

CITY OF SUMMIT ~ ZONING BOARD OF ADJUSTMENT

Monday, June 15, 2020
7:30 PM – Virtual Meeting

AGENDA

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.

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.

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 862 6613 2337**
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us02web.zoom.us/j/86266132337>

In the alternative, if you cannot join the live meeting remotely for any reason you may contact Chris Nicola the 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 mic and permit 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	Mr. Mollin	Mr. Galvin, Board Attorney
Mr. Spurr	Ms. Schwartzstein (Alt. 1)	Mr. Nicola, Board Secretary
Mr. Lardieri	Ms. Hensel (Alt. 2)	
Mr. Steiner	Mr. Maleh (Alt. 3)	
Ms. Newell	Mr. Loikits (Alt.4)	

II. Adequate Notice Statement

III. Public Hearings

1. Bergen Capital Partners, LLC *(Carried from 5/18/2020)* [\(Application Documents\)](#)
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
2. Jonathan Flax *(Carried from 6/1/2020)* [\(Application Documents\)](#)
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

3. May Lau & Yuhshuh Christopher Kao *(Carried to 7/6/2020)* [\(Application Documents\)](#)
19 Highland Drive
BL: 5304 L: 11
ZB-20-2012 – (c) – variance for steep slope

IV. Resolutions for Memorialization

- 9 Prospect Hill Avenue (ZB-19-2005)
- 162 Oak Ridge Avenue (ZB-19-2010)
- 149 Hill Crest Avenue (ZB-19-2001)

V. Minutes for Approval

- May 18, 2020

VI. Adjourn

NEXT MEETING – Monday, July 6, 2020