

**PLANNING BOARD AGENDA**  
**Monday, December 15, 2025**  
**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 Planning 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 Planning Board chairperson.

**I. PLEDGE OF ALLEGIANCE**

**II. ADEQUATE NOTICE STATEMENT**

**III. ROLL CALL**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Chairman Spurr, <i>Class IV</i>            | <input type="checkbox"/> Mr. Dal'Maso, <i>Class II</i>               | <input type="checkbox"/> Mr. Staunton ( <i>Alt. 2</i> ), <i>Class IV</i> |
| <input type="checkbox"/> Vice Chair Balson Alvarez, <i>Class IV</i> | <input type="checkbox"/> Mr. Felmet, <i>Class IV</i>                 | <input type="checkbox"/> Mr. Warner, Board Attorney                      |
| <input type="checkbox"/> Ms. Bowen, <i>Class IV</i>                 | <input type="checkbox"/> Mr. Stern, <i>Class IV</i>                  | <input type="checkbox"/> Ms. Sands, Board Secretary                      |
| <input type="checkbox"/> Mayor Fagan <i>Class I</i>                 | <input type="checkbox"/> Mr. Lijoi, <i>Class IV</i>                  |  |
| <input type="checkbox"/> Councilmember Hamlet, <i>Class III</i>     | <input type="checkbox"/> Mr. Sala ( <i>Alt. 1</i> ), <i>Class IV</i> |  |

**I. PRESENTATION**

- Environmental Resource Inventory – Env. Commission Presentation

**II. NEW BUSINESS**

- Linden Place RTR LLC, a NJ Limited Liability Company and Stephen J. Gianis (To Be Adjourned)  
268-270 Ashland Road  
BL: 5303 L: 2
- PB-25- 281: Minor subdivision application with (c) - variances for lot area and rear yard setback to create lots 2.01 and 2.02.
- 2026 Planning Board Schedule of Meetings

**III. MINUTES FOR MEMORIALIZATION**

- None

**IV. CLOSED SESSION**

- Attorney-Client Privilege Matters - HEFSP Mediation Update
- Confidential Personnel Matters - Review Board Professionals RFQ Submissions

**V. ADJOURN**

**NEXT MEETING – Monday, January 26, 2026 (Reorganization)**