

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
January 23, 2019**

The January 23, 2019 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, Michael Lardieri, Steven Spurr, Maureen Leuenberger, second alternate Kathryn Schwartzstein, third alternate Katherine Hensel, 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-18-1950, Donna Iasello & Janice A. Brody, 10 Gary Road, BLOCK 3705 LOT 14**
(carried to 2/20/19)
- **Application: ZB-18-1951, Ay-Yuh Tsao & Yung Shyeng Tsao, 30 Wade Drive, BLOCK 304, LOT 13**
- **Application: ZB-18-1952, Michael Johnson, 34 Twombly Drive, BLOCK 3004, LOT 33**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-18-1951, Ay-Yuh Tsao & Yung Shyeng Tsao, 30 Wade Drive, BLOCK 304, LOT 13

The applicant is requesting (c) – variance relief for front-yard setback to construct a one-story front porch and vestibule addition. Mr. Ay-Yuh Tsao was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Tsao's testimony. Mr. Hayk Ekshian was sworn in by Mr. Galvin and provided her testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Ekshian'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 Steven Spurr and was seconded by Maureen Leuenberger.

VOTE: YES: Michael Lardieri; Steven Spurr; Maureen Leuenberger; Kathryn Schwartzstein; Katherine Hensel; Thomas Ucko

None were opposed.

Application: ZB-18-1952, Michael Johnson, 34 Twombly Drive, BLOCK 3004, LOT 33

The applicant is requesting (c) – variance relief for side yard setback to install a generator. Mr. Michael Johnson was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Johnson'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. In addition, the Board included the following conditions:

1. The generator is to be exercised Monday through Friday from noon until 3:00 p.m.

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

VOTE: YES: Michael Lardieri; Steven Spurr; Maureen Leuenberger; Kathryn Schwartzstein; Katherine Hensel; Thomas Ucko

None were opposed.

The Board memorialized the following Resolutions:

- 80 Prospect Street (ZB-18-1933)
- 9 Highland Drive (ZB-18-1948)
- 41 AKA 19 Prospect Street (ZB-18-1939)

The Board memorialized Minutes from:

- January 7, 2019

The meeting concluded at 8:15 PM.

Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment