

**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: 4 Hughes Place

Block(s) 4202 Lot(s) 18

Zone(s)

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

Property Owner Mami Maleki

Phone [REDACTED]

Email: [REDACTED]

Owner Address: 4. Hughes place Summit NJ

Applicant: Mami Maleki

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:

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 2654 Existing

-0- Proposed new \*

2654 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 M. Maleki

Date

1-20-25



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

Name of applicant Jani Maleki Date 2-18-25

Address of property 4 Hughes Place Block 4209 Lot 18

Approval requested:  Appeal zoning officer decision  Bulk variance  Interpret Ordinance or Map  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
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
N/A	N/A

**Applicant - Please do not write below this line**

On \_\_\_\_\_, this submittal was deemed complete  incomplete

JB-25-2284

DEPT. OF ~~GENERAL~~ SERVICES

RECEIVED

FEB 19 2025

By \_\_\_\_\_

App'd By \_\_\_\_\_

## Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N.J. 1-20 .20.25

In the matter of the petition of 4 Hughes place for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit

Petitioner Mani Maleki  
residing at 4 Hughes place says:

I Petitioner is the Owner of property  
located at 4 Hughes place

Block 4202 Lot(s) 18 on the Tax Map located in the \_\_\_\_\_ 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: As a residential Property. A 2nd floor bathroom is to be built. Structure of the bathroom requires a dormer to be installed on the east side of the 2nd fl. roof. Also an A/C unit to be installed on the east side of the house facing Balsoral Road, and inside a closed fenced yard.

2b.) The proposed use described above requires the following variance(s): The bathroom dormer front exterior wall is facing Balsoral Road and approx. 22 feet from the set back (code requires 25 ft min.)

Variance(s) { For placement of A/C unit next to the east wall of the structure, facing Balsoral Road. The A/C unit will be inside a fenced area and obstructed from view.

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

Area of Plot 9,069 square feet

Area of existing structures which will remain 2,654 square feet

Total area of plot to be occupied by structures 10 square feet

Percentage of lot to be occupied by structures 29.26% (existing) percent

Proposed set-back, front line NONE feet;

Proposed sidelines (specify if corner) NONE feet;

Proposed rear yard NONE feet.

Year house built 1954

Other pertinent characteristics The proposed dormer does not exceed the foot print of the existing structure.

4. There has been no previous petition for relief involving these premises except: NONE

5. The reasons which support petitioner's claim of the right to relief are as follows: 2nd fl. bathroom  
Provides sole access to 2-bedrooms on 2nd floor minimizing use of stairs.  
Dormer is within foot print of the structure, will not exceed the height above the ridge-line (flybol) and symmetrical to the overall structure.  
Variance #2 the proposed A/C Location is least visible from the streets, it is the location away from bedrooms and adjacent neighbors. The house is facing the streets on all 4 sides.

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.

Petitioner Mari Maleki

Petitioner's Phone Number [REDACTED]

Petitioner's Email [REDACTED]

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

State of New Jersey  
County of Union

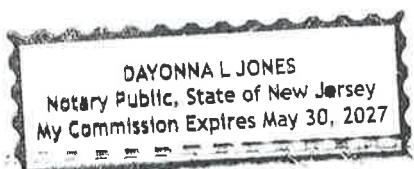
Mari Maleki being duly sworn, says that she ~~is~~ is the petitioner, or one of the petitioners, in the above action; that permission of the owner has been obtained if the petition is filed by a party other than the owner; and that all of the matters and things set forth herein are true.

Mari Maleki  
Petitioner's printed name

M. Maleki  
Petitioner's signature

Sworn and subscribed before me this

19 day of February, 20 25  
   
Notary Public



Check here if additional pages are attached



# PROPERTY OWNERS LIST / 200 FOOT LIST

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



## PROPERTY INFO:

Address:	4 Hughes Place	Date:	12-13-24
City, State, Zip Code:	Summit NJ 07901	Block:	4202 Lot: 18

## APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Mari Maleki	Same
Address:	4 Hughes Place	
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 type="checkbox"/> Check	<input checked="" type="checkbox"/> Cash
Date: 12/13/24 Emp.: _____	Check #: _____	

Stephanie Sardis

Zoning/Planning Board Secretary

12/13/24

To Eng: 12/13/24  
10:30 am/pm

Date

Block	Lot(s)	Block	Lot(s)	Block	Lot(s)
4201	14-27 lot 22	additional lot 40	lot 21		
4202	14-17, 19-22 lot 20	additional lot to lot 21			
4203	1-3, 31-32				
4205	22-23, 24.01-24.02,				
	25, 27-28				

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

Kirker

Engineer/Assistant Engineer

12/17/24

Date

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

Bob

Tax Assessor / Deputy Tax Assessor

12/18/24

Date

## OWNER &amp; ADDRESS REPORT

SUMMIT

4202-18 4 HUGHES PL - MALEKI, MANI  
MANI MALEKI

12/18/24 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4201	14		2	CAMBRONERO, FREDDY A. & MARLENE M. 38 GLENSIDE AVENUE SUMMIT, NJ	38 GLENSIDE AVE 07901	
4201	15		2	MBM CONSTRUCTION LLC 447 ERICO AVE APT 1 ELIZABETH, NJ	36 GLENSIDE AVE 07202	
4201	16		2	CHONZOM, TENZING 34 GLENSIDE AVE SUMMIT, NJ	34 GLENSIDE AVE 07901	
4201	17		2	TAIMOUR, RANA A- NISAR, S- ASHRAFI, N	32 GLENSIDE AVE SUMMIT, NJ	32 GLENSIDE AVE 07901
4201	18		2	ZHAO, LIFENG 21 PLAIN ST SUMMIT, NJ	30 GLENSIDE AVE 07901	
4201	19		2	SCE, GIOVANNI & NEYRA, CHRISTINA	28 GLENSIDE AVE 28 GLENSIDE AVENUE SUMMIT, N J	07901
4201	20		2	BERMEL, WILLIAM JR & MARCUS, CHERYL	26 GLENSIDE AVE 26 GLENSIDE AVE SUMMIT, NJ	26 GLENSIDE AVE 07901
4201	21		2	TOOLEN, JOSEPH W III & ROSALBA S	1 HUGHES PL 1 HUGHES PL SUMMIT, NJ	1 HUGHES PL 07901
4201	23		2	MAC DOUGALL, MICHAEL J & WOOD, EMILY	3 HUGHES PL 3 HUGHES PL SUMMIT, NJ	3 HUGHES PL 07901
4201	24		2	LOMBARDI, SAMUEL D. & ROBIN A.	5 HUGHES PL 5 HUGHES PLACE SUMMIT, NJ	5 HUGHES PL 07901
4201	25		2	WENGER, MATTHEW & KATHERINE	9 HUGHES PL 9 HUGHES PL SUMMIT, NJ	9 HUGHES PL 07901
4201	26		2	GAY, CURT & LORI	11 HUGHES PL 11 HUGHES PL SUMMIT, N J	11 HUGHES PL 07901
4201	27		2	TRUJILLO, MARC & SHARON	13 HUGHES PL 13 HUGHES PL SUMMIT, NJ	13 HUGHES PL 07901
4202	14		2	REISS, BRANDON L & MICHELLE K	14 HUGHES PL 14 HUGHES PL SUMMIT, NJ	14 HUGHES PL 07901
4202	15		2	SIVARTSEN, NANCY M. ESTATE	12 HUGHES PLACE 12 HUGHES PLACE SUMMIT, NJ	12 HUGHES PL 07901
4202	16		2	VEGA, GUILLERMO & AIDA	10 HUGHES PLACE 10 HUGHES PLACE SUMMIT, N J	10 HUGHES PL 07901
4202	17		2	WILSON, GLADSTON & MARCIA	8 HUGHES PLACE 8 HUGHES PLACE SUMMIT, N J	8 HUGHES PL 07901
4202	19		2	ARORA, NEVIN & SHREYA	9 BALTUSROL RD 9 BALTUSROL RD SUMMIT, NJ	9 BALTUSROL RD 07901
4202	21		2	OGURECK, ELIZABETH	11-13 BALTUSROL RD 11-13 BALTUSROL ROAD SUMMIT, NJ	11-13 BALTUSROL RD 07901

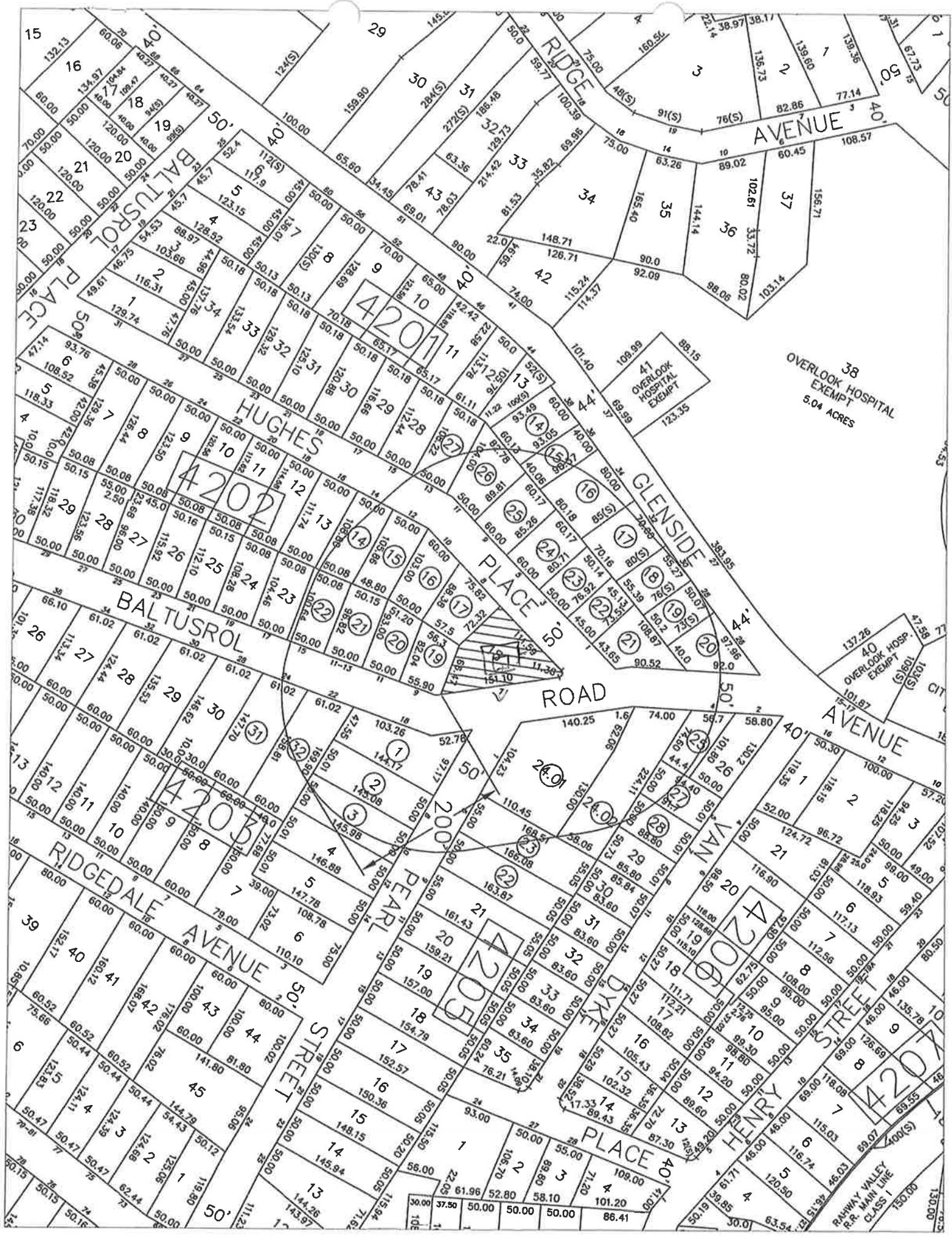
## OWNER &amp; ADDRESS REPORT

SUMMIT

4202-18 4 HUGHES PL - MALEKI, MANI  
MANI MALEKI

12/18/24 Page 2 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4202	22		2	HENNING, PAUL & CARYN 15 BALTUSROL ROAD SUMMIT, NJ	15 BALTUSROL RD 07901	
4203	1		2	VOGEL, CHARLES J JR & JOAN B 18 BALTUSROL ROAD SUMMIT, N J	18 BALTUSROL RD 07901	
4203	2		2	ROBERT & CAROLE REED IRREVOCABLE TR 8 PEARL ST 4158 TAMAMI TR, APT K-6 PORT CHARLOTTE, FL	33952	
4203	3		2	PAPPAGALLO, ANTHONY 10 PEARL STREET SUMMIT, N J	10 PEARL ST 07901	
4203	31		2	HOUCK, JOSEPH J. & IRENE VITALE 24 BALTUSROL ROAD SUMMIT, N J	24 BALTUSROL RD 07901	
4203	32		2	RYDER, STEVEN & HELENA 22 BALTUSROL RD SUMMIT, NJ	22 BALTUSROL RD 07902	
4205	22		2	VIANA, RICHARD 7 PEARL ST SUMMIT, NJ	7 PEARL ST 07901	
4205	23		2	LEE, ROBERT E III & MARX, KATHRIN 9 PEARL ST SUMMIT, NJ	5 PEARL ST 07901	
4205	24.01		2	THOMPSON, JOSHUA R. & DANA M. 1 PEARL ST SUMMIT, N J	1 PEARL ST 07901	
4205	24.02		2	WU, YOUNG & HE, RUI 6 BALTUSROL RD SUMMIT, NJ	6 BALTUSROL RD 07901	
4205	25		2	BYERS, JOHN K. & KATHLEEN 4 BALTUSROL ROAD SUMMIT, NJ	4 BALTUSROL RD 07901	
4205	27		2	MOHAMMADI, MORSAL N & MIR 5 VAN DYKE PL SUMMIT, NJ	5 VAN DYKE PL 07901	
4205	28		2	BROUGH, MICHAEL & STEPHANIE 7 VAN DYKE PL SUMMIT, NJ	7 VAN DYKE PL 07901	



## NOTICE OF HEARING

DATE

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

*September 4* 2025 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 *4 Hughes place*

The conditions affecting this property and the reasons for the application being heard are as follows

*"C" Variance: Construction of a 10'x10' 2<sup>nd</sup> floor dormer facing the front yard with 22' setback.*  
*"C" Variance: Placement of an AC Unit in the fenced east front yard.*

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 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

  
Applicant's signature

  
Applicant's printed name

## 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 September 4, 2025 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

4 Hughes Place Block 4202 Lot 18

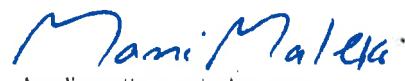
The conditions affecting this property and the reason for the application being heard are as follows

"C" Variance: Construction of a 10'x10' 2nd floor dormer facing the front yard with 22' setback.

"C" Variance: Placement of an A/C Unit in the front fenced east yard.

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.

  
Mami Maleka

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 }

of full age, being duly sworn according to law, deposes and says that he/she/they reside(s) at \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_, 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 \_\_\_\_\_ 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.

**Applicant's printed name**

**Applicant's signature**

Sworn and subscribed before me

Notary Public

# THE CITY OF SUMMIT

NEW JERSEY

ALDO H. PAPALEO, MAYOR, 2009-2010

Patricia R. Dougherty, Collector of Taxes

ADDRESS: 541 Hughes pl. DATE: 12-6-2024  
OWNER(S): Summit NJ  
Tami Taleki  
BLOCK: 4202 LOT(S): 18

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: \_\_\_\_\_