

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
February 19, 2020**

The February 19, 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: Thomas Ucko, Steven Spurr, Michael Lardieri, Joseph Steiner, Elizabeth Newell, first alternate Kathryn Schartzstein, 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:

Chairman Thomas Ucko reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-19-2003, Fabio Bari, 5 Iris Road, BLOCK 103, LOT 20**
- **Application: ZB-19-1986, Bergen Capital Partners, LLC, 38-40 Park Avenue, BLOCK 4004, LOT 15, BLOCK 3907 LOT 5**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-19-2003, Fabio Bari, 5 Iris Road, BLOCK 103, LOT 20

The applicant is requesting (c) - variance relief for total side yard percentage and building coverage to expand garage. Mr. Fabio Bari was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Bari's testimony. Mr. Alan Leonard was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Leonard's testimony. Resident Peter Kane was sworn in by Mr. Galvin and provided his testimony to the Board. 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 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-19-1986, Bergen Capital Partners, LLC, 38-40 Park Avenue, BLOCK 4004, LOT 15, BLOCK 3907 LOT 5

Mr. Craig Feldman of Paris Ackerman advised the Board that he represents the applicant. The applicant is requesting Major site plan approval with a (d1) - use variance & c - variances. Mr. Gerard Gesario was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Gesario's testimony. Resident Ivan Novich asked questions regarding Mr. Gesario's testimony. Ms. Cheryl Schweiker was sworn in by Mr. Galvin and provided her testimony to the Board as a

licensed architect. The Board then asked question regarding Ms. Schweiker’s testimony. Resident Ivan Novich asked questions regarding Ms. Schweiker’s testimony. Resident Maureen Kurek asked questions regarding Ms. Schweiker’s testimony. Resident Sharon Fosko asked questions regarding Ms. Schweiker’s testimony. Mr. John Corak was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed traffic engineer. The Board then asked questions regarding Mr. Corak’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 the March 16, 2020 meeting was made by Vice Chairman Spurr and was seconded by Michael Lardieri. All were in favor and none were opposed.

The Board memorialized the following Resolutions:

- 50 Bedford Road (ZB-19-1997)
- 80 Prospect Street Ext. (ZB-18-1933(2))

The Board memorialized Minutes from:

- January 22, 2020

The meeting concluded at 10:22 p.m.

Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment