

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
Monday, February 6, 2023**

The February 6, 2023, meeting of the City of Summit Zoning Board of Adjustment was opened at 7:30 p.m., with 2 applications on the meeting's agenda.

Adequate Notice Statement

The meeting commenced with the Adequate Notice Statement, where Vice Chairman Steiner informed the public 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.

The Board Members listed below were present for tonight's meeting. Board Secretary Ms. Soulios called the Roll:

- Vice Chairman, Joseph Steiner
- Elizabeth Newell
- Ayman Maleh
- David Mollin
- Scott Loikits
- Walter Gonzalez
- Alternate 1, Claire Toth
- Alternate 3, Jay Fehskens
- Alternate 4, Thomas Ucko

The Board Members listed below were excused from tonight's meeting.

- Chairman, Steven Spurr
- Alternate 2, Diana Sajer
- Alternate 3, Jay Fehskens

Board Attorney Andy Ball and Secretary Stephanie Soulios were present. Andy and Stephanie do not vote on Board Applications.

IN THE MATTER OF THE AGENDA:

Vice Chairman Steiner reviewed the agenda for the evening. The following applications were ready to proceed:

- **Application: ZB-22-2167, 30 Hawthorne Place, Morgan and Nora Dunnan, BL: 2004, L: 15**
- **Application: ZB-22-2169, 17 Stockton, Johann and Theresa Panlilio, BL: 4403 L: 22**

City of Summit Zoning Board of Adjustment Meeting: The applications listed below were heard this evening.

- **Application: ZB-22-2167, 30 Hawthorne Place, Morgan and Nora Dunnan, BL: 2004, L: 15**

Applicants Morgan and Nora Dunnan were sworn in by Mr. Ball, and then introduced their application for their home on 30 Hawthorne Place. They proposed to increase FAR to add a bedroom, laundry room, and bath to their second floor, over their existing family room. Architect Tim Klesse was sworn in by Mr. Ball as the Dunnans' witness to provide testimony. Mr. Klesse introduced and explained *exhibits A1* and *A2*, which were photographs showing the proposed addition, but with further 'mark ups' emphasizing his points. The witness was questioned by the board, and it was decided that new systems for grading, soil erosion, sediment, and piping leading to a dry well would need to be put into place to approve this application. Complete testimony can be found in the transcript of this hearing.

In conclusion, the Board, after careful deliberations, *approved* the variance requested if the following conditions are met:

1. Compliance with the board engineer's memo.
2. Revised plans to be submitted to Board Engineer and Zoning Officer
3. Storm water management plan must be put in place.
4. Plans with mark ups to be formalized.

The motion of approval was made by Mr. Mollin, and it was seconded by Ms. Newell. A roll call vote was completed with the results listed below:

VOTE: **YES:** Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits, Ms. Toth
 ABSTAIN: None
 NO: None

• **Application: ZB-22-2169, 17 Stockton, Johann and Theresa Panlilio, BL: 4403, L: 22**

The applicant, Mr. Johann Panlilio, represented himself this evening. Mr. Panlilio was sworn in by Mr. Ball. Mr. Panlilio introduced *exhibit A1*, which was a package compilation of his application, complete with pictures of his property. The pictures noted the hedges that would provide privacy between his home and his neighbor to the left of his property. The board noted that no members of the public were present to speak about this application. The board and professionals had questions for Mr. Panlilio. The board expressed that they felt this was a modest improvement to the property and felt they could support it. Complete details of the discussions regarding the application may be found in the transcript of this meeting.

In conclusion, the Board, after careful deliberations, *approved* the variance requested if the following conditions are met:

1. Compliance with the Board Engineer's memo.
2. Updated plans shall be submitted to the Zoning Officer for review and approval to confirm setback calculations.
3. Plans must be submitted prior to obtaining building permit.

The motion of approval was made by Mr. Mollin, and it was seconded by Ms. Newell. A roll call vote was completed with the results listed below:

VOTE: **YES:** Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits, Ms. Toth
 ABSTAIN: None
 NO: None

The Board memorialized the following Resolutions:

• **29 Plymouth Road, ZB-21-2119-2**

Eligible voting members: Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits, Ms. Toth.

VOTE:

Motion: Mr. Mollin

Seconded: Mr. Loikits

YES: Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits, Ms. Toth

NO: None were opposed.

ABSTAIN: None

• **22 Crescent Avenue, ZB-22-2161**

Eligible voting members: Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits.

VOTE:

Motion: Mr. Gonzalez

Seconded: Mr. Maleh

YES: Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits

NO: None were opposed

ABSTAIN: None

ABSENT: Chairman Spurr

• **58 Hobart Avenue, ZB-22-2162**

Eligible voting members: Chairman Spurr, Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits.

Motion: Mr. Gonzalez

Seconded: Mr. Maleh

YES: Vice Chairman Steiner, Ms. Newell, Mr. Gonzalez, Mr. Mollin, Mr. Maleh, Mr. Loikits

NO: None were opposed

ABSTAIN: None

ABSENT: Chairman Spurr

The Board memorialized Minutes from:

- January 18, 2023

A motion of *approval* was made by Ms. Toth and was seconded by Vice Chairman Steiner.

A voice vote was conducted, and **all** were in favor, **none** were opposed.

Adjourn

The meeting concluded at 8:23 p.m.



Joseph Steiner
Vice Chairman
City of Summit
Zoning Board of Adjustment



Stephanie Soulios
Board Secretary
City of Summit
Zoning Board of Adjustment