

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
June 20, 2016

The June 20, 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; Stephen Bowman. First Alternate Michael Lisowski, and Fourth Alternate Dennis McGuire 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-16-1807, Christopher Miccolis and Emily King, 177 Summit Avenue, BLOCK 2301, LOT 38.

APPLICATION: Application #ZB-16-1815, Graham Relf, 188 Mountain Avenue, BLOCK 4707, LOT 81.

APPLICATION: Application #ZB ZB-16-1812, Stacy Donck, 30 Park View Terrace, BLOCK 4706, LOT 15.

APPLICATION: Application #ZB-16-1813, Richard Fiore, 138 Canoe Brook Parkway, BLOCK 509, LOT 22.

APPLICATION: Application #ZB-16-1814, James Loynd, 238 Morris Avenue, BLOCK 3204, LOT 14.

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

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

Applicants have requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to regrade the property from the rear (east elevation) of the existing home within 10 feet of the rear (east) property line. The applicant is proposing to disturb 9,213 square feet of steep slopes from 0% to 15% and 2,415 square feet of slopes greater than 15%. Additionally, the applicant is proposing to construct a retaining wall with a maximum height of six feet and a four foot fence along the length of the retaining wall 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 drainage jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
2. The Board retains landscape jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
3. The applicant is to comply with the City Engineer's letter of May 16, 2016, which is incorporated herein and attached as Exhibit "A".

A motion was made by Stephen Bowman and seconded by Michael Lisowski.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Thomas
Ucko. . . YEA.

None were opposed.

**APPLICATION: Application #ZB-16-1815, Graham Relf, 188
Mountain Avenue, BLOCK 4707, LOT 81.**

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to replace a broken air-conditioning condenser unit 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. The Board did not include any special conditions in addition to their regular conditions.

A motion was made by Dennis McGuire and seconded by Stephen Bowman.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Thomas
Ucko. . . YEA.

None were opposed.

**APPLICATION: Application #ZB ZB-16-1812, Stacy Donck, 30 Park
View Terrace, BLOCK 4706, LOT 15.**

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to construct a rear second-floor bedroom and bathroom addition on the existing 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. The Board did not include any special conditions in addition to their regular conditions.

A motion was made by Stephen Bowman and seconded by Michael Lisowski.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Thomas Ucko. . . YEA.

None were opposed.

APPLICATION: Application #ZB-16-1813, Richard Fiore, 138 Canoe Brook Parkway, BLOCK 509, LOT 22.

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to construct a new platform and stairs off the existing sliding glass doors on the rear of the property, and to replace the existing shed 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. The Board did not include any special conditions in addition to their regular conditions.

A motion was made by Dennis McGuire and seconded by Stephen Bowman.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Thomas Ucko. . . YEA.

None were opposed.

APPLICATION: Application #ZB-16-1814, James Loynd, 238 Morris Avenue, BLOCK 3204, LOT 14.

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to construct an attached two-family home on the existing vacant lot with a garage and new curb openings 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 shall submit a landscape plan to the City Forester for his review and approval.
2. The applicant is to comply with the City Engineer's letter of May 31, 2016, which is incorporated herein and attached as Exhibit "A" and will reduce the size of the curb cut as suggested by the Board's Engineer.
3. The Board retains drainage jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
4. The Board retains landscape jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.
5. The air conditioning units are to be placed in a conforming location.
6. The home must be constructed with HardiPlank Siding with Azek trim as represented by the applicant at the time of the hearing.

A motion was made by Stephen Bowman and seconded by Michael Lisowski.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Thomas Ucko. . . YEA.

None were opposed.

EXECUTIVE SESSION:

The following matters were discussed:

No matters were discussed.

The Board memorialized the following Resolutions:

None.

The Board memorialized Minutes from:

None.

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