

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
February 23, 2022**

The February 23, 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, Thomas Ucko, Ayman Maleh, Scott Loikits, first alternate Claire Toth, second alternate Diana Sajer, 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-21-2106, Colleen & David Silk, 9 Laurel Avenue, BLOCK 4602, LOT 4**
- **Application: ZB-21-2108, Richard & Nicole Nicholson, 24 Prospect Street, BLOCK 3202, LOT 25**
- **Application: ZB-21-2113, Sarah Moran, 5 Morris Court, BLOCK 4101, LOT 17**
- **Application: ZB-21-2112, Sachin Nagda & Roshni, 30 Glen Oaks Avenue, BLOCK 3107, LOT 10**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-21-2106, Colleen & David Silk, 9 Laurel Avenue, BLOCK 4602, LOT 4

Ms. Samantha Alfonso from Dempsey, Dempsey & Sheehan represented the applicant. The applicant is requesting (d) – variance relief for floor area ratio and (c) – variance relief for building height to construct a rear addition. Ms. Colleen Silk was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Silk'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. Mr. Andrew Clarke was sworn in by Mr. Ball and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Clarke'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 dated February 9, 2022, annexed hereto as Exhibit A.
2. The applicant shall submit revised plans reflecting the final corrected building coverage figure.
3. The applicant shall submit a new survey prior to the issuance of a certificate of occupancy.

A motion of approval was made by Diana Sajer and was seconded by Scott Loikits.

VOTE: YES: Thomas Ucko; Ayman Maleh; Scott Loikits; Claire Toth; Diana Sajer; Jaime Levine;
 Steven Spurr

 NO: None were opposed

Application: ZB-21-2108, Richard & Nicole Nicholson, 24 Prospect Street, BLOCK 3202, LOT 25

Ms. Samantha Alfonso from Dempsey, Dempsey & Sheehan represented the applicant. The applicant is requesting (d) – variance relief for floor area ratio with (c) – variances to construct a rear 2nd story addition. Mr. Richard Nicholson was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Nicholson’s testimony. Mr. John Lyons was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Lyons’ 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 dated February 9, 2022, annexed hereto as Exhibit A.
2. The applicant shall submit updated plans reflecting the addition of the air conditioning unit and generator and confirming the final lot coverage figures resulting from those additions.

A motion of approval was made by Claire Toth and was seconded by Diana Sajer.

VOTE: YES: Thomas Ucko; Ayman Maleh; Scott Loikits; Claire Toth; Diana Sajer; Jaime Levine; Steven Spurr

NO: None were opposed

Application: ZB-21-2113, Sarah Moran, 5 Morris Court, BLOCK 4101, LOT 17

The applicant is requesting (c) – variance relief for building coverage and lot coverage to construct a 2-story addition. Ms. Sarah Moran was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Moran’s testimony. Mr. William Figdor was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Figdor’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 dated February 9, 2022, annexed hereto as Exhibit A.
2. The applicant shall submit revised plans reflecting the final corrected building coverage figure.

A motion of approval was made by Scott Loikits and was seconded by Ayman Maleh.

VOTE: YES: Thomas Ucko; Ayman Maleh; Scott Loikits; Claire Toth; Diana Sajer; Jaime Levine; Steven Spurr

NO: None were opposed

Application: ZB-21-2112, Sachin Nagda & Roshni, 30 Glen Oaks Avenue, BLOCK 3107, LOT 10

Ms. Samantha Alfonso from Dempsey, Dempsey & Sheehan represented the applicant. The applicant is requesting (d) – variance relief for floor area ratio and (c) – variances to construct a 2-story addition and patio. Mr. Sachin Nagda was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Nagda’s testimony. Mr. Tom Chauvette was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Chauvette’s testimony. Mr. William Scott was sworn in by Mr. Ball and provided his testimony to the Board as a licensed

engineer. The Board then asked questions 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 comply with the requirements set forth in the Board Engineer’s Memorandum annexed hereto as Exhibit A.

A motion of approval was made by Dr. Levine and was seconded by Claire Toth.

VOTE: YES: Thomas Ucko; Ayman Maleh; Scott Loikits; Claire Toth; Diana Sajer; Jaime Levine; Steven Spurr

NO: None were opposed

The Board memorialized the following Resolutions:

- None

The Board memorialized Minutes from:

- None

The meeting concluded at 9:41 p.m.

Steven Spurr
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment