

October 15, 2025

Marie Raffay, P.E.  
Colliers Engineering & Design  
400 Valley Road  
Mt. Arlington, NJ 07856



**Re: SUMMIT NO – ZN-25-2300  
57 Hobart Avenue  
Block 2611, Lot 3  
Summit, Union County, NJ**

Dear Mrs. Raffey,

On or about 10.10.25, we received your memorandum from the Summit Board Secretary. Please review the attached letter as a response to your comments dated September 10, 2025.

1. The 10,184 square foot (0.234-acre) property is located on the east side of Hobart Avenue, approximately 151 feet north of Springfield Avenue.  
**Noted.**
2. The property is in the R-10 Single-Family Residential Zone, with side and front properties in the same zone and the rear property in the R-25 Zone.  
**Noted.**
3. The property is rectangular in shape with approximately 51 feet of frontage along Hobart Avenue, and a depth of 200 feet.  
**Noted.**
4. Although no topography has been provided, Google Earth suggests that the property slopes from the front property line to the rear property line. The Applicant should confirm in testimony.  
**Correct. The property slopes from approximately elevation 396' at the front to elevation 390' at the rear, resulting in a total grade change of about 6 feet over the 200-foot depth.**
5. The property is currently improved with a 2- ½ story dwelling, deck, walkways, asphalt driveway, and related site improvements. The Applicant should provide testimony on the existing conditions on the property and confirm that no changes have been made since the date of the provided survey.  
**No changes or site work have occurred since the provided survey dated 04/25/25.**

6. The Applicant is proposing to remove the existing rear yard deck and stairs and replace it with a new covered deck and two new sets of stairs. The newly configured and enlarged deck is proposed to have a gas fireplace. The Applicant should confirm the improvements in testimony.

**The existing rear deck is structurally compromised and poses a safety hazard to the occupants. The current access stairs are non-compliant and discharge directly onto the shared driveway, creating additional safety concerns.**

**As shown on the plans, the Applicant proposes to demolish the existing deck and stairs (totaling 255 SF) and construct a new covered deck with stairs and a fireplace (totaling 495 SF).**

**Please note: The previously proposed generator relocation (-9 SF) is no longer required, as the manufacturer has confirmed that all clearance requirements are met under the current design. Additionally, the secondary stair (-35 SF) near the proposed fireplace will be removed from the scope of work. The fireplace may be constructed as an electric unit; final determination of type will be made during permit submission.**

7. The Applicant is seeking a variance for building coverage of 27.7% where 18% is proposed and a variance for lot coverage of 57.2% where 35% is proposed. The Applicant should confirm in testimony.

**After thorough review and rounding corrections, the proposed lot coverage is 56.0%. Coverage calculations are attached below.**

8. There seems to be an inconsistency between the zoning table and the architectural site plan. The zoning table percentages for lot coverage show approximately 357 square feet of additional impervious coverage. The site plan appears to indicate the removal of 276 square feet of impervious coverage and the addition of 539 square feet of impervious coverage for a net increase of approximately 263 square feet of impervious coverage. The Applicant should provide lot coverage calculations for both existing and proposed conditions to determine lot coverage changes.

**Please see the attached coverage calculations, which are also included on the plans to be presented to the Board.**

**EXISTING CONDITIONS:**

ASPHALT DRIVE	2298 SF
BUILDING FOOTPRINT	1375 SF
GARAGE	692 SF
PLAY AREA	330 SF
EXISTING WOOD DECK + STAIRS	225 SF + 30 SF
COVERED PORCH (FRONT)	242 SF
SLATE WALK + STAIRS (FRONT)	180 SF
SIDE ENTRY	50 SF
SLATE WALK (SIDE)	20 SF
A/C UNITS	12 SF
GENERATOR	9 SF
TOTAL:	5463 SF

**EXISTING LOT COVERAGE = 53.6%****EXISTING CONDITIONS:**

BUILDING FOOTPRINT	1375 SF
GARAGE	692 SF
EXISTING WOOD DECK + STAIRS	225 SF + 30 SF
COVERED PORCH (FRONT)	242 SF
TOTAL:	2564 SF

**EXISTING BUILDING COVERAGE = 25.2 %****PROPOSED CONDITIONS:**

ASPHALT DRIVE	2298 SF
BUILDING FOOTPRINT	1375 SF
GARAGE	692 SF
PLAY AREA	330 SF
<del>EXISTING WOOD DECK + STAIRS</del>	<del>225 SF + 30 SF (DEMOLISH)</del>
PROPOSED WOOD DECK + STAIR	460 SF + 35 SF
COVERED PORCH (FRONT)	242 SF
SLATE WALK + STAIRS (FRONT)	180 SF
SIDE ENTRY	50 SF
SLATE WALK (SIDE)	20 SF
A/C UNITS	12 SF
GENERATOR	9 SF
TOTAL:	5703 SF

**PROPOSED LOT COVERAGE = 56.0%****PROPOSED CONDITIONS:**

BUILDING FOOTPRINT	1375 SF
GARAGE	692 SF
<del>EXISTING WOOD DECK + STAIRS</del>	<del>225 SF + 30 SF (DEMOLISH)</del>
PROPOSED WOOD DECK + STAIRS	460 SF + 35 SF
COVERED PORCH (FRONT)	242 SF
TOTAL:	2804 SF

**PROPOSED BUILDING COVERAGE = 27.5 %**

**IMPERVIOUS COVERAGE INCREASE =** 495 SF PROPOSED  
-255 SF DEMOLISH  
**240 SF**

9. The Applicant should be aware that increases of impervious coverage greater than 300 square feet require stormwater mitigation.  
**As noted above, the net increase in impervious coverage is 240 SF. However, the Owner is willing to remove the existing 300 SF “Play Area” and the “Slate Walks” around the property if the Board prefers to offset any increase in impervious coverage.**
10. The Applicant should provide testimony on when the house was purchased and any prior approvals for improvements made on the property. Can any additional impervious coverage areas be removed?  
**The Owners purchased the property in 2018. At that time, the driveway was gravel. In 2019, the rear retaining wall was fully reconstructed. In 2021, the Owners obtained all necessary approvals to pave the driveway, and in 2022, a drywell drainage system with commercial-grade inlets was designed, installed, and inspected to manage stormwater runoff.**  
  
**The Owners are also willing to remove the 300 SF “Play Area” and the 20 SF “Slate Walk” to further reduce impervious coverage if requested by the Board.**
11. The Applicant should provide testimony on the structure, history and condition of the two inlets on the asphalt driveway. Where do the inlets collect water and where do the inlets discharge? What is the condition of the existing inlets and any conveyance system?  
**A new drainage system was installed by Northeast Construction in 2022 in accordance with approved plans. The two inlets located at the rear of the property collect stormwater and discharge into the newly installed drywell. All required inspections were successfully completed and approved.**
12. The Applicant should provide testimony on the location of roof leaders for the covered deck and where runoff will be directed for the structure.  
**Runoff from the covered deck will be collected by two roof leaders and connected below grade into the existing 2022 drainage system via 4” Schedule 40 PVC piping.**
13. The Applicant indicates the removal of one tree to accommodate the proposed improvements. We defer to the City forester for review and comment.  
**The existing tree is currently in poor health, showing signs of decay and disease, and will likely require removal regardless of the proposed work. Photos can be provided upon request. The tree has also served as an entry point for pests into the house eaves, causing damage. Additionally, the Owner’s son has severe seasonal allergies and must avoid proximity to the tree to prevent allergic reactions.**
14. The Applicant shall be aware of their responsibility to repair any damage to improvements within the City right-of-way including, but not limited to, curb and asphalt caused by construction activities associated with the installation of the improvements on the subject lot.  
**Understood. Construction activities will be confined to the immediate area surrounding the existing failing deck.**

15. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties because of the construction of the proposed improvements, it is the Applicant's responsibility to remedy that drainage issue.  
**Noted.**
16. As a condition of approval, signed digital plans shall be transferred to the City of Summit for use in updating the GIS database for the property. Coordination with the City's Engineering Department shall be the responsibility of the Applicant after the application is approved by the City and prior to the issuance of a Certificate of Occupancy.  
**Noted. Coordination with the City's Engineering Department will occur following approval and prior to the issuance of a Certificate of Occupancy.**

We hope these findings and explanations clear up any confusion with the application. All work with this associated project shall comply with the 2021 International Building Code – NJ Addition. Please accept this letter of certification in the Owner's attempt to construct the proposed deck in a timely manner and do not hesitate to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Hasaj', is written over a faint, light blue circular stamp.

Greg Hasaj, NCARB, AIA

c. 973-508-2461

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