

COPY



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: 57 Hobart Ave Summit, NJ 07901

Block(s) 2611 Lot(s) 3 Zone(s) R-10

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

Property Owner: John + Stephanie Phone [REDACTED]

Email: [REDACTED] Guillaume

Owner Address: 57 Hobart Ave Summit, NJ 07901

Applicant: John + Stephanie Phone [REDACTED]

Email: [REDACTED]

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

1 TYPE PROPERTY: ☒ RESIDENTIAL ☐ OTHER

2 Type application:

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

☐ CONCEPT PLAN

☐ PRELIMINARY

☐ FINAL

3 Number of lots: 1 Existing 1 Number of dwelling units 1 Existing
Rear Deck Proposed existing to remain Proposed

4 Building area: 260 Existing
460 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 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

Date 05-17-25

Address of property 57 GUILLAUME 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.

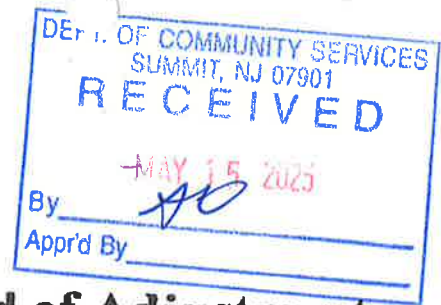
NOTE: You must collate many of the items on this checklist into separate packages – please refer to the Procedure for Filing Applications to the Zoning Board of Adjustment for instructions.

	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 (WAIVER REQUESTED)	_____	_____
6. Thirteen copies of the zoning officer's decision (If applicable)	N/A	_____
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)	N/A	_____
13. Site plan submittal (If applicable)	N/A	_____
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.	N/A	_____

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. 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-10 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 7 Both are existing
- Site Setback 7 non-conforming condit
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, porch, detached garages) 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

Proposed set-back, front line 36.1 (No change) feet

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

Proposed rear yard 96.97 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

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

☐ 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 cursive script, appearing to read 'G. Hasaj', is written over a light gray background.

Grzegorz Hasaj, AIA





PROPERTY OWNERS LIST / 200 FOOT LIST

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



PROPERTY INFO:

Address: 57 Hobart Avenue
 City, State, Zip Code: Summit, NJ 07901
 Date: 4/9/25
 Block: 2611 Lot: 3

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Grzegorz Hasaj (Agent)	John + Stephanie Guillam
Address:	37 Old Wood Rd. Morris Plains	57 Hobart Avenue
Email: (required)	[REDACTED]	[REDACTED]
Phone:	[REDACTED]	[REDACTED]

PAYMENT INFO: ☐ WITH Map (\$11) ☐ WITHOUT Map (\$10) * Applicant must attach their own map if selected.

Fee Paid: ☐ YES ☐ NO
 Date: ___/___/___ Emp.: ___
☐ Check ☐ Cash
 Check #: _____

Zoning/Planning Board Secretary

Date

To Eng: ___/___/___
 :___ am/pm

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
2610	1-4, 12-16				
2611	1, 2, 4-6, 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 - Voorhees, NJ 08043
- ☒ UTILITY: PSE&G, Attn: Manager -Corporate Properties ~ 80 Park Plaza, T6B - Newark, NJ 07102
- ☐ OTHER MUNICIPALITY: ☐ Property owner(s) in an adjacent municipality ☐ Clerk in an adjacent municipality
- ☐ COUNTY: County Planning Board if the property is on a county road
- ☐ STATE: Commissioner of Transportation if on/adjacent to state highway/property ~ P.O. Box 600 Trenton, NJ 08625-0600

Engineer/Assistant Engineer

Date

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

Tax Assessor / Staff Assessor

Date

#2017



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**

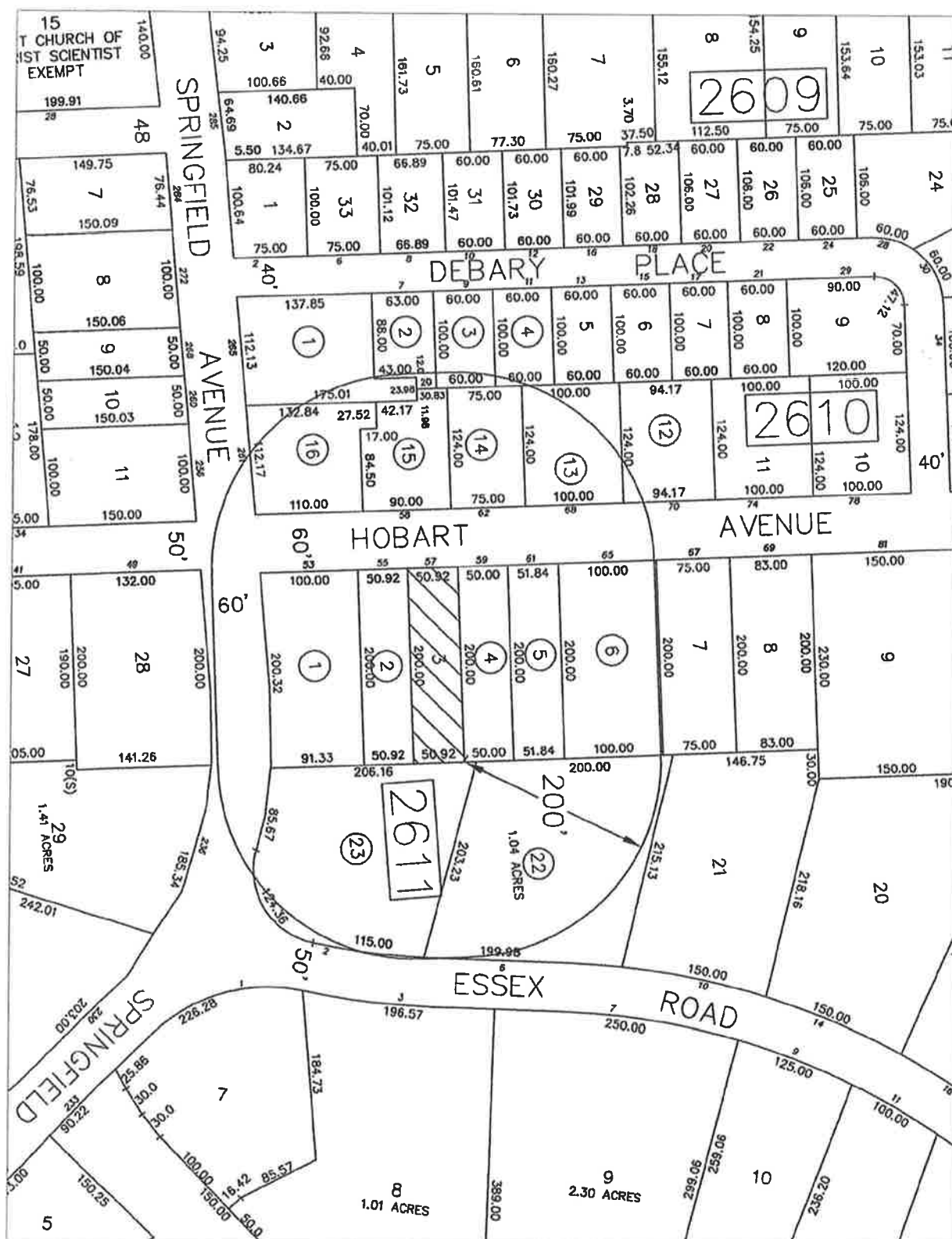
OWNER & ADDRESS REPORT

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, N J 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, N J 07901	68 HOBART AVE	
2610	14		2	FLEISCHMANN, JAMES G. & LYNNE L.R. 62 HOBART AVE SUMMIT, N J 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, N J 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 FAMILY GST 5 TARA WAY TUCKAHOE, NY 10707	61 HOBART AVE	
2611	6		2	BURKE, ROBERT P. & CASSANDRE A. 65 HOBART AVE SUMMIT, N J 07901	65 HOBART AVE	
2611	22		2	SALZMAN, CHARLES & JENNIFER 6 ESSEX RD SUMMIT, N J 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

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: 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 (460 sf). 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 back of 8.5 ft from the side property line. 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 driveway. Applicant requests any other waivers or variances as may be required by the Board or its professionals at the time of the hearing, 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:

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

Applicant's signature

Applicant's printed name

**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

Stephanie Guillaume
Applicant's signature

Sworn and subscribed before me

this 2 day of May, 2025

M. Cortez
Notary Public

