

CITY OF SUMMIT ~ ZONING BOARD OF ADJUSTMENT
Monday, May 18, 2020
7:30 PM – Virtual Meeting

AGENDA

This agenda is subject to revision at the meeting at the discretion of the Chair. All Zoning Board meetings 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.

For the duration of the Coronavirus Health Emergency, City Hall is closed to the public and meetings are held with participants at remote locations, connected by conferencing software provided by zoom.us. Members of the public are invited to view meetings live using the Zoom client, which also allows them to "raise a hand" and contribute with voice and video when they are invited to do so during public portions of the meeting.

Interested parties may submit exhibit materials to the Zoning Board Secretary no later than two business days prior to the hearing date. Please send exhibit materials via email to cnicola@cityofsummit.org; they will be posted online once processed. Application materials will be viewable to the public and linked to the agenda online at least ten calendar days prior to the hearing date on the City website at <https://www.cityofsummit.org>.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App Store and join **meeting number 889-0341-1587**.
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us02web.zoom.us/j/88903411587>. Alternatively, if you cannot join the live meeting remotely, please contact Chris Nicola, Planning and Zoning Boards Administrative Officer, at 908-273-6407 or via email at cnicola@cityofsummit.org.

When you join a meeting, your microphone will be off (muted) and your camera (if you have one) will not send video to other participants. If you are a speaking participant, a moderator will enable your microphone and allow you to enable your video.

TIPS: Controls appear at the bottom of the Zoom window. Open MEETING PARTICPANTS and CHAT. You can use these controls to attract attention, ask a question, or send a text message to other participants.

Recordings of zoom meetings will be available the next day on the City's YouTube channel - <https://www.youtube.com/channel/UCQM0aiqWmAIMUTU35kswMdQ>.

I. Roll Call:

Mr. Ucko	Ms. Newell	Mr. Maleh (Alt. 3)
Mr. Spurr	Mr. Mollin	Mr. Loikits (Alt.4)
Mr. Lardieri	Ms. Schwartzstein (Alt. 1)	Mr. Galvin, Board Attorney
Mr. Steiner	Ms. Hensel (Alt. 2)	Mr. Nicola, Board Secretary

II. Adequate Notice Statement

III. Public Hearings

1. Jonathan Flax *(Carried from 3/16/2020)* *(Carried to 6/1/2020)*
57 Prospect Street
BL: 2709 L: 15
ZB-19-1960-2 – Amended application with (c) - variances for side-yard setback & side-yard combined to construct a one-story addition & interior renovations
2. Mark Negus *(Carried from 3/16/2020)* [Application Documents](#)
9 Prospect Hill Avenue
BL: 3501 L: 22

ZB-19-2005 – (c) – variance for total side-yard %, side-yard setback & bldg. coverage to construct garage & 2nd story addition

3. Cardone Contracting, Inc. *(Carried from 4/6/2020)* [Application Documents](#)
149 Hill Crest Avenue
BL: 2105 L: 29
ZB-19-2001 (c) – variance for steep slope to construct a new single family home
4. Elizabeth & John Culley *(Carried from 4/6/2020)* [Application Documents](#)
162 Oak Ridge Avenue
BL: 4803 L: 10.01
ZB-19-2010 – (c) – variance for lot cov. to install a patio
5. Sharon French *(Carried from 4/6/2020)* *(Carried to 6/1/2020)*
1 Sweetbriar Road
BL: 5102 L: 16
ZB-20-2007 – (c) – variances front-yard setback & combined side-yard to maintain patio
6. Mr. & Mrs. Meiring *(Carried from 4/6/2020)* *(Carried to 6/1/2020)*
18 Ruthven Place
BL: 2613 L: 20
ZB-19-2009 – (c) – variances front-yard setback, building cov. & lot cov. to construct a porch & mudroom addition
7. Daniel & Cheryl Brown *(Carried from 4/20/2020)* *(Carried to 6/1/2020)*
18 Joanna Way
BL: 5604 L: 8
ZB-20-2011 (c) – (c) – variance for steep slope to construct a patio
8. Bergen Capital Partners, LLC *(Carried from 3/16/2020)* *(Carried to 6/15/2020)*
38-40 Park Avenue
BL: 4004 L: 1 and BL: 3907 L: 5
ZB-19-1986 - Major Site Plan with (d1) use variance & (c) – variance for building coverage to construct a 2 - story childcare center
9. Beacon Unitarian Church *(Carried from 5/4/2020)* *(Carried to 7/6/2020)*
4 Waldron Avenue
BL: 2608 L: 1 & 2
ZB-19-2000 Major site plan with (d) – variance for conditional use & (c) – variances to construct new sanctuary

IV. Resolutions for Memorialization

- None

V. Minutes for Approval

- April 20, 2020

VI. Adjourn

NEXT MEETING – Monday, June 1, 2020