

**MINUTES
ZONING BOARD OF ADJUSTMENT
CITY OF SUMMIT
October 19, 2020**

The October 19, 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, David Mollin, Michael Lardieri, first alternate Kathryn Schwartzstein, third alternate Ayman Maleh, fourth alternate Scott Lokits, 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-19-2000, Beacon Unitarian Church, 4 Waldron Avenue, BLOCK 2608, LOTS 1 & 2**

City of Summit Zoning Board of Adjustment Meeting:

In the matter of:

Application: ZB-19-2000, Beacon Unitarian Church, 4 Waldron Avenue, BLOCK 2608, LOTS 1 & 2

Mr. Roger Mehner of Lindabury, McCormick, Estabrook & Cooper advised the Board that he represents the applicant. Mr. David Cronheim of Clemente Mueller P.A. advised the Board that he represents Kim and Scott McCormack, Annemarie and Tom Cahill, Ann DiSibio, Dana Bodnar, Eugene Warbach, Kathleen Hugin, Victoria Bridges, Kathleen and Peter Feeney, Dennis and Ann Marvin, Jim and Betsy Vance, Susan Palphreyman, Carol Mendelson, Ron and Deb Cartizone, June Carey, Jen and David Hollenbaugh, Davita and Bret Hogan, Nora and Ish McLaughlin, RBP Associates, and Burling Associates who are objectors to this application. The applicant is requesting Major site plan approval with (d) – variance relief for conditional use & (c) – variances to construct a new sanctuary. Mr. Joseph Tattoni was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed architect. The Board then asked question regarding Mr. Tattoni's testimony. Mr. Sanjay Patel was sworn in by Mr. Galvin and provided his testimony to the Board as a licensed engineer. The Board then asked question regarding Mr. Patel's testimony. Mr. Cronheim then cross-examined Mr. Patel. Residents Pete and Kristin Touhill asked questions regarding Mr. Patel's testimony. Nancy Adams of Summit Downtown Inc. (SDI) asked questions regarding Mr. Patel's testimony. Ms. Elizabeth Dolan was sworn in by Mr. Galvin and provided her testimony to the Board as a licensed traffic engineer. The Board then asked question regarding Ms. Dolan's testimony. Mr. Cronheim then cross-examined Ms. Dolan. Nancy Adams of SDI asked questions regarding Ms. Dolan's testimony. Resident Kristin Touhill asked questions regarding Ms. Dolan'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.

A motion to carry this application to the December 7, 2020 hearing was by Thomas Ucko and was seconded by Vice Chairwoman Newell. All were in favor and none were opposed.

The Board memorialized the following Resolutions:

- 10 Lafayette Avenue (ZB-20-2017)

- 19 Evergreen Road (ZB-20-2006)

The Board memorialized Minutes from:

- September 21, 2020

The Board discussed the annual report at the end of the meeting.

The meeting concluded at 10:08 p.m.

Steven Spurr
Chairman
City of Summit
Zoning Board of Adjustment

Christopher Nicola
Board Secretary
City of Summit
Zoning Board of Adjustment