

PLANNING BOARD AGENDA
Monday, December 15, 2025
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 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.*

I. PLEDGE OF ALLEGIANCE

II. ADEQUATE NOTICE STATEMENT

III. ROLL CALL

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| ☐ Chairman Spurr, <i>Class IV</i> | ☐ Mr. Dal'Maso, <i>Class II</i> | ☐ Mr. Staunton (<i>Alt. 2</i>), <i>Class IV</i> |
| ☐ Vice Chair Balson
Alvarez, <i>Class IV</i> | ☐ Mr. Felmet, <i>Class IV</i> | ☐ Mr. Warner, Board Attorney |
| ☐ Ms. Bowen, <i>Class IV</i> | ☐ Mr. Stern, <i>Class IV</i> | ☐ Ms. Sands, Board Secretary |
| ☐ Mayor Fagan <i>Class I</i> | ☐ Mr. Lijoi, <i>Class IV</i> | |
| ☐ Councilmember Hamlet,
<i>Class III</i> | ☐ Mr. Sala (<i>Alt. 1</i>), <i>Class IV</i> | |

I. PRESENTATION

- Environmental Resource Inventory – Env. Commission Presentation

II. NEW BUSINESS

- Linden Place RTR LLC, a NJ Limited Liability Company and Stephen J. Gianis
268-270 Ashland Road
BL: 5303 L: 2
PB-25- 281: Minor subdivision application with (c) - variances for lot area and rear yard setback to create lots 2.01 and 2.02.
- 2026 Planning Board Schedule of Meetings

III. MINUTES FOR MEMORIALIZATION

- September 29, 2025

IV. CLOSED SESSION

- Attorney-Client Privilege Matters - HEFSP Mediation Update
- Confidential Personnel Matters - Review Board Professionals RFQ Submissions

V. ADJOURN

NEXT MEETING – Monday, January 26, 2026 (Reorganization)