

ZONING BOARD OF ADJUSTMENT AGENDA

Wednesday, January 21, 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

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| ☐ Chairman Loikits | ☐ Mr. Ucko | ☐ Mr. Ball, Board Attorney |
| ☐ Vice Chair Zahn | ☐ Ms. Chieffo (Alt.1) | ☐ Ms. Sands, Board Secretary |
| ☐ Mr. Curran | ☐ Mr. Fehskens (Alt. 2) | |
| ☐ Mr. Maleh | ☐ Mr. Cianciulli (Alt. 3) | |
| ☐ Mr. Mollin | ☐ Mr. Bell (Alt. 4) | |
| ☐ Mr. Nelson | | |

IV. PUBLIC HEARINGS

1. Beacon Unitarian Universalist Congregation in Summit [\(Application Documents\)](#)
(Carried from 12/8/25)
695 Springfield Avenue
BL: 1702 L: 47
ZB-24-2237- Preliminary and final site plan approval, conditional use, D1 variance for installation of freestanding solar panels in parking area; D3 variance for deviations from standards of conditional use: lot size less than 2 acres, front yard less than 50 feet, side yard setback/ buffer less than 50 feet, lot coverage exceeding 40 percent, building coverage exceeding 15 percent, parking setback less than 20 ft, rear yard buffer less than twenty percent of lot depth. C variances for number of onsite parking spaces, front and side yard setbacks and buffers, rear yard buffers, and size of a monument sign identifying church.

V. RESOLUTIONS FOR MEMORIALIZATION

- 71 Hill Crest Avenue, Tyler and Lindsey Rhoten/71 Hillcrest LLC, BL: 2006 L: 10, ZB-25-2315
- 32 Lenox Road, Andrew Chizzik, BL: 2501 L: 22, ZB-25-2311

VI. MINUTES FOR APPROVAL

- September 15, 2025

VII. ADJOURN

NEXT MEETING – Monday, February 2, 2026