

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
CITY OF SUMMIT  
June 6, 2022**

The June 6, 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, Joseph Steiner, Thomas Ucko, Elizabeth Newell, Ayman Maleh, first alternate Claire Toth, second alternate Diana Sajer, Third alternate Jaime 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-21-2094, Katie & Conor Griff, 127 Tulip Street, BLOCK 4610, LOT 10**
- **Application: ZB-22-2125, Rosina Ruggiero, 32 West End Avenue, BLOCK 1503, LOT 9**
- **Application: ZB-22-2126, Chris & Sarah Cincotta, 42 Fairview Avenue, BLOCK 1703, LOT 17**
- **Application: ZB-22-2127, Brian & Brix Sateja, 11 Portland Road, BLOCK 5202, LOT 3**

**City of Summit Zoning Board of Adjustment Meeting:**

In the matter of:

**Application: ZB-21-2094, Katie & Conor Griff, 127 Tulip Street, BLOCK 4610, LOT 10 23**

Mr. Jay DeLaney from Lindabury McCormick, Estabrook & Cooper represented the applicant. The applicant is requesting (d) – variance relief for floor area ratio and (c) – variances to construct a 2nd story addition. Mr. Conor Griff was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Griff's testimony. Mr. Cory Fernandez was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Fernandez'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 May 31, 2022, annexed hereto as **Exhibit A**.
2. The existing plans do not note the side yard setback variance being requested. Updated plans reflecting the side yard setback variance will be submitted to the City.

A motion of approval was made by Thomas Ucko and was seconded by Elizabeth Newell.

VOTE: YES: Elizabeth Newell; Thomas Ucko; David Mollin; Claire Toth; Steven Spurr

NO: Joseph Steiner; Ayman Maleh

**Application: ZB-22-2125, Rosina Ruggiero, 32 West End Avenue, BLOCK 1503, LOT 9**

The applicant is requesting (c) – variance relief for side-yard setback to raise the roof line. Ms. Rosina Ruggiero was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Ruggiero'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 April 26, 2022 annexed hereto as **Exhibit A**.
2. The applicant shall submit a left side elevation showing the existing and proposed roof lines as well as any proposed changes to the existing side window in the bedroom.

A motion of approval was made by David Mollin and was seconded by Ayman Maleh.

VOTE: YES: Joseph Steiner; Elizabeth Newell; Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Steven Spurr

NO: None were opposed.

**Application: ZB-22-2126, Chris & Sarah Cincotta, 42 Fairview Avenue, BLOCK 1703, LOT 17**

The applicant is requesting (d) – variance relief for floor area ratio and (c) – variances to construct a 2nd story addition. Ms. Sarah Cincotta was sworn in by Mr. Ball and provided her testimony to the Board. The Board then asked questions regarding Ms. Cincotta's testimony. Mr. Robert Forbes was sworn in by Mr. Ball and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Forbes' testimony. Resident Cathy Sprague asked questions regarding Mr. Forbes' 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 May 31, 2022, annexed hereto as **Exhibit A**.

A motion of approval was made by Claire Toth and was seconded by Elizabeth Newell.

VOTE: YES: Joseph Steiner; Elizabeth Newell; Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Steven Spurr

NO: None were opposed.

**Application: ZB-22-2127, Brian & Brix Sateja, 11 Portland Road, BLOCK 5202, LOT 3**

The applicant is requesting (d) – variance relief for floor area ratio and (c) – variances to construct a rear screened porch addition. Mr. Brian Sateja was sworn in by Mr. Ball and provided his testimony to the Board. The Board then asked questions regarding Mr. Sateja's testimony. Mr. Thomas 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. 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 May 24, 2022, annexed hereto as **Exhibit A**.

A motion of approval was made by Thomas Ucko and was seconded by Ayman Maleh.

VOTE: YES: Joseph Steiner; Elizabeth Newell; Thomas Ucko; David Mollin; Ayman Maleh; Claire Toth; Steven Spurr

NO: None were opposed.

**The Board memorialized the following Resolutions:**

- 119 Hobart Avenue (ZB-21-2097)
- 38 Pine Grove Avenue (ZB-21-2120)
- 503 Springfield Avenue (ZB-21-2079)
- 219 Springfield Avenue (ZB-22-2122)
- 17 Baltusrol Road (ZB-21-2100)

**The Board memorialized Minutes from:**

- April 18, 2022
- May 2, 2022

The meeting concluded at 9:21 p.m.

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Joseph Steiner  
Vice Chairman  
City of Summit  
Zoning Board of Adjustment

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Christopher Nicola  
Board Secretary  
City of Summit  
Zoning Board of Adjustment