

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
August 15, 2016

The August 15, 2016 meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m. Secretary Dennis Galvin called the roll: Chairman Thomas Ucko; Jesse Butler; Nick Cohron; David Trone; Stephen Bowman. First Alternate Michael Lisowski and Fourth Alternate Dennis McGuire were also present. Board Secretary/Attorney Dennis 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-16-1818, MRY Euclid LLC, 27-31 Euclid Avenue, BLOCK 1905, LOTS 7-9. This matter was not heard and carried to a meeting on September 7, 2016.

APPLICATION: Application #ZB-16-1820, Chester and Cheryl Grabowski, 24 Friar Truck Circle, BLOCK 3501, LOT 52. This matter was not heard and carried to a meeting on September 19, 2016.

APPLICATION: Application #ZB-14-1685, Briand and Ginny Lysiak, 101 Colt Road, BLOCK 5205, LOT 34.

APPLICATION: Application #ZB-16-1823, Andrew Ruffino and Karen Fallowes, 8 Laurel Avenue, BLOCK 4603, LOT 25.

APPLICATION: Application #ZB-16-1825, Griffith and Cynthia Welton, 38 Drum Hill Drive, BLOCK 5602, LOT 8.

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

APPLICATION: Application #ZB-14-1685, Briand and Ginny Lysiak, 101 Colt Road, BLOCK 5205, LOT 34.

Applicants have requested variances pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2) to construct a one-story addition consisting of a three-car garage, a new mudroom, an expanded kitchen and a new family room 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 August 2, 2016, which is incorporated herein and attached as Exhibit "A".
2. The landscape plan, which is to include appropriate screening of the air conditioning units, is to be submitted to the City Forester for his review and approval.
3. The Board retains landscape jurisdiction for a period of two (2) years from the issuance of the Certificate of Occupancy.

A motion was made by Nick Cohron and seconded by David Trone.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Nick Cohron; Jesse Butler; David Trone; Thomas Ucko. . . YEA.
None were opposed.

APPLICATION: Application #ZB-16-1823, Andrew Ruffino and Karen Fallowes, 8 Laurel Avenue, BLOCK 4603, LOT 25.

Applicants have requested a variance pursuant to N.J.S.A. 40:55D-70(c)(2) to construct a one-story, 402 square foot addition to the rear of 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. 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 applicant is to comply with the City Engineer's letter of August 2, 2016, which is incorporated herein and attached as Exhibit "A".

A motion was made by Dennis McGuire and seconded by Michael Lisowski.

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

Nick Cohron was opposed.

APPLICATION: Application #ZB-16-1825, Griffith and Cynthia Welton, 38 Drum Hill Drive, BLOCK 5602, LOT 8.

Applicants have requested a variance pursuant to N.J.S.A. 40:55D-70(c)(2) to replace the existing air conditioning condenser with a new unit

and for the addition of one unit, both of which will be in approximately the same location as the existing 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. In addition to their regular conditions, the Board included the following:

1. The existing landscape screen which buffers the AC units is to be maintained.

A motion was made by Nick Cohron and seconded by Jesse Butler.

VOTE: Dennis McGuire; Michael Lisowski; Stephen Bowman; Nick Cohron; Jesse Butler; Thomas Ucko. . . YEA.

None were opposed.

EXECUTIVE SESSION:

The following matters were discussed:

None.

The Board memorialized the following Resolutions:

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

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

The Board memorialized Minutes from:

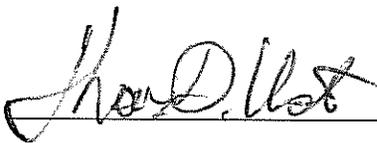
June 6, 2016

June 20, 2016

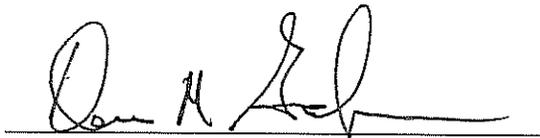
July 18, 2016

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