

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
October 5, 2016

The October 5, 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; Vice Chairman Mark Hurrell; Marybeth Robb; David Trone; Jesse Butler; Nick Cohron; Stephen Bowman. First Alternate Michael Lisowski, Second Alternate Chris Dunn, 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-6-1817, Erez & Tracy Elisha, 51 DeForest Avenue, BLOCK 1901, LOT 1. This matter was carried to a meeting on October 17, 2016.

APPLICATION: Application #ZB-16-1822, Sunrise Development Inc., 14-26 River Road, BLOCK 201, LOTS 8-11. This matter was carried to a meeting on October 13, 2016.

APPLICATION: Application #ZB-16-1824, Manny & Adriana Costeira, 248-250 Morris Avenue, BLOCK 3204, LOTS 8 & 9. This

matter was carried to a meeting on November 21, 2016.

APPLICATION: Application #ZB-16-1816, David Feldman, 18 Stony Hill Court, BLOCK 5205, LOT 11.

APPLICATION: Application #ZB-16-1818, MRY Euclid LLC, 27-31 Euclid Avenue, BLOCK 1905, LOTS 7-9.

APPLICATION: Application #ZB-16-1826, Julie & William Coffey, 15 Chapel Street, BLOCK 3702, LOTS 6.

APPLICATION: Application #ZB-16-1829, Michael & Patrice Gordon, 12 Dorset Lane, BLOCK 1802, LOTS 44.

APPLICATION: Application #ZB-16-1830, C. Price & C. Costa-Price, 16 Hickory Road, BLOCK 510, LOTS 5.

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

APPLICATION: Application #ZB-16-1816, David Feldman, 18 Stony Hill Court, BLOCK 5205, LOT 11.

Applicants requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) and (d)(4) to construct a new two-story addition, front porch, and deck 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 a period of two (2) years from the issuance of the Certificate of Occupancy.
2. The board retains drainage 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 September 13, 2016, which is incorporated herein and attached as Exhibit "A".
4. The lighting in the rear of the home is to comply with the ordinance, specifically limited to 10 feet in height and must be shielded.

A motion was made by Chris Dunn and seconded by Marybeth Robb.

VOTE: Dennis McGuire; Chris Dunn; Jesse Butler; Marybeth Robb; Mark Hurrell; Thomas Ucko. . . YEA.

Michael Lisowski was opposed.

APPLICATION: Application #ZB-16-1818, MRY Euclid LLC, 27-31 Euclid Avenue, BLOCK 1905, LOTS 7-9.

Applicants requested Preliminary and Final Major Site Plan approval pursuant to N.J.S.A. 40:55D-46. 1 and N.J.S.A. 40:55D-50 and variances pursuant to N.J.S.A. 40:55D-70(c)(2), (d)(4) for the construction of a 6 apartment-unit multifamily structure and associated improvements 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 must comply with the City Forester's Memo of October 4, 2016.

2. The applicant is to screen all building lighting as required by the ordinance.
3. The applicant is to amend their plan to show low maintenance perennials and rain garden material in consultation with Mr. Linson. And Mr. Linson is to re-evaluate whether some screening can be planted along the Hopman property.
4. 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 Marybeth Robb and seconded by Jesse Butler.

VOTE: Chris Dunn; Michael Lisowski; Stephen Bowman; Jesse Butler;

Marybeth Robb; Mark Hurrell; Thomas Ucko. . . YEA.

None were opposed.

APPLICATION: Application #ZB-16-1826, Julie & William Coffey, 15 Chapel Street, BLOCK 3702, LOTS 6.

Applicants requested variances pursuant to N.J.S.A. 40:55D-70(c)(2) to convert an existing single-family dwelling into a two-family owner-occupied dwelling and to permit the use of the preexisting nonconforming 6 foot tall stockade fence located in the secondary front yard setback 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 two-car garage is to be divided, requiring the dedication of half of the garage to each of the units in the dwelling. This condition is to be imposed by means of a Deed Restriction, which must be recorded prior to the issuance of a building permit and must be reviewed by the Board Attorney prior to recording.

2. The fence along the front yard is to be setback 5 feet and reduced to 4 feet in height.

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

VOTE: Dennis McGuire; Chris Dunn; Michael Lisowski; Jesse Butler; Marybeth Robb; Mark Hurrell; Thomas Ucko. . . YEA.

None were opposed.

APPLICATION: Application #ZB-16-1829, Michael & Patrice Gordon, 12 Dorset Lane, BLOCK 1802, LOTS 44.

Applicants requested variances pursuant to N.J.S.A. 40:55D-70(d)(4) and (c)(2) to construct a one-story rear addition as well as a second floor addition atop the existing one-story residential 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 siding is to be either hardy board or cedar siding.

A motion was made by Chris Dunn and seconded by Michael Lisowski.

VOTE: Chris Dunn; Michael Lisowski; Stephen Bowman; Jesse Butler; Marybeth Robb; Mark Hurrell; Thomas Ucko. . . YEA.

None were opposed.

APPLICATION: Application #ZB-16-1830, C. Price & C. Costa-Price, 16 Hickory Road, BLOCK 510, LOTS 5.

Applicants requested variances pursuant to N.J.S.A. 40:55D-70(d)(4) and (c)(2) for various renovations and improvements, including the construction of a new portico addition to the front of the house, a new

mud room and pantry addition to the existing garage, rebuilding and enclosing the rear porch and constructing a second-story master bedroom addition above, and relocating an existing air conditioning condenser from the rear yard to the side yard 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 supply an as-built survey as required by the Zoning Officer.
2. The air conditioning unit is to be fully screened by extending the fencing.

A motion was made by Mark Hurrell and seconded by Stephen Bowman.
VOTE: Dennis McGuire; Chris Dunn; Michael Lisowski; Stephen Bowman; Jesse Butler; Mark Hurrell; Thomas Ucko. . . YEA.
None were opposed.

EXECUTIVE SESSION:

The following matters were discussed:

None.

The Board memorialized the following Resolutions:

APPLICATION: Appeal #ZB-16-1827, Lora and David Ingerman, 21 Linda Lane, BLOCK 5203, LOT 1.

The Board memorialized Minutes from:

September 7, 2016

The meeting concluded.

Attested:



Thomas Ucko
Chairwoman
City of Summit
Zoning Board of Adjustment



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

