

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
October 13, 2016
SPECIAL MEETING

The October 13, 2016 Special 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; Jesse Butler; 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 application was ready to proceed:

**APPLICATION: Application #ZB-6-1822, Sunrise Development Inc.,
14-26 River Road, BLOCK 201, LOTS 8-11.**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

**APPLICATION: Application #ZB-6-1822, Sunrise Development Inc.,
14-26 River Road, BLOCK 201, LOTS 8-11.**

Applicant 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(d)(1), (d)(4), (d)(6) and (c)(2) to

demolish two existing buildings located on Block 201, Lot 11, remove all site improvements and clear and regrade the undeveloped portion of 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 flag pole is only to display the American Flag and the New Jersey State Flag and will be respectfully illuminated.
2. The applicant is to enter into a Developer Agreement with the County of Union, which shall be recorded. It shall provide that the applicant will plant trees and shrubs on a portion of Lot 7 Block 201, as shown to the Board at the time of the hearing. The agreement shall also require the applicant maintain these improvements.
3. The applicant is to record a Deed of Consolidation.
4. The applicant is to comply with the City Engineer's letter of September 1, 2016, which is incorporated herein and attached as Exhibit "A", as well as all other professional letters issued by the City during this process.
5. The applicant is to submit their landscape plan to the City Forester for his review and approval.
6. The approval is subject to Union County approval which shall include restricting left hand turn movements from the east bound side of River Road into the site during peak times, which are understood to be 7 a.m. to 9 a.m. and 3 p.m. to 6 p.m., Monday through Friday. The Board would not object to greater restrictions on this left turn movement.
7. The applicant is to comply with the affordable housing ordinance as described in the Planner's memo and will set aside 10 % of its beds for Medicaid patients, as required by State law.

8. The facility is to have 80 residential units with 95 beds.

A motion was made by Michael Lisowski and seconded by Jesse Butler.

VOTE: Dennis McGuire; Chris Dunn; Michael Lisowski; Jesse Butler;

Stephen Bowman; Mark Hurrell; Thomas Ucko. . . YEA.

None were opposed.

EXECUTIVE SESSION:

The following matters were discussed:

None.

The Board memorialized the following Resolutions:

None.

The Board memorialized Minutes from:

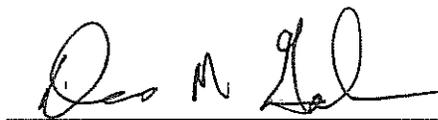
None.

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

