

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
April 1, 2019

The April 1, 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, Joseph Steiner, Steven Spurr, Elizabeth Newell, Maureen Leuenberger, second alternate Kathryn Schwartzstein, third alternate Katherine Hensel, fourth alternate Christina Davis, Attorney Andrew Ball, substituting for 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-19-1957, Junhan & Fei Wang, 66 Tulip Street, BLOCK 3206, LOT 7**
- **Application: ZB-19-1958, Albert Oldroyd, 22 Hughes Place, BLOCK 4202 LOT 10**
- **Application: ZB-19-1961, Martin Whalen, 11 Lewis Avenue, BLOCK 402 LOT 31**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-19-1957, Junhan & Fei Wang, 66 Tulip Street, BLOCK 3206, LOT 7

The applicant is requesting (d) - variance relief for FAR and (c) - variances for lot coverage, building coverage, side-yard setback, and front-yard setback to construct a second story addition and front-entry canopy. Ms. Fei Wang was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Wang's testimony. Cindy Boerner-Lay was sworn in by Mr. Ball and provided her testimony to the Board as a licensed architect. The Board then asked questions regarding Ms. Boerner-Lay's testimony. Resident Barbara French was sworn in by Mr. Ball and provided her 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 applicant shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of April 1, 2019.
2. The applicant will have one (1) year from the date of this Resolution to obtain a building permit.
3. The applicant shall be responsible for obtaining any other approvals or permits from other governmental agencies, as may be required by law, including but not limited to the Municipality's and State's affordable housing regulations; and the applicant shall comply with any requirements or conditions of such approvals or permits.
4. The applicant shall fully comply with the Engineer's Report dated March 21, 2019 and attached hereto as Exhibit "A".
5. The applicant shall resolve the discrepancy in the rear-yard setback noted in the Engineer's Report at paragraph 9 dated March 21, 2019 and attached hereto as Exhibit "A" to the satisfaction of the Board's Engineer.
6. The applicant shall comply with the screening requirements noted in the Forester's Report unless the City Forester waives the requirement.
7. The applicant will abandon the driveway setback variance.

8. The applicant shall submit revised plans reflecting the abandonment of the driveway setback variance and change in lot coverage to be reviewed and approved by the Zoning Officer, Christa Anderson.

A motion of approval was made by Steven Spurr and was seconded by Vice Chairman Lisowski.

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

None were opposed.

Application: ZB-19-1958, Albert Oldroyd, 22 Hughes Place, BLOCK 4202 LOT 10

The applicant is requesting (d) - variance for FAR and (c) - variances for lot coverage and building coverage to construct a rear addition. Mr. Albert Oldroyd was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Oldroyd's testimony. Mr. Alexander Bol was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Bol'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.

A motion of approval was made by Elizabeth Newell and was seconded by Kathryn Schwartzstein.

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

None were opposed.

Application: ZB-19-1961, Martin Whalen, 11 Lewis Avenue, BLOCK 402 LOT 31

The applicant is requesting a modification to a previously approved plan with (c) - variances for side-yard setback, lot coverage, and building coverage. Mr. Martin Whalen was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Whalen'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.

A motion of approval was made by Michael Lisowski and was seconded by Elizabeth Newell.

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

None were opposed.

The Board memorialized the following Resolutions:

- 21 Badeau Avenue (ZB-17-1911)(2)
- 116 Mountain Avenue (ZB-16-1848)(3)
- 18 Hawthorne Place (ZB-18-1954)

The Board memorialized Minutes from:

- January 23, 2019
- March 4, 2019

The meeting concluded at 9:56 PM.

Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment