

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
March 4, 2019**

The March 4, 2019 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, Michael Lisowski, Michael Lardieri, Joseph Steiner, Steven Spurr, Elizabeth Newell, Maureen Leuenberger, first alternate David Mollin, Third alternate Katherine Hensel, fourth alternate Christina Davis, 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-18-1954, Natasha & Glen Ormsby, 18 Hawthorne Place, BLOCK 2004 LOT 18**
- **Application: ZB-18-1938, Morris habitat for Humanity, 146 Morris Avenue, BLOCK 4208 LOT 1**
(carried to 4/15/19)

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-18-1954, Natasha & Glen Ormsby, 18 Hawthorne Place, BLOCK 2004 LOT 18

The applicant is requesting (c) – variance relief for side-yard setback to install an A/C condenser. Ms. Natasha Ormsby was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked questions regarding Ms. Ormsby's testimony. Mr. Glen Ormsby was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Ormsby's testimony. 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 AC unit is to be screened in consultation with City Zoning Officer.

A motion of approval was made by Joseph Steiner and was seconded by Steven Spurr.

VOTE: YES: Michael Lisowski; Michael Lardieri; Joseph Steiner; Steven Spurr; Elizabeth Newell; Maureen Leuenberger; Thomas Ucko

None were opposed.

Application: ZB-18-1938, Morris habitat for Humanity, 146 Morris Avenue, BLOCK 4208 LOT 1

Mr. Sean Monaghan and Matthew Posada of Schenck, Price, Smith and King advised the Board that they represent the applicant. Mr. Jay DeLaney of Lindabury, McCormick, Estabrook & Cooper advised the Board that he represents Alejandra Gurevich and Joel Gagliano. The applicant is requesting minor subdivision & major site plan approval with a (d) - variance for density and (c) – variances. Mr. Eric Keller was sworn in by Mr. Galvin and provided his testimony to the Board as a traffic engineer. The Board then asked questions regarding Mr. Keller's testimony. Mr. DeLaney then cross-examined Mr. Keller. Resident Dr. Walter Kraft was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Joseph Eng was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Jennifer Wren was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Frank Dobiszewski was sworn in by Mr. Galvin and provided

his testimony to the Board. Resident Tara Gagliano was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Dr. Julie O'Connell was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Lynda Gagliano was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Matthew Weisser was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Brian Palmer was sworn in by Mr. Galvin and provided his testimony to the Board. Mr. Charles McGroarty was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed planner. 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 April 15, 2019 was made Joseph Steiner and was seconded by Michael Lardieri. All were in favor and none were opposed.

The Board memorialized the following Resolutions:

- 30 Wade Drive (ZB-18-1951)
- 34 Twombly Drive (ZB-18-1952)
- 7 Oak Knoll Road (ZB-18-1956)

The Board memorialized Minutes from:

- February 4, 2019

The meeting concluded at 10:45 PM.

Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment