

**CITY OF SUMMIT  
PLANNING BOARD MINUTES  
July 28, 2025 Regular Meeting**

Chairman Spurr called the meeting to order at 7:30 PM.

**Pledge of Allegiance**

**Adequate Notice Statement**

Chairman Spurr, then read the following statement:

*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 livestreamed 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 of 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.*

**Roll Call**

Present: Chairman Spurr, Vice Chair Balson Alvarez, Mayor Fagan, Mr. Dal'Maso, Mr. Formichelli, Mr. Lijoi, Mr. Stern

Absent: Councilmember Hamlet, Ms. Bowen, Mr. Felmet, Mr. Sala

Also present were Mr. Warner, Planning Board Attorney; Mr. Behrens, Board Planner; Mr. O'Brien substituting for Ms. Raffay, Board Engineer; and Ms. Sands, Board Secretary.

**Opening Remarks**

Chairman Spurr introduced the meeting, the Planning Board Officials, and consultants.

**Public Hearing**

**Application: PB-25-278, Kishin and Kara Manglani, 68 Valley View Avenue, BL. 3001, Lot 4**

Hilary Ulz, Attorney for the Applicants, explained to the Board that the Applicants requested their application be carried to September 29, 2025 without further notice. Ms. Ulz stated that the Applicants were made aware that their neighbors had retained an attorney, Mr. Simon. This would allow the Applicants to have preliminary discussions with their neighbors and to weigh all options available.

John Kaplan, from Mr. Simon's office, explained their objection and the reasoning for it.

Ms. Ulz responded to the objection. Specifics of this testimony can be accessed at the following link:  
<https://www.youtube.com/watch?v=zA3JlxVV50w>

Mr. Warner, Board Attorney, stated that in his opinion, the content was sufficient, timely served and published, and that he would like to have his advice to the Board on the record and incorporated into the motion.

Upon motion of Mr. Lijoi duly seconded by Mr. Stern, Ms. Sands called the roll:

RESULT: Approved (*unanimous*)  
MOVED: Mr. Lijoi  
SECONDED: Mr. Stern  
AYES: Chairman Spurr, Vice Chair Balson Alvarez, Mayor Fagan, Mr. Dal'Maso, Mr. Formichelli, Mr. Lijoi, Mr. Stern

In conclusion, the application was carried without further notice to September 29, 2025.

#### **Resolution of General Development Plan Extension #2 – 556 Morris Avenue BMS**

Attorney Christopher Costa, representing Bristol Myers Squib and Summit West Celgene LLC, gave testimony regarding seeking the extension of the General Development Plan for a 2-year period.

Mr. Behrens, Mr. O'Brien, Peter Koza, Senior Director of Global Facilities, and Raymond Nivoa, Associate Director of Global Facilities were sworn in by Mr. Warner.

Mr. Costa submitted exhibit A-1 and provided an overview of the history of the GDP, as well as the factual and legal basis for the extension request.

Mr. Koza confirmed that the various representations made by Mr. Costa as to the completeness of projects in exhibit A-1 were correct representations from a factual perspective.

Board members asked questions regarding the General Development Plan, the impact of the property being sold or changing hands, and the company's investment intent in the community. Specifics of this discussion can be accessed at the following link:

<https://www.youtube.com/watch?v=zA3JlxVV50w>

Chairman Spurr called for a motion to grant the extension as requested.

Upon motion of Mr. Dal'Maso duly seconded by Mayor Fagan, Ms. Sands called the roll:

RESULT: Approved (*unanimous*)  
MOVED: Mr. Dal'Maso  
SECONDED: Mayor Fagan  
AYES: Chairman Spurr, Vice Chair Balson Alvarez, Mayor Fagan, Mr. Dal'Maso, Mr. Formichelli, Mr. Lijoi, Mr. Stern

## **Review and Signature of Recreation Open Space Inventory (R.O.S.I) Council Resolution 41642 – Correction of Martin’s Brook Park Acreage**

Mr. Behrens, Board Planner, provided a brief overview of Recreation Open Space Inventory (R.O.S.I) Council Resolution 41642. He explained to the Board that the Council asked that the resolution be forwarded to the Planning Board for information purposes, review, and signature.

The Board asked questions regarding the mapping error, voting, and the role of the Board.

Chairman Spurr called for a motion to authorize the Planning Board Chair to sign the update to the R.O.S.I.

Upon motion of Mayor Fagan duly seconded by Mr. Lijoi, a voice vote was held; all were in favor, and none were opposed.

## **Approval of Meeting Minutes**

Vice Chair Balson Alvarez suggested amendments to the meeting minutes.

Upon motion of Mr. Dal’Maso duly seconded by Mr. Stern, a voice vote was held; all were in favor, and none were opposed. In conclusion, the amended meeting minutes of the June 23, 2025 Planning Board Meeting were unanimously approved.

## **Public Comment**

Chairman Spurr invited members of the interested public to make brief comments or questions for the Board.

The following members of the public urged the Board to advocate for their neighborhood, expressed frustration, and raised concerns about safety, overdevelopment in East Summit, traffic, difficulty parking, the dry-cleaning site, toxicity of the area, lack of sidewalks, how a redevelopment project 20-unit complex is going to exacerbate all of these problems, and lack of transparency and communication from the Board. They also proposed questions about planning, master plan revisions, input from East Summit on the Planning Board, and the closed session.

Fritz Ollom, Russell Place  
Risa Gorelick, Russell Place

## **Authorize Closed Session**

Upon motion of Mayor Fagan duly seconded by Mr. Dal’Maso, the Board entered into Closed Session under the following:

Resolution to Enter Closed Session

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

Housing Element and Fair Share Plan next steps

**Adjournment**

Upon motion by Mr. Dal' Maso to adjourn the meeting, duly seconded by Mr. Stern, a voice vote was held; all were in favor, and none were opposed. The meeting was adjourned at 10:02pm.

Distributed: October 24, 2025

Approved: October 27, 2025

Jessica Sands  
Jessica Sands, Board Secretary