

# ZONING BOARD OF ADJUSTMENT AGENDA

Monday, August 7, 2023

7:30 PM – Council Chambers

CITY OF SUMMIT 512 Springfield Avenue Summit, NJ 07901

**PLEASE NOTE:** This agenda is subject to revision at the meeting at the discretion of the Chair. All meetings of the Zoning Board are open to the public, and public comments are welcome on specific site presentations after each such presentation, with the length of the comments at the discretion of the Zoning Board chairperson.

## I. ADEQUATE NOTICE STATEMENT

## II. ROLL CALL

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Chairman Spurr           | <input type="checkbox"/> Mr. Maleh             | <input type="checkbox"/> Mr. Ball, Board Attorney     |
| <input type="checkbox"/> Vice Chairman<br>Steiner | <input type="checkbox"/> Mr. Loikits           | <input type="checkbox"/> Ms. Soulios, Board Secretary |
| <input type="checkbox"/> Ms. Newell               | <input type="checkbox"/> Ms. Toth (Alt.1)      |   |
| <input type="checkbox"/> Mr. Gonzalez             | <input type="checkbox"/> Ms. Sajer (Alt. 2)    |   |
| <input type="checkbox"/> Mr. Mollin               | <input type="checkbox"/> Mr. Fehskens (Alt. 3) |   |
|   | <input type="checkbox"/> Mr. Ucko (Alt. 4)     |   |

## III. PLEDGE OF ALLEGIANCE

## IV. PUBLIC HEARINGS

1. New England Summit Associates [\(Application Documents\)](#)  
79-105 New England Avenue  
BL: 1804 L: 7  
ZB-22-2153-2 Amended application to enhance clubhouse accessibility.
2. Antonio Rivas Cortes [\(Application Documents\)](#)  
3 Drum Hill Drive  
BL:5601 L:5  
ZB-23-2181- (C ) and (D ) variances for lot and building coverage, FAR for proposed alteration and expansion of home by adding a first floor addition, second floor expansion, and new driveway/ drop-off zone.
3. Michael and Katelyn Luke [\(Application Documents\)](#)  
9 Crest Acre Court  
BL: 1101 L: 9  
ZB-23-2194- (C ) variance to permit the removal and replacement of a small deck and staircase off the rear of the dwelling. (C) variance to modify paved driveway to an expanded and new paved driveway. Also seeks to remove and replace the current front and rear walkways and patio.
4. Design, Build, Management, INC [\(Application Documents\)](#) *(Carried from 7.17.23)*  
90 Ashwood Avenue  
BL: 4301 L: 26  
ZB-23-2191- Amended application to instead subdivide the property into three lots and construct a new single-family home on each parcel.

**V. RESOLUTIONS FOR MEMORIALIZATION**

- 252 Kent Place Boulevard, Roberto Roberti, ZB-22-2155, BL: 1401 L: 6
- 185 Oak Ridge Avenue, Mark and Amy Lee, ZB-23-2188, BL: 4801 L: 7

**VI. RESOLUTIONS FOR EXTENSION**

- 17 Baltusrol Road, Abel and Margarita Flores, ZB-21-2100, BL: 4202 L: 23

**VII. MINUTES FOR APPROVAL**

- July 17, 2023

**VIII. ADJOURN**

**NEXT MEETING –**

**Regular Meeting: Wednesday, September 6, 2023**

**Special Meeting for 90 Ashwood Avenue: Wednesday, September 13, 2023**