

# COPY



## CITY OF SUMMIT - Department of Community Services (DCS) Application for Development - Worksheet

OFFICE OF PLANNING  
COMMUNITY SERVICES

ORIGINAL FILING  
 RESUBMITTAL OF "INCOMPLETE"

MODIFICATION OF PRIOR APPROVAL  
 AMENDED PLAN(S)

Address: 57 Hobart Ave Summit, NJ 07901  
Block(s) 2611 Lot(s) 3 Zone(s) R-1D

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

Property Owner: John + Stephanie Phone: Guillaume  
Email: Guillaume

Owner Address: 57 Hobart Ave Summit, NJ 07901  
Applicant: John + Stephanie Guillaume Phone: Guillaume

Email: Guillaume

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

① TYPE PROPERTY:  RESIDENTIAL  OTHER  
② Type application:

Appeal  Interpretation  C - Bulk variance  
 D - Use variance  Conditional use  D - Floor area ratio (FAR)  
 Minor subdivision  Major subdivision  Site plan  
 Other

③ Number of lots: 1 Existing  CONCEPT PLAN  PRELIMINARY  FINAL  
④ Number of dwelling units: existing to remain Existing  
Building area: Rear Deck Proposed  Existing  Proposed  
260 sf Existing 460 sf Proposed new \*

(see below) 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: rear deck expansion, AC unit  
relocation, generator relocation

⑦ Signature: Stephanie G. Date: 4/9/25

REAR Deck Expansion (+200 SF)



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

Name of applicant STEPHANIE AND JOHN GUILLAYME Date 05.13.25

Address of property 57 HOBART AVENUE Block 2611 Lot 3

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.

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 (WAIVER REQUESTED)
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. street numbers
  - b. date and graphic scale
  - c. north arrow
  - d. Zone district
  - e. uses of each property within 200 ft.
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 City

✓	—
✓	—
✓	—
✓	—
✓	—
n/a	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
✓	—
n/a	—

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. April 9, 2025

In the matter of the petition of Stephanie + John Guillaume for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioner Stephanie + John Guillaume  
residing at 57 Hobart Ave Summit, NJ 07901 says:

1 Petitioner is the Owner of property  
located at 57 Hobart Ave Summit, NJ 07901

Block 2611, Lot(s) 3 on the Tax Map located in the R-1D 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: Allow for rear deck  
expansion, AC relocation + generator relocation

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

BULK C-Variance

- Lot Coverage  Both are existing
- Site Setback  non-conforming condition
- Site Plan
- AC relocation
- Generator relocation

\* See zoning table for bulk requirements

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

Area of Plot 10,184 square feet

Area of existing structures which will remain 2,344 (includes residence, porches, square feet)

Total area of plot to be occupied by structures 48.2 square feet

Percentage of lot to be occupied by structures 51.2 percent (detached garages)

Proposed set-back, front line 36.11 (No change feet)

Proposed sidelines (specify if corner 7.8; 9.6 (No change) feet)

Proposed rear yard 9.697 feet.

Year house built N/A.

Other pertinent characteristics

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

2021, New driveway

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

Minimal increase in lot coverage  
Existing deck beyond repair  
Safety hazard

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.

Stephanie Guillaume

Petitioner's Phone Number

Petitioner's Email

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

N/A

State of New Jersey  
County of Union

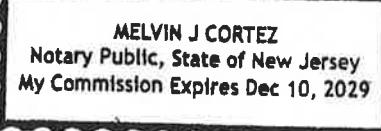
Stephanie Guillaume, being duly sworn, says that she/he is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Stephanie Guillaume  
Petitioner's printed name

Stephanie Guillaume  
Petitioner's signature

Sworn and subscribed before me this

2 day of May 2025  
M. Cortez  
Notary Public



Check here if additional pages are attached.

May 8, 2025

Narrative Summary



### Rear Deck Expansion

**57 Hobart Ave, Summit, NJ 07901**

The above referenced property lies in the R-10 Zoning District. This area requires a Lot Coverage of 35% of the lot size. Currently, the Lot Coverage totals 48.2%. The applicant is seeking variance relief for bulk requirement of Lot Coverage as the proposed total is at 51.2%.

The existing rear deck (260sf) is in complete disrepair and unusable due to the condition of the access stairs and deteriorating structural members. The applicant is proposing rebuilding the existing deck and adding an additional (200sf) to the existing area. The proposed covered deck (460sf) would feature (2) new access stairs and an unvented gas fireplace. The existing condenser units and generator would be relocated towards the existing garage and away from the proposed covered deck. The relocated mechanical units would maintain a 12' (min.) side yard setback. All materials would match the existing residence and there would be no flood lighting that would disrupt the neighbors. The non-conforming side yard setbacks would remain unchanged. With the rear deck expansion, the rear yard setback has changed from 99.99' to 91.97'.

As presented, we believe that the proposed rear deck complies in all other respects to the City of Summit Zoning Board code.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Hasaj'.

Grzegorz Hasaj, AIA







## **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**

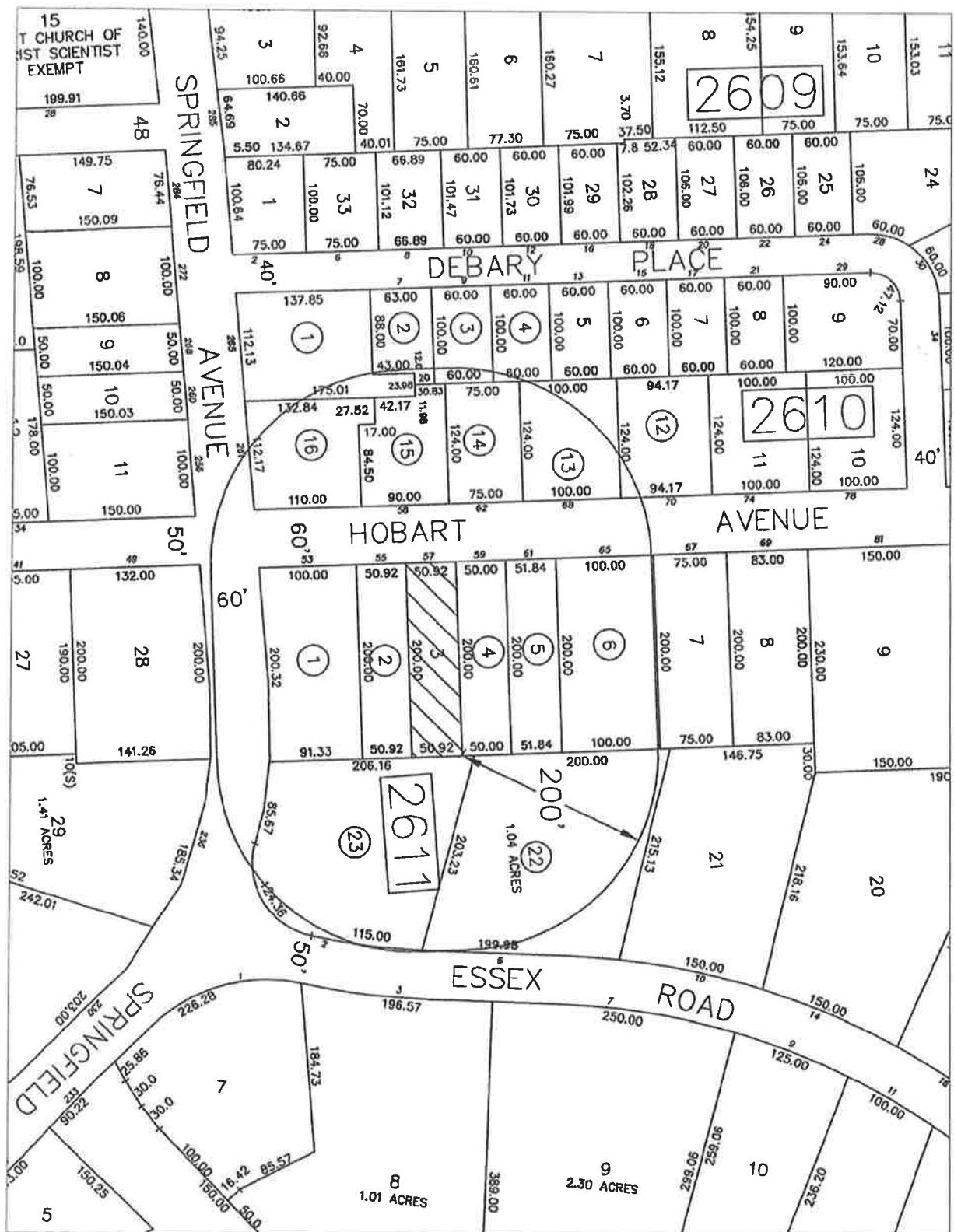
## OWNER &amp; ADDRESS REPORT

SUMMIT

2611-3 57 HOBART AVE - GUILLAUME, STEPHANIE & JOHN  
GREZEGORZ HASAJ (AGENT)

04/30/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2610	1		4A	DEBARY INN 265 SPRINGFIELD LLC 15 CHURCH ST #B MILLBURN, NJ 07041	265 SPRINGFIELD AVE	
2610	2		2	LI, YOUNG & DONG, YAN 7 DE BARY PL SUMMIT, NJ 07901	7 DE BARY PL	
2610	3		2	RAGOZA, JUDY 9 DE BARY PL SUMMIT, NJ 07901	9 DE BARY PL	
2610	4		2	LAWLER, JACINTA 11 DE BARY PL SUMMIT, NJ 07901	11 DE BARY PL	
2610	12		2	INDELICATO, DAVID P & LISA A 70 HOBART AVE SUMMIT, NJ 07901	70 HOBART AVE	
2610	13		2	ROBINSON, WILLIAM C. & JACQUELINE J 68 HOBART AVE SUMMIT, NJ 07901	68 HOBART AVE	
2610	14		2	FLEISCHMANN, JAMES G. & LYNNE L.R. 62 HOBART AVE SUMMIT, NJ 07901	62 HOBART AVE	
2610	15		2	MAZZA, CHRISTOPHER T & MEGHAN L 58 HOBART AVE SUMMIT, NJ 07901	58 HOBART AVE	
2610	16		2	GARG, SUNIL 261 SPRINGFIELD AVE SUMMIT, NJ 07901	261 SPRINGFIELD AVE	
2611	1		2	SHEA, DANIEL POWELL & KRISTIN U 53 HOBART AVE SUMMIT, NJ 07901	53 HOBART AVE	
2611	2		2	KEIL, ADAM & ELIZABETH 55 HOBART AVE SUMMIT, NJ 07901	55 HOBART AVE	
2611	4		2	ROBIC, ANA & FEUERSTAKE, R 59 HOBART AVE SUMMIT, NJ 07901	59 HOBART AVE	
2611	5		2	CAROL ANN MERRITT FAMILYGST 5 TARA WAY TUCKAHOE, NY 10707	61 HOBART AVE	
2611	6		2	BURKE, ROBERT P. & CASSANDRE A. 65 HOBART AVE SUMMIT, NJ 07901	65 HOBART AVE	
2611	22		2	SALZMAN, CHARLES & JENNIFER 6 ESSEX RD SUMMIT, NJ 07901	6 ESSEX RD	
2611	23		2	SAVARESE, ROBERT H & DENISSEN, MELINDA 2 ESSEX RD SUMMIT, NJ 07901	2 ESSEX RD	



# THE CITY OF SUMMIT

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## NEW JERSEY

City Hall

512 Springfield Avenue

Summit NJ 07901

Patricia R. Dougherty  
Collector of Taxes

Telephone (908) 273-6403  
Fax (908) 608-1214

**ADDRESS:** 57 Hobart Ave. Summit, NJ 07901 **DATE:** 4/9/25  
**OWNER(S):** John Guillaume  
Stephanie Guillaume  
**BLOCK:** #2611 **LOT(S):** # 3

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

## 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

57 Hobart Avenue Summit NJ, Block 2611, Lot 3,  
07901

The conditions affecting this property and the reason for the application being heard are as follows: The scope of work is limited to replacing & extending the existing structurally unsound wood deck with stair (260 SF) with a proposed covered wood deck with stairs (460SF). Due to the proposed stair locations, the existing generator will need to be relocated to the Southerly side of the residence near the driveway, maintaining a minimum set

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.

Stephanie Guillaume  
Applicant's printed name

(5) Non conforming conditions exist with the aforementioned property:

1. Lot Width (No change)
2. Side Setback (No change)
3. Building Coverage (variance)
4. Lot Coverage (variance)  
Side setback for generator (variance)

## NOTICE OF HEARING

DATE 8/7/25

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 57 Hobart Ave Summit, NJ 07901.

The conditions affecting this property and the reasons for the application being heard are as follows. The scope of work is limited to replacing + extending the existing structurally unsound wood deck with stairs (260sf) with a proposed covered wood deck with stairs (460sf) Due to the proposed stair locations, the existing generator will be relocated to the Southerly side of the residence, near the Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing driveway, maintaining a minimum setback of 8.5 ft. from the side property line.

The application forms and supporting documents are on file in the Department of Community Services, 512 Springfield Avenue, and may be inspected any workday between the hours of 8:30 a.m. and 4:00 p.m. Any interested party may appear at the hearing and participate therein, subject to the rules of the Board.

(5) Non conforming conditions exist with the aforementioned property:

Stephanie Guillaum  
Applicant's signature

Stephanie Guillaum  
Applicant's printed name

1. Lot width (No change)
2. Side setback (No change)
3. Building coverage (variance)
4. Lot coverage (variance)
5. Side setback for generator (variance)

AFFIDAVIT OF PROOF OF SERVICE  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT

PROOF OF SERVICE OF NOTICES REQUIRED BY THE MUNICIPAL LAND USE LAW  
MUST BE FILED WITH THE ADMINISTRATIVE OFFICES OF THE BOARD AND VERIFIED  
AT LEAST TWO DAYS PRIOR TO THE DATE OF THE HEARING.

STATE OF NEW JERSEY }  
                          } ss  
COUNTY OF UNION    }

Stephanie Guillaume, of full age, being duly sworn according to law, deposes  
and says that he/she/they reside(s) at 57 Hobart Ave in the City  
of Summit, County of Union, and he/she/they is (are) the applicant(s) in  
a proceeding before the Zoning Board of Adjustment of Summit, New Jersey, said proceeding  
being an appeal or an application under the Development Regulations Ordinance, and which  
relates to premises known as 57 Hobart Ave, Summit, and that on  
20, gave written notice of the hearing on this application to each and all of  
the persons upon whom service must be made, in the required form and according to the  
attached list(s), and in the manner attached hereto.

Stephanie Guillaume  
Applicant's printed name

  
Applicant's signature

Sworn and subscribed before me

this 2 day of May, 2025

M. Cortez  
Notary Public

MELVIN J CORTEZ  
Notary Public, State of New Jersey  
My Commission Expires Dec 10, 2029