

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY OF SUMMIT**  
**February 4, 2019**

The February 4, 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 Lisowski, Michael Lardieri, Joseph Steiner, Steven Spurr, Elizabeth Newell, first alternate David Mollin, fourth alternate Christina Davis, 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-18-1956, David Bishop, 7 Oak Knoll Road, BLOCK 3103 LOT 24**
- **Application: ZB-18-1938, Morris habitat for Humanity, 146 Morris Avenue, BLOCK 4208 LOT 1**

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

In the matter of:

**Application: ZB-18-1956, David Bishop, 7 Oak Knoll Road, BLOCK 3103 LOT 24**

The applicant is requesting (c) – variance relief for rear-yard setback to install an air conditioning unit. Mr. David Bishop was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Bishop'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.

A motion of approval was made by Joseph Steiner and was seconded by Steven Spurr.

VOTE: YES: Michael Lisowski; Michael Lardieri; Joseph Steiner; Steven Spurr; Elizabeth Newell; David Mollin; Thomas Ucko

None were opposed.

**Application: ZB-18-1938, Morris habitat for Humanity, 146 Morris Avenue, BLOCK 4208 LOT 1** The Mr. Sean Monaghan & Matthew Posada of Schenck, Price, Smith and King advised the Board that they represent the applicant. Mr. Jay DeLaney of Lindabury, McCormick, Estabrook & Cooper advised the Board that he represents Alejandra Gurevich and Joel Gagliano. The applicant is requesting minor subdivision & major site plan approval with a (d) - variance for density and (c) – variances. Mr. Douglas Wright of Morris Habitat for Humanity was sworn in by Mr. Galvin and provided his testimony to the Board as the Director of Construction. The Board then asked questions regarding Mr. Wright's testimony. Mr. DeLaney then cross-examined Mr. Wright. Resident Dr. Walter Kraft was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Frank Dobiszewski was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Joseph Eng was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Tara Gagliano was sworn in by Mr. Galvin and provided her testimony to the Board. Ms. Liz DeCoursey of Morris Habitat for Humanity was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked questions regarding Ms. DeCoursey's testimony. Mr. DeLaney then cross-examined Ms. DeCoursey. Resident Dr. Walter Kraft was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Frank Dobiszewski was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Lynda Gagliano

was sworn in by Mr. Galvin and provided her testimony to the Board. Mr. Seth Leeb was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Leeb's testimony. Mr. DeLaney then cross-examined Mr. Leeb. Resident Dr. Walter Kraft was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Joseph Eng was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Frank Dobiszewski was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Dr. Julie O'Connell was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Matthew Weisser was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Rick Bell was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Tara Gagliano was sworn in by Mr. Galvin and provided her testimony to the Board. Mr. Eric Keller was sworn in by Mr. Galvin and provided his testimony to the Board as a traffic engineer. The Board then asked questions regarding Mr. Keller'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 March 4, 2019 was made Steven Spurr and was seconded by David Mollin. All were in favor and none were opposed.

**The Board memorialized the following Resolutions:**

- 21 Glendale Road (ZB-18-1944)
- 42 Fernwood Road (ZB-18-1949)

**The Board memorialized Minutes from:**

- None

The meeting concluded at 10:35 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