

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT  
January 22, 2020**

The January 22, 2020 meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m. Board Secretary Christopher Nicola called the Roll: Thomas Ucko, Steven Spurr, Michael Lardieri, Joseph Steiner, Elizabeth Newell, third alternate Ayman Maleh, fourth alternate Scott Loikits, Board Attorney Dennis Galvin and Board Secretary Christopher Nicola were present. Attendees were informed in accordance with N.J.S.A. 10:4-10 that 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: ZB-19-1997, Michael & Lesley Arlein, 50 Bedford Road, BLOCK 1103, LOT 4**
- **Application: ZB-19-1992, Aldo & Irene Curiale, 235 Morris Avenue, BLOCK 3307, LOT 10**

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

In the matter of:

**Application: ZB-19-1997, Michael & Lesley Arlein, 50 Bedford Road, BLOCK 1103, LOT 4**

Ms. Samantha Alfonso of Dempsey, Dempsey & Sheehan advised the Board that she represents the applicant. The applicant is requesting (c) – variance relief for fence openness. Mr. Michael Arlein was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Arlein's testimony. 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.

A motion of approval was made by Vice Chairman Spurr and was seconded by Michael Lardieri.

VOTE:       YES:   Steven Spurr Michael Lardieri; Joseph Steiner; Elizabeth Newell; Ayman Maleh; Scott Loikits; Thomas Ucko

              NO:   None were opposed.

**Application: ZB-19-1992, Aldo & Irene Curiale, 235 Morris Avenue, BLOCK 3307, LOT 10**

Joseph Steiner recused from this application. Mr. Bartholomew A. Sheehan Jr. of Dempsey, Dempsey & Sheehan advised the Board that he represents the applicant. The applicant is requesting Major site plan approval with a (d) - variances for expansion of a nonconforming use & FAR. Mr. Aldo Curiale was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Curiale's testimony. Mr. Nick Curiale was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked question regarding Mr. Curiale's testimony. Mr. William Kaufman was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked question regarding Mr. Kaufman's testimony. Mr. Andrew Clark was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked question regarding Mr. Clarke's testimony. 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.

A motion to carry this application to the March 2, 2020 hearing date was made by Vice Chairman Spurr and was seconded by Scott Lokits. All were in favor and none were opposed.

**The Board memorialized the following Resolutions:**

- 2 Glenside Avenue (ZB-19-1995)
- 12 deforest Avenue (ZB-19-1987)

**The Board memorialized Minutes from:**

- December 16, 2020

The meeting concluded at 10:04 PM.

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Thomas Ucko  
Chairman  
City of Summit  
Zoning Board of Adjustment

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Christopher Nicola  
Board Secretary  
City of Summit  
Zoning Board of Adjustment