

MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
June 1, 2020

The June 1, 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, David Mollin, third alternate Ayman Maleh, fourth alternate Scott Loikits, Board Attorney Dennis Galvin and Board Secretary Christopher Nicola were participants in the virtual meeting. 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-19-1960-2, Jonathan Flax, 57 Prospect Street, BLOCK 2709, LOT 15**
- **Application: ZB-20-2007, Sharon French, 1 Sweetbriar Road, BLOCK 5102, LOT 16**
- **Application: ZB-19-2009, Mr. & Mrs. Meiring, 18 Ruthven Place, BLOCK 2613, LOT 20**
- **Application: ZB-20-2011, Daniel & Cheryl Brown, 18 Joanna Way, BLOCK 5604, LOT 8**
(Applicant re-noticing for 7/6/2020)

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-19-1960-2, Jonathan Flax, 57 Prospect Street, BLOCK 2709, LOT

Mr. Rob Simon of Herold Law advised the Board that he represents the applicant. Mr. Bartholomew of Dempsey, Dempsey & Sheehan advised the Board that he represents Adaline Burke an objector to this application. The applicant is requesting amended application approval with (c) - variance relief for side-yard setback and total side yard percentage to construct a one- story addition and interior renovations. Cindy Boerner-Lay was sworn in by Mr. Galvin and provided her testimony to the Board as a licensed architect. The Board then asked questions regarding Ms. Boerner-Lay's testimony. Resident Cornell Chulay asked questions regarding Ms. Boerner-Lay's testimony. Mr. Mark Gimigliamo was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Gimigliamo's testimony. Mr. Sheehan then cross-examined Mr. Gimigliamo. Resident Cornell Chulay asked questions regarding Mr. Gimigliamo's testimony. Mr. Michael Knapp was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed landscape architect. The Board then asked questions regarding Mr. Knapp's testimony. Mr. Sheehan then cross-examined Mr. Knapp. Resident Cornell Chulay asked questions regarding Mr. Knapp's testimony. Mr. Jonathan Flax was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Flax's testimony. Resident Cornell Chulay asked questions regarding Mr. Flax's testimony. Details of this discussion regarding the application may be found in the transcript of this meeting.

A motion to carry this application to the June 15, 2020 hearing was by Joseph Steiner and was seconded by Elizabeth Newell. All were in favor and none were opposed.

Application: ZB-20-2007, Sharon French, 1 Sweetbriar Road, BLOCK 5102, LOT 16

Vice Chairman Spurr recused from this application. The applicant is requesting (c) – variance relief front-yard setback and combined side-yard to maintain a patio. Ms. Sharon French was sworn in by Mr. Galvin and

provided her testimony to the Board. The Board then asked questions regarding Ms. French's testimony. Mr. David Rosen was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Rosen'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 applicant must submit an as-built survey.

A motion of approval was made by Joseph Steiner and was seconded by David Mollin.

VOTE: YES: Michael Lardieri, Joseph Steiner, Elizabeth Newell, David Mollin, Ayman Maleh, Scott Loikits, Chairman Ucko

NO: None were opposed.

Application: ZB-19-2009, Mr. & Mrs. Meiring, 18 Ruthven Place, BLOCK 2613, LOT 20

The applicant is requesting (c) – variance relief front-yard setback, building coverage, and lot coverage to construct a porch and mudroom addition. Ms. Sarah Meiring was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked questions regarding Ms. Meiring's testimony. Mr. Paul Meiring was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Meiring's testimony. Mr. Michael Moritz was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Moritz'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 applicants are to provide me with a copy of the deed restriction and the agreement for the sewer or the storm water drain.

A motion of approval was made by Vice Chairman Spurr and was seconded by Michael Lardieri.

VOTE: YES: Michael Lardieri, Joseph Steiner, Steven Spurr, Elizabeth Newell, David Mollin, Ayman Maleh, Chairman Ucko

NO: None were opposed.

The Board memorialized the following Resolutions:

- None

The Board memorialized Minutes from:

- None

The meeting concluded at 10:49 p.m.

Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment
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