

CITY OF SUMMIT ~ ZONING BOARD OF ADJUSTMENT
Monday, August 3, 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 971 7239 9252**
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/97172399252>

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

II. Adequate Notice Statement

III. Public Hearings

1. Bergen Capital Partners, LLC *(Carried from 7/6/2020)* [\(Application Documents\)](#)
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. Jennifer & Robert Walker *(Carried from 7/20/2020)* [\(Application Documents\)](#)
208 Kent Place Boulevard
BL: 1402 L: 2
ZB-20-2013 – (d) – variance for FAR & (c) – variances to construct a 2-story rear addition

3. Matthew & Thea Kovarik [\(Application Documents\)](#)
27 Linden Place
BL: 3205 L: 18
ZB-20-2016 – (d) – variance for FAR & (c) – variances for front-yard setback, lot coverage, & building coverage to construct 2nd story addition

4. Beacon Unitarian Church *(Carried to 9/21/2020)* [\(Application Documents\)](#)
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

- 19 Highland Drive (ZB-20-2012)
- 18 Joanna Way (ZB-20-2011)

V. Minutes for Approval

- July 6, 2020

VI. Adjourn

NEXT MEETING – Monday, August 17, 2020