

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
June 6, 2016

The June 6, 2016 meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m. Secretary Galvin called the roll: Chairman Thomas Ucko; Vice Chairman Mark Hurrell; Marybeth Robb; David Trone; Nick Cohron; Stephen Bowman. First Alternate Michael Lisowski, and Second Alternate Chris Dunn were also present. Board Secretary/Attorney Dennis M. Galvin was also present. Attendees were then informed that in accordance with N.J.S.A. 10:4-10, adequate notice of this meeting has been provided by publication in the City's officially designated newspapers and by posting at City Hall.

IN THE MATTER OF THE AGENDA:

Chairman Thomas Ucko reviewed the evening's Agenda.
The following applications were ready to proceed:

**APPLICATION: Application #ZB ZB-16-1801, Jason Maurer, 97
Canoe Brook Parkway, BLOCK 306, LOT 7.**

**APPLICATION: Application #ZB-16-1787 E & A Property Holdings,
LLC, 109 & 111 Bellevue Avenue, BLOCK 2101, LOT 5 & 13.**

**APPLICATION: Application #ZB ZB-16-1803, Ronit and Yoram
Behiri, 17 Sunset Drive, BLOCK 2301, LOT 3.**

**APPLICATION: Application #ZB-16-1807, Christopher Miccolis and
Emily King, 177 Summit Avenue, BLOCK 2301, LOT 38. This**

matter was heard and carried to a meeting on June 20, 2016.

APPLICATION: Application #ZB-16-1808, Brooks Wilson, 107 Larned Road, BLOCK 4706, LOT 25.

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

APPLICATION: Application #ZB ZB-16-1801, Jason Maurer, 97 Canoe Brook Parkway, BLOCK 306, LOT 7.

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to construct a rear yard patio with an outdoor kitchen on the property. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations approved the variances requested. In addition to their regular conditions, the Board included the following:

1. The applicant is to install a trench drain as described to the Board.
2. The applicant is to comply with the City Engineer's letter of April 14, 2016, which is incorporated herein and attached as Exhibit "A".
3. The Board retains drainage jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
4. The large pin oak tree is not to be taken down.
5. The Board retains landscape jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
6. The applicant is to comply with the comments of the City Forester of May 31, 2016.

A motion was made by Chris Dunn and seconded by Stephen Bowman.
VOTE: Chris Dunn; Michael Lisowski; Stephen Bowman; Nick Cohron;
Mark Hurrell; Thomas Ucko. . . YEA.

Marybeth Robb was opposed.

APPLICATION: Application #ZB-16-1787 E & A Property Holdings, LLC, 109 & 111 Bellevue Avenue, BLOCK 2101, LOT 5 & 13.

Applicants requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to demolish two (2) existing single-family homes and associated improvements on Lots 5 and 11, and construct one (1) single-family home and improvements on a combined 1.901 acre lot on the property. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations approved the variances requested. In addition to their regular conditions, the Board included the following:

1. The applicant is to comply with the City Engineer's letter of May 2, 2016, which is incorporated herein and attached as Exhibit "A".
2. The Board retains landscape jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
3. The plan is to be revised to show the elimination of the terracing lines.
4. The applicant is to file a Deed of Consolidation, consolidating the two lots prior to the issuance of the building permit.

A motion was made by David Trone and seconded by Chris Dunn.
VOTE: Chris Dunn; Michael Lisowski; David Trone; Stephen Bowman;
Mark Hurrell. . . YEA.

None were opposed.

Thomas Ucko was recused.

APPLICATION: Application #ZB ZB-16-1803, Ronit and Yoram Behiri, 17 Sunset Drive, BLOCK 2301, LOT 3.

Applicants requested a variance pursuant to N.J.S.A. 40:55D-70(c)(2) to demolish the existing 1,870 square foot home and construct a new 5,723 square foot dwelling on the property. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations approved the variances requested. In addition to their regular conditions, the Board included the following:

1. The Board retains landscape jurisdiction for two (2) years from the issuance of the Certificate of Occupancy.
2. The Board retains drainage jurisdiction for two (2) years from the issuance of the Certificate of Occupancy.
3. The applicant is to submit a landscape plan to the City Forester for his review and approval with an emphasis of native plants.
4. The applicant is to revise its stormwater plan to show that the applicant's site will have adequate detention structures to capture stormwater runoff in order to meet the 100-year storm standard which is to be reviewed and approved by the Board's Engineer. In addition, Mr. Scott is to provide an analysis to the Board's engineer to confirm that the rate of runoff will meet the 100-year standard.
5. The applicant is to comply with the City Engineer's letter of April 20, 2016, which is incorporated herein and attached as Exhibit "A".

A motion was made by Mark Hurrell and seconded by Stephen Bowman.

VOTE: Chris Dunn; Michael Lisowski; Stephen Bowman; Nick Cohron;
Mark Hurrell; Thomas Ucko. . . YEA.

Marybeth Robb was opposed.

**APPLICATION: Application #ZB-16-1808, Brooks Wilson, 107
Larned Road, BLOCK 4706, LOT 25.**

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to expand the existing attached garage towards the front of the house by four feet eight inches in order to create a mud room in the former back half of the garage, and to make the depth of the garage the standard 18 feet on the property. There were exhibits introduced to the Board as evidence. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations approved the variances requested. In addition to their regular conditions, the Board included the following:

1. The applicant is to comply with the City Engineer's letter of April 19, 2016, which is incorporated herein and attached as Exhibit "A".

A motion was made by Bruce Johnson and seconded by Stephen Bowman.

VOTE: Chris Dunn; Michael Lisowski; David Trone; Marybeth Robb;
Mark Hurrell; Thomas Ucko. . . YEA.

None were opposed.

EXECUTIVE SESSION:

The following matters were discussed:

No matters were discussed.

The Board memorialized the following Resolutions:

APPLICATION: Application #ZB ZB-16-1805, Michael Walsh & Lisa Coohill, 20 Baltusrol Place, BLOCK 4405, LOT 22.

APPLICATION: Application #ZB-16-1806, David & Renee Yozzi, 82 Valley View Avenue, BLOCK 3001, LOT 1.

APPLICATION: Application #ZB ZB-16-1809, Nicole & Drew Spitzer, 71 Rotary Drive, BLOCK 5305, LOT 2.

APPLICATION: Application #ZB-16-1810, Richard Apostolik, 28 Edgemont Avenue, BLOCK 2005, LOT 3.

APPLICATION: Application #ZB-16-1811, Susanne & John Neilan, 15 Laurel Avenue, BLOCK 4602, LOT 6.

The Board memorialized Minutes from:

May 2, 2016.

May 16, 2016.

The meeting concluded.

Attested:



Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment



Dennis M. Galvin
Secretary and Counsel
City of Summit
Zoning Board of Adjustment