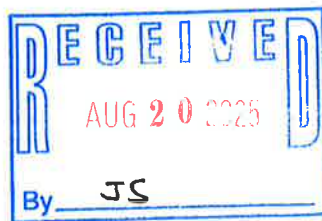


Alfonso
& Webber



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

August 20, 2025

Via Hand Delivery

Ms. Jessica Sands
Land Use Assistant/Secretary to the Board
Board of Adjustment
City of Summit
512 Springfield Avenue
Summit, NJ 07901

**Re: Application for Development
 71 Hillcrest Avenue
 Block 2006, Lot 10
 Summit, NJ 07901**

Dear Ms. Sands:

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 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';
- 13 copies of the Area Map;
- 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;
- 1 check in the amount of \$800, for the escrow fee; and
- 1 copy of the W-9 Form.

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

cc: Tyler and Lindsey Rhoten
Kimberly Tone, RA,
Andrew Clarke, P.E.
Jarrett Kest, LLA



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: **71 Hillcrest Avenue**

2006

10

R-25

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

Property Owner: **Tyler and Lindsey Rhoten, Managing Members,
 71 Hillcrest Avenue LLC**

c/o Alfonso & Webber, LLC
 Phone: **609-807-8643**

Email: **samantha@alfonsoandwebber.com; james@alfonsoandwebber.com**

Owner Address:

Applicant: **Owners are the applicants**

Phone: **c/o Alfonso & Webber, LLC
 609-807-8643**

Email: **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 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 1 Proposed

5 Building area: 2,159 s.f. Existing
2,715 s.f. Proposed new *
2,715 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:

7 Signature

**Alfonso & Webber, LLC,
 Attorneys for Applicant**

Samantha T. Alfonso, Esq.

Date

August 18, 2025



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



Name of applicant Tyler and Lindsey Rhoten, Managing Members,
71 Hillcrest Avenue LLC Date August 18 , 2025

Address of property 71 Hillcrest Avenue Block 2006 Lot 10

Approval requested: ☐ Appeal zoning officer decision ☐ Interpret Ordinance or Map
☒ Bulk variance ☐ Use variance

NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.
NOTE: You must collate many of the items on this checklist into separate packages – please refer to the *Procedure for Filing Applications to the Zoning Board of Adjustment* for instructions.

| | Applicant | City |
|--|------------------|-------------|
| 1. Original and 12 copies of application form | ✓ | |
| 2. Original and 12 copies of narrative description of project | ✓ | |
| 3. Original and 12 copies of plat/property survey, showing the existing and proposed building setbacks | ✓ | |
| 4. Original and 12 copies of proposed structure, including interiors | ✓ | |
| 5. Grading plan | ✓ | |
| 6. Thirteen copies of the zoning officer's decision (If applicable) | ✓ | |
| 7. Thirteen copies of the area map of properties within 200 feet, showing each of the following items: | | |
| a. <u>street numbers</u> | | |
| b. <u>date and graphic scale</u> | | |
| c. <u>north arrow</u> | | |
| d. <u>Zone district</u> | | |
| e. <u>uses of each property within 200 ft.</u> | ✓ | |
| 8. Original and 12 copies of the certified list of owners of property within 200 feet. | ✓ | |
| 9. Original copy of evidence of paid property taxes | ✓ | |
| 10. Original copy of the proposed notice to owners within 200' | ✓ | |
| 11. Original copy of the proposed advertisement | ✓ | |
| 12. Subdivision submittal (If applicable) | 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. | ✓ | |

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 18, 2025

In the matter of the petition of Tyler and Lindsey Rhoten for relief from the
strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioners Tyler and Lindsey Rhoten (through their LLC: 71 Hillcrest Avenue LLC
residing at 77 Hillcrest Avenue says:

Petitioners are

I Petitioner is the owners of property
located at _____

Block 2006, Lot(s) 10 on the Tax Map located in the R-25 Zone.

- 2a.) With respect to said property petitioner desires a variance, special exception, or other relief
from the bulk requirements of the Zoning Ordinance of the City of Summit to permit the use of
the property in the following manner:

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.

Application for Development
Tyler and Lindsey Rhoten (71 Hillcrest Avenue, LLC)
71 Hillcrest Avenue
Lot 10, Block 2006
Summit N.J.

Memorandum in Support of Application for Development

Tyler and Lindsey Rhoten, managing members of the owner LLC, 71 Hillcrest Avenue, LLC, request permission to construct a new home at 71 Hillcrest for their parents, next to Tyler and Lindsey's home at 77 Hillcrest.

Toward this end, they request the Board of Adjustment approve their application and grant the following variances necessary to realize their proposal:

- Variance relief pursuant to N.J.S.A. 40:55d-70(c) for *lot coverage*: where 4,710 s.f. is permitted, 5,126 s.f. is proposed;
- Variance relief pursuant to N.J.S.A. 40:55d-70(c) for *building coverage*: where 2,198 s.f. is permitted, 2,715 s.f. is proposed;
- Variance relief pursuant to N.J.S.A. 40:55d-70(c) for *average front yard setback*: where the Hillcrest average is 59.6 ft., 37 ft. is proposed;
- Variance relief pursuant to N.J.S.A. 40:55d-70(c) to allow a *front entry garage*: where front entry garages are permitted with lot widths of 90 feet, the Bellevue lot width is 100'; and
- Such other relief as the Board may consider fair and reasonable.

The property is located in the R-25 Zone District, which establishes a lot area of 30,000 s.f. for corner lots; the Rhoten's lot is a corner lot located at the intersection of Hillcrest and Bellevue.

It contains only 15,700 s.f. or about one-half of the required 30,000 s.f. This diminished lot size contributes to the referenced coverage variances.

Lot coverage and Building coverage.

The lot coverage exceeds that permitted by about 415 s.f. Contributing factors include the walkways between 71 and 77 Hillcrest (650 s.f.), the hammerhead in the driveway to facilitate turnarounds and avoid backing out onto Bellevue (150 s.f. +/-), and the covered front porch (454 s.f.).

These are amenities that contribute to safety (the hammerhead), to architectural interest consistent with the style and the area (front porch), and to an enjoyment of the residential character (connecting walkways).

Certainly, the small lot size contributes; this home, the porch, the hammerhead, would fit well within the standards if the lot size were larger. Even as a ratio, and the author is not a statistician,

common sense would suggest that when the denominator falls to half the standard, the correlating ratio should adjust to reflect that significant change.

As to building coverage, some of the same factors apply to the building coverage variance: while the building exceeds the permitted by about 515 s.f., the covered, open front porch contains 454 s.f.; the covered rear porch adds another 266 s.f.

The benefits to be gained – increased safety and maneuverability, attractive aesthetics, and the enhanced residential neighborliness – substantially outweigh any detriment.

Average front yard setback.

The average front yard setback along Hillcrest is almost 60 feet (59.6') The Rhoten's lot is only 100 feet deep when measured from Hillcrest. The required side yard – a corner lot does not have a rear yard – is 17'.

When the average front yard of 59.6 feet and the required side yard of 17 feet are combined, it leaves only 23.4 feet of depth for the house.

The small size and limited depth present an undue hardship and practical difficulty to the Rhotens in building this home.

Front entry Garage.

The lot width along Bellevue is 100'. A front entry garage would be permitted if the lot width is 90 feet; however, the constraints of the site – narrow and shallow – prevent the construction of a side facing garage.

The proposed location will comply with the Bellevue average front yard setback of 43.5', will be further removed from passersby by another 10 feet for a setback of 52 feet, will be carefully screened, and set an appropriate distance from the intersection with Hillcrest.

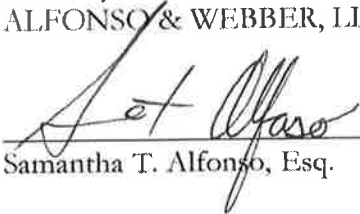
Negative Criteria.

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

- The home is a permitted use in the R-25 Zone district;
- It will be architecturally consistent with the area, attractive and designed to fit within the shallow and narrow lot shape;
- The Hillcrest Avenue setback will provide greater distance from the adjoining properties with the majority of the home 25' from the Bellevue side yard;
- The open, covered front porch provides architectural interest and aesthetics to the benefit of the neighborhood and the homeowners;
- The site will be well landscaped;
- Stormwater will be managed; and
- Property values will be unaffected.

It is respectfully requested that the within application be approved by the Board.

Sincerely,
ALFONSO & WEBBER, LLC



A handwritten signature in cursive script, appearing to read "S. Alfonso", is written over a horizontal line.

Samantha T. Alfonso, Esq.

*See also attached Zone Schedule

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

Area of Plot 15,700 square feet

Area of existing structures which will remain 3,835 square feet

Total area of plot to be occupied by structures 5,126 square feet

Percentage of lot to be occupied by structures 32.6 percent

Proposed set-back, front lineHill Crest 37'; Bellevue 52.3'feet;

Proposed sidelines (specify if corner _____ feet: Corner* Hill crest 69.8'; Bellevue 57'

Proposed rear yard N/A feet

Year house built approx. 1923

Other pertinent characteristics

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

None known.

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.

R-25 RESIDENCE ZONE

| <u>BULK REQUIREMENT DESCRIPTION</u> | <u>REQUIRED/ALLOWED</u> | <u>EXISTING</u> | <u>PROPOSED</u> |
|-------------------------------------|-------------------------|--------------------|---------------------|
| LOT AREA | 25,000 S.F. | 15,700 S.F. | NO CHANGE |
| LOT WIDTH—HILL CREST | 100 FT. | 154.6 FT. | NO CHANGE |
| LOT WIDTH—BELLEVUE | 100 FT. | 100.6 FT. | NO CHANGE |
| FRONT YARD—HILL CREST | 35 FT. | 33.7 FT. | 37.0 FT. |
| FRONT YARD—BELLEVUE | 35 FT. | 27.3 FT. | 52.3 FT. |
| SIDE YARD—HILL CREST | 17 FT. | 54.0 FT. | 17.5 FT. |
| SIDE YARD—BELLEVUE | 17 FT. | 16.7 FT. | 20.0 FT. |
| COMB. SIDE YARD—HILL CREST | 40% (61.8') | 52.6% (81.3') | 45.1% (69.8') |
| COMB. SIDE YARD—BELLEVUE | 40% (40.2') | 50.1% (50.4') | 56.7% (57.0') |
| BUILDING HEIGHT | 35 FT. | -- FT. | 34.4 FT. |
| MAX. LOT COVERAGE | 30% (4,710 S.F.) | 24.4% (3,835 S.F.) | 32.6% (5,126 S.F.)* |
| MAX. BUILDING COVERAGE | 14% (2,198 S.F.) | 13.8% (2,159 S.F.) | 17.3% (2,715 S.F.)* |
| MAX. FLOOR AREA RATIO | 25% (3,925 S.F.) | --% (-- S.F.) | 24.2% (3,803 S.F.) |

COVERAGE CALCULATIONS

| | <u>EXISTING</u> | <u>CHANGE</u> | <u>PROPOSED</u> |
|------------------------|-----------------|------------------|-----------------|
| HOUSE | 2,017 S.F. | REMOVE & REPLACE | 1,995 S.F. |
| FRONT PORCH | 142 S.F. | REMOVE & REPLACE | 454 S.F. |
| REAR PORCH | 0 S.F. | NEW | 266 S.F. |
| REAR WALKS/PATIO/STEPS | 665 S.F. | REMOVE & REPLACE | 650 S.F. |
| FRONT WALK | 256 S.F. | REMOVE & REPLACE | 260 S.F. |
| FRONT CONNECTING WALK | 109 S.F. | REMOVE & REPLACE | 290 S.F. |
| CHIMNEYS | 0 S.F. | NEW | 24 S.F. |
| PAVED DRIVEWAY | 646 S.F. | REMOVE & REPLACE | 1,187 S.F. |
| TOTAL COVERAGE | 3,835 S.F. | | 5,126 S.F. |

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

Petitioner

Petitioner's Phone Number 609-807-8643/
862-812-2169

Samantha T. Alfonso, Esq.

Petitioner's Email

c/o Alfonso & Webber, LLC,
350 Springfield Ave #2, Summit, NJ 07901
samantha@alfonsoandwebber.com
james@alfonsoandwebber.com

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

Samantha Alfonso + James Webber
Alfonso & Webber, LLC
350 Springfield Avenue #201
Summit, NJ 07901
609-807-8643; cell 862-812-2169

State of New Jersey
County of Union

Samantha Alfonso

, 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

Samantha Alfonso

Petitioner's printed name

Petitioner's signature

By: Samantha T. Alfonso, Esq.

Sworn and subscribed before me this

18 day of August, 2025

Notary Public

☒ Check here if additional pages are attached

DOREEN DELDUCA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 6, 2028



PROPERTY OWNERS LIST / 200 FOOT LIST

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


PROPERTY INFO:

| | |
|--|-----------------------------------|
| Address: 71 Hillcrest Avenue | Date: July 14, 2025 |
| City, State, Zip Code: Summit, NJ 07901 | Block: 2006 Lot: 10 |

APPLICANT INFO:

| | Applicant | Owner (if different) |
|--|--|------------------------|
| Name: | Tyler & Lindsey Rhoten c/o Alfonso & Webber, LLC | Owner is the applicant |
| Address: | 350 Springfield Avenue, #201 Summit, NJ 07901 | |
| Email: <small>(required)</small> | 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 Date: 7 / 14 / 25 Emp.: JS | <input checked="" type="checkbox"/> Check Check #: 1294 | <input type="checkbox"/> Cash |
|--|--|--------------------------------------|

Sandra Landa

Zoning/Planning Board Secretary

7/14/25

Date

To Eng: 7 / 14 / 25

1 : 26 am/pm

| Block | Lot(s) | Block | Lot(s) | Block | Lot(s) |
|-------|-----------|-------|--------|-------|--------|
| 1101 | 13,14 | | | | |
| 1104 | 7-10 | | | | |
| 2006 | 8,9,11,12 | | | | |
| 2101 | 9,10 | | | | |
| | | | | | |
| | | | | | |

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

[Signature]

Engineer/Assistant Engineer

7/17/25

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

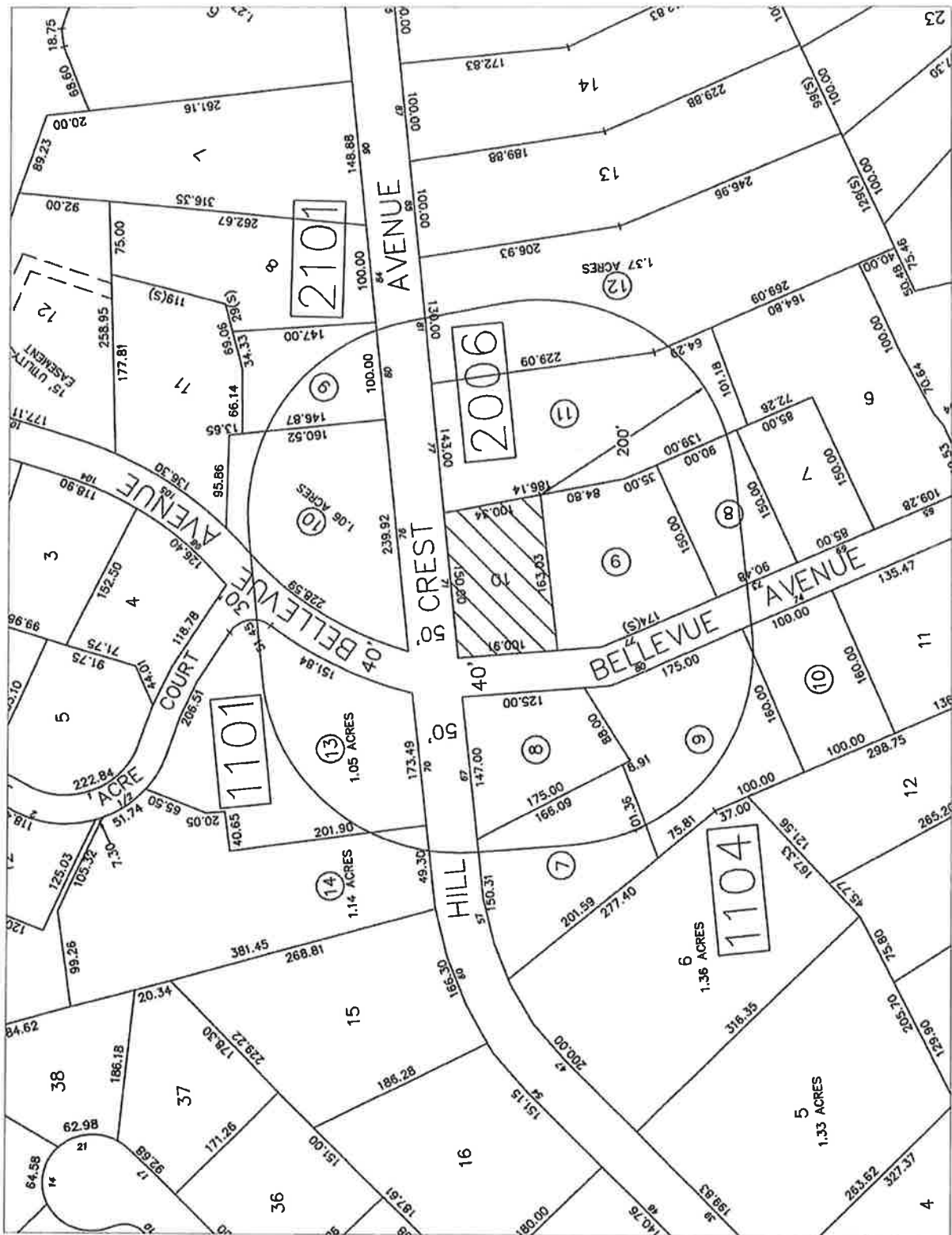
OWNER & ADDRESS REPORT

SUMMIT

07/17/25 Page 1 of 1

2006-10 71 HILL CREST AVE - 71 HILLCREST AVENUE LLC
TYLER & LINDSEY RHOTEN

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|-------|-----|------|-----|--|-------------------|------------|
| 1101 | 13 | | 2 | REDDY FAMILY QUALIFIED PERSONAL RES 70 HILL CREST AVE SUMMIT, NJ 07901 | 70 HILL CREST AVE | |
| 1101 | 14 | | 2 | ROBERT METROS 2013 TRUST 1/2 CREST ACRE CT SUMMIT, NJ 07901 | 1/2 CREST ACRE CT | |
| 1104 | 7 | | 2 | RECUPERO, DARREN & LISA 57 HILL CREST AVE SUMMIT, NJ 07901 | 57 HILL CREST AVE | |
| 1104 | 8 | | 2 | SHAFFER, STEFAN & AMY 67 HILL CREST AVE SUMMIT, NJ 07901 | 67 HILL CREST AVE | |
| 1104 | 9 | | 2 | APPELBAUM, MICHAEL R & KRISTIN R 80 BELLEVUE AVE SUMMIT, NJ 07901 | 80 BELLEVUE AVE | |
| 1104 | 10 | | 2 | KATHERINE SIEGFRIED 2024TRUST 280 WOODLAND AVE SUMMIT, NJ 07901 | 74 BELLEVUE AVE | |
| 2006 | 8 | | 2 | SILVESTRI, ERIC & SHERIDAN, EMILY 73 BELLEVUE AVE SUMMIT, NJ 07901 | 73 BELLEVUE AVE | |
| 2006 | 9 | | 2 | TVETENSTRAND, HELEN & PAUL 77 BELLEVUE AVENUE SUMMIT, N J 07901 | 77 BELLEVUE AVE | |
| 2006 | 11 | | 2 | 77 HILLCREST AVENUE TRUST 77 HILL CREST AVENUE SUMMIT, NJ 07901 | 77 HILL CREST AVE | |
| 2006 | 12 | | 2 | LYNESS, JOHN F. & CATHERINE 81 HILL CREST AVE SUMMIT, NJ 07901 | 81 HILL CREST AVE | |
| 2101 | 9 | | 2 | LEACH, CRAIG J. 39 BEECHWOOD RD SUMMIT, NJ 07901 | 80 HILL CREST AVE | |
| 2101 | 10 | | 2 | BREDAHL, J. ROBERT & KIMBERLY J. 76 HILL CREST AVE SUMMIT, NJ 07901 | 76 HILL CREST AVE | |





Public Utility Registration List Request for Notice Hearings

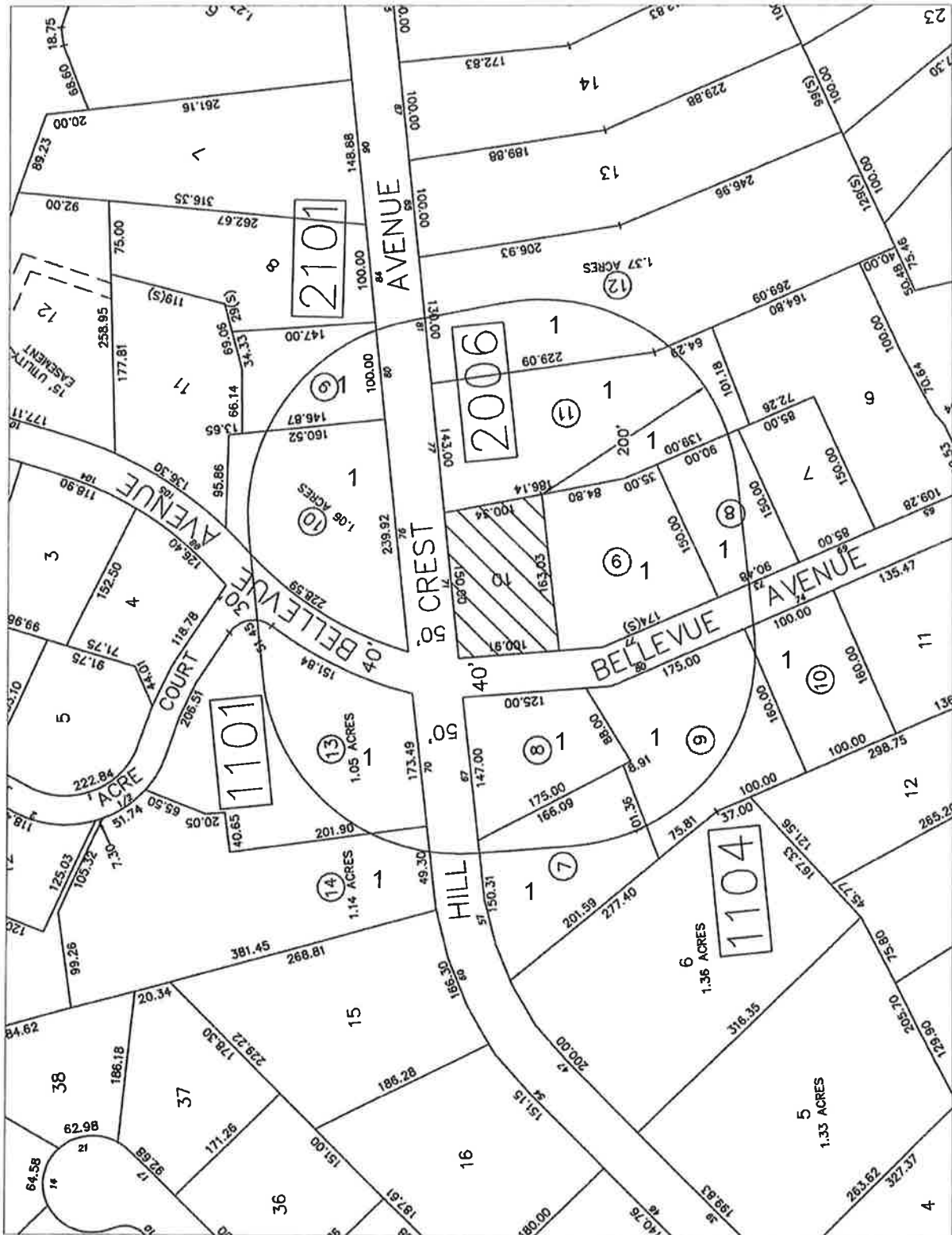


Any public utility, cable television company, local or other utility may request service of notice of hearings for development, pursuant to J.J.S.A 40:55D-12, et seq., provided the utility has an easement or other form of right-of-way.

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**

North (approx.)



For Distribution

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

Take notice that the Board of Adjustment of the City of Summit will conduct a public hearing at 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 _____, 2025. The hearing may be continued on such dates thereafter as may be necessary in the judgment of the Board to complete the hearings and deliberations on an application for development by Tyler and Lindsey Rhoten (71 Hillcrest Avenue, LLC), regarding permission to construct a new home at 71 Hillcrest Avenue, Summit, New Jersey, and designated on the Tax Maps of the City of Summit as Block 2006, Lot 10, for their parents, next to Tyler and Lindsey's home located at 77 Hillcrest Avenue.

The applicants request variance relief from the strict application of the Development Regulations Ordinance regulating building coverage, lot coverage, average front yard setback, front-entry garages, and disturbance of steep slopes, 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 and available for inspection in connection herewith. 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 City Hall, 512 Springfield Avenue, Summit, N.J. 07901, during the business hours of 9:00 a.m. to 4:00 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12.

ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: _____
Samantha T. Alfonso, Esq.

Dated:

For Publication

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

Take notice that the Board of Adjustment of the City of Summit will conduct a public hearing at 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 _____, 2025. The hearing may be continued on such dates thereafter as may be necessary in the judgment of the Board to complete the hearings and deliberations on an application for development by Tyler and Lindsey Rhoten (71 Hillcrest Avenue, LLC), regarding permission to construct a new home at 71 Hillcrest Avenue, Summit, New Jersey, and designated on the Tax Maps of the City of Summit as Block 2006, Lot 10, for their parents, next to Tyler and Lindsey's home located at 77 Hillcrest Avenue.

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All maps and documents for which approval is sought are available for public inspection at City Hall, 512 Springfield Avenue, Summit, N.J. 07901, during the business hours of 9:00 a.m. to 4:00 p.m.

This notice is being given pursuant to N.J.S.A. 40:55D-12.

ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: _____
Samantha T. Alfonso, Esq.

Dated:

THE CITY OF SUMMIT
N E W J E R S E Y

ADDRESS: 71 Hillcrest Avenue

DATE: 8/13/2025

OWNER(S): 71 Hillcrest Avenue LLC (Tyler & Lindsey Rhoten)

BLOCK: 2006 **LOT(S):** 10

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.


Deputy **Eisa Lake**
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed: _____

File ZB/PB# _____

Received by: _____

THE CITY OF SUMMIT
N E W J E R S E Y

ADDRESS: 71 Hillcrest Avenue

DATE: 8/13/2025

OWNER(S): 71 Hillcrest Avenue LLC (Tyler & Lindsey Rhoten)

BLOCK: 2006 **LOT(S):** 10

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.


Deputy Elsa Lake
Collector of Taxes

For Office Use Only:

Department of Community Services

Date filed:

File ZB/PB#

Received by: