

# PLANNING BOARD AGENDA

**Monday, October 26, 2020 – 7:30 PM**

*All meetings of the Planning 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 Planning 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](https://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. **By smartphone / tablet** - If you are joining from a smartphone or tablet, install the Zoom app using the App Store and join **meeting number 922 3875 7154**
2. **By desktop computer / laptop** - If you are joining from a desktop or laptop computer with a web browser open <https://zoom.us/j/92238757154>
3. **By phone** - If you are joining via dialing-in by telephone use the following numbers:

Dial (for higher quality, dial a number based on your current location):

US:                   +1 312 626 6799 or  
                          +1 929 205 6099 or  
                          +1 301 715 8592 or  
                          +1 346 248 7799 or  
                          +1 669 900 6833 or  
                          +1 253 215 8782

**PHONE TIP: If you are dialing-in by telephone, press \*9 on your keypad to "Raise Hand." Once acknowledged, you will be prompted to dial \*6 to unmute yourself.**

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](mailto: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. If you would like to speak during public comment portions of the meeting, please click the "Raise Hand" button and we will be notified of your request to speak. Once recognized, your microphone will be un-muted to allow you to speak. Once you have finished speaking your mic will be muted once again.

**TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question. On computers, the "Raise Hand" button can be found in the Webinar Controls section, typically at the bottom of your screen. If you accidentally raise your hand, simply select "Lower Hand." If you are dialing-in by telephone, press \*9 on your keypad to "Raise Hand." Once acknowledged, you will be prompted to dial \*6 to unmute yourself.**

The link to the City's YouTube channel can be found below for members of the public who wish to view the live stream of the meeting. Recordings of zoom meetings will be available the next day on the City's YouTube channel.

<https://www.youtube.com/channel/UCQM0aiqWmAIMUTU35kswMdQ>

**1. CALL TO ORDER**

**2. ADEQUATE NOTICE STATEMENT**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL:**

Mr. Anderson	Mr. Parella
Ms. Balson Alvarez	Mr. Zucker
Mr. Brinkerhoff	Mr. Fiore (Alt. 1)
Mr. Drummond	Mr. Formichelli (Alt. 2)
Mr. DiLauri	Mr. Warner, Bd. Attorney
Councilmember Little	Mr. Nicola Bd. Secretary
Ms. McNeil	

**5. COUNCIL REFERRAL**

ORDINANCE No. 20-3223– AN ORDINANCE TO REPEAL AND REPLACE CHAPTER XXXV OF THE GENERAL CODE OF THE CITY OF SUMMIT TO ESTABLISH THE 2020 DEVELOPMENT REGULATIONS ORDINANCE (Repeal 2019 DRO and Replace with 2020 DRO)

**6. PUBLIC HEARING**

- a. Primrose School Franchising Company [\(Application Documents\)](#)  
480 & 490 Morris Avenue  
BL: 505 L: 1 & 2  
PB-20-252 – Major site plan with (c) – variances to construct a childcare center and maintain existing office space
- b. Cardone Contracting Inc. *(Withdrawn)*  
83 Maple Street  
BL: 3202 L: 2  
PB-19-251 – Minor Subdivision with (c) – variance for lot width
- c. Beechwood at Summit, LLC *(Requesting to be carried)*  
43 Woodland Avenue  
BL: 1905 L: 2  
PB-19-250 - Major site plan with (c) – variances to construct 70 parking spaces

**7. ADJOURN**

NEXT REGULARLY SCHEDULED MEETING OF THE PLANNING BOARD  
MONDAY, November 23, 2020