

**CITY OF SUMMIT
PLANNING BOARD MEETING MINUTES
FEBRUARY 24, 2025**

The meeting was called to order by Chairman Spurr at 7:30 PM.

Pledge of Allegiance

Adequate Notice Statement

Chairman Spurr then read the following notice:

In accordance with New Jersey Statute 10:4-10, adequate notice of this meeting has been provided to the newspapers of record and has been posted here in City Hall.

For the benefit of the interested public, this meeting is being live streamed to the city's YouTube page, and also broadcast on Summit's government channel, which is Comcast channel 34 and Verizon channel 30.

Any hearings on applications for development in this meeting are quasi-judicial proceedings. Any questions or comments must be limited to the issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.

Please note that fire exits are to my right, your left, and at the back the room where you entered. The City has a listening system to assist the hearing impaired. If anyone needs hearing assistance, please obtain the necessary equipment here at the dais and return it immediately after our meeting.

Oath of Office

Being that Mr. Lijoi is not present; the Oath of Office has been deferred to the next meeting of the Planning Board, March 24, 2025.

Roll Call

PRESENT: Ms. Bowen, Mr. Dal'Maso, Mayor Fagan, Mr. Felmet, Mr. Formichelli, Councilmember Hamlet, Mr. Stern and Chairman Spurr

ABSENT: Mr. Lijoi, Mr. Sala

ARRIVED AFTER ROLL CALL: Ms. Balson Alvarez (7:35pm)

Also in attendance were Mr. Warner, Planning Board Attorney; Mr. Burgis, Board Planner; and Nicole Kotiga.

Appointment of Board Secretary

Chairman Spurr explained that the previous Board Secretary, Stephanie Soulios has resigned and wished her well on her new endeavors. Nicole Kotiga, Deputy Clerk, will be acting as the temporary replacement and called for a motion for the appointment of Nicole Kotiga as Planning Board Secretary.

RESULT: Approved (*unanimous*)
MOVER: Balson-Alvarez
SECONDER: Fagan
AYES: Balson-Alvarez, Bowen, Dal'Maso, Fagan, Felmet, Formichelli, Hamlet, Stern, Spurr

Resolution of Extension of Time

Michael & Susan Balogh
Block: 4707, Lot: 23
2 Parkview Terrace, Summit
Case No. PB-22-27

Ms. Hilary Ulz, applicant's attorney, provided a brief explanation in the reasoning behind the request for extension as they would like to perfect the subdivision deed to which Chairman Spurr then called for the approval of an extension of time.

RESULT: Approved (*unanimous*)
MOVER: Fagan
SECONDER: Stern
AYES: Balson-Alvarez, Bowen, Dal'Maso, Fagan, Felmet, Formichelli, Hamlet, Stern, Spurr

DRO Revisions

The Planning Board discussed and provided input regarding the draft ordinance.

In response to a question raised by Ms. Balson-Alvarez, Mr. Burgis advised that standard rooftop lighting is 12 to 14 feet, therefore 10 feet would not be too high.

Councilmember Hamlet expressed her concerns regarding the noise ordinance and requested that the ordinance be referenced and that these revisions would not supersede the current ordinance. The Board agreed that a reference to the noise ordinance should be added.

Chairman Spurr called for the approval of the ordinance with the addition of referencing the noise ordinance.

RESULT: Approved (*unanimous*)
MOVER: Stern
SECONDER: Hamlet
AYES: Balson-Alvarez, Bowen, Dal'Maso, Fagan, Felmet, Formichelli, Hamlet, Stern, Spurr

Authorize Closed Session

Upon motion of Mr. Dal'Maso, duly carried, the Board entered into Executive Session as under the following:

Resolution # 2025-01

Litigation and/or attorney-client privilege matters - NJSA 10:4-12.b (7)
Affordable Housing

Adjourn

A motion was made by Ms. Bowman to adjourn and was duly seconded by Mr. Stern. A voice vote was held; all were in favor, and none were opposed. Meeting was adjourned at 9:56pm.

Distributed: March 12, 2025

Approved: March 24, 2025

Nicole M. Kotiga, Board Secretary