

# 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

1. Guang Yang and Danhui Xu  
30 Ridgedale Avenue  
BL: 4204 L: 35  
ZB-25-2306 – (c) – variance for side yard setback and side yard combined to construct a garage.  
  
[\(Application Documents\)](#)  
*(Carried from 10/20/25)*
2. Una Troy  
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.  
  
[\(Application Documents\)](#)
3. Bill and Brie Grant  
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.  
  
[\(Application Documents\)](#)  
*(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**