

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF SUMMIT**  
**July 18, 2016**

The July 18, 2016 meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m. Acting Secretary Clifford Gibbons called the roll: Chairman Thomas Ucko; Stephen Bowman. First Alternate Michael Lisowski, Second Alternate Chris Dunn, and Fourth Alternate Dennis McGuire were also present. Acting Board Secretary/Attorney Clifford Gibbons 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-16-1800, John and Susan Podolak, 10 Hickory Road, BLOCK 510, LOT 7.**

**APPLICATION: Application #ZB-16-1819, Adam and Lauren Decker, 19 Linden Place, BLOCK 3205, LOT 15.** This matter was heard and carried to a meeting on August 1, 2016.

**APPLICATION: Application #ZB-16-1820, Chester and Cheryl Grabowski, 24 Friar Truck Circle, BLOCK 3501, LOT 52.** This matter was not heard and was carried to a meeting on August 15, 2016.

**APPLICATION: Application #ZB-16-1821, Amelia Bonomini, 6 Meadowbrook Court, BLOCK 2901, LOT 50.**

**City of Summit Zoning Board of Adjustment Meeting:**

**In the matter of:**

**APPLICATION: Application #ZB-16-1800, John and Susan Podolak, 10 Hickory Road, BLOCK 510, LOT 7.**

Applicants have requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to convert a covered patio into a three-season porch 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 provide a new updated survey for the property.
2. The applicant is to submit a landscape screening plan to the City Forester for his review and approval.

A motion was made by Stephen Bowman and seconded by Chris Dunn.

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

None were opposed.

**APPLICATION: Application #ZB-16-1821, Amelia Bonomini, 6 Meadowbrook Court, BLOCK 2901, LOT 50.**

Applicant requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) and (d)(4) to construct a kitchen addition, powder room addition,

reconfiguration of the laundry room, and front entrance roof on the first floor and a master bedroom addition, bathroom addition, and new roof on the second floor 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 submit a revised stormwater management plan to the Board's Engineer for his review and approval.

A motion was made by Chris Dunn and seconded by Stephen Bowman.

VOTE: Stephen Bowman; Michael Lisowski; Chris Dunn; Dennis

McGuire; 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-16-1801, 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.**

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

**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.**

**The Board memorialized Minutes from:**

None.

**The meeting concluded.**

Attested:



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Thomas Ucko  
Chairman  
City of Summit  
Zoning Board of Adjustment



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

