

ZONING BOARD OF ADJUSTMENT AGENDA

Thursday, January 8, 2026

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. PLEDGE OF ALLEGIANCE

II. ADEQUATE NOTICE STATEMENT

III. ROLL CALL

- | | | |
|---|--|---|
| <input type="checkbox"/> Chairman Loikits | <input type="checkbox"/> Mr. Maleh | <input type="checkbox"/> Mr. Ball, Board Attorney |
| <input type="checkbox"/> Mr. Curran | <input type="checkbox"/> Ms. Chieffo (Alt. 1) | <input type="checkbox"/> Ms. Sands, Board Secretary |
| <input type="checkbox"/> Mr. Ucko | <input type="checkbox"/> Mr. Fehskens (Alt. 2) | |
| <input type="checkbox"/> Mr. Nelson | <input type="checkbox"/> Mr. Cianciulli (Alt. 3) | |
| <input type="checkbox"/> Vice Chair Zahn | <input type="checkbox"/> Mr. Nering (Alt. 4) | |

IV. REORGANIZATION

V. PROFESSIONAL APPOINTMENTS

VI. PUBLIC HEARINGS

- Guang Yang and Danhui Xu [\(Application Documents\)](#)
30 Ridgedale Avenue
BL: 4204 L: 35
ZB-25-2306 – (c) – variance for side yard setback and side yard combined to construct a garage.
(Carried from 10/20/25)
- Una Troy [\(Application Documents\)](#)
37 Webster Avenue
BL: 505 L: 21
ZB-25-2313 – (c) – variances for rear yard setback, driveway width, building coverage, and existing non-conforming side yard setback for elements constructed without requisite approval.
- Bill and Brie Grant [\(Application Documents\)](#)
221 Blackburn Road
BL: 3001 L: 30
ZB-25-2308 – (c) – variance for side yard setback and combined side yard setback to construct second-floor addition.
(Rescheduled from 11/3/25)

VII. RESOLUTIONS FOR MEMORIALIZATION

- 96 Fernwood Road, Christopher and Abigail Caponetti, BL:2105 L: 34, ZB-25-2294
- 14 Hughes Place, Brandon and Michelle Reiss, BL: 4202 L: 14, ZB-25-2305
- 90 Tulip Street, Emil J. and Laura H. Rufolo, BL: 4602 L: 22, ZB-25-2314

VIII. MINUTES FOR APPROVAL

- None

IX. ADJOURN

NEXT MEETING – Wednesday, January 21, 2026