

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
August 3, 2020**

The August 3, 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: Steven Spurr, Elizabeth Newell, Thomas Ucko, Joseph Steiner, David Mollin, first alternate Kathryn Schwartzstein, 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 Steven Spurr reviewed the evening's agenda. The following applications were ready to proceed:

- **Application: ZB-19-1986, Bergen Capital Partners, LLC, 38-40 Park Avenue, BLOCK 4004, LOT 15, BLOCK 3907 LOT 5**
- **Application: ZB-20-2013, Jennifer & Robert Walker, 208 Kent Place Boulevard, BLOCK 1402, LOT 2**
- **Application: ZB-20-2016, Matthew & Thea Kovarik, 27 Linden Place, BLOCK 3205, LOTS 18**
(Carried to 8/17/2020)
- **Application: ZB-19-2000, Beacon Unitarian Church, 4 Waldron Avenue, BLOCK 2608, LOTS 1 & 2**
(Carried to 9/21/2020)

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-20-2014, Kristian & Natalie Lind, 41 Oakley Avenue, BLOCK 1703, LOT 13

Mr. Craig Feldman of Paris Ackerman advised the Board that he represents the applicant. The applicant is requesting Major site plan approval with a (d1) - use variance & c - variances. Ms. Christine Nazzaro-Cofone was sworn in by Mr. Galvin and provided her testimony to the Board as a licensed planner. The Board then asked question regarding Ms. Cofone's testimony. Resident Ivan Novich was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Carolyn Baldacchini was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Maureen Kurek was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Mark Ayzenberg was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Walter Gonzalez was sworn in by Mr. Galvin and provided his testimony to the Board. Resident Sharon Fosko was sworn in by Mr. Galvin and provided her testimony to the Board. Resident Jeffrey Kurek was sworn in by Mr. Galvin and provided his testimony to the Board. Details of this discussion regarding the application may be found in the transcript of this meeting. In conclusion, the Board, after careful deliberations, denied the variances requested.

A motion to deny the application was made by Joseph Steiner and was seconded by Thomas Ucko.

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

 NO: None were opposed.

Application: ZB-20-2013, Jennifer & Robert Walker, 208 Kent Place Boulevard, BLOCK 1402, LOT 2

The applicant is requesting (d) – variance relief for floor area ratio & (c) – variances to construct a 2-story rear addition. Ms. Jennifer Walker was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked questions regarding Ms. Walker’s testimony. Mr. Robert Walker was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Walker’s testimony. Mr. John James was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. James’ 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 Board Engineer’s letter attached hereto as Exhibit “A”
2. The exact location of the generator is to be noted on the plan
3. The generator unit will be exercised Monday through Friday, noon to 3:00 pm

A motion of approval was made by Vice Chairwoman Newell and was seconded by David Mollin.

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

NO: None were opposed.

The Board memorialized the following Resolutions:

- 19 Highland Drive (ZB-20-2012)
- 18 Joanna Way (ZB-20-2011)

The Board memorialized Minutes from:

- July 6, 2020

At the conclusion of the meeting, a motion was made by Joseph Steiner and was seconded by Thomas Ucko to enter executive session at 11:26 PM. Mr. Galvin explained that the Board would not be returning into the public portion of the meeting.

The meeting concluded at 11:26 p.m.

Steven Spurr
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment