

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: 58 Valley View Avenue

Block(s) 3001 Lot(s) 6

Zone(s) R-15

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

Property Owner Michael and Grier Hynes c/o Alfonso & Webber, LLC
Phone 609-807-8643; 862-812-2169

Email: c/o Alfonso & Webber, LLC: samantha@alfonsoandwebber.com;

Owner Address: 58 Valley View Avenue

Applicant Michael and Grier Hynes c/o Alfonso & Webber, LLC
Phone: 609-807-8643; 862-812-2169

Email: c/o Alfonso & Webber, LLC: 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 2,665 s.f. Existing

no change Proposed new *

2,665 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

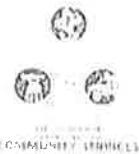
⑥ Comments:

Alfonso & Webber, LLC,
Attorneys for Applicant

⑦ Signature

By: Samantha T. Alfonso, Esq.

Date February 26, 2025



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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

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⑥ **Comments:**

Alfonso & Webber, LLC,
Attorneys for Applicant

⑦ **Signature**

Yaw

Date **February 26, 2025**

By: **Samantha T. Alfonso, Esq.**



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

RECEIVED
FEB 26 2025
By _____
At Date 2/26/2025
CITY OF SUMMIT
DEPARTMENT OF
COMMUNITY SERVICES

Name of applicant Michael and Grier Hynes

Address of property 58 Valley View Avenue Block 3001 Lot 6

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

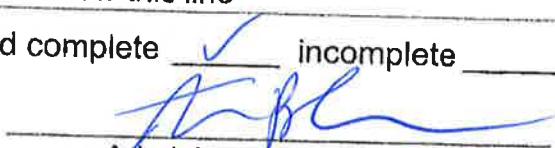
NOTE: This checklist is not a substitute for the specific requirements of the Development Regulations (zoning) Ordinance. See the Ordinance for detailed requirements.

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:	TBS simultaneous applica	
a. street numbers	c. north arrow	
b. date and graphic scale	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)	N/A	N/A
14. Original copy of this completed checklist	N/A	N/A
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 4/3/25, this submittal was deemed complete incomplete


Administrative Office

Application to Zoning Board of Adjustment of Summit, New Jersey

Summit, N. J. February 26, 2025

In the matter of the petition of Michael and Grier Hynes for relief from the strict application of the provisions of the Development Regulations Ordinance of the City of Summit.

Petitioners Michael and Grier Hynes residing at 58 Valley View Avenue says:

Petitioners are Petitioner is the owners of property located at 58 Valley View Avenue

Block 3001, Lot(s) 6 on the Tax Map located in the R-15 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
Grier and Michael Hynes
58 Valley View Avenue
Block 3001, Lot 6
Summit, New Jersey 07901

Memorandum in Support of Application for Development

The applicants Grier and Michael Hynes request permission of the Board of Adjustment of the City of Summit to improve their single-family residence located at 58 Valley View Avenue. Grier and Michael propose to create an aesthetically pleasing outdoor living space, with inground pool, patio, landscaping, and stormwater management.

Toward this end, the following approvals and variances are requested:

- Variance from the strict application of the requirements of the Development Regulations Ordinance regarding steep slopes (DRO § 35-9 et seq.); and
- Such other exceptions, requests for interpretation or appeals, waivers, or variances necessary to realize the improvements set forth in the application.

The application proposes outdoor improvements including an in-ground pool, patio, landscaping, and stormwater management, all of which will comply with the Development Regulation Ordinance of the City of Summit with the exception of the disturbance of regulated steep slopes.

The subject property contains approximately 9,233 s.f. of regulated steep slopes. The proposal will involve the disturbance of approximately 5,700 s.f. of regulated steep slopes thereby requiring a variance from the standards regulating development within steep slope areas. The plan is engineered, landscaped and designed to meet the intent and purpose of the steep slope ordinance by minimizing the adverse impact caused by unmanaged stormwater. (DRO § 35-9 et seq.).

As a result, based on the foregoing, it is requested that the within application for development be approved.

Alfonso and Webber
Attorneys for Applicant

By: Samantha T. Alfons
Samantha T. Alfons, Esq.

3. The premises affected are more particularly described as follows: Please see also attached Zone Schedule.

Area of Plot 30,400 square feet

Area of existing structures which will remain 7,183 square feet

Total area of plot to be occupied by structures 8,518 square feet

Percentage of lot to be occupied by structures 28 percent

Proposed set-back, front line 84.7 feet;

Proposed sidelines (specify if corner) 15.1/28.2 feet;

Proposed rear yard 147.8 feet.

Year house built approx. 1933

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.

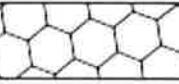
6. Attached hereto and made a part hereof are the following:

(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.

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	30,400 S.F.	30,400 S.F.
MIN. LOT WIDTH	90 FT.	108.5 FT.	108.5 FT.
MIN. FRONT YARD	35 FT.	84.7 FT. (DWELLING)	84.7 FT. (DWELLING, NO CHANGE)
MIN. REAR YARD	45 FT.	147.8 FT. (DWELLING)	147.8 FT. (DWELLING, NO CHANGE)
MIN. REAR YARD (accessory)	5 FT. (SHED) 15 FT. (POOL)	N/A	85.2 FT. (POOL)
MIN. SIDE YARD	15 FT.	15.1 FT. (DWELLING)	15.1 FT. (DWELLING, NO CHANGE)
MIN. SIDE YARD (accessory)	5 FT. (SHED) 15 FT. (POOL)	N/A	28.8 FT. (POOL)
MIN. SIDE YARD COMBINED	35% OF LOT WIDTH = 37.98 FT.	15.1 + 28.2 = 43.3 FT. (DWELLING)	15.1 + 28.2 = 43.3 FT. (DWELLING)
MAX. LOT COVERAGE	35% (10,640 S.F.)	23.8% (7,183 S.F.)	28.0% (8,518 S.F.)
MAX. BUILDING COVERAGE	18% (5,472 S.F.)	6.1% (2,665 S.F.)	(NO CHANGE)

NOTE: STEEP SLOPE VARIANCE REQUIRED.

SLOPE ANALYSIS				
LAND SLOPE		AREA (SQ. FT.)	MAXIMUM PERMITTED DISTURBANCE (SQ. FT.)	PROPOSED AREA OF DISTURBANCE (SQ. FT.)
SYMBOL	CATEGORY			
	0-15%	21,167	UNLIMITED	2,183
	>15%	9,233	1,000	5,616*
	TOTAL	30,400		7,799

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 c/o Alfonso & Webber, LLC
609-807-8643; 862-812-2169

By: Samantha T. Alfonso, Esq.

Petitioner's Email c/o Alfonso & Webber, LLC:
samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

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

Alfonso & Webber, LLC

Samantha Alfonso, Esq., and

James Webber, Esq.

Phone: 609-807-8643; 862-812-2169

Emails: samantha@alfonsoandwebber.com;
james@alfonsoandwebber.com

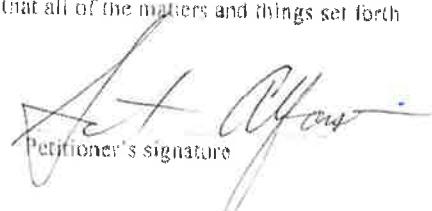
State of New Jersey
County of Union

Samantha T. Alfonso, Esq., being duly sworn, says that she 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

Sworn and subscribed before me this

26 day of February, 2025

Doreen DeDucca
Notary Public

<input checked="" type="checkbox"/>	DOREEN DEDUCA Notary Public STATE OF NEW JERSEY MY COMMISSION EXPIRES NOVEMBER 6, 2028
Check here if any documents 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:	58 Valley View Avenue	Date:	February 20, 2025
City, State, Zip Code:	Summit, NJ 07901	Block:	3001 Lot: 6

APPLICANT INFO:

	Applicant	Owner (if different)
Name:	Michael & Grier Hynes c/o Alfonso & Webber, LLC	Owner is the applicant
Address:	350 Springfield Avenue, #201 Summit, NJ 07901	
Email: (required)	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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Cash
Date: <u>2/20/25</u> Emp.: <u>SS</u>	Check #: <u>1258</u>	

Stephanie Gould

Zoning/Planning Board Secretary

2/20/25

Date

To Eng: 2/20/25
3:30 am/pm

Block	Lot(s)
2902	25-29
3001	4,5,7-9,27-33

Block	Lot(s)

Block	Lot(s)

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

Karen

Engineer/Assistant Engineer

2/21/25

Date

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

Dawn Shope

Tax Assessor / Staff Assessor

2-24-25

Date

1994

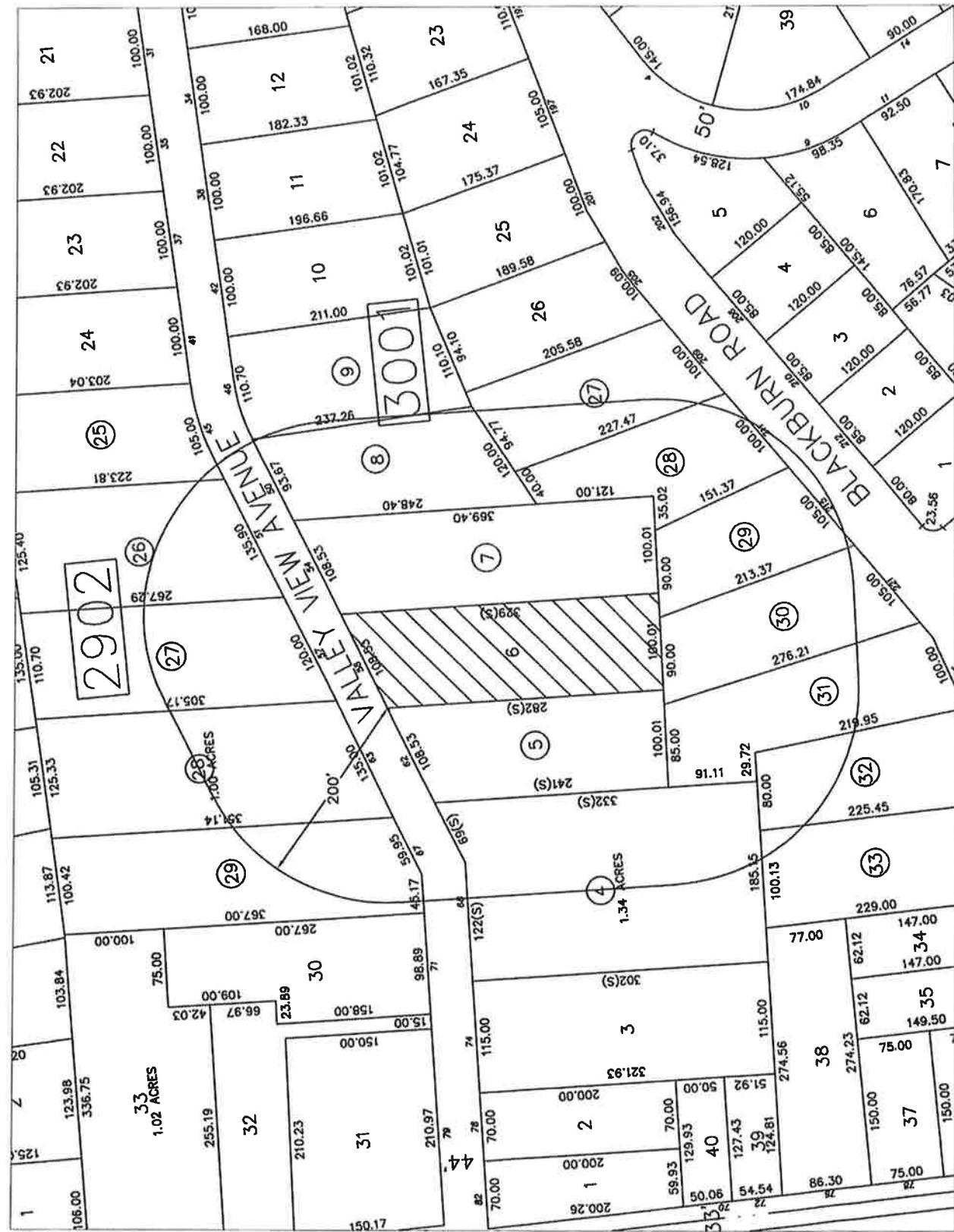
OWNER & ADDRESS REPORT

SUMMIT

3001-6 58 VALLEY VIEW AVE - HYNES, MICHAEL D & CATHERINE G
MICHAEL & GRIER HYNES

02/24/25 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2902	25		2	MACHLIN, CHARLES D. & RONA J. 45 VALLEY VIEW AVE SUMMIT, NJ	45 VALLEY VIEW AVE 07901	
2902	26		2	SWAN, LINDSAY & STEVEN 51 VALLEY VIEW AVE SUMMIT, NJ	51 VALLEY VIEW AVE 07901	
2902	27		2	ROBINSON, WALTER T.JR. & MENEKSE Z. 57 VALLEY VIEW AVE SUMMIT, NJ	57 VALLEY VIEW AVE 07901	
2902	28		2	STEFAN, WM E & JO ANN 63 VALLEY VIEW AVE SUMMIT, NJ	63 VALLEY VIEW AVE 07901	
2902	29		2	SYLVESTER, DAVID N. & MICA C. 67 VALLEY VIEW AVE SUMMIT, NJ	67 VALLEY VIEW AVE 07901	
3001	4		2	MANGLANI, KISHIN & KARA 68 VALLEY VIEW AVE SUMMIT, NJ	68 VALLEY VIEW AVE 07901	
3001	5		2	JEFFRIES, ROBERT G. & COLLEEN O. 62 VALLEY VIEW AVE SUMMIT, NJ	62 VALLEY VIEW AVE 07901	
3001	7		2	SAKIMURA, NOAH & JOHANNAH 54 VALLEY VIEW AVE SUMMIT, NJ	54 VALLEY VIEW AVE 07901	
3001	8		2	GEOGHEGAN, TOMAS A. & JENNIFER A. 50 VALLEY VIEW SUMMIT, NJ	50 VALLEY VIEW AVE 07901	
3001	9		2	TOBIAS, DANIEL & MARGOT 46 VALLEY VIEW AVE SUMMIT, NJ	46 VALLEY VIEW AVE 07901	
3001	27		2	BRITT, HOWARD S & GAIL L 209 BLACKBURN SUMMIT, NJ	209 BLACKBURN RD 07901	
3001	28		2	KRASOVEC, EDWARD A & ALFARO, SOFIA 211 BLACKBURN RD SUMMIT, NJ	211 BLACKBURN RD 07901	
3001	29		2	ROBINSON, JEFFREY & CLAIRE 215 BLACKBURN RD SUMMIT, NJ	215 BLACKBURN RD 07901	
3001	30		2	GRANT, WILLIAM & BRIE ANN 221 BLACKBURN RD SUMMIT, NJ	221 BLACKBURN RD 07901	
3001	31		2	PANDIT, SAMEER & JALPA 225 BLACKBURN RD SUMMIT, NJ	225 BLACKBURN RD 07901	
3001	32		2	THATCH, DAVID & SUSAN 229 BLACKBURN ROAD SUMMIT, NJ	229 BLACKBURN RD 07901	
3001	33		2	BAR, DANIEL HENRI & JILL A. HARRIS 231 BLACKBURN ROAD SUMMIT, NJ	231 BLACKBURN RD 07901	





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

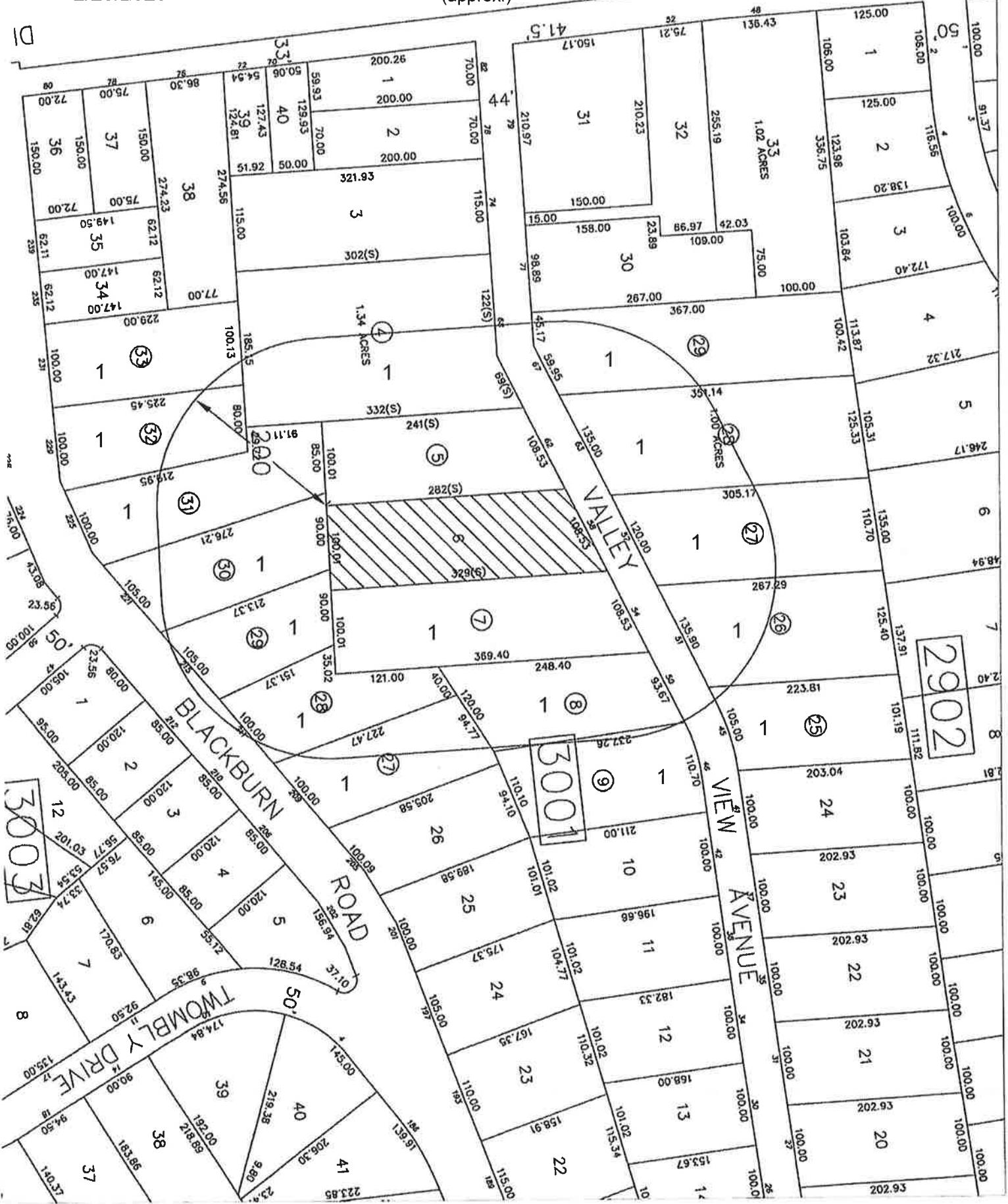
Use Plan
58 Valley View Avenue
1.25" = 200' (approx.)
R-15 Zone District
2/25/2025

N

(approx.)

DIVISION

AVENUE



PROPOSED NOTICE 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 Michael and Grier Hynes permission to improve their single-family property known as 58 Valley View Avenue, Summit, New Jersey, and designated on the Tax Maps of the City of Summit as Block 3001, Lot 6. The applicants seek to improve their home by the construction of a pool and patio, with stormwater management and landscaping.

The applicants request variance relief from the strict application of the Development Regulations Ordinance regulating 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: _____, 2025

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Attorneys for Applicants

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Samantha T. Alfonso, Esq.

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ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: _____
Samantha T. Alfonso, Esq.

Dated: _____, 2025

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ALFONSO & WEBBER, LLC
Attorneys for Applicants

By: _____
Samantha T. Alfonso, Esq.

Dated: _____, 2025

THE CITY OF SUMMIT
NEW JERSEY

ADDRESS: 58 Valley View Avenue DATE: February 20, 2025
OWNER(S): Michael & Grier Hynes

BLOCK: 3001 LOT(S): 6

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: _____

THE CITY OF SUMMIT
NEW JERSEY

ADDRESS: 58 Valley View Avenue

DATE: February 20, 2025

OWNER(S): Michael & Grier Hynes

BLOCK: 3001 LOT(S): 6

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: