

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
February 3, 2020**

The February 3, 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: Steven Spurr, Michael Lardieri, Joseph Steiner, Elizabeth Newell, David Mollin, 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:

Vice Chairman Steven Spurr reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-19-1999, Brendan & Jenn Moore, 16 Blackburn Place, BLOCK 2805, LOT 8**
- **Application: ZB-19-1997, Beacon Hill Club, 250 Hobart Avenue, BLOCK 2203, LOT 1**
- **Application: ZB-19-1960-2, Jonathan Flax, 57 Prospect Street, BLOCK 2709, LOT 15**
- **Application: ZB-19-2001, Cardone Contracting Inc., 149 Hill Crest Avenue, BLOCK 2105, LOT 29 (Carried to 3/2/20)**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-19-1999, Brendan & Jenn Moore, 16 Blackburn Place, BLOCK 2805, LOT

The applicant is requesting (c) – variance relief to install a generator. Mr. Brendan Moore was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Moore's testimony. 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 only to be exercised Monday through Friday between the hours of noon and 3 p.m.

A motion of approval was made by David Mollin and was seconded by Michael Lardieri.

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

NO: None were opposed.

Application: ZB-19-1997, Beacon Hill Club, 250 Hobart Avenue, BLOCK 2203, LOT 1

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) - variance for conditional use and (c) - variances. Mr. Alex McDonald was sworn in by Mr. Galvin and provided his testimony to the Board as the General Manager of the Beacon Hill Club. The Board then asked questions regarding Mr. McDonald's testimony. Mr. Christopher McCagg was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked question regarding Mr. McCagg's testimony. Mr. William Scott was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked

question regarding Mr. Scott'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 Applicant shall fully comply with the Board Engineer's report dated November 15, 2019 and hereto attached as Exhibit "A".

A motion of approval was made by Joseph Steiner and was seconded by Michael Lardieri.

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

NO: None were opposed.

Application: ZB-19-1960-2, Jonathan Flax, 57 Prospect Street, BLOCK 2709, LOT 15

Mr. Rob Simon of Herold Law advised the Board that he represents the applicant. Mr. Bartholomew of Dempsey, Dempsey & Sheehan advised the Board that he represents Adaline Burke an objector to this application. The applicant is requesting amended application approval with (c) - variance relief for side-yard setback and total side yard percentage to construct a one- story addition and interior renovations. Cindy Boerner-Lay was sworn in by Mr. Galvin and provided her testimony to the Board as a licensed architect. Mr. Sheehan then cross-examined Ms. Boerner-Lay. The Board then asked questions regarding Ms. Boerner-Lay's testimony. Mr. Richard Krepple was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed structural engineer. Mr. Sheehan then cross-examined Mr. Krepple. The Board then asked questions regarding Mr. Krepple's testimony. Mr. Mark Gimigliamo was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. Mr. Sheehan then cross-examined Mr. Gimigliamo. The Board then asked questions regarding Mr. Gimigliamo's testimony. Resident Cornell Chulay asked questions regarding Mr. Gimigliamo's testimony. Mr. Jonathan Flax was sworn in by Mr. Galvin and provided his testimony to the Board. Mr. Sheehan then cross-examined Mr. Flax. The Board then asked questions regarding Mr. Flax'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 carried this application to the March 16, 2020 meeting.

A motion to carry the application to March 16, 2020 was made by Joseph Steiner and was seconded by David Mollin. All were in favor and none were opposed.

The Board memorialized the following Resolutions:

- 41 Springfield Avenue (ZB-19-1998)
- 123-127 Summit Ave (Amended) (ZB-18-1941-2A)
- 56 Kent Place Blvd (ZB-19-1994)

The Board memorialized Minutes from:

- January 8, 2020

The meeting concluded at 10:20 p.m.

Steven Spurr
Vice Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment