

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
August 17, 2020**

The August 17, 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, Michael Lardieri, 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-20-2016, Matthew & Thea Kovarik, 27 Linden Place, BLOCK 3205, LOT 18**
- **Application: ZB-20-2015, Parisi Builders & Associates, LLC, 17 Elm Place, BLOCK 4604, LOT 21**
- **Application: ZB-20-2008, Curt & Jessica Lemkau, 47 Lenox Road, BLOCK 2502, LOT 8**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-20-2016, Matthew & Thea Kovarik, 27 Linden Place, BLOCK 3205, LOT 18

The applicant is requesting (d) – variance relief for floor area ratio and (c) – variances for front-yard setback, lot coverage, and building coverage to construct a 2nd story addition. Ms. Thea Kovarik was sworn in by Mr. Galvin and provided her testimony to the Board. The Board then asked question regarding Ms. Kovarik’s testimony. Mr. Matthew Kovarik was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked question regarding Mr. Kovarik’s testimony. Mr. Stephen Kowalski was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked question regarding Mr. Kowalski’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 Board Engineer’s letter attached hereto as Exhibit “A”
2. The applicant will employ hardie board material to the facade as described by the applicant
3. The dry well is to be moved to preserve the beech tree on the neighbor's property.

A motion of approval was made by Thomas Ucko and was seconded by Michael Lardieri.

VOTE: YES: Elizabeth Newell, Thomas Ucko, Michael Lardieri, David Mollin, Kathryn Schwartzstein, Ayman Maleh and Chairman Spurr

NO: None were opposed.

Application: ZB-20-2008, Curt & Jessica Lemkau, 47 Lenox Road, BLOCK 2502, LOT 8

Mr. Bartholomew Sheehan of Dempsey, Dempsey & Sheehan advised the Board that he represents the applicant. The applicant is requesting (c) – variance for rear-yard setback, lot coverage, & building coverage to construct a 2nd story addition. Mr. Curt Lemkau was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Lemkau’s testimony. Mr. William Hollows was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked questions regarding Mr. Hollows’ testimony. Mr. Stephen Kowalski was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked questions regarding Mr. Kowalski’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:

4. The applicant shall comply with the Board Engineer’s letter attached hereto as Exhibit “A”
5. The shed is to be moved to a conforming location.
6. The garage is to match the existing principal structure.

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

VOTE: YES: Elizabeth Newell, Thomas Ucko, Michael Lardieri, David Mollin, Kathryn Schwartzstein, Ayman Maleh and Chairman Spurr

NO: None were opposed.

Application: ZB-20-2015, Parisi Builders & Associates, LLC, 17 Elm Place, BLOCK 4604, LOT 21

Ms. Samantha Alfonso of Dempsey, Dempsey & Sheehan advised the Board that she represents the applicant. The applicant is requesting (c) – variance relief for their driveway setback. Mr. Wayne Parisi was sworn in by Mr. Galvin and provided his testimony to the Board. The Board then asked questions regarding Mr. Parisi’s testimony. Resident Scott Schnipper asked questions regarding Mr. Parisi’s testimony. Ms. Catherine Mueller was sworn in by Mr. Galvin and provided her testimony to the Board as a licensed engineer. The Board then asked questions regarding Ms. Mueller’s testimony. Resident Scott Schnipper asked questions regarding Ms. Mueller’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 landscaping on 15 Elm Place is to be established, is to be agreed to between the parties
2. The applicant shall provide three dry wells to be reviewed and approved by the Board engineer to show that there will be no drainage impact on the rear property.
3. The Board reserves drainage jurisdiction for a period of two years from the issuance of the CO

A motion of approval was made by Thomas Ucko and was seconded by Kathryn Schwartzstein.

VOTE: YES: Elizabeth Newell, Thomas Ucko, Michael Lardieri, David Mollin, Kathryn Schwartzstein, Ayman Maleh and Chairman Spurr

NO: None were opposed.

The Board memorialized the following Resolutions:

- None

The Board memorialized Minutes from:

- July 20, 2020

The meeting concluded at 9:44 p.m.

Steven Spurr
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment