 Trust and
the Panduranga 2012 Trust c/o Alfonso & Webber, LLC
Phone 609-807-8643; 862-812-2169

Email: c/o Alfonso & Webber, LLC: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

Owner Address: 19 Ridge Road

Applicant: The Keshava 2012 Trust and
the Panduranga 2012 Trust c/o Alfonso & Webber, LLC
Phone: 609-807-8643; 862-812-2169

Email: c/o Alfonso & Webber, LLC: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

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 checked="" 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

⑤ Building area
4,272 s.f. Existing
2,307 s.f. Proposed new *
6,579 s.f. 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:

Alfonso & Webber, LLC,
Attorneys for Applicant

⑦ Signature

By: James G. Webber, Esq.

Date February 25, 2025



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



Name of applicant The Keshava 2012 Trust and the Panduranga 2012 Trust Date 2025

Address of property 19 Ridge Road Block 2202 Lot 4

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:	<u>TBS simultaneous applica</u>	
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>	✓
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)	N/A	—
14. Original copy of this completed checklist	N/A	—
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.	✓	TBS by email

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. February 25, 2025

In the matter of the petition of The Keshava 2012 Trust and the Panduranga 2012 Trust for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner The Keshava 2012 Trust and the Panduranga 2012 Trust
residing at 19 Ridge Road says:

I Petitioner is the owners of property
located at 19 Ridge Road

Block 2202, Lot(s) 4 on the Tax Map located in the R-43 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:

Please see attached Memorandum in Support of the Application.

2b.) The proposed use described above requires the following variance(s):
Please see attached Memorandum in Support of the Application.

3. The premises affected are more particularly described as follows: Please see also attached Zone Schedule.
Area of Plot 45,621 square feet

Area of existing structures which will remain 13,065 square feet

Total area of plot to be occupied by structures 17,278 square feet

Percentage of lot to be occupied by structures 37.9 percent

Proposed set-back, front line 54.2'/57.5' feet;

Proposed sidelines (specify if corner 34.4'/66.5' feet;

Proposed rear yard NA feet.

Year house built unknown.

Other pertinent characteristics

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

10/1/2015 ZB-15-1767**

7/21/2014 ZB-14-1700**

5/3/1994 ZB-95-249

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

Please see attached Memorandum in Support of the Application.

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.

Alfonso & Webber, LLC
Attorneys for Applicant

c/o Alfonso & Webber, LLC
Petitioner's Phone Number 609-807-8643; 862-812-2169

Petitioner
By: James G. Webber, Esq.

c/o Alfonso & Webber, LLC:
Petitioner's Email samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

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

Alfonso & Webber, LLC
Samantha Alfonso, Esq., and
James Webber, Esq.

Phone: 609-807-8643; 862-812-2169

Emails: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

State of New Jersey
County of Union

James G. Webber, Esq. , 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.

Alfonso & Webber, LLC,
Attorneys for Applicant

James G. Webber
Petitioner's printed name

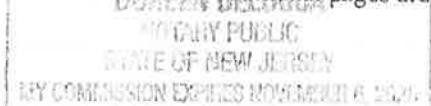

Petitioner's signature

Sworn and subscribed before me this

25 day of February, 20 25


Doreen DeDuce
Notary Public

Check here if additional pages are attached.



Alfonso & Webber

Alfonso & Webber, LLC
Attorneys at Law
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Memorandum in Support of the Application

The applicant homeowners, Ravi and Goda, through their respective deeded Trusts, request permission of the Board to permit the overall renovation of their home, gardens, and property, while preserving the over 100-years-old home.

The property is located at the intersection of Ridge and Fernwood in the R-43 Zone District. It contains 45,621 s.f.; over an acre. As a corner lot, it has more than 200 feet of frontage on both streets.

The home likewise reflects the historic character of this distinctive property. Facing Ridge, while it is reminiscent of the era when it was built, the time has come for the property - the grounds and the home itself - to be refreshed, updated, and enlivened. This application requests the variances needed to accomplish that revival.

The proposal is creative in its vision and judicious in its approach. Starting with the grounds, the existing rear driveway on Fernwood will be removed. That driveway - 2 feet off the neighboring lot line along its entire 175 feet - will be replaced with landscaping. The garage and access will be incorporated into the new attached garage.

The existing Ridge circular driveway, setback only 3 or so feet along the front yard, is so close to the neighbors that landscaping is inhibited. The driveway will be relocated to 35 feet in the front yard and then curved around the home to the attached side entry garage, allowing for more landscaping and enhanced aesthetic.

The existing yards will be restored and beautifully landscaped, with formal gardens and pathways, proposed to create grounds distinctive on their own and complementary to the reinvigoration of the 119-year-old home.

The 1906 home itself will be reinvigorated and expanded. The proposed improvements include a side entry attached garage (instead of the remote detached garage), a central courtyard, an expanded front porch, and additions to the sides and the rear. An inground pool and accessory greenhouse will complete the setting.

The proposed architecture carefully attends to the original home, under the careful eye of David Rosen, AIA.

To realize the renovation and rejuvenation of this 1906 home and property, the following relief is requested of the Board:

- Principal and Accessory Building Height (average): 38 feet permitted, 39 feet existing, and 41 feet proposed. Building Height (lowest to highest): 43 feet permitted, 41.3 existing, and 45.1 proposed. Greenhouse: 15 feet permitted, 17.5' proposed.
- Building Coverage: 12% permitted, 9.4% existing, and 14.4% proposed (subject to the definition of building area).
- Lot coverage: 30% permitted, 28.6% existing, and 37.9% proposed.
- Disturbance of steep slopes: 1,000 s.f permitted, no prior history existing, and 7,500 s.f. proposed.
- Driveway width at front door: 12 feet permitted, 16 feet existing, and 18 feet proposed.
- In-ground pool and greenhouse setback: 100' setback from Fernwood and 57'-60' proposed.
- 1' to 6' high retaining wall in front yard where fences are permitted at 4': request for interpretation or, in the alternative, variance relief.

1) Average Building Height and Highest to Lowest Building Height.

The two variances associated with the height of the renovated home come from the change in the surrounding grades, not from higher roof ridges.

The existing roof peak is at 236.9 feet. The additions' roof ridges (or peaks) are at 225.9 feet, 11 feet lower than the existing home.

However, because the garage addition extends down the slope, the lower grade drops from about 195' down to about 192', a difference of 3 feet +/- . It is the change in grade from where the height is measured that explains the increase in the measured heights. As for the view from the street, the existing house and the proposed additions will not impact the visual height of the home (i.e., it will not look any taller visually).

2) Building Coverage. The additional building coverage is due to several architectural amenities – including, but not limited to, the open front porch, the roof overhangs, the garage door overhang- -- and the greenhouse.

The open front porch contains 361 s.f.; the roof overhangs constitute another 500 s.f. The greenhouse contains 273 s.f. Together, these amount to 1,134 s.f.; the variance is for 1,105 s.f.

The definition of building area (which divided by lot area equals building coverage) does exclude eaves, roofs over entryways, overhangs over garage doors, and the like, from building coverage. The

definition also references chimneys being excluded as long as not more than 24" from the structure. Nonetheless, for purposes of completeness, and approaching this project conservatively, overhangs have been included.

The proposed renovation includes myriad elements of heightened architectural design, such as a slate roof, matching wooden brackets, copper gutters, etc. To the extent that the roof overhangs are included, then they still support the requested building coverage variance for the contribution they make to the overall architectural quality of the home.

3) Lot coverage. 30% permitted, 28.6% existing, and 37.9% proposed.

The pool, the retaining walls, the private central patio, the sidewalks and garden walks are all included in the calculation of lot coverage. The driveway to the side entry, attached garage, and the replacement of the existing circular driveway with one that allows for landscaping along the lot lines contribute to coverage. No one element dictates. For example, the pool and the retaining walls alone constitute 2,117 s.f. of coverage (pool – 917 - and retaining walls -1,200 s.f.): ½ of the coverage. The various other improvements to different degrees make up the other 2,000 s.f. These exterior improvements and amenities are consistent with the neighborhood standards.

This distinctive Summit home needs and deserves as much attention to the grounds as to the building itself. Consistent with single family homes in the neighborhood and in the City of Summit, the proposal calls for the improvement of the entire property and home from front to back, top to bottom; the grounds are proposed to be completely renovated and improved for safety, access, visual aesthetics for the neighborhood, while also providing improvements to function for the homeowners.

The circular driveway currently servicing this 1906 home will be retained, but will be improved, while providing 35 feet of setback in the front yard from the neighboring lot line. The enhanced proposed driveway would also provide aesthetically enhanced and safer access to the proposed attached garage. The pool proposed is consistent with pools in the neighborhood and in the City of Summit. The carefully designed private central patio connects the pool, the greenhouse, and the gardens with the home.

Of course, the stormwater will be managed consistent with the standards expected of Andrew Clarke, P.E. The grounds will be landscaped under the guidance of Jarret Kest, C.L.A.

4) Steep slope disturbance.

Of the 10,500 s.f. of steep slopes on the site, 7,500 are proposed to be disturbed. As a percentage of the overall lot size, the 7,500 constitutes about 16%.

The proposal was designed consistent with the purposes of the steep slope ordinance. The purposes of the steep slope ordinance will be met and satisfied throughout the construction and the development of the site.

5) The circular driveway will be reduced in width for the majority of its length from about 16 feet to the required 15 feet.

The portion directly in front of the home, some 54 feet from the lot line and 65 feet from the curb, is proposed to be widened to 18 feet. This 2-foot increase in front will allow easier and safer access for quick guest visits, drop off, pick up, and deliveries.

- 6) The pool will be setback 60' from the lot line and 70' from the Fernwood curbline, and the greenhouse will be setback 57' from the lot line and about 70' from the curbline; the setback for a corner lot requires twice the front yard setback of 50'.

The pool and greenhouse will be behind the home with no portion extending beyond the Ridge Road front wall of the house. Except for this being a corner lot, the pool and greenhouse would otherwise be permitted in this location.

They will be screened from view from Fernwood and from the neighboring property by landscaping, topography, and distance. The pool is located where it will be most readily visible from the kitchen and family room wing.

The greenhouse is designed architecturally compatible with the home.

7) Greenhouse Height.

While garages and pool houses are permitted a height of 18' so long as consistent with the home's roof pitch, there is no mention for greenhouses. As a result, even though the greenhouse roof pitch is comparable to the home, it requires a variance.

8) Retaining wall in the front yard over 4'.

The fence section of the DRO speaks to fences: "within any front yard, fences shall not exceed a height of (4) four feet above grade." DRO, Section 35-14.1K.5.a(1). A fence is defined as a structure "serving as an enclosure, a barrier or a boundary." Section 35-7.2.

A retaining wall does not serve as an enclosure, a barrier or a boundary and, as a result is not a fence.

The applicant requests an interpretation confirming a retaining wall is not a fence or, in the alternative, a variance.

Negative Criteria.

The application will neither cause a substantial impairment of the zone plan and zoning ordinance nor a substantial detriment to the public good:

- The 1906 single family home is a permitted use;
- The home, gardens and grounds will be aesthetically pleasing;
- The additions' highest point will be lower than the existing home;
- The architectural details contribute to the quality of the restoration;
- Stormwater management will be improved to the benefit of the neighbors;

- Landscaping and distance will screen the pool and exterior improvements; and
- Property values will be unaffected.

ALFONSO & WEBBER, LLC
Attorneys for the Applicant

By: Samantha T. Alfonso
Samantha T. Alfonso, Esq.



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address:	19 Ridge Road	Date:	June 6, 2025
City, State, Zip Code:	Summit, NJ 07901	Block:	2202 Lot: 4

APPLICANT INFO:

Applicant		Owner (if different)
Name:	Dr. Ravi Dattatreya c/o Alfonso & Webber, LLC	Owner is the applicant
Address:	350 Springfield Avenue, #201 Summit, NJ 07901	
Email: (required)	samantha@alfonsoandwebber.com; doreen@alfonsoandwebber.com	
Phone:	609-807-8643	

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: 6/6/25 Emp.: JS	Check #: 1282	

Asst. Secy
Zoning/Planning Board Secretary

6/6/25
Date

To Eng: 6/6/25
11:12 am

Block	Lot(s)
2201	22-26
2202	2,3,5-7,13,14
2301	10
2302	9,10

Block	Lot(s)

Block	Lot(s)

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

Elmer
Engineer/Assistant Engineer

6/10/25
Date

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

DD Short
Tax Assessor / Staff Assessor

6-10-25
Date

#2083

OWNER & ADDRESS REPORT

SUMMIT

2202-4 19 RIDGE RD - DATTATREYA, ESWARAHALI S, TRUSTEE
DR RAVI DATTATREYA

06/10/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2201	22		2	RAMSEY, PETER C. & MELISSA J. 50 FERNWOOD ROAD SUMMIT, NJ	50 FERNWOOD RD 07901	
2201	23		2	DONINI, GERALD A & LISA L 46 FERNWOOD RD SUMMIT, NJ	46 FERNWOOD RD 07901	
2201	24		2	GLASBAND, TODD & ELISSA 42 FERNWOOD RD SUMMIT, NJ	42 FERNWOOD RD 07901	
2201	25		2	ELENA HOLDINGS LLC 30 DEBARY PL SUMMIT, NJ	29 RIDGE RD 07901	
2201	26		2	SANK, LEWIS I & PHYLLIS G 33 RIDGE RD SUMMIT, NJ	33 RIDGE RD 07901	
2202	2		2	FRANCE FAMILY REVOCABLE TRUST 11 RIDGE ROAD SUMMIT, NJ	11 RIDGE ROAD 07901	
2202	3		2	KLOBUCAR, GREGORY A & EMILY KELLY 17 RIDGE RD SUMMIT, NJ	17 RIDGE RD 07901	
2202	5		2	ZOBITZ, ELIZABETH 43 FERNWOOD RD SUMMIT, NJ	43 FERNWOOD RD 07901	
2202	6		2	BALIUKONIS, SIMAS 49 FERNWOOD RD SUMMIT, NJ	49 FERNWOOD RD 07901	
2202	7		2	MC ILROY, ANDREW & CHRISTINA MC 55 FERNWOOD RD SUMMIT, NJ	55 FERNWOOD RD 07901	
2202	13		2	SCHWIMMER, JOSHUA & APRIL 200 HOBART AVE SUMMIT, NJ	200 HOBART AVE 07090	
2202	14		2	ZUCKER, BRIAN K. & DEBORAH 160 HOBART AVENUE SUMMIT, NEW JERSEY	160 HOBART AVE 07901	
2301	10		2	CROWLEY, AMY M & RYAN A 24 RIDGE RD SUMMIT, NJ	24 RIDGE RD 07901	
2302	9		2	WEEDEN, DONALD C & MICHELE P 25 FERNWOOD RD SUMMIT, NJ	25 FERNWOOD RD 07901	
2302	10		2	KARCHES, PETER & SHANNON 130 HOBART AVE SUMMIT, NJ	130 HOBART AVE 07901	



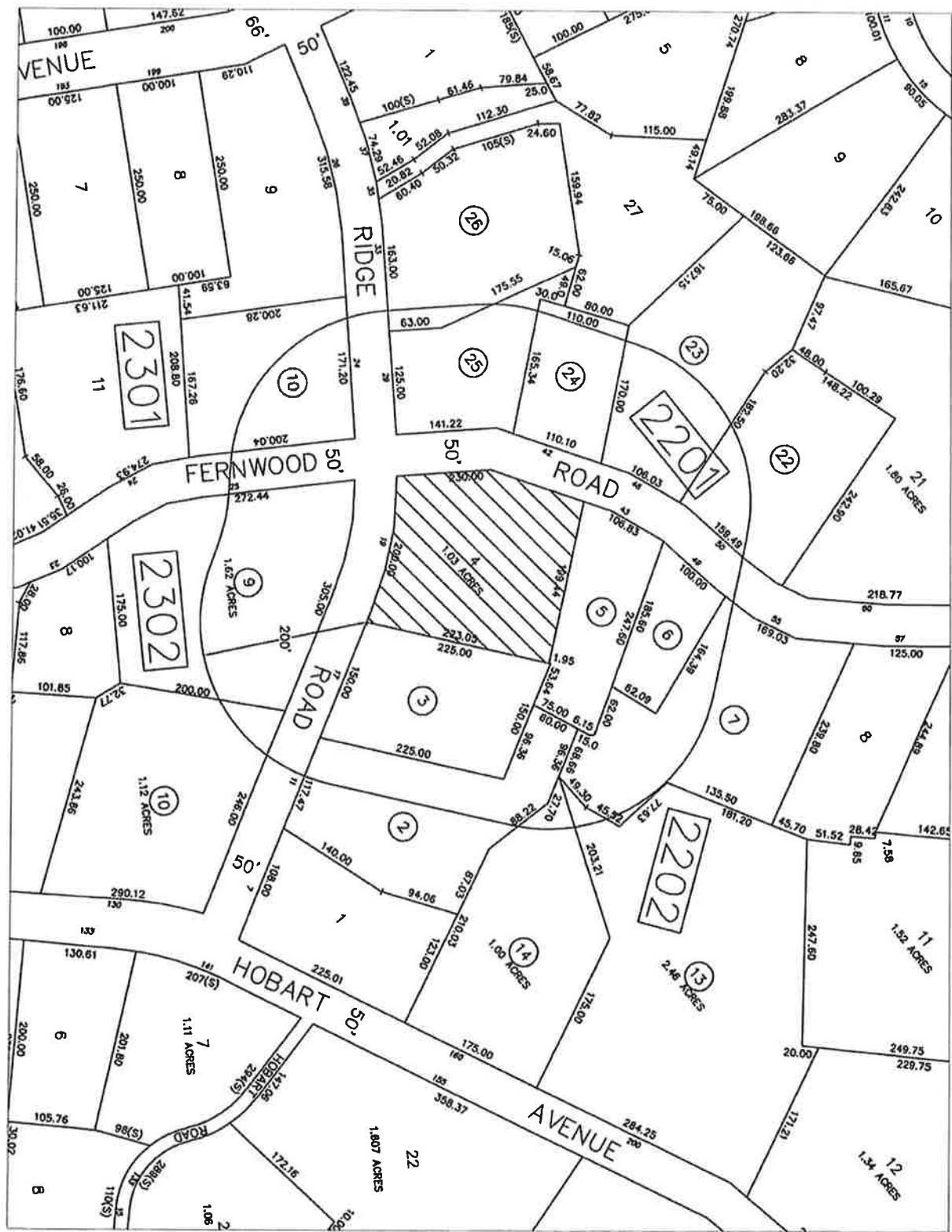
Public Utility Registration List Request for Notice Hearings



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



For Publication

NOTICE OF PUBLIC HEARING ZONING BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT UNION COUNTY, N.J.

Take notice that the Zoning Board of Adjustment of the City of Summit will conduct a public hearing at the Summit City Hall, located at 512 Springfield Avenue, Summit, N.J. 07901 at 7:30 p.m. or as soon thereafter as the matter may be called on July 7, 2025. The hearing may be continued on such dates thereafter as may be necessary in the judgment of the Board of Adjustment to complete the hearings and deliberations on an application for development by the Keshava 2012 Trust and the Panduranga 2012 Trust, regarding permission to improve the home located at 19 Ridge Road, and designated as Block 2202 Lot 4 on the Tax Maps of the City of Summit in the R-43 Zone District. The applicants seek approval to renovate their home and property, constructing side and rear additions, eliminating the driveway off Fernwood, adding an attached garage, gardens, patio, and greenhouse, and investing in landscaping and stormwater improvements for the property.

The applicants request variance relief from the strict application of the Development Regulations Ordinance standards regulating lot coverage, building coverage, building heights, steep slopes, driveway width, greenhouse height and location, and pool setback, and either an interpretation that retaining walls over 4 feet are permitted in front yards or, in the alternative, a variance to permit same, together with all other relief in the form of variances, waivers, interpretations, appeals, or exceptions in the strict application of the provisions of the Development Regulations Ordinance, and other relief, which may arise during the course of the hearings in this application, necessary to realize the development as set forth more specifically in the application for development on file. The application may be amended from time to time including during the course of the hearings.

All maps and documents for which approval is sought are available for public inspection at the Department of Community Services at City Hall, 512 Springfield Avenue, Summit, NJ during the business hours of 9:00 a.m. to 4:00 p.m. During the summer, from Memorial Day through Labor Day, Monday through Thursday from 8:30 a.m. to 4:00 p.m., and Friday from 8:30 am to 12:30 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12 and Article 35-5.3 of the Development Regulations Ordinance of the City of Summit.

**ALFONSO & WEBBER, LLC
Attorneys for Applicants**

By: _____
Samantha T. Alfonso, Esq.

Dated: June ___, 2025

For Distribution

NOTICE OF PUBLIC HEARING ZONING BOARD OF ADJUSTMENT OF THE CITY OF SUMMIT UNION COUNTY, N.J.

Take notice that the Zoning Board of Adjustment of the City of Summit will conduct a public hearing at the Summit City Hall, located at 512 Springfield Avenue, Summit, N.J. 07901 at 7:30 p.m. or as soon thereafter as the matter may be called on July 7, 2025. The hearing may be continued on such dates thereafter as may be necessary in the judgment of the Board of Adjustment to complete the hearings and deliberations on an application for development by the Keshava 2012 Trust and the Panduranga 2012 Trust, regarding permission to improve the home located at 19 Ridge Road, and designated as Block 2202 Lot 4 on the Tax Maps of the City of Summit in the R-43 Zone District. The applicants seek approval to renovate their home and property, constructing side and rear additions, eliminating the driveway off Fernwood, adding an attached garage, gardens, patio, and greenhouse, and investing in landscaping and stormwater improvements for the property.

The applicants request variance relief from the strict application of the Development Regulations Ordinance standards regulating lot coverage, building coverage, building heights, steep slopes, driveway width, greenhouse height and location, and pool setback, and either an interpretation that retaining walls over 4 feet are permitted in front yards or, in the alternative, a variance to permit same, together with all other relief in the form of variances, waivers, interpretations, appeals, or exceptions in the strict application of the provisions of the Development Regulations Ordinance, and other relief, which may arise during the course of the hearings in this application, necessary to realize the development as set forth more specifically in the application for development on file. The application may be amended from time to time including during the course of the hearings.

All maps and documents for which approval is sought are available for public inspection at the Department of Community Services at City Hall, 512 Springfield Avenue, Summit, NJ during the business hours of 9:00 a.m. to 4:00 p.m. During the summer, from Memorial Day through Labor Day, Monday through Thursday from 8:30 a.m. to 4:00 p.m., and Friday from 8:30 am to 12:30 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12 and Article 35-5.3 of the Development Regulations Ordinance of the City of Summit.

**ALFONSO & WEBBER, LLC
Attorneys for Applicants**

By: _____
Samantha T. Alfonso, Esq.

Dated: June ___, 2025

THE CITY OF SUMMIT
NEW JERSEY

ADDRESS: 19 Ridge Road
OWNER(S): Dr. Ravi Dattatreya

BLOCK: 2202 LOT(S): 4

DATE: January 27, 2025

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
Patricia R. Dougherty
Collector of Taxes

For Office Use Only:

Department of Community Services
Date filed: _____
File ZB/PB# _____
Received by: _____

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