

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
August 5, 2019**

The August 5, 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, Michael Lardieri, Steven Spurr, Elizabeth Newell, first alternate David Mollin, second alternate Kathryn Schwartzstein, fourth alternate Christina Davis, 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-19-1969, Marcus Weldon & Cherie MaCauley, 248 Summit Avenue, BLOCK 2606 LOT 19**
- **Application: ZB-19-1968, Jason Pucci, 9 Nassau Drive, BLOCK 1802 LOT 20**
- **Application: ZB-19-1963, Barbara DeSantis, 105 Canoe Brook Parkway, BLOCK 306 LOT 10**
(Carried to 8/19/19)
- **Application: ZB-19-1974, Justin & Catherine Gingeleskie, 26 Colony Drive, BLOCK 4702 LOT 8**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-19-1969, Marcus Weldon & Cherie MaCauley, 248 Summit Avenue, BLOCK 2606 LOT 19

The applicant is requesting (c) – variance relief for side-yard setback to construct a deck expansion. Mr. Marcus Weldon was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Weldon's testimony. Mr. Ralph Finelli was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Finelli'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 be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of August 5, 2019.
2. The Applicant is to submit an as-built survey prior to the issuance of the certificate of occupancy.
3. The Applicant must submit a grading permit when seeking the building permit.

A motion of approval was made by Steven Spurr and was seconded by Elizabeth Newell.

VOTE: YES: Michael Lisowski; Michael Lardieri; Steven Spurr; Elizabeth Newell; David Mollin; Kathryn Schwartzstein; Thomas Ucko

None were opposed.

Application: ZB-19-1968, Jason Pucci, 9 Nassau Drive, BLOCK 1802 LOT 20

The applicant is requesting (c) – variance relief for side-yard setback, combined side-yard %, lot coverage, and building coverage for a one (1) story addition. Mr. Jason Pucci was sworn in by Mr. Galvin and provided his

testimony to the Board. The Board then asked questions regarding Mr. Pucci’s testimony. Mr. Steven Hockstein was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Hockstein’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 shall be bound by all exhibits introduced, all representations made and all testimony given before the Board at its meeting of August 5, 2019.
2. The Applicant is to comply with the City Engineer’s letter dated June 7, 2019, which is attached hereto as Exhibit “A”.
3. The Applicant is to revise the plan showing that the driveway will be paved with permeable pavement.
4. The Applicant is to increase the size of the dry well by up to 20% in consultation with Mr. Christopher Dour, the Board’s Engineer.
5. The Board retains drainage jurisdiction for a period of two years from the issuance of the certificate of occupancy.
6. The generator may only be exercised Monday through Friday between the hours of 12 p.m. and 3 p.m.

A motion of approval was made by David Mollin and was seconded by Michael Lardieri.

VOTE: YES: Michael Lisowski; Michael Lardieri; Steven Spurr; Elizabeth Newell; David Mollin; Kathryn Schwartzstein; Thomas Ucko

None were opposed.

Application: ZB-19-1974, Justin & Catherine Gingeleskie, 26 Colony Drive, BLOCK 4702 LOT 8

The applicant is requesting (c) – variance relief for an above ground storage tank. Mr. Justin Gingeleskie was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Gingeleskie’s testimony. Ms. Catherine Gingeleskie was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked questions regarding Ms. Gingeleskie’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 is to submit a screening plan to the Board Engineer for approval.

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

VOTE: YES: Michael Lisowski; Michael Lardieri; Steven Spurr; Elizabeth Newell; David Mollin; Kathryn Schwartzstein; Thomas Ucko

None were opposed.

The Board memorialized the following Resolutions:

- 24 Ramsey Drive (ZB-19-1970)

The Board memorialized Minutes from:

- June 17, 2019

The following matters were discussed:

- The Board discussed the Annual Report

The meeting concluded at 8:54 p.m.

Thomas Ucko
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment