

ZONING BOARD OF ADJUSTMENT AGENDA
Monday, March 20th, 2023
7:30 PM – Council Chambers

CITY OF SUMMIT 512 Springfield Avenue Summit, NJ 07901

PLEASE NOTE: This agenda is subject to revision at the meeting at the discretion of the Chair. All meetings of the Zoning Board are open to the public, and public comments are welcome on specific site presentations after each such presentation, with the length of the comments at the discretion of the Zoning Board chairperson.

I. ADEQUATE NOTICE STATEMENT

II. ROLL CALL

- | | | |
|---|--|---|
| <input type="checkbox"/> Chairman Spurr | <input type="checkbox"/> Mr. Maleh | |
| <input type="checkbox"/> Vice Chairman
Steiner | <input type="checkbox"/> Mr. Loikits | <input type="checkbox"/> Mr. Ball, Board Attorney |
| <input type="checkbox"/> Ms. Newell | <input type="checkbox"/> Ms. Toth (Alt.1) | <input type="checkbox"/> Ms. Soulios, Board Secretary |
| <input type="checkbox"/> Mr. Gonzalez | <input type="checkbox"/> Ms. Sajer (Alt. 2) | |
| <input type="checkbox"/> Mr. Mollin | <input type="checkbox"/> Mr. Fehskens (Alt. 3) | |
| | <input type="checkbox"/> Mr. Ucko (Alt. 4) | |

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS

1. Simon and Ioanna Lindenmann [\(Application Documents\)](#)
6 Westminster Road
BL: 2405 L: 26
ZB-22-2176 (C)-variance for side-yard setback to rebuild landing and stairs and relocate them.
2. Steven Thompson and Kaitlyn Lauber [\(Application Documents\)](#)
28 Druid Hill Road
BL: 4801 L: 17
ZB-22-2175 (C)-variance & (D) variance for FAR for proposed rear addition and second floor addition.
3. Cristian and Aurelia Massacesi [\(Application Documents\)](#)
31 Montrose Avenue
BL: 504 L: 10
ZB-22-2164 – (C) – variances for rear-yard setback, rear yard accessory setback, building coverage.
Propose to construct rear addition, remove portion of rear patio, expand same patio, expand garage, new one story vestibule over front entry platform and construct new masonry entry platform, stairs, walkway.
4. VIP Puppy Spa/ BZ Paws, LLC [\(Application Documents\)](#)
38 Morris Turnpike
BL: 3607 L: 3
ZB-17-1886-2 (C) variance; amended site plan. Side yard setback of new walkway, platform, and stairs. Side-yard setback of new AC units, fence at rear of property, revision to approved rear façade architectural plan.

V. RESOLUTIONS FOR MEMORIALIZATION

- 46 Hartley Road, ZB-22-2157, Paul and Dana Stern, BL: 304, L: 2
- 47 Parkview Terrace, ZB-22-2174, Desmond and Vivienne Randall, Lauren Davis, POA, BL: 4704, L: 15
- 26 Edgewood Road, ZB-22-2171, Ruth Ann Blankenheim, BL: 3403, L: 11

VI. MINUTES FOR APPROVAL

- March 6, 2023

VII. EXECUTIVE SESSION

- Review Annual Report, 2022
- Beacon Unitarian Church

VIII. ADJOURN

NEXT MEETING – Monday, April 3, 2023