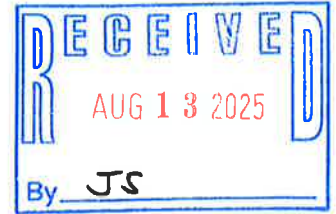




387 Springfield Avenue
Summit, New Jersey 07901
ddsnylaw.com



Wilfred L. Dempsey (1906-1974)
Jerry R. Dempsey (1941-2024)
Bartholomew A. Sheehan, Jr.
Robert W. Dempsey (NJ & FL Bar)

Hilary P. Ulz
Mark J. Scancarella
Amanda C. Wolfe (NJ, NY & FL Bar)

Amanda C. Wolfe, Esq.
O: 908-277-0388
D: 908-679-8872
F: 908-277-1813
awolfe@ddsnylaw.com

August 13, 2025

VIA HAND DELIVERY

Jessica Sands, Land Use Assistant
Department of Community Services
City of Summit City Hall
512 Springfield Avenue
Summit, NJ 07901

**Re: Una Troy – 37 Webster Avenue
Block 505, Lot 21, Summit, New Jersey**

Dear Ms. Sands:

I represent Una Troy, the owner of property located at 37 Webster Avenue, in connection with this land development application. Please file the enclosed documents and kindly advise if any additional information is required:

1. Check #652 in the amount of \$200 for the Application Fee;
2. Check #653 in the amount of \$800 for the Escrow Fee;
3. Original and 12 copies of the application form;
4. Original and 12 copies of the narrative description of the project;
5. Thirteen (13) copies of a Survey prepared by Andrew B. Clarke, dated February 5, 2025, last revised June 10, 2025;
6. Thirteen (13) copies of a Lot Grading Plan also prepared by Mr. Clarke, dated April 9, 2025, last revised April 28, 2025;

7. Thirteen (13) copies of the Denial of Application dated May 21, 2025;
8. Thirteen (13) copies of the Use Plan;
9. Thirteen (13) copies of the Property Owner's List dated July 7, 2025;
10. Thirteen (13) copies of the Completed Checklist;
11. One (1) copy of evidence of paid property taxes;
12. One (1) copy of the proposed notice to owners within 200'; and
13. One (1) copy of the proposed notice to the newspaper.

An electronic copy of the application documents submitted herewith will also be submitted via electronic mail to you.

Should there be any questions about the enclosed documents, please feel free to contact me.

Very truly yours,

DEMPSEY, DEMPSEY & SHEEHAN

By: Amanda C. Wolfe
Amanda C. Wolfe, Esq.

cc: Una Troy (via email)
Andrew B. Clarke (via email)



CITY OF SUMMIT – Department of Community Services (DCS)

Application for Development – Worksheet



☒ ORIGINAL FILING

☐ MODIFICATION OF PRIOR APPROVAL

☐ RESUBMITTAL OF INCOMPLETE

☐ AMENDED PLAN(S)

Address: 37 Webster Avenue

Block (s) 505 Lot(s) 21 Zone(s) R-6

How the property is used (one-family, offices, etc). single-family dwelling

Property Owner: Una Troy Phone: [REDACTED]

Email: [REDACTED]

Owner Address: 37 Webster Avenue

Applicant: Una Troy Phone: [REDACTED]

Email: [REDACTED]

FILL IN ITEMS 1 THROUGH 5 – MARK EACH BOX OR CIRCLE AS APPROPRIATE FOR YOUR APPLICATION

① TYPE OF PROPERTY:

☒ RESIDENTIAL

☐ OTHER

② TYPE OF APPLICATION:

☐ Appeal

☐ Interpretation

☒ C – Bulk variance

☐ D – Use Variance

☐ Conditional use

☐ D-Floor area ratio (FAR)

☐ Minor subdivision

☐ Major subdivision

☐ Site plan

☐ Other _____

☐ Concept Plan

☐ Preliminary

☐ Final

③ Number of lots: 1 Existing
1 Proposed

④ Number of dwelling units 1 Existing
1 Proposed

⑤ Building area: 1,323 Existing
0 Proposed new *
1,323 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: Please see the attached memorandum in support of the application.

⑦ Signature: Amanda C. Wolfe

Date: August 13, 2025



APPENDIX E-2
ZONING BOARD APPLICATION CHECKLIST



Name of Applicant: Una Troy Date: August 13, 2025
Address of Property: 37 Webster Avenue Block 505 Lot 21
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	<u>✓</u>	<u> </u>
2. Original and 12 copies of narrative description of project	<u>✓</u>	<u> </u>
3. Original and 12 copies of plat/property survey, showing the Existing and proposed building setbacks	<u>✓</u>	<u> </u>
4. Original and 12 copies of proposed structure, including interiors	<u>✓</u>	<u> </u>
5. Grading plan	<u>✓</u>	<u> </u>
6. Thirteen copies of the zoning officer's decision (if applicable)	<u>✓</u>	<u> </u>
7. Thirteen copies of the area map of properties within 200 feet, Showing each of the following items: a. Street numbers b. Date and graphic scale c. north arrow d. zone district e. uses of each property within 200 ft.	<u>✓</u>	<u> </u>
8. Original and 12 copies of the certified list of owners of property Within 200 feet.	<u>✓</u>	<u> </u>
9. Original copy of evidence of paid property taxes	<u>✓</u>	<u> </u>
10. Original copy of the proposed notice to owners within 200'	<u>✓</u>	<u> </u>
11. Original copy of the proposed advertisement	<u>✓</u>	<u> </u>
12. Subdivision submittal (if applicable)	<u>N/A</u>	<u> </u>
13. Site plan submittal (if applicable)	<u>N/A</u>	<u> </u>
14. Original copy of this completed checklist	<u>✓</u>	<u> </u>
15. Application fee and escrow deposit	<u>✓</u>	<u> </u>
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	<u>✓</u>	<u> </u>

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. August 13, 2025

In the matter of the petition of Una Troy for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner: Una Troy
residing at 37 Webster Avenue says:

- 1.) Petitioner is the owner of property located at 37 Webster Avenue.

Block 505, Lot(s) 21 on the Tax Map located in the R-6 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 the attached memorandum in support of the application.

- 2b.) The proposed use described above requires the following variances: Please see attached memorandum in support of the application.

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

Area of Plot 6,000 square feet

Area of existing structures which will remain 1,323 square feet

Total area of plot to be occupied by structures 1,323 square feet

Percentage of lot to be occupied by structures 22.1 percent

Proposed set-back, front line 30 feet;

Proposed sidelines (specify if corner) 7.1/9.8 feet;

Proposed rear yard 31.5 feet;

Year house built _____.

Other pertinent characteristics _____

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

Per OPRA request, it does not appear there were any prior land use applications.

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

Please see attached memorandum in support of 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.

Amanda C. Wolfe
Petitioner's Counsel

Petitioner's Phone Number 908-679-8872

Petitioner's Email awolfe@ddsnjlaw.com

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

Amanda C. Wolfe, Esq.

387 Springfield Avenue, Summit, NJ 07901

Summit, NJ 07901

Fax: 908-277-1813

State of New Jersey
County of Union

Amanda C. Wolfe, 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.

Amanda C. Wolfe
Petitioner's printed name

Amanda C. Wolfe
Petitioner's Counsel's signature

Sworn and subscribed before me this

12th day of August, 2025

Angela Murray
Notary Public ANGELA MURRAY
A NOTARY PUBLIC OF NEW JERSEY

☐ Check here if additional pages are attached.
MY COMMISSION EXPIRES:
07-21-2027

Una Troy
37 Webster Avenue
Block 505, Lot 21
Narrative

Narrative

The Applicant, Una Troy, is the owner of property located at 37 Webster Avenue, which is designated as Block 505, Lot 21 on the Official Tax Map of the City of Summit (the "Property"). It is located in the R-6 Residence Zone. The Property is presently improved with a 1.5 story dwelling with a deck, brick paver patio, tarmac driveway, and various walkways.

In 2008, the Applicant sought and obtained a building permit for an addition and renovation. In 2009, the Applicant also obtained a building permit to resurface the driveway.

On October 24, 2024, the Applicant received a letter advising that she had received a Notice of Violation for doing work without a grading permit because there had been an excess of 600 square feet of land disturbance. On October 30, 2024, the Applicant submitted an application for a Zoning Permit for work on the patio, driveway, and walkway. The Applicant's engineer, Andrew B. Clarke, P.E., submitted an as-built survey showing the conditions as of December 19, 2024.

On February 13, 2025, the Applicant received a Certificate of Approval for the work done on the driveway in 2009. On February 14, 2025, the Applicant submitted an Engineering Permit application. On March 5, 2025, the Applicant submitted for a Construction Permit and provided information about the proposed deck improvements.

On March 6, 2025, the Engineering Department advised that, because the development included more than 300 square feet of additional impervious coverage, the development should have included the installation of stormwater management measures. This communication indicated that the amount of excess impervious coverage was determined based on a comparison of a 2006 survey and the 2024 survey. However, the 2006 survey did not include a 122 square foot addition that was constructed in 2008, with approval.

On March 18, 2025, a denial letter was issued (but not received) advising that the Applicant's lot grading permit was denied and that she was required to submit a list of proposed improvements, including details for the proposed patio, driveway, and walkway.

In response, Mr. Clarke submitted revised lot grading plans, dated April 9, 2025, that included a proposed drywell. On April 23, 2025, the Engineering Department issued comments on the revised lot grading plans and indicated there were additional changes required. Mr. Clarke made those changes, dated April 28, 2025, to the lot grading plan. The

revised lot grading plan was approved by the Engineering Department on May 5, 2025. After the lot grading plan was approved, the file was forwarded to the Zoning Official for zoning review.

On May 21, 2025, the Applicant received a denial letter advising that the Applicant needed to provide additional information, including the existing and proposed measurements for the proposed improvements. By email dated June 9, 2025, the Zoning Officer advised that certain issues had been identified, including, “work done without permit: deck, patio, driveway.” The Zoning Officer also noted that the deck was constructed within the setback and is being expanded; the brick paver patio is within the setback; the driveway needs to be accurately measured; and the building coverage exceeds the maximum permitted building coverage.

As such, the Applicant seeks the following bulk variance relief to complete the project:

1. Bulk variance relief for a rear-yard setback of 23.3 feet to the deck, whereas the minimum required rear-yard setback is 15 feet pursuant to Section 35-9.8.B.5 of the Development Regulations Ordinance (“Ordinance”);
2. Bulk variance relief for a rear-yard setback of 2.0 feet to the patio, whereas the minimum required rear-yard setback to a patio is 15 feet pursuant to Section 35-9.8.B.5 of the Ordinance;
3. Bulk variance relief for a driveway width of 17.8 feet, whereas the maximum permitted driveway width is 18 feet, pursuant to Section 35-14.2.G.1 of the Ordinance;
4. Bulk variance relief for a building coverage of 22.1%, whereas the maximum permitted building coverage is 20% pursuant to Appendix C of the Ordinance of the Ordinance;
5. Bulk variance relief for an existing non-conforming side-yard setback of 7.1 feet, whereas the minimum required side-yard setback is 8 feet pursuant to Appendix C of the Ordinance;

The Applicant acknowledges that she did not have permits for all of the work, but she believed that she had done all that was necessary. At this point, most of the work is completed but for finishing the deck (installing handrails and trim), paving the driveway, and installing the stormwater management system.

The Applicant now seeks bulk variance relief for the aforementioned conditions. She contends that the requested bulk variance relief can be granted pursuant to N.J.S.A. 40:55D-70(c)(2).

N.J.S.A. 40:55D-70(c)(2) requires the Applicant to demonstrate the positive criteria by demonstrating that granting the requested relief will advance the purposes of the Municipal Land Use Law and the benefits of granting the requested relief will substantially outweigh the detriment associated therewith. Specifically, the Applicant contends that the proposal advances purposes (a), (c), and (i) in that it will promote the general welfare; provide adequate light, air and open space; and promote a desirable visual environment through creative development techniques and good civil design and arrangement. The Applicant further contends that the benefits of granting the requested relief, particularly the improvements to the appearance of the Property and improved functionality and updated housing stock, substantially outweigh any detriments associated with the proposal.

N.J.S.A. 40:55D-70(c)(2) also requires the Applicant to demonstrate the negative criteria. The Applicant must demonstrate that granting the requested relief will not result in substantial detriment to the public good or substantial impairment of the Master Plan or Zoning Ordinance. As to the first prong of the negative criteria, the Applicant will demonstrate that the proposal will not impact the neighbors and will improve the appearance of the Property. The proposed improvements are not out of character with the neighborhood. As to the second prong of the negative criteria, the Applicant will demonstrate that the proposal does not rise to the level of a rezoning of the Property and, therefore, will not be inconsistent with the Master Plan or Ordinance. Additionally, the Goals set forth in the 2000 Master Plan include preserving existing residential neighborhoods and encouraging a balanced development pattern, which will protect and enhance long term economic and social interests of present and future residents in order to maintain and improve the City's overall quality of life. The Land Use goals include promoting a desirable visual environment, continuing the tradition of providing for a variety of housing types, and encouraging residential development in locations and at densities which are compatible with existing development patterns. As such the Applicant contends that she will satisfy both the positive and negative criteria and will demonstrate an entitlement to the requested variance relief.



City of Summit
DEPARTMENT OF COMMUNITY SERVICES (DCS)
512 SPRINGFIELD AVENUE
SUMMIT, NJ 07901
(908) 273-6407
ZONINGOFFICE@CITYOFSUMMIT.ORG

Application Date:	5/7/2025
Application Number:	ZA-25-00081
Permit Number:	
Project Number:	
Fee:	\$0

Denial of Application

Date: 5/21/2025

To: MILES DELANEY
501 ELIZABETH AVENUE
SOMERSET, NJ 08873

CC: APP TELE:(732) 543-3529
APP
EMAIL:INFO@DELANEYSHOMEIMPROVEMENTS.COM

RE: 37 WEBSTER AVE
BLOCK: 505 LOT: 21 QUAL: ZONE:

DEAR MILES DELANEY,

Category I, II

Applicant has submitted construction permit stating a replacement of a deck "and small expansion." It also states expansion of driveway and patio.

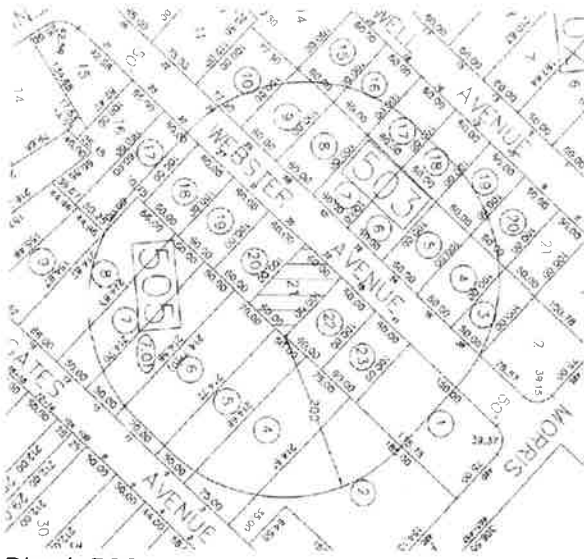
None of these expansions are presented with measurements. Lot coverage is 1.2% shy of the maximum.

Applicant must provide existing and proposed measurements.

Sincerely,


Roger Dornblaser, Zoning Officer, City of Summit

Una Troy
37 Webster Avenue
Block 505, Lot 21
Use Plan



Block 503

Lot 3 – Residential

Lot 4 – Residential

Lot 5 – Residential

Lot 6 – Residential

Lot 7 – Residential

Lot 8 – Residential

Lot 9 – Residential

Lot 10 – Residential

Lot 15 – Residential

Lot 16 – Residential

Lot 17 – Residential

Lot 18 – Residential

Lot 19 – Residential

Lot 20 – Residential

Block 505

Lot 1 – Commercial/B Zone

Lot 2 – Commercial/B Zone

Lot 4 – Residential

Lot 5 – Residential

Lot 6 – Residential

Lot 7 – Residential

Lot 7.01 – Residential

Lot 8 – Residential

Lot 9 – Residential

Lot 17 – Residential

Lot 18 – Residential

Lot 19 – Residential

Lot 20 – Residential

Lot 22 – Residential

Lot 23 – Residential



PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 37 Webster Avenue	Date: July 3, 2025
City, State, Zip Code: Summit, New Jersey 07901	Block: 505 Lot: 21

APPLICANT INFO:

Applicant		Owner (if different)
Name:	Una Troy	
Address:	37 Webster Avenue	
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 / 7 / 25 Emp.: JS	Check #: 1194

Jessica Sando
Zoning/Planning Board Secretary

7/7/25
Date To Eng: 7 / 7 / 25
3:47 am

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
503	3-10, 15-20				
505	1, 2, 4-7, 7.01, 8, 9, 17-20, 22, 23				

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

[Signature]
Engineer/Assistant Engineer

7/9/25
Date

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

[Signature]
Tax Assessor / Staff Assessor

7-9-25
Date

2050

OWNER & ADDRESS REPORT

SUMMIT

505-21 37 WEBSTER AVE - TROY, UNA
UNA TROY

07/09/25 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
503	3		2	RODRIGUEZ, ALEXANDER & JESSICA 38 WEBSTER AVENUE SUMMIT, NJ 07901	38 WEBSTER AVE	
503	4		2	36 WEBSTER LLC 36 WEBSTER AVE SUMMIT, NJ 07901	36 WEBSTER AVE	
503	5		2	FISHMAN, ELLIOT A 34 WEBSTER AVE SUMMIT, NJ 07901	34 WEBSTER AVE	
503	6		2	TELLO, ZORA K 32 WEBSTER AVE SUMMIT, NJ 07901	32 WEBSTER AVE	
503	7		2	GUZA, MARY 30 WEBSTER AVE SUMMIT, NJ 07901	30 WEBSTER AVE	
503	8		2	MISIEWICZ, EWA & PIOTR 28 WEBSTER AVE SUMMIT, NJ 07901	28 WEBSTER AVE	
503	9		2	NEWELL, ELIZABETH 26 WEBSTER AVENUE SUMMIT, N J 07901	26 WEBSTER AVE	
503	10		2	GOULD, MATTHEW J. & STEPHANIE R. 24 WEBSTER AVE SUMMIT, N J 07901	24 WEBSTER AVE	
503	15		2	HAIRSTON, JEROME & SUSAN D. 20 LOWELL AVENUE SUMMIT, N J 07901	20 LOWELL AVE	
503	16		2	TENDLER, ANDREW 18 LOWELL AVE SUMMIT, NJ 07901	18 LOWELL AVE	
503	17		2	VAN TASSEL, ANDREW & ELIZABETH 16 LOWELL AVE SUMMIT, NJ 07901	16 LOWELL AVE	
503	18		2	ALDAPE, RICARDO & LISA 12 LOWELL AVENUE SUMMIT, NJ 07901	12 LOWELL AVE	
503	19		2	TORRES, RENATO A & GRAPSAS, V 10 LOWELL AVE SUMMIT, NJ 07901	10 LOWELL AVE	
503	20		2	GEIBEL, JOHN B & NOBILE, TAYLOR H 8 LOWELL AVE SUMMIT, NJ 07901	8 LOWELL AVE	
505	1		4A	490 MORRIS GROUP LLC 20 VALLEY WOOD DR SOMERSET, NJ 08873	490 MORRIS AVE	
505	2		4A	SAF 480 MORRIS LLC 359 SPRINGFIELD AVE 2ND F SUMMIT, NJ 07091	480 MORRIS AVE	
505	4		2	KOHAUT, MATTHEW P & EILEEN C 9 GATES AVE SUMMIT, NJ 07901	3 GATES AVE	
505	5		2	KOHAUT, MATTHEW P. & EILEEN C. 9 GATES AVENUE SUMMIT, N J 07901	9 GATES AVE	
505	6		2	RAYMOND RD LLC 2 TOOTHE PLACE MADISON, NJ 07940	11 GATES AVENUE	

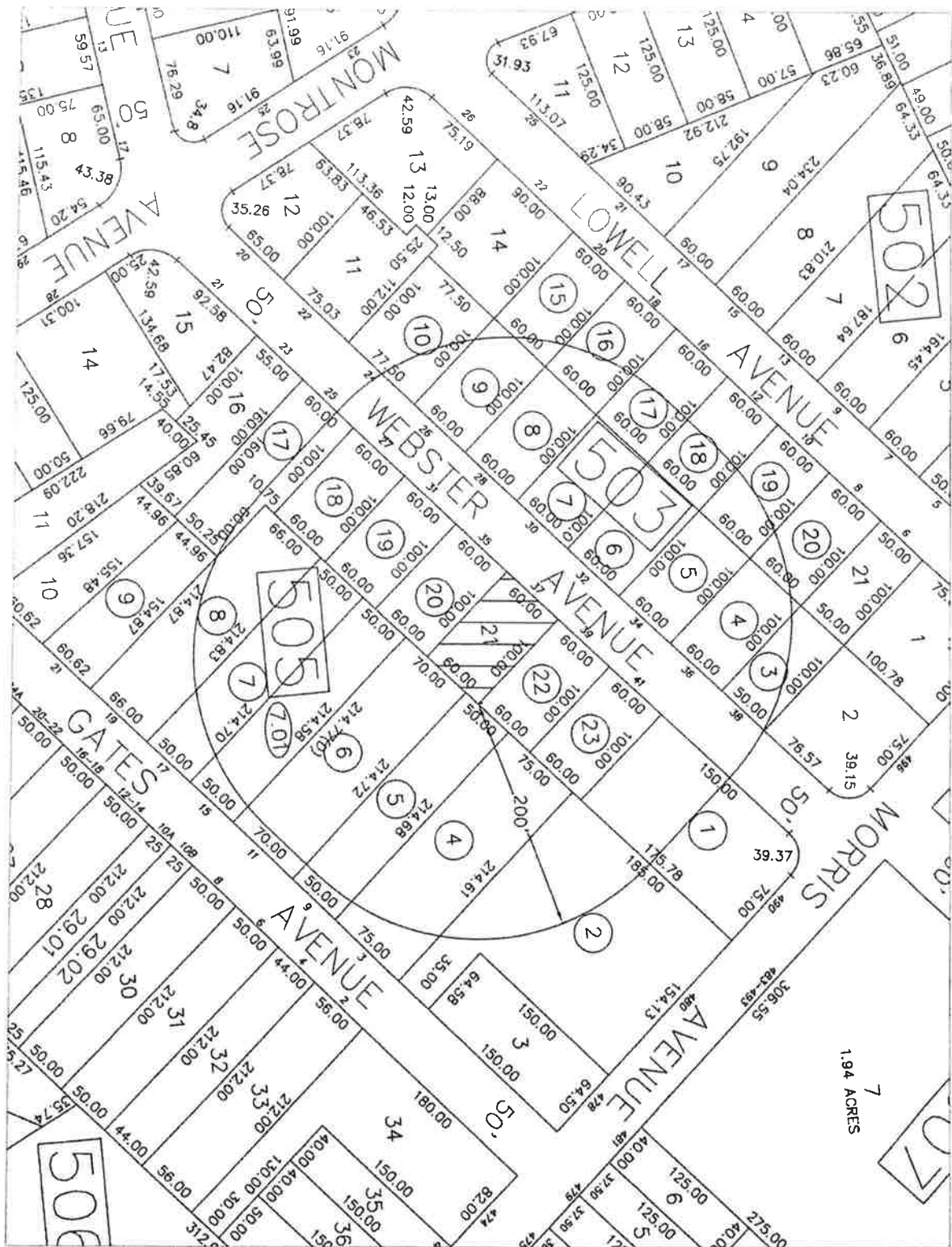
OWNER & ADDRESS REPORT

SUMMIT

505-21 37 WEBSTER AVE - TROY, UNA
UNA TROY

07/09/25 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
505	7		2	CUPO, FRANK & TERESA 17 GATES AVE SUMMIT, NJ 07901	17 GATES AVE	
505	7.01		2	VITA RD LLC 2 TOOTHE PLACE MADISON, NJ 07940	15 GATES AVENUE	
505	8		2	CUPO, S. & E. & CUPO, F. & T. 19 GATES AVE SUMMIT, N J 07901	19 GATES AVE	
505	9		2	CUPO, SEBASTIAN & EVELYN 21 GATES AVE SUMMIT, N J 07901	21 GATES AVE	
505	17		2	HASELUM, JEFFREY & JOSEPHINE 25 WEBSTER AVE SUMMIT, NJ 07901	25 WEBSTER AVE	
505	18		2	GANLEY, ILLYNE R 27 WEBSTER AVENUE SUMMIT, NJ 07901	27 WEBSTER AVE	
505	19		2	PEREZ, ERIC X FIGUEROA/ROBLES, D J O 31 WEBSTER AVE SUMMIT, NJ 07901	31 WEBSTER AVE	
505	20		2	NOWICKA, MARTA K & POITR JANUSZ 35 WEBSTER AVE SUMMIT, NJ 07901	35 WEBSTER AVE	
505	22		2	SENNEGA, ERMELINDA L 39 WEBSTER AVE SUMMIT, NJ 07901	39 WEBSTER AVE	
505	23		2	KENNEDY, JAMES E & KAELE D 41 WEBSTER AVE SUMMIT, NJ 07901	41 WEBSTER AVE	





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**

Una Troy
37 Webster Avenue
Block 505, Lot 21
Notice to 200' Property Owners

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

You are hereby notified, as required by the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 2025 at 7:30 pm in the City Hall Council Chambers, located at 512 Springfield Avenue, Summit, New Jersey, to consider an application submitted by Una Troy, the owner of property located at 37 Webster Avenue, which is designated as Block 505, Lot 21 on the Official Tax Map of the City of Summit (the "Property"). It is located in the R-6 Residence Zone. You are receiving this letter because you are within 200 feet of the Property.

The Applicant received a Notice of Violation on October 24, 2024, stating that she had done work without permits that resulted in the disturbance of more than 600 square feet of land. The disturbance related to the construction and modification of the patio, driveway, and walkway. The Applicant received lot grading plan approval for the work, but did not receive the necessary zoning approvals for violations of the Development Regulations Ordinance ("Ordinance"). The Applicant now seeks the following variance relief:

1. Bulk variance relief for a rear-yard setback of 23.3 feet to the deck, whereas the minimum required rear-yard setback is 30 feet pursuant to Section 35-9.9.B of the Ordinance;
2. Bulk variance relief for a rear-yard setback of 2.0 feet to the patio, whereas the minimum required rear-yard setback to a patio is 15 feet pursuant to Section 35-9.8.B.5 of the Ordinance;
3. Bulk variance relief for a building coverage of 22.1%, whereas the maximum permitted building coverage is 20% pursuant to Appendix C of the Ordinance;
4. Bulk variance relief for an existing non-conforming side-yard setback of 7.1 feet, whereas the minimum required side-yard setback is 8 feet pursuant to Appendix

C of the Ordinance;

5. Any additional variances, design exception, or waiver relief determined to be necessary by the Board and/or its professionals.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected. Beginning Memorial Day and ending Labor Day weekend, City offices are open from 8:00 am to 4:30 pm Monday-Thursday and 8:00 am to 1:00 pm on Fridays. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Amanda C. Wolfe, Esq.
Attorney for Una Troy
Dempsey, Dempsey & Sheehan
387 Springfield Avenue
Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872

Una Troy
37 Webster Avenue
Block 505, Lot 21
Notice of Publication

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

You are hereby notified, as required by the Municipal Land Use Law, that the Zoning Board of Adjustment of the City of Summit, New Jersey, will hold a hearing on _____, 2025 at 7:30 pm in the City Hall Council Chambers, located at 512 Springfield Avenue, Summit, New Jersey, to consider an application submitted by Una Troy, the owner of property located at 37 Webster Avenue, which is designated as Block 505, Lot 21 on the Official Tax Map of the City of Summit (the "Property"). It is located in the R-6 Residence Zone.

The Applicant received a Notice of Violation on October 24, 2024, stating that she had done work without permits that resulted in the disturbance of more than 600 square feet of land. The disturbance related to the construction and modification of the patio, driveway, and walkway. The Applicant received lot grading plan approval for the work, but did not receive the necessary zoning approvals for violations of the Development Regulations Ordinance ("Ordinance"). The Applicant now seeks the following variance relief:

1. Bulk variance relief for a rear-yard setback of 23.3 feet to the deck, whereas the minimum required rear-yard setback is 30 feet pursuant to Section 35-9.9.B of the Ordinance;
2. Bulk variance relief for a rear-yard setback of 2.0 feet to the patio, whereas the minimum required rear-yard setback to a patio is 15 feet pursuant to Section 35-9.8.B.5 of the Ordinance;
3. Bulk variance relief for a building coverage of 22.1%, whereas the maximum permitted building coverage is 20% pursuant to Appendix C of the Ordinance;
4. Bulk variance relief for an existing non-conforming side-yard setback of 7.1 feet, whereas the minimum required side-yard setback is 8 feet pursuant to Appendix

C of the Ordinance;

5. Any additional variances, design exception, or waiver relief determined to be necessary by the Board and/or its professionals.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected. Beginning Memorial Day and ending Labor Day weekend, City offices are open from 8:00 am to 4:30 pm Monday-Thursday and 8:00 am to 1:00 pm on Fridays. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

Amanda C. Wolfe, Esq.
Attorney for Una Troy
Dempsey, Dempsey & Sheehan
387 Springfield Avenue
Summit, NJ 07901
awolfe@ddsnjlaw.com
908-679-8872

THE CITY OF SUMMIT

N E W J E R S E Y

ADDRESS: 37 Webster Avenue

DATE: July 8, 2025

OWNER(S): Una Troy

BLOCK: 505 LOT(S): 21

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: _____