

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
February 7, 2022**

The February 7, 2022 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, Joseph Steiner, Thomas Ucko, David Mollin, Ayman Maleh, first alternate Claire Toth, third alternate Jaimie Levine, fourth alternate Walter Gonzalez, Board Attorney Andrew Ball 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 Steven Spurr reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-21-2103, Ruth Ann Blankenheim, 26 Edgewood Road, BLOCK 3403, LOT 11**
- **Application: ZB-21-2102, Kirti Sheoran, 101 Beekman Road, BLOCK 1405, LOT 14**
- **Application: ZB-21-2104, David & Courtney Stafford, 11 Greenbriar Drive, BLOCK 5104, LOT 9**
- **Application: ZB-21-2105, Marianne Espinosa, 6 Iris Road, BLOCK 106, LOT 10**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-21-2103, Ruth Ann Blankenheim, 26 Edgewood Road, BLOCK 3403, LOT 11

The applicant is requesting (c) – variance relief for rear-yard setback and combined side-yard to construct a 1-story addition. Ms. Ruth Ann Blankenheim was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Ms. Blankenheim’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 comply with the requirements set forth in the Board Engineer’s Memorandum annexed hereto as Exhibit A.
2. The applicants were required to contact the owner of the neighboring property on which an encroaching fence and driveway exist and attempt to have the neighbor contact the Board to confirm their awareness of the encroachment. Prior to the drafting of this Resolution, the Board received written confirmation that the neighbors at 36 Edgewood were aware of the encroachments.

A motion of approval was made by Claire Toth and was seconded by Thomas Ucko.

VOTE: YES: Joseph Steiner Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Jaime Levine; Steven Spurr

NO: None were opposed

Application: ZB-21-2102, Kirti Sheoran, 101 Beekman Road, BLOCK 1405, LOT 14

The applicant is requesting (d) – variance relief for FAR and a (c) – variance for building height to construct a second story addition. Mr. Kirti Sheoran was sworn in by Mr. Ball and provided his testimony to the Board.

The Board then asked questions regarding Mr. Sheoran's testimony. Mr. Timothy Klesse was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Klesse'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 comply with the requirements set forth in the Board Engineer's Memorandum annexed hereto as Exhibit A.
2. The applicant shall submit a landscaping plan to the City Forester and Board Engineer to address screening along the sides of the property.
3. The applicant shall not install a stove or gas lines to the existing kitchen area on the bottom floor.
4. The applicant shall add a residential fire sprinkler system for the home in accordance with the recommendations of the Fire Chief.
5. The applicant shall submit a current topographic survey prior to the issuance of a certificate of occupancy.

A motion of approval was made by Thomas Ucko and was seconded by Ayman Maleh.

VOTE: YES: Joseph Steiner Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Jaime Levine; Steven Spurr

NO: None were opposed

Application: ZB-21-2104, David & Courtney Stafford, 11 Greenbriar Drive, BLOCK 5104, LOT 9

The applicant is requesting (c) – variance relief for side-yard setback to construct a mudroom addition. Mr. David Stafford was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Stafford's testimony. Ms. Elizabeth Rush was sworn in by Mr. Ball and provided her testimony to the Board as a licensed architect. The Board then asked questions regarding Ms. Rush'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 comply with the requirements set forth in the Board Engineer's Memorandum annexed hereto as Exhibit A.

A motion of approval was made by David Mollin and was seconded by Ayman Maleh.

VOTE: YES: Joseph Steiner Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Jaime Levine; Steven Spurr

NO: None were opposed

Application: ZB-21-2105, Marianne Espinosa, 6 Iris Road, BLOCK 106, LOT 10

The applicant is requesting (c) – variances to construct a 2nd story addition. Ms. Marianne Espinosa was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Espinosa's testimony. Mr. Thomas Bijak was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Bijak'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 comply with the requirements set forth in the Board Engineer’s Memorandum annexed hereto as Exhibit A.

A motion of approval was made by David Mollin and was seconded by Ayman Maleh.

VOTE: YES: Joseph Steiner Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Jaime Levine; Steven Spurr

NO: None were opposed

The Board memorialized the following Resolutions:

- 61 Beekman Road (ZB-21-2096)

The Board memorialized Minutes from:

- January 5, 2022

The meeting concluded at 9:30 p.m.

Steven Spurr
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment